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SUB SURFACE CONSULTANTS

GEOTECHNICAL & ENVIRONMENTAL
CONSULTANTS

Our ref: DJ / 6921J



Reg. Office

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14th March 2023

Green Growth Team & Sustainable Places Team
Environment Agency
Richard Fairclough House
Knutsford Road
Latchford
Warrington
WA4 1HT

For the Attention of Andy Davies.

Dear Sirs,

**RE: CURRENT DEVELOPMENT STATUS OF THE SITE AT ARKADY INDUSTRIAL ESTATE, BRISCOE LANE,
NEWTON HEATH, GREATER MANCHESTER - CDN/22/0745/ENVPAC/1/GMC/00421**

Further to the email received from Andy Davies on 3rd March 2023, please find below a summary of the current status of the project at Arkady Industrial Estate, and details of the pertinent organisations that constitute the development project team. The following is based primarily on information provided by Cassel & Fletcher who are the Contractor overseeing the site work.

1. Present on-site conditions

Please find attached photographs of the site taken by Cassel and Fletcher on 13th March 2023, a plan showing the general site location and orientation (Figure 1), a plan indicating the photograph locations and direction taken (Figure 2), and a summary plan showing each photograph in its approximate location (Figure 3).

2. The scope and extent of works which have progressed onsite to date.

We understand from Cassel and Fletcher that the following works have taken place to date:

- Crushing of existing slab.
- Foundations.
- Installation of the drainage scheme.
- Erection of the steel frame and cladding.
- Installation of the roller shutters and external doors.
- Construction of the internal blockwork.
- Erection of the 1st floor mezzanine floor and stair installation.

The building is constructed on traditional shallow foundations and no piled foundations have been installed. Only minimal pumping of perched water/surface runoff was carried out during excavations of pad foundations.

The previous floor slab was crushed for the aggregate used to create the current ground levels.

Waste materials from foundation excavations etc. were removed from site by a licensed waste contractor Fox Brothers (Lancashire) Limited and disposed of at Port Clarence Waste Recovery Park, Off Huntsman Drive, Port Clarence, Middlesbrough, TS2 1UE, operated by Augean Plc. Waste transfer notes provided by the contractor are available on request.

All drainage has been installed as per the attached drawing, apart from the attenuation tank which is yet to be installed.

No remediation has been carried out to date.

3. Of works which have been progressed on-site what of these pre-or post-date the results of intrusive ground investigation reporting submitted in support of condition 13a i.e. Feb 2021 and October 2022.

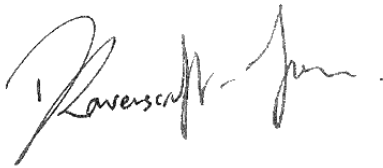
The work is currently on hold. We understand from Cassel & Fletcher that erection of the steel frame and cladding was undertaken after issue of our February 2021 report and no work has been undertaken since issue of our October 2022 report.

4. Confirmation of the landowner/developer and respective role of all organisations which constitute the Arkady development project team.

Landowner/Developer	Architect	Building Contractor
C R Greenberg Rechov Shoneh Halachot 4/6 Jerusalem Old City Israel	Equilibrium Architects Bank Chambers Bank Street Bury BL9 0DL Tel. 0161 797 2077 info@equilibriumarchitects.co.uk	Cassel & Fletcher Auldbank House 424 Bury Old Road Prestwich M25 1PR Tel. 0330 088 1446 info@casselfletcher.co.uk

We trust that this letter fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned at our Preston office.

Yours faithfully,



D. Ravenscroft-Jones Cert Nat Sci (Open), BSc.(Hons.), MSc., CEnv, MIEEnvSc, AMRSC
Principal Geoenvironmental Engineer
For and on behalf of
Sub Surface Consultants Limited

Unclassified

Description

Taken Date

Upload Date
13/03/2023 at 11:05

Uploaded By
Naphtaly Stamler

File Name
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13/03/2023 at 11:06

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A1

EXISTING DRAINAGE DETAILS
TO EXTERNAL YARD UNKNOWN.
ANY EXISTING GULLIES TO BE
CLEANED OUT FOR RE-USE.

EXISTING RETAINING WALL
FOUNDATION PROJECTS
INTO SITE BY APPROX. 1m.
CARE TO BE TAKEN TO
AVOID ANY DAMAGE TO
EXISTING BASE DURING
EXCAVATION WORKS.

