

Laura Miller
Environmental Protection Officer
Manchester City Council

RE: Eliza Wharf Remedial Strategy Addendum

BY EMAIL

18th October 2023

Dear Laura,

Further to our meeting on the 17th October 2023, please find below a summary of our discussions and our updated remedial strategy to be adopted for Eliza Wharf to supplement the existing Curtins Remediation Strategy.

Attached is a plan showing the proposed layout, note that this comprises commercial use on the ground floor.

In summary, remedial requirements are recommended to comprise:

- ☐ **Gas Protection Measures.** We consider that given hydrocarbon found during the site investigation that it would be appropriate to allow for vapour protection measures for the proposed buildings. This would be required in combination with removal of VOC impacted soil as per below.
- ☐ **VOC/Hydrocarbon Impacted Ground.**
The current cut/fill model for the site identifies a surplus of soil, and therefore hotspots of VOCs impacted ground will be removed from site to a suitable soil treatment facility. Aside from material segregation for waste disposal, there will be no requirement for on-site treatment of VOC impacted soil.

Based on proposal to incorporate a VOC gas membrane in the building construction, and the requirement to remove surplus soil, including hydrocarbon impacted, we consider that the pathway for indoor air inhalation is no longer the critical exposure pathway. The Curtins Remediation Strategy compared the existing site investigation data against a 'residential end use without produce' which assumed that the indoor air pathway was present and would drive the setting of remedial targets for VOCs.

We are proposing to compare the existing site data against the Public Open Space (POS) residential targets, as these will still ensure residential receptors are protected but are more appropriate for the proposed mixed residential/commercial end use and reduced vapour exposure.

- ☐ **Engineered Capping.** Attached to this letter are the proposed landscaping drawings for Jersey Wharf. It should be noted that the design incorporates only limited landscaping.
In summary, the following depths of clean soil capping are proposed
 - Turfed areas – 300mm

- Shrubs and herbaceous planted area – 450mm
- Hedges – 600mm
- Tree pits – 900mm

All planted and turfed areas would be underlain by a hi visibility warning geotextile membrane.

The imported soil used in landscaping would meet the 'residential without home grown produce' criteria.

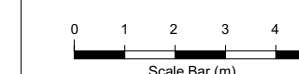
We would appreciate your confirmation to the above strategy amendments.

Yours sincerely

Jenny Day
Technical Director

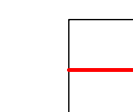
NOTES:

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

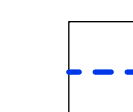


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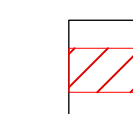
BOUNDARIES



Planning Application Boundary



Area in ownership of the Applicant



Section 278 Works

S4-P04	04-05-21	Planning	AS	S
S3-P03	20-04-21	Review and comment	AS	S
S3-P02	14-04-21	Street trees added	AS	S
S3-P01	29-03-21	Review and comment	SAB	K

Revision	Date	Description	Drawn	App
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LIVERPOOL
 From at £ 2. 12. 10. To at £ 1. 10. 0.

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[illegible]

Client Manchester Life

Project	Plot B. Eliza Yard Manchester
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Drg Title	Landscape Masterplan
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Created on	Created by	Approved by
29.03.21	SAB	KR

Scale	Size	Workstage
1:150	A1	Stage 3

Drg No.	Suitability	Revis
2672-PLA-XX-XX-DR-L-0001	S4	P0