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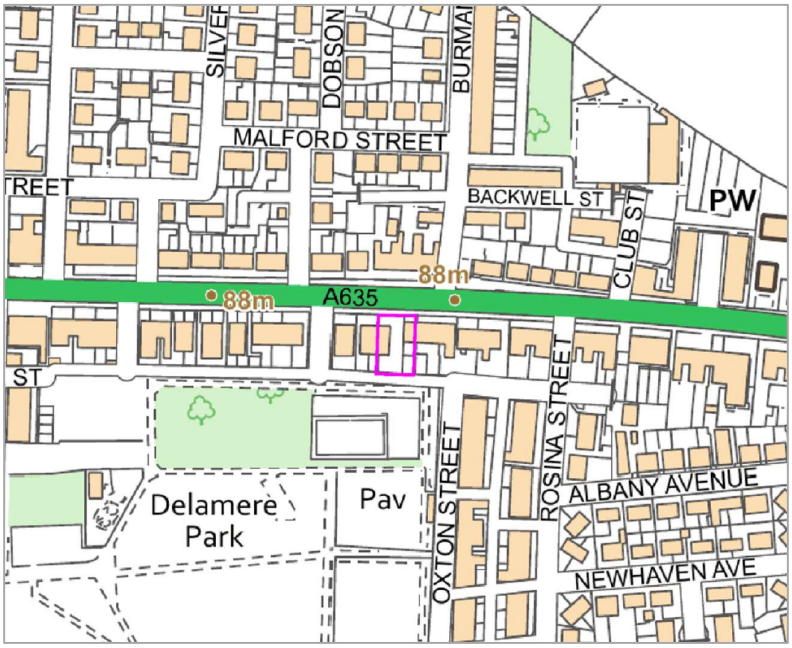
1468 ASHTON OLD ROAD

OPENSHAW

MANCHESTER M11 1HH



PHASE 3 REMEDIATION STATEMENT

UNDERTAKEN FOR

MSV HOUSING

Ref:23-B-13881/1468 Ashton Old Road **Revision 'A'** **12th November 2024**

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Report Title:	**1468 Ashton Old Road, Openshaw, M11 1HH**
Report Reference:	**23-B-13881**
Revision:	**A – 31st January 2025**
Client:	**MSV Housing**
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Authorised By:	**D.J. Middleton**

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1.0 INTRODUCTION

This report has been prepared at the Client's request following the Phase 1 & 2 Site Investigation.

The site is located on the south side of Ashton Old Road, Openshaw, M11 1HH approximately 6km east of Manchester City Centre. The NGR is 389790, 397320. The site has had no previous development and is very small, sitting between two existing houses dating from the 19th century.

2.0 PROPOSED DEVELOPMENT

Preliminary plans that have been made available indicate a future development of a single property between the existing buildings.

3.0 PHASE 1 / 2 SITE INVESTIGATIONS

A combined Phase 1 & Phase 2 investigation has been undertaken by Messrs Carley Daines and Partners Limited. The Report is dated 16th October 2023.

This indicates that the site has maximum dimensions of approximately 32m by 5.5m. The area is approximately 175m^2 (0.0175 ha).

The site is currently undeveloped and appears to have remained so over a very lengthy period.

The site is in an area of mainly residential development though with some mixed commercial & retail usage.

The Phase 2 Ground Investigation was based on 2 boreholes to a maximum depth of 4.5m and a single trial pit, yielding 3 soil samples for laboratory testing.

4.0 REVIEW OF CONTAMINATION RESULTS

Testing was carried out on soil samples selected from trial pits and window sample holes. Tests were undertaken for the following contaminants:

- Metals (Arsenic, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium and Zinc).
- PAH (USEPA16)
- TPH (Aromatic & Aliphatic)
- Asbestos screening and identification
- pH and Sulphate concentration
- BTEX & MTBE

Contamination testing indicated no elevated concentrations of contaminants present on site that might pose a present or future risk to human health. Contamination levels were compared against trigger values within S4UL / C4SL – "Residential with Home Grown Produce – SOM 1%".

The report recommended that gas monitoring be undertaken.

5.0 REMEDIATION STRATEGY

Following a review of the Phase 2 Site Investigation, and comparison with published sources, it is our opinion that the identified levels of soil contamination do not pose a threat to future health.

However, it should be appreciated that this is a very small site with much of the area covered by either the new building footprint or hardstanding. No remediation in the form of capping is therefore proposed though a nominal thickness of clean inert material to a depth of 300mm would be prudent. Thew build up of this should be 150mm organic subsoil and 150mm organic topsoil both suitable as an growing medium. Any imported material should be screened and tested for compliance.

In addition, it is recommended that a "watching brief" is maintained during the groundworks. This is to identify and investigate any unexpected/unforeseen contamination that might arise or become visible.

The watching brief should be undertaken by this firm or other suitably qualified equivalent professional firm. If further contamination is identified or suspected, notification should be by the contractor's on-site personnel as soon as possible.

6.0 GROUND GASES

Ground gas monitoring has been completed and the results are contained in an Addendum Report dated 23rd February 2024. The procedure identified elevated levels of carbon dioxide and recommended that gas protection measures be installed to an "Amber 1" level.

The ground floor construction is as follows:-

- 75 max. sand/cement reinforced screed
- 500 Gauge separating layer – visqueen or similar approved
- 150mm Kooltherm K103 insulation
- Visqueen Gas barrier (or similar) to Amber 1 Level
- 150mm beam and block floor (to specialist design)

7.0 VALIDATION

Validation will be required on completion. To ensure that all elements of this Remediation Statement are properly implemented, a final Validation Report will be prepared by Carley Daines & Partners Limited or other appropriately qualified consultant, confirming that the remedial works have been completed.

The validation report will confirm the following:

- Confirmation that any imported materials are suitable for the proposed end use. This will be undertaken by recovery of representative soil samples after importation for testing.

- A testing regime on imported material should be carried out, including testing one sample per 50m^3 of imposed material (from a brownfield source) and one sample per 200m^3 of imported material (from a greenfield source). A minimum of 3 such samples will be carried out for materials from differing types and from different sources.

- Depths of imported material will be verified by photographs.

- Certification and validation of the gas protection measures.

A summary of future actions is listed in the table hereunder:

Summary of Action	
Action	Responsible Party
Site Management procedures to protect site neighbours, environment and amenity during works, including a) Health & Safety plans and procedures b) Dust, noise & odour suppression/controls, including monitoring protocols c)Control of surface water runoff d)Site Waste Management Plan (SWMP)	Main Contractor
Assessment of ground conditions if unanticipated or obviously very high levels of contamination are uncovered, plus appropriate additional testing of such material.	Main Contractor CD&P Ltd NHBC Building Control
Method Statement indicating the procedure for removal of potentially contaminated material, and placement of clean cover throughout all areas of soft landscaping within the development	Main Contractor
Provide suitable protection to site utilities in accordance with the requirements of the service provider	Main Contractor
Witness/verify the placement of correct thickness of clean cover materials in accordance with this report	Consultant/Contractor
Laboratory testing to confirm the suitability of the clean cover materials post placement	Consultant/Contractor

Validation of the gas protection measures	Independent Specialist
Completion of post-site works Final Validation Report, including watching brief update/confirmation of no changes from the original remediation strategy/waste transfer notes/photographs/material test results/gas validation report	Consultant

SIGNED

DAVID MIDDLETON
CARLEY DAINES AND PARTNERS LIMITED