ALLOWANCE FOR EXISTING
OUTGOING PIPES TO BE JETTED
/ CLEANED OUT TO ENSURE
SUITABILITY FOR REUSE.

GULLIES OR CHANNEL TO BE
PLACED IN YARD AREA TO
SUIT FINAL LEVELS

CARE TO BE TAKEN TO NOT
UNDERMINE ANY EXISTING
WALL/FENCES DURING
EXCAVATION WORKS.

ALLOWANCE FOR EXISTING
OUTGOING PIPES TO BE JETTED
/ CLEANED OUT TO ENSURE
SUITABILITY FOR REUSE.

CDM NOTE:
Contractor to be aware that the existing
substations are live and to take
cognisance of existing service route
locations and any easements required.
One of the substations currently has
elements of temporary propping.

BELOW GROUND SERVICE
ROUTES TO EXISTING
SUBSTATIONS TO BE CONFIRMED.
INFORMATION TAKEN FROM
CORNERSTONE DRAWING
9361399H SHT 1 OF 1.

ISSUED FOR CONSTRUCTION WITH THE FOLLOWING CAVEATS:

- The Client is aware this arrangement has not yet received approval in planning and no agreements have been made with UU or ENW.
- The Client is satisfied that the drainage pipe work we are connecting into is of sound condition.
- The Client is satisfied that the existing pipe work shown as being abandoned is not serving any other property / purpose.
- SVP and RWP positions have been taken from Equilibrium Architects drawing C-0446-02 Rev E.
- The proposed ground slab construction has not yet been finalised.
- M&G are not aware of any constraints relating to the substations i.e easements, build over agreements etc.. The Client is to ensure any necessary approvals in this regard are obtained prior to starting works.

**THE CLIENT IS AWARE OF AND ACCEPTING OF THE ABOVE
RISKS ASSOCIATED WITH THE STATUS OF THIS DESIGN.**

NOTES

This drawing is copyright and owned by Marston and Grundy LLP, and is for use on this site only unless contractually stated otherwise.

DO NOT SCALE this drawing (printed or electronic versions).
Contractors must check all dimensions from site.

All other design team elements, where indicated, have been imported from the consultant's drawings and reference should be made to the individual consultant's drawings for exact setting out, size and type of component.

Discrepancies and / or ambiguities within this drawing, between it and information given elsewhere, must be reported immediately to the architect for clarification before proceeding.

All works are to be carried out in accordance with the latest British Standards and Codes of Practice unless specifically directed otherwise in the specification.

Responsibility for the reproduction of this drawing in paper form, or if issued in electronic format, lies with the recipient to check that all information has been replicated in full and is correct when compared to the original paper or electronic Graphical representations of equipment on this drawing have been co-ordinated, but are approximations Please refer to the Specifications and / or Details for actual sizes and / or specific contractor construction information.

This original document is issued for the purpose indicated below and contains information of confidential nature. Further copies and circulation will be strictly in accordance with the confidentiality agreement under the contract. This original must be destroyed or returned to the contractor.

DRAWING STATUS

S0 = Work In Progress S1 = Co-Ordination S2 = Information
S3 = Review / Comment S4 = Approval D1 = Costing D2 = Tender
D3 = Contractor Design D4 = Construction FC = Final Construction

KEY

	EXISTING COMBINED WATER PUBLIC SEWER
	EXISTING COMBINED PRIVATE DRAIN
	EXISTING COMBINED PRIVATE DRAIN TO BE ABANDONED - REFER TO NOTES.
	PROPOSED FOUL WATER DRAINAGE
	PROPOSED SURFACE WATER DRAINAGE
	SOIL VENT PIPE
	RAINWATER PIPE
All manhole covers and frames to D400 loading.	

C7	SW pipe run 12.002 moved into building footprint	AMT	29.03.22	MD
C6	Number of and locations of RWP's revised	AMT	07.12.21	MD
C5	Attenuation tank to front entrance omitted. Drainage re-routed northbound to suit.	AMT	11.11.21	MD
C4	Drainage amended to suit site comments	AMT	28.10.21	MD
C3	Drainage amended to avoid existing services.	AMT	12.02.21	MD
C2	Pipe reference amended.	AMT	11.01.21	MD
C1	Drainage rerouted to avoid existing site constraints and proposed bases. Caveat notes added. CONSTRUCTION ISSUE	AMT	08.01.21	MD
P1	PRELIMINARY ISSUE	PG	18.12.20	MD
Rev	Description	By	Date	Chkd

