



EARTH ENVIRONMENTAL
& GEOTECHNICAL

OUR REF: A3664/24

YOUR REF:

22nd January 2024

Mr. Tony McCaul
McCauleys
1st Floor
362 Manchester Road
Astley
M29 7DY

By Email (tmccaul@mccauleys.co.uk)

Dear Tony,

LAYSTALL STREET MANCHESTER

Thank you for the information relating to the Laystall Street site in Manchester.

It is understood that since writing our original Phase 1 Dek Study report (A3664/20 dated August 2020) the majority of the site has been divested to Great Places Housing Group.

Figure 1, overleaf, shows the current development area by McCauleys.

Manchester City Council have requested a Preliminary Risk Assessment to be provided, i.e.:

a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority.

The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences 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.

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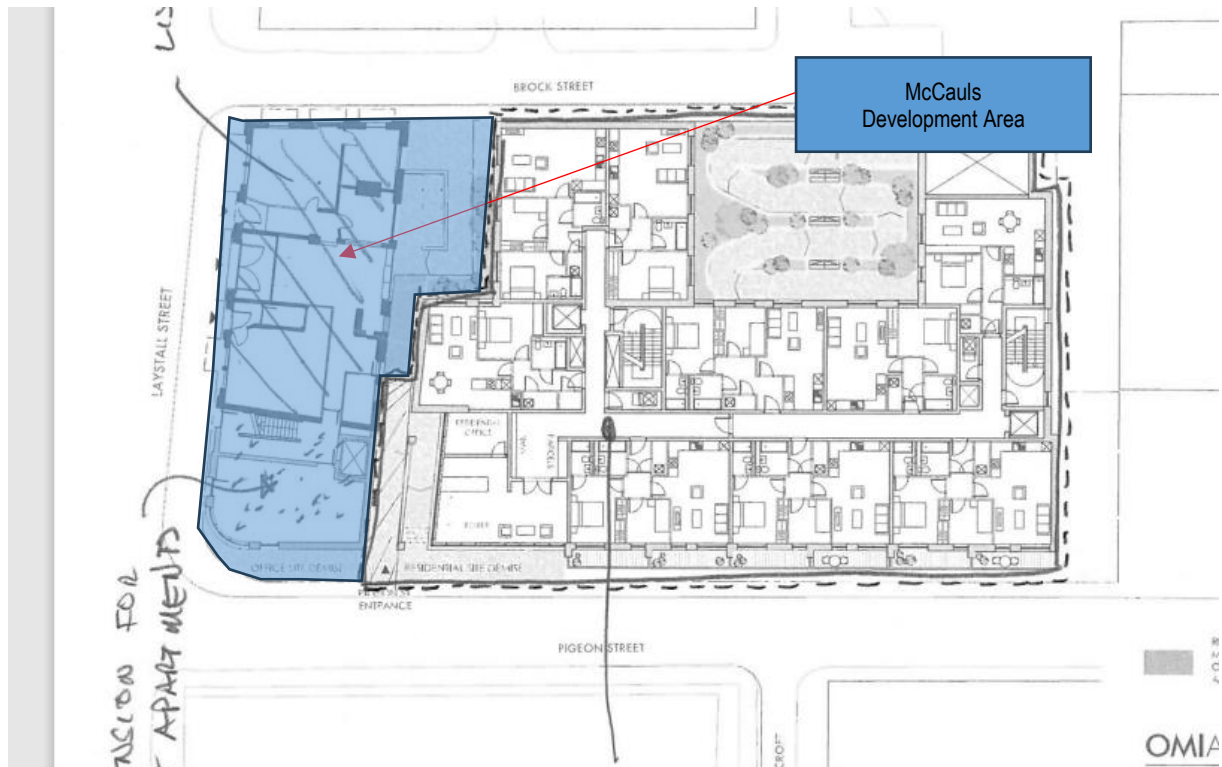
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Figure 1 Development Area



b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The council in an email of 12 January 2024 suggested that a ground gas risk assessment is required.

Please note that this has already been provided and has been for your convenience attached to this correspondence.

Our Phase 1 report concluded that a moderate to low risk from ground gas, solely from made ground.

As part of any site Investigation strategy, we also recommended soil contamination testing to be undertaken.

It is understood that site investigations have been carried out on the adjacent Great Places Housing Group site.

Several reports have been provided

Clancy Consulting, Phase 1 Site Investigation Report, October 2022

Due to the E3P recommendation no further assessment of the risks posed by ground gases was undertaken by Clancy Consulting Ltd

E3P, Phase II Geo environmental Assessment, March 2022

c) E3P, Ground Gas Addendum Report, May 2022

During the investigation E3P installed six ground gas monitoring wells, which were monitored over a period of three months after installation with at least two sets of readings at low or falling atmospheric pressure. Figure 2 below shows the extent of the area investigated.

Figure 2 Development Area



Out of the six visits undertaken, none were completed within a low or falling period of barometric pressure.

As a visit was not completed within worst-case climatic conditions, the potential impact on the development from ground gases was also assessed with reference to standards and guidelines published in CIEH Research Bulletin 17 A Pragmatic Approach to Ground Gas Risk Assessment (RB17).

This further desk-based assessment has indicated Total Organic Carbon (TOC) values within the underlying soils to range between 0.30% to 3.00% within the Made Ground and a value of 0.80% within the underlying natural CLAY, indicating the site to fall within a Characteristic Situation 1 category.

Therefore, with due consideration to the Conceptual Site Model and the absence of any persistent gas source and gas generation potential, it was considered by E3P that the site can be classified as CS1, and therefore no gas protection measures are required.

Conclusions and Recommendations

A site investigation on adjacent land encountered a thin mantle of made ground to depths of between 0.80m and 2.05m bgl.

Made Ground deposits comprise asphalt or concrete overlying light grey sandy gravel of concrete and limestone (MOT sub-base). Underneath the sub-base, Made Ground was identified as brown sandy gravelly clay with cobbles.

Ground conditions on the McCaul site are highly likely to be similar, based on former land uses.

Significant ground gas concentrations have not been found on adjacent land and therefore ground gas mitigation measures are not considered necessary for the area of interest.

During construction works there should be a watching brief in the event of finding potential soil or water contamination.

In the event of finding contamination Earth Environmental & Geotechnical should be contacted to attend site and to sample the suspected contamination.

Yours sincerely,

Adam Czarnecki

Adam Czarnecki

Director

For and on behalf of Earth Environmental & Geotechnical Ltd