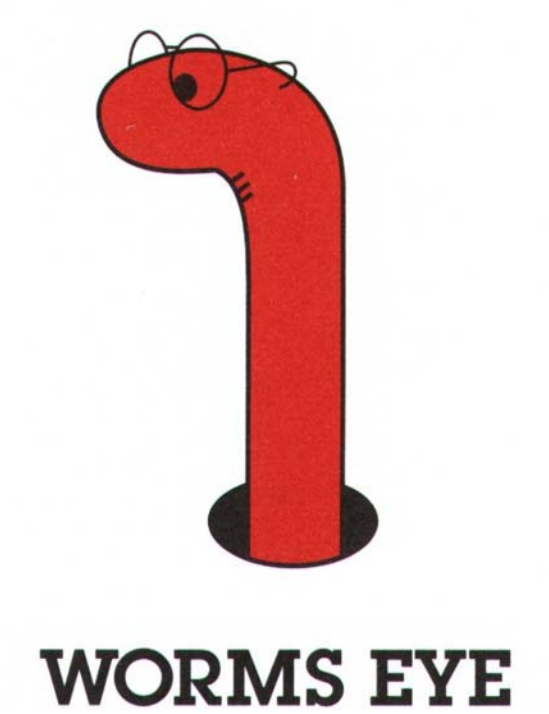
Electronic Report



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Our Ref: Wilmslow Road / M20 4GJ / 2024
Date: 2 October 2024

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WILMSLOW ROAD, MANCHESTER, M20 4GJ
PROPOSED INVESTIGATION – Updated 2/10/24

INTRODUCTION

A residential development is proposed. Following a PRA (02/10/24) the objective is to design a suitable investigation to consider contamination and ground gas issues.

SITE DESCRIPTION

The overall plot is rectangular, 45 by 40m, located to the southeast of Wilmslow Road in Manchester and at OS Grid Reference 384970, 392440. There are two houses (each with a basement), converted into apartments, at the northeast and southwest, with parking at the northwest and southeast, and small landscaped areas. There are no obvious signs of contamination. The area of the development, referred to as 'The Site', comprises a single storey conservatory style extension, linking the apartment blocks, and landscaping to the rear.

The area slopes down gently to the northwest.

PROPOSED DEVELOPMENT

It is proposed build a larger extension (including a basement) to link apartment blocks. No new landscaped areas will be created, but landscaping at the centre and southeast middle will be removed for the extension and additional car parking respectively. The existing parking areas will also remain.

INDUSTRY PROFILE

The site has had no industrial use, however, contaminants may be present from building materials or in fill material below the site.

Industry	Possible Contaminants
Building materials/ Filled ground	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Phenols Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	No direct contact	No
	Off-site	Migration off-site	Unlikely
Inorganic contaminants	Householders	No direct contact	No
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Sulphate	Building fabric	Concrete directly in contact with soil	Possible
Hydrocarbons	Householders	No direct contact	No
	Service pipes	No new drinking water pipes required	No
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Hydrocarbon vapours	Householders	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	Yes
Radon	End-users (inside)	Seeping into buildings	No

PROPOSED INVESTIGATION

Bearing in mind the area of the proposed extension is partly covered by an existing structure, it is recommended that further investigations are carried out after demolition has been completed. This will allow monitoring wells to target the area of the extension, and also ensure testing does not miss potential contaminants which may enter the ground during demolition.

Contamination

The site history suggests contaminants may be present at raised levels from a filled pond. High levels are not expected but low levels may be present, exceeding residential thresholds in places. However, no risk are expected to householders in the area of the extension as there will be no direct contact with surface soils. A limited intrusive investigation is suggested, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination on the site. This will also help to design buried concrete and classify soil for disposal off-site.

There are no specific point sources for contamination.

Proposed Action

- *Drill 4 boreholes to about 6 metres deep.*
- *Test 3 shallow samples (about 0.25m deep) and 2 deeper samples (towards the base of made ground) for: heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*
- *Test 2 deeper samples for sulphate and pH.*

Controlled Waters

No risk to controlled water is expected and no further action is considered necessary at this stage. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

The site is a former, now filled, pond and a low gas risk is considered possible. A gas testing programme is required.

Proposed Action

- *Install 3 gas monitoring wells.*
- *Test for methane, carbon dioxide and gas outflow on 6 occasions over 3 months.*

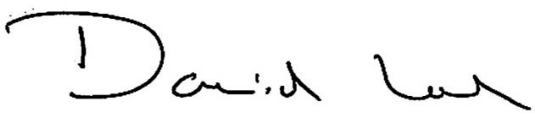
Radon

Radon protection measures are not required.

General

The PRA, and these proposals, should be issued to the Local Authority for their comments before proceeding with the investigation.

Yours faithfully
on behalf of Worms Eye Ltd



David Lord
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