

Pre-Commencement Planning Condition 11

11) The measures for investigating the site based upon the approved Phase I Preliminary Risk Assessment prepared by Carley Daines and Partners Ltd dated 6 March 2023 'the Site Investigation Proposal' shall be submitted to and approved in writing prior to the commencement of development and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Manchester Core Strategy.

Response

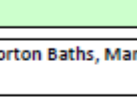
A Phase II site investigation has been commissioned in line with the attached quotation to investigate ground conditions and report on contamination present in the ground. Due to the configuration of existing buildings on the site, an intrusive investigation cannot go ahead until some initial demolition work has been undertaken. We would request that this condition is amended to allow limited works to commence prior to the Phase II site investigation being submitted. No permanent construction work will be undertaken until the results of this investigation have been received and the site investigation has been submitted to the council.

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QUOTATION		
FAO:	Edwin Jones REID JONES PARTNERSHIP	RE: Ground Investigation - Chorlton Baths, Manchester Road, Chorlton
QUOTATION REFERENCE NUMBER:	CCG-T-24-9048.1	
DATE OF ISSUE:	15th January 2024	
PREPARED BY:	Chris Bolan	

CCG-CMS-FD-L2H Issue 1

ITEM NO	DESCRIPTION	UNIT	QUANTITY	RATE	AMOUNT
	Prelims				
1	Provision of RAMS	sum			
2	Engineer / Environmental scientist supervision of the works & undertaking soa-a-way test	day	1		
3	Provide PID scanner	sum			
4	Survey levels and co-ords at BH positions	sum			
5	Establish plant and equipment to/from site	sum			
6	Prepare interpretative geotechnical / geoenvironmental report	sum			
	Fieldwork				
7	Set up at CP borehole	nr	3		
8	Hand dig service clearance pits	nr	3		
9	Bore 0-10m	m	30		
10	Bore 10-20m	m	15		
11	SPT / U100	nr	36		
12	Bulk disturbed samples	nr	36		
13	Groundwater samples	nr	3		
14	Chiselling in obstructions / proving rock	h	3		
16	Provide and install standpipes	m	36		
17	Provide and install headworks	nr	3		
18	Return to site to monitor standpipes	visit	4		
19	Provide excavator, breaker and labour for trial pit and foundation pit inspections	day	1		
20	EO for Item 19: Breaket attachment	day	1		
21	Mobilisation of Dando Terrier rig & crew for borehole drilling at 5nr locations	day	1		
22	Provision of labour & water bowser for undertaking soak-a-way test in accordance with BRE Digest 365	day	1		
	Laboratory Testing				
23	Soil engineering testing to inc: PSD's, moisture content, attterberg limits, shear box, triaxial remeasured to rates attached	sum			
24	Broad spec soil contamination analyses	nr	6		
25	Broad spec groundwater contamination analyses	nr	2		
26	WAC analyses	nr	2		
27	VOV / SVOC analyses on soils /groundwater	nr	3		
	TOTAL exc VAT				

RATES PROVIDED ARE EXCLUSIVE OF VAT
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