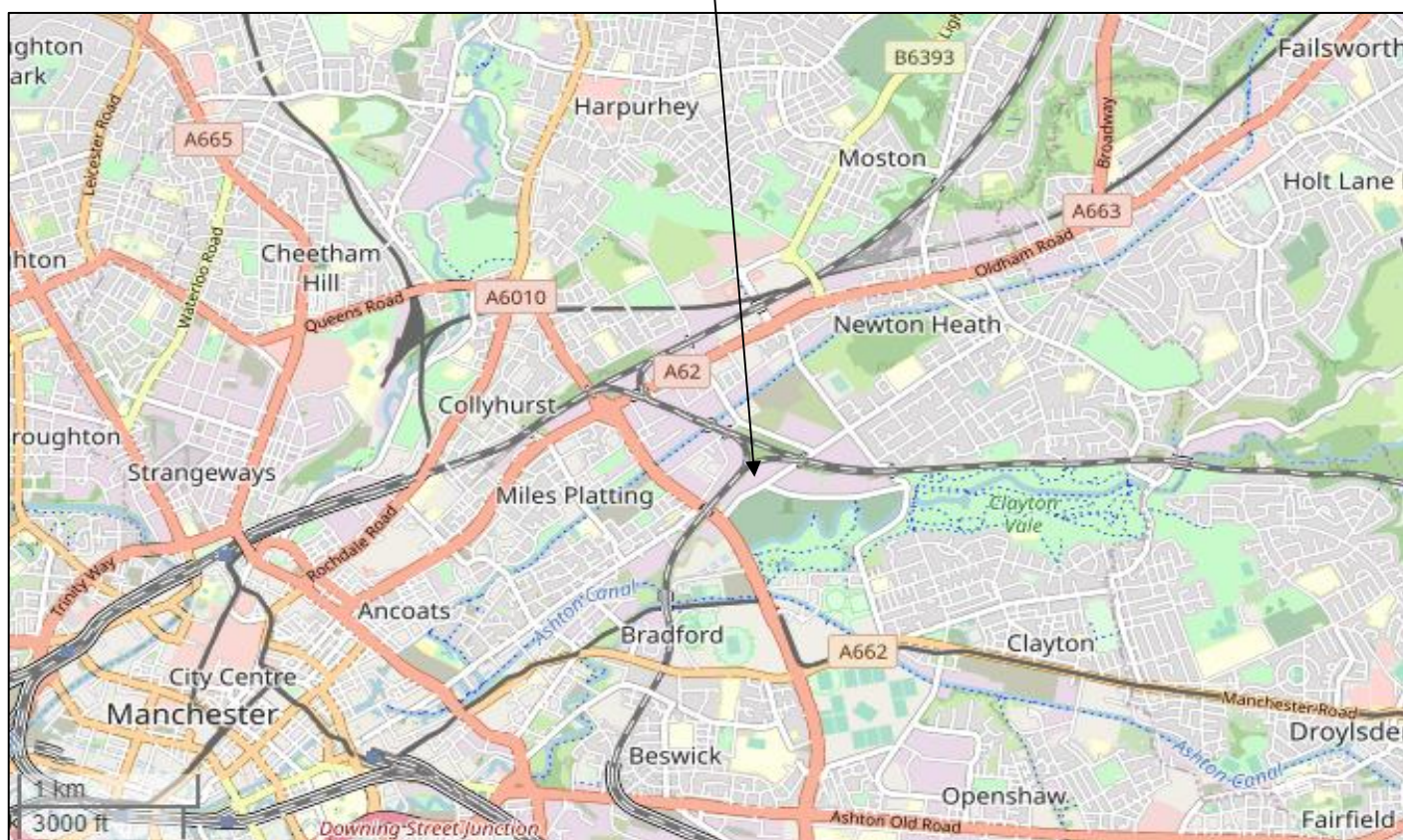
Marston & Grundy LLP
Consulting Engineers
Priory House, Ellesmere Ave
Marple, Stockport, Cheshire, SK6 7AN
Telephone: 0161 427 7231
Email: mail@marstonandgrundy.com

Client
CASSEL & FLETCHER

Project
**BRISCOE LANE
PROPOSED REBUILD**

Drawing
DRAINAGE GA

Purpose of Issue CONSTRUCTION		Status D4	
Project No. 12123	Scale @ A1 1:200	Date 18.12.20	Drawn PG
Drawing Identifier project	origin	zone	level
BRL-MAG-ZZ-XX-DR-C-0200			
Revision C7	role	number	Revision



SUB SURFACE

SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

Site

ARKADY INDUSTRIAL ESTATE, BRISCOE LANE,
NEWTON HEATH, GREATER MANCHESTER

Client

CASSEL & FLETCHER CONSTRUCTION LIMITED

Site Location

Date Drawn

26/05/2022

Date Checked

Orientation



Job No.

