

PH/C5150/13686

11th November 2024

Kellen Homes
1st Floor
103 Dalton Avenue
Birchwood Park
Warrington
WA3 6YF

For the attention of Mr Stuart Ellis

Dear Stuart,

Re: Land at Mount Road, Gorton, Manchester – Borehole Decommissioning

This document is intended to provide evidence for the decommissioning of existing known borehole installations at the above site as part of the development and conditions imposed under MCC Planning Permission Application Number 138788/FO/2023 as replicated below:

17) Prior to the commencement of any phase of development, a scheme for managing any borehole installed for the investigation of soils, groundwater or geotechnical purposes shall be submitted to and approved in writing by the local planning authority. The scheme shall provide details of how redundant boreholes are to be decommissioned and how any boreholes that need to be retained, post development, for monitoring purposes will be secured, protected and inspected. The scheme as approved shall be implemented prior to the occupation of that phase of the approved development.

Reason - To ensure that redundant boreholes are safe and secure, and do not cause groundwater pollution or loss of water supplies in line with paragraph 180 of the National Planning Policy Framework and Position Statement J of 'The Environment Agency's approach to groundwater protection', and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

Existing Information

The following reports and correspondence are available for the site relevant to this specification:

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- BSL, Phase I Geo-Environmental Assessment Report, reference LC/C5150/11494 Rev B, dated October 2022.
 - BSL, Phase II Geo-Environmental Assessment Report, reference MS/C5150/11591 Rev E, dated November 2023.
 - BSL, Remedial Strategy, reference NA/C5150/11739 Rev D, dated May 2024.
 - EA Response Letter, reference AIS/C5150/12793 Rev A, dated February 2024.
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Borehole Decommissioning Methodology

All known monitoring wells at the subject site are to be decommissioned for the following reasons:

- Remove the hazard of an open hole (safety issues).
- Prevent the borehole acting as a conduit for contamination of groundwater.
- Prevent the mixing of groundwater from different aquifers.
- Prevent the flow of groundwater from one geological horizon to another.
- Prevent the borehole acting as a conduit for ground gas migration.
- To address the planning conditions imposed by the LPA.

No significant risks to controlled waters have been identified at this site (i.e. no contamination risk to ground or surface water has been identified), nor to residential site end users from ground gas, however all boreholes are to be decommissioned as part of good practice.

No locations are to be retained in this instance. The locations to be decommissioned are listed below:

Location	Easting	Northing	Depth (m)	Response Zone Strata	Original Purpose
WS01	388184.2	395043.6	5.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS02	388160.8	395105.7	5.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS03	388212.6	395115.5	4.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS04	388310.0	395112.3	5.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS06	388480.2	395103.0	5.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS07	388378.6	395071.3	4.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS08	388317.4	395013.5	2.00	Made Ground	Ground Gas Monitoring
WS09	388266.4	394987.3	2.00	Made Ground	Ground Gas Monitoring
WS10	388348.2	394947.8	2.00	Sandy Gravelly Clay	Ground Gas Monitoring
WS11	388435.0	394976.4	2.50	Made Ground	Ground Gas Monitoring
WS12	388504.4	395009.5	2.00	Made Ground	Ground Gas Monitoring

Site Works

BSL attended site on the 11th of October 2024 to grout up the existing boreholes in general accordance the following available guidance and the BSL specification ref AJS/C5150/13105:

- <https://assets.publishing.service.gov.uk/media/5a7ce4a1e5274a2c9a484c2e/scho0106bkct-e-e.pdf>
- https://webarchive.nationalarchives.gov.uk/ukgwa/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6478_8cbe6f.pdf
- <https://www.sepa.org.uk/media/34618/decommissioning-redundant-boreholes-and-wells.pdf>

In line with good record keeping practices a selection of photographs is amended to this letter.

During the site works, all borehole installation locations were inspected. During the inspection of some of the installations, headworks and pipes were removed during the inspection process, with the resulting annulus closing. In this case grout was poured into the location to ensure remaining voids were filled and potential settlement mitigated.

Verification Evidence Required	Record
Measurement of groundwater level prior to backfilling	No groundwater encountered within all boreholes.
Depth and position of each layer of backfilling and sealing materials.	Each borehole backfilled to full depth with powdered bentonite.
Type and quantity of backfilling and sealing materials used.	Powdered bentonite.
Changes made to the borehole/well during the abandonment.	Headworks and pipe removal.
Problems encountered during the abandonment procedure.	None.
Photographs should be taken of headworks removal and infilling for each location.	See appended.

Closing Remarks

Based on the above, no further consideration of redundant monitoring wells is required, and BSL can confirm there are no long-term monitoring requirements at the site.

We trust the above meets your requirements and will allow the discharge of this section of the planning condition (MCC Planning Permission Application Number 138788/FO/2023). If you have any queries, then please do not hesitate to contact the undersigned.

Yours sincerely

For Brownfield Solutions Ltd

Written by:



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Checked and approved by:



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ENC Appendix A – Photoboard



WS03



WS04 BEFORE



WS04 AFTER



WS07



WS06 BEFORE



WS06 AFTER



WS12



WS11



WS10 BEFORE



WS10 AFTER



WS08 BEFORE



WS08 AFTER



WS09



WS01



WS02