



4307-02/AL

23rd January 2025

John Southworth Builders Ltd
Ravensfield Industrial Estate,
Charles Street,
Dukinfield,
SK16 4SD

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M2 3WQ

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DOMETT STREET– SOIL INFILTRATION TEST LETTER REPORT

Introduction

IGE Consulting were instructed in January 2025 to undertake soil infiltration tests at a site off Domett Street, Manchester for John Southworth Builders Ltd.

This report pertains to a rectangular shaped c. 0.06 Ha site located to the west of Domett Street, Manchester at the approximate post code M9 8DG. The National Ordnance Survey Grid Reference for the centre of the site is 385441E, 402917N. The site currently comprises a vacant area of land, previously used as a construction storage area for a nearby construction site. The site is accessed via Old Market Street off the northern boundary.

The site is bound by Domett Street to the east, residential dwellings to the south, mixed use retail and residential premises to the west and Old Market Street to the north. The approximate site boundary is shown on the below aerial photograph, highlighted in magenta. A site location plan is contained in Appendix 2.



Figure 1: Aerial image of the site dated July 2021. The approximate site boundary is highlighted in magenta.



The ground investigation works were undertaken on 16th January 2025 and comprised 2 No. trial pits excavated for the purpose of carrying out soil infiltration tests within the underlying natural soils. Laboratory testing of the site soils was outside of the scope of this report.

It is the client's intention to develop the site into a low-rise residential development comprising 4 No. apartments with associated areas of soft landscaping and hardstanding. The hole location plan in relation to the proposed development is shown below:



Figure 2: Proposed development plan and trial pit locations.

A factual report was to be provided to summarise the findings of this investigation. The limitations of the investigation work and report are included in Appendix 1.

Findings

The shallow ground conditions, are generalised below:

- **Made Ground** comprising dark brown, very gravelly, slightly clayey, fine to coarse SAND and soft to firm, brown, mottled orangish brown, slightly gravelly, sandy CLAY to a depth of between 0.60m to 0.90m bgl (57.20m to 56.70m AOD), underlain by:
- **Glacial Fluvial Sheet Deposits** comprising orangish brown, gravelly, silty, fine to coarse SAND to a depth of at least 2.20m bgl (55.40m AOD).

No water strikes or trial pit instability was observed in either trial pit. The trial pit logs and photographs are included in Appendix 3.

Infiltration Testing

Soil infiltration tests in accordance with BRE 365 were undertaken in TP01 and TP02. 2 No. runs were undertaken in both trial pits. Given the time taken for water to soak away, the 2nd run of TP01 was extrapolated to give an infiltration rate, therefore this result should be treated with caution. The following infiltration rates were recorded:

Exploratory Hole	Soil Infiltration Rate (m/sec ²)
TP01	8.088x10 ⁻⁶
	8.969x10 ⁻⁶
TP02	1.716x10 ⁻⁵
	1.365x10 ⁻⁵

The soil infiltration test calculations are contained within Appendix 4.

Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

Written By:

Authorised by:



Alfie Leach MSc FGS
Geotechnical Engineer



Andrew Edwards MSc, PIEMA, MIEEnvSoc, FGS, CEnv
Director

Enc

Appendix 1 – Limitations of Report and Investigation Works

Appendix 2 – Figures & Drawings

Appendix 3 – Trial Pit Logs and Photographs

Appendix 4 – Soil Infiltration Test Calculation

APPENDIX 1

LIMITATIONS OF REPORT AND INVESTIGATION WORKS

LIMITATIONS OF REPORT

This consultancy report was compiled and carried out by IGE Consulting Limited ('IGE') for the client, as defined in the main report (the 'client'), on the basis of a defined programme and scope of works and the terms of a contract between IGE and the client. IGE undertook this with all reasonable skill and care, taking into account the limits of the scope of works required by the client, the prevailing site conditions, the time scale involved and the resources, including financial and manpower resources, agreed between IGE and the client. IGE cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outwith the agreed scope of works.

Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices. This report may not be relied upon, or transferred to, by any other party without the written agreement of its author. If a third party relies on this report, it does so wholly at its own and sole risk and IGE disclaims any liability to such parties.

It is IGE's understanding that this report is to be used for the purpose described in the 'Brief' section of this report. That purpose was a significant factor in determining the scope and the services to be provided. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without IGE's review and advice shall be at the client's sole and own risk.

The information contained in this report is protected by disclosure under Part 3 of the Environmental Information Regulations 2004 pursuant to the provisions of Regulation 12(5) without the consent in writing of a Director of IGE.

This report is a function of the date it was written and should be read in light of any subsequent changes in legislation, statutory requirements and industry practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of IGE. In the absence of such written advice of IGE, reliance on the report in the future shall be at the client's own and sole risk. Should IGE be requested to review the report in the future, IGE shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between IGE and the client.

The observations and conclusions described in this report are based solely upon the scope of works agreed between the client and IGE. IGE has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report. IGE is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the agreed scope of works. For the avoidance of doubt, this report is strictly limited to the nature of contamination contained within the ground and groundwater at the site. The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species (e.g. Japanese Knotweed). It is recommended that the client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the identification of asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace full and proper surveys.

LIMITATIONS OF INVESTIGATION WORK

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations, the potential exists for ground conditions to be encountered which are different to those considered in this report. The explored extent of the site area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried

out for a limited number of parameters, based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Exploratory Holes

Where exploratory holes have been carried out as part of this investigation, the spacing has been determined to provide a reasonable indication of the general ground conditions across the site, but the number has ultimately been limited by commercial constraint and / or client specification. The findings of the exploratory holes relate specifically to the exploratory hole locations and are no absolute guarantee of the ground conditions between such locations. Due allowance should be made for the possibility of variation in conditions between exploratory hole locations.

Extent of Contamination Testing

The extent of contaminated land testing carried out on samples has been specified by the client or obtained from the site has been determined in accordance with the latest legal guidance issued by the government to provide, with reasonable certainty, the probable general levels of contamination present on site that could pose a significant hazard to human health or waters. The extent of site investigation works including chemical testing has also been limited by reasonable commercial constraints and / or client specification. Although extensive testing of samples has been carried out, the volume of samples taken for testing are a minute fraction of the total volume of soils and groundwater present on site. Therefore, there is a residual risk that undetected pockets of contamination may be present on site, situated between testing locations.

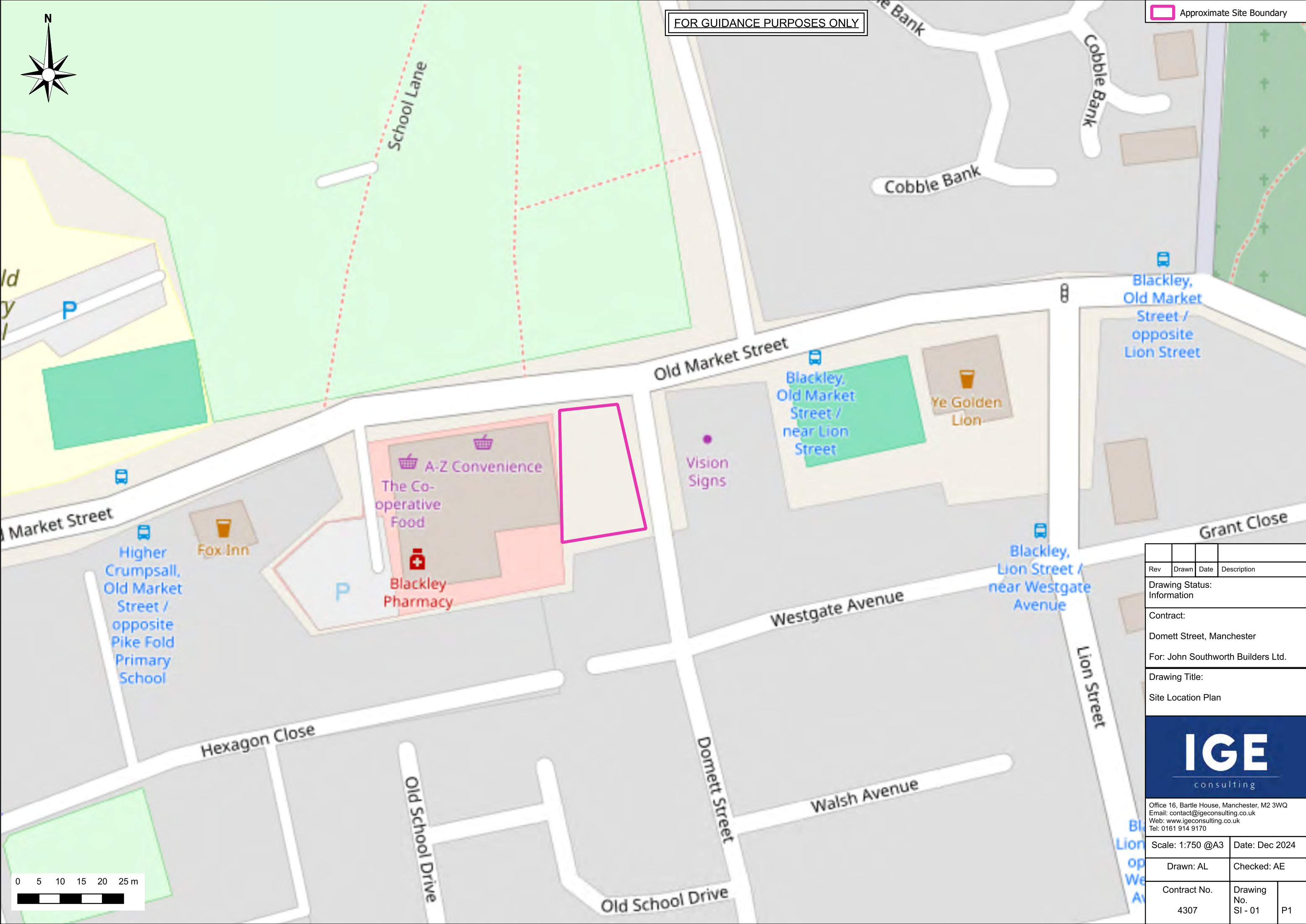
When investigating or developing potentially contaminated land it is important to recognise that sub-surface conditions may vary spatially and temporally. The absence of certain ground, ground gas, contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Extent of Geo-Environmental Studies

The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species e.g. Japanese Knotweed. It is recommended that the Client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the identification asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace a full and proper survey. If an Unexploded Ordnance (UXO) report has been obtained within the report, it has been so on the basis of Health and Safety concerns and no assessment has been made other than transcribing the recommendations of the sub-contractor contained within the report. In terms of a potential contaminative source, unless ordnance has been manufactured / stored on site, UXOs will only be determined as a contaminative source following a positive identification on site.

APPENDIX 2

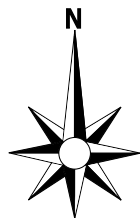
FIGURES AND DRAWINGS



FOR GUIDANCE PURPOSES ONLY

Approximate Site Boundary

Rev	Drawn	Date	Description
Drawing Status: Information			
Contract: Domett Street, Manchester			
For: John Southworth Builders Ltd.			
Drawing Title: Site Location Plan			
IGE consulting Office 16, Bartle House, Manchester, M2 3WQ Email: contact@igeconsulting.co.uk Web: www.igeconsulting.co.uk Tel: 0161 914 9170			
Scale: 1:750 @A3		Date: Dec 2024	
Drawn: AL		Checked: AE	
Contract No. 4307		Drawing No. SI - 01	P1



NOTE: - Unable to lift, traffic management required.

107

NOTE: - Unable to lift, traffic management required.

FOR GUIDANCE PURPOSES ONLY

- Approximate Site Boundary
- Soil Infiltration Test Pits

Crossing zone

57.35

57.63

57.76

57.50

TP01



57.50

107

107

Existing boundary wall to be retained

Pedestrian visibility splays

Permeable paving to be used on drives

TP02



Existing boundary fence to be retained

107

view 2

57.24

57.62

57.50



Rev	Drawn	Date	Description
Drawing Status: Information			
Contract: Domett Street, Manchester			
For: John Southworth Builders Ltd.			
Drawing Title: Exploratory Location Plan			
Office 16, Bartle House, Manchester, M2 3WQ Email: contact@igeconsulting.co.uk Web: www.igeconsulting.co.uk Tel: 0161 914 9170			
Scale: 1:150 @A3		Date: Jan 2025	
Drawn: AL		Checked: AE	
Contract No. 4307		Drawing No. SI - 02	P1



00 Proposed Site Plan
1 : 200

Area Schedule		
Type	Description	Area
BTP - Car Parking	Salmon	50 m²
BTP - Front Garden	Dark Green	45 m²
BTP - Plot Hardstanding	Light Grey	222 m²
BTP - Private Garden	Light Green	61 m²
BTP - Unadopted Drive	Brown	84 m²
Total: 7		462 m²

Fence Schedule			
Type	Length	Fence Height	Count
Fence - TSW 1800mm Trellis	6.8	1800	1
Fence - TSW 2100mm	2.3	2100	2
Metal railings 900mm	3.3	900	3
Railing 300MM	14.1	300	2
Total: 8		26.5	

This drawing is copyright Bernard Taylor Partnership Ltd and must not be copied or disclosed by or to any unauthorised persons without the prior written consent of Bernard Taylor Partnership Ltd.

Do not scale from this drawing. Do not take measurements from the CAD base. Any discrepancies are to be reported to the architect for clarification.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

Schedule of Accommodation

Social Rent		
B2P Flat	2no.	50m2
1B2P Flat	2no.	56m2
TOTAL		4no

Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

Indicates approximate location of ASHP to be confirmed and detailed by contractor

Note:
> Make allowance for Brick piers to front boundary wall at max. 2000mm centers
> Timber walls refer to timber sheds in rear gardens
> Make allowance for metal gates to entrance footpaths and carparks if required



View 1



View 2

13	14.11.24	HG	Drawing revised in line with planning conditions and client feedback to form NMA
12	15.12.23	JW	Social rent note added to schedule of accomodation
11	21.11.23	JW	Plan revised to show visibility splay
10	08.10.23	JW	Revisions in line with highway comments on 01.11.23
9	20.10.23	JW	Entrance updated to show new entrance at North of site inline with highways feedback
8	26.07.23	HG	Drawing package revised following feedback at client meeting
7	21.07.23	JW	Drawing package revised following value engineering
6	19.04.23	HG	Layout amended in line with comments following client meeting
5	02.03.23	HG	Layout updated following client meeting and comments
4	04.06.21	AP	GIA amended to corresponde with the Manchester's emerging space standards
3	Date 3	JP	Drawing revised to show amended SoA
2	10.12.20	JP	Drawing revised following meeting with LPA
1	07.12.20	ED	Drawing revised following initial feedback from LPA
Rev	Date	Int	Description

btp
ARCHITECTS

RIBA
Chartered Practice

CLIENT:
Jigsaw

PROJECT:
Domett Street, Manchester

DESCRIPTION:
Proposed Site Plan

PURPOSE OF ISSUE:
Planning

DRAWN BY:	CHECKED	DATE:	SCALE @ A1:
VS	VS	15.06.21	As indicated

JOB NO:	STATUS CODE:	DRAWING NO:	REV
3784	S2	105	13

FILE IDENTIFIER:
DS-BTP-00-SP-DR-A-3784_105.13

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@bernardtaylor.co.uk www.btparchitects.co.uk

APPENDIX 3

TRIAL PIT LOGS AND PHOTOGRAPHS

Hole Type TP	Easting 385435.10	Northing 402919.90	Ground Level (m) 57.80	Scale 1:25
Project Name Domett Street	Project No. 4307	Start Date 2025-01-16	End Date 2025-01-16	

Client John Southworth Builders Ltd	Contractor	Consultant IGE Consulting
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Remarks

Terminated at target depth

Method, Plant, Stability, Dimensions

0.00 - 2.00m TP JCB 3CX

Stable

L = 1.10m



W = 0.45m

Logger

AL

Checked By: LM Approved By: LM

Hole Type TP	Easting 385442.30	Northing 402905.80	Ground Level (m) 57.60	Scale 1:25
Project Name Domett Street	Project No. 4307	Start Date 2025-01-16	End Date 2025-01-16	

Client John Southworth Builders Ltd	Contractor	Consultant IGE Consulting
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Remarks

Terminated at target depth

Method, Plant, Stability, Dimensions

Logger

0.00 - 2.20m TP JCB 3CX

Stable

L = 1.20m



W = 0.45m

AL

Checked By: LM Approved By: LM

APPENDIX 4

SOIL INFILTRATION TEST CALCULATION

**DETERMINATION OF SOIL INFILTRATION RATE (f)**

Site Name: Domett Street, Manchester

Job Number: 4307

Date: 20/01/25

Exploratory Hole: TP01 Run 1

Office 16
Bartle House
Oxford Court
Manchester
M2 3WQ

Tel: 0161 914 9171
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk

Effective depth (m)	100% Full	75% Full	50% Full	25% Full
1.12	0.85	1.13	1.41	1.69

Time (mins)	Depth (m bgl)
0	0.85
1	0.88
2	0.90
3	0.92
4	0.93
5	0.94
7	0.97
10	1.00
13	1.02
17	1.05
22	1.08
30	1.13
39	1.17
43	1.19
54	1.23
76	1.30
95	1.35
111	1.39
128	1.42
145	1.46
155	1.47
197	1.53
229	1.57
252	1.61
286	1.65
315	1.69

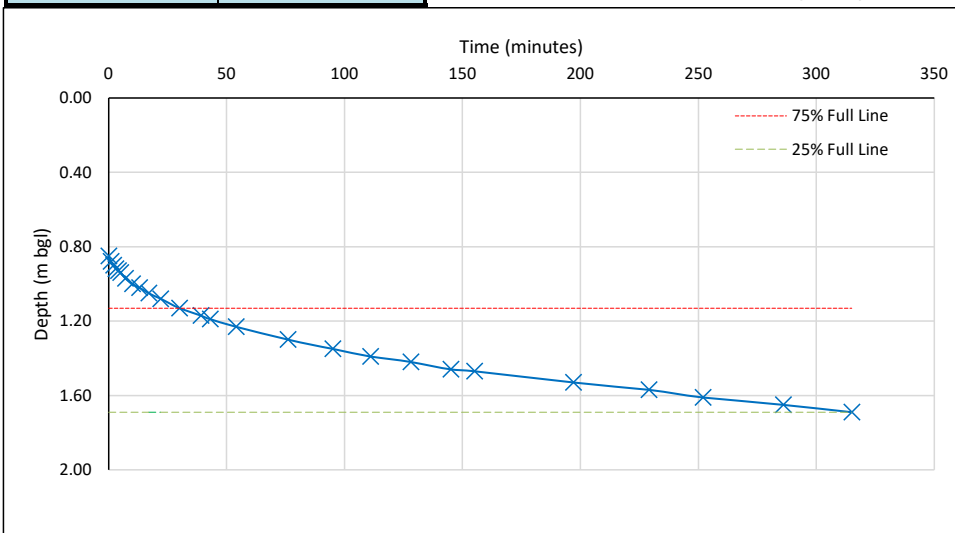
Pit dimensions (m):	
Length:	2.00
Width:	0.45
Depth:	1.97

Gravel used?	No
Void ratio of gravel fill =	1

Vp75-25 (m^3) =	0.50
ap50 (m^2) =	3.644
tp75-25 (secs) =	17100
f (m/s) =	8.088E-06

Calculations carried out in accordance with
BRE 365 Soil Infiltration Test Pits

100 - calculated using extrapolation



**DETERMINATION OF SOIL INFILTRATION RATE (f)**

Site Name: Domett Street, Manchester
 Job Number: 4307
 Date: 20/01/25
 Exploratory Hole: TP01 Run 2

Office 16
 Bartle House
 Oxford Court
 Manchester
 M2 3WQ

Tel: 0161 914 9171
 Email: contact@igeconsulting.co.uk
 Web: www.igeconsulting.co.uk

Effective depth (m)	100% Full	75% Full	50% Full	25% Full
1.12	0.80	1.08	1.36	1.64

Time (mins)	Depth (m bgl)
0	0.80
1	0.81
2	0.82
3	0.83
5	0.84
7	0.85
10	0.86
18	0.90
25	0.92
30	0.94
48	1.00
67	1.06
94	1.12
332	1.64

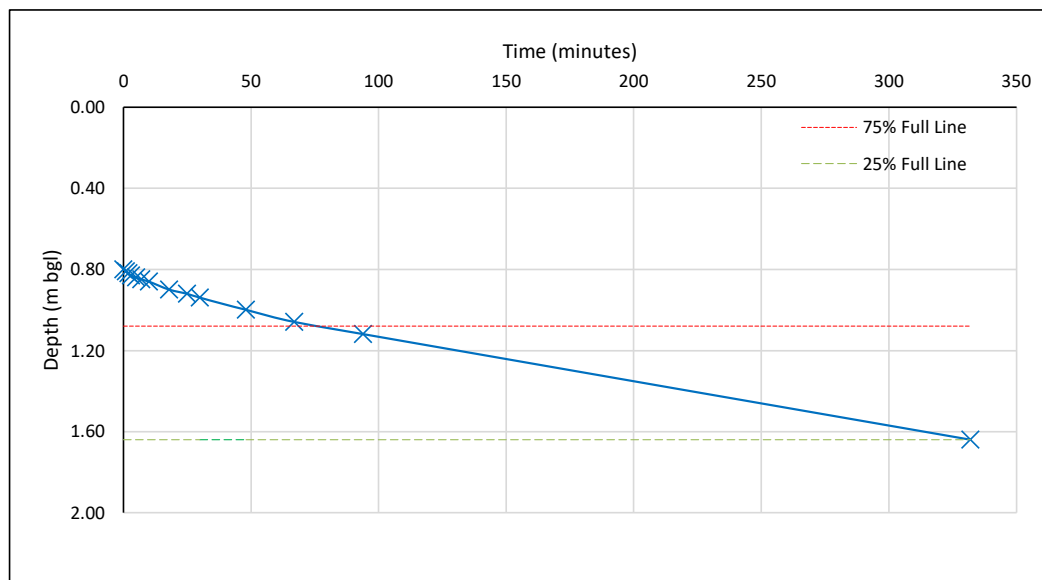
Pit dimensions (m):	
Length:	2.00
Width:	0.45
Depth:	1.92

Gravel used?	No
Void ratio of gravel fill =	1

Vp75-25 (m ³) =	0.50
ap50 (m ²) =	3.644
tp75-25 (secs) =	15420
f (m/s) =	8.969E-06

Calculations carried out in accordance with
 BRE 365 Soil Infiltration Test Pits

100 - calculated using extrapolation



IGE Consulting Ltd
 Registered in England No 10780128



**DETERMINATION OF SOIL INFILTRATION RATE (*f*)****Site Name: Domett Street****Job Number: 4307****Date: 20/01/25****Exploratory Hole: TP02 Run 1**

Office 16
Bartle House
Oxford Court
Manchester
M2 3WQ

Tel: 0161 914 9171
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk

Effective depth (m)	100% Full	75% Full	50% Full	25% Full
1.17	0.91	1.20	1.50	1.79

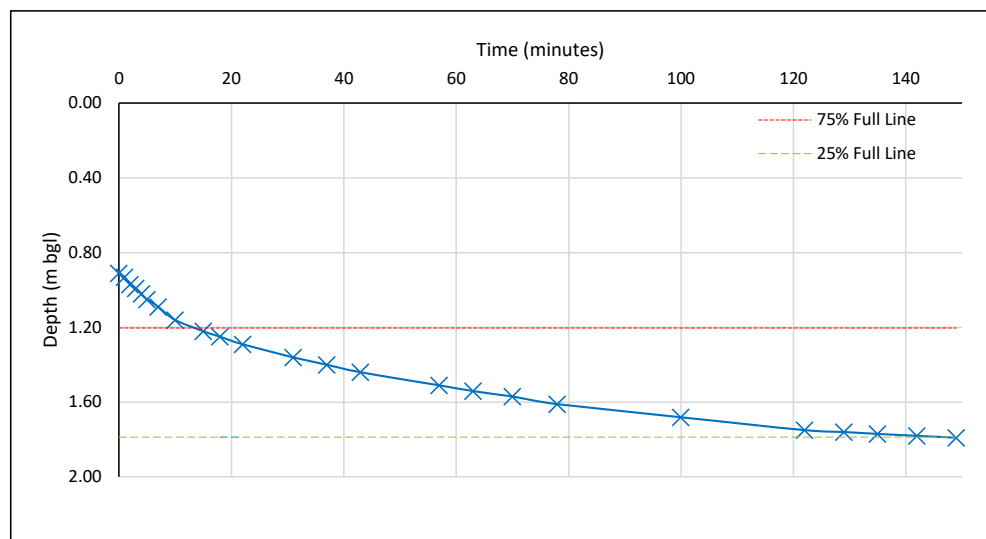
Time (mins)	Depth (m bgl)
0	0.91
1	0.93
2	0.97
3	0.99
4	1.02
5	1.05
7	1.09
10	1.16
15	1.22
18	1.25
22	1.29
31	1.36
37	1.40
43	1.44
57	1.51
63	1.54
70	1.57
78	1.61
100	1.68
122	1.75
129	1.76
135	1.77
142	1.78
149	1.79

Pit dimensions (m):	
Length:	2.00
Width:	0.45
Depth:	2.08

Gravel used?	No
Void ratio of gravel fill =	1

Vp75-25 (m ³) =	0.53
ap50 (m ²) =	3.7665
tp75-25 (secs) =	8145
f (m/s) =	1.716E-05

Calculations carried out in accordance with
BRE 365 Soil Infiltration Test Pits



IGE Consulting Ltd
Registered in England No 10780128



DETERMINATION OF SOIL INFILTRATION RATE (f)

Site Name: Domett Street, Manchester
 Job Number: 4307
 Date: 20/01/25
 Exploratory Hole: TP02 Run 2

Office 16
 Bartle House
 Oxford Court
 Manchester
 M2 3WQ

Tel: 0161 914 9171
 Email: contact@igeconsulting.co.uk
 Web: www.igeconsulting.co.uk

Effective depth (m)	100% Full	75% Full	50% Full	25% Full
1.24	0.85	1.16	1.47	1.78

Time (mins)	Depth (m bgl)
0	0.85
1	0.87
2	0.88
3	0.89
4	0.90
5	0.91
7	0.94
10	0.97
15	1.02
21	1.08
36	1.19
45	1.24
74	1.39
100	1.51
110	1.54
127	1.59
156	1.67
176	1.71
202	1.77
207	1.79

Pit dimensions (m):	
Length:	2.00
Width:	0.45
Depth:	2.09

Gravel used?	No
Void ratio of gravel fill =	1

Vp75-25 (m ³) =	0.56
ap50 (m ²) =	3.938
tp75-25 (secs) =	10380
f (m/s) =	1.365E-05

Calculations carried out in accordance with
 BRE 365 Soil Infiltration Test Pits

100 - calculated using extrapolation