6921J

Drawn By

DJ

Checked By

Scale

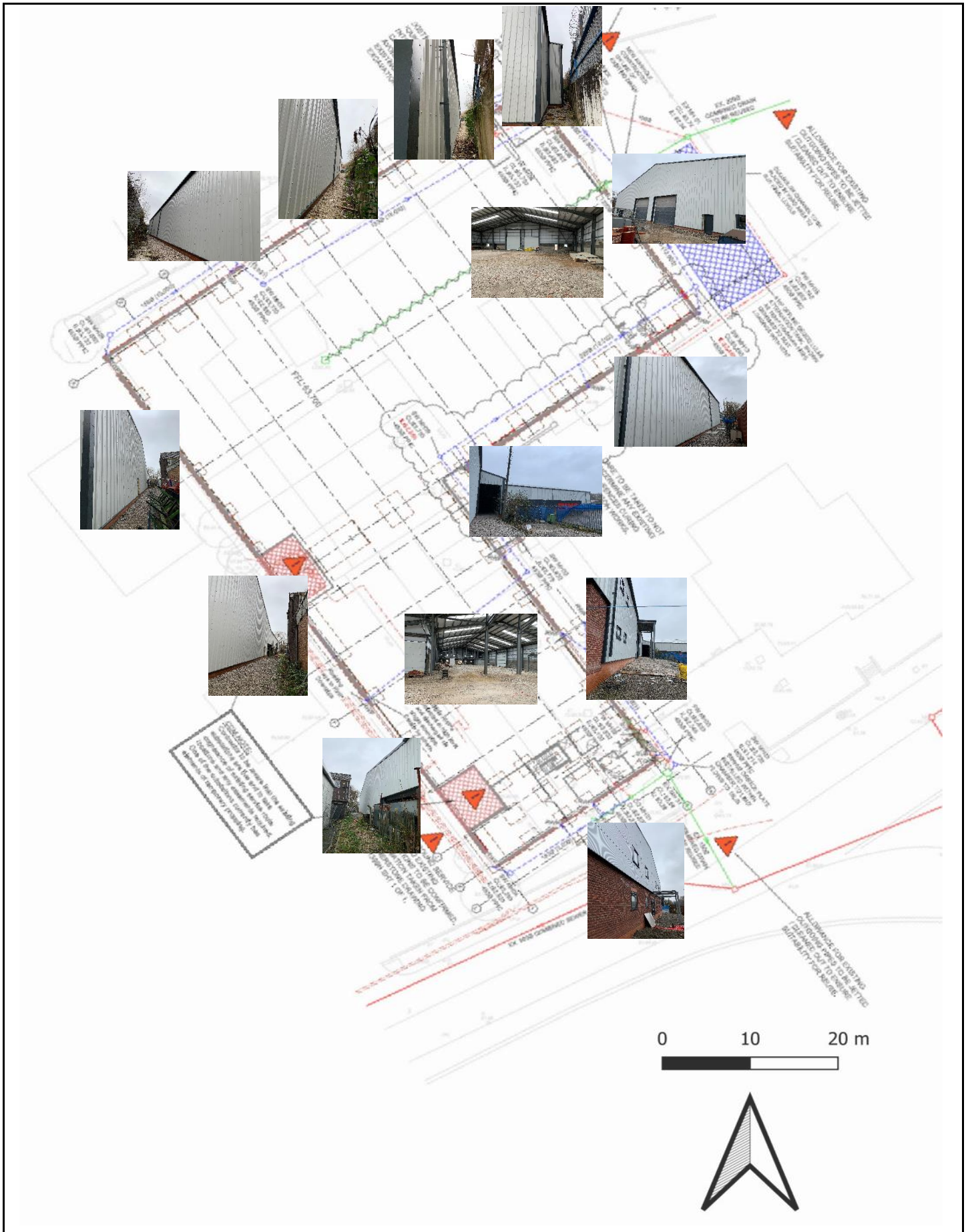
As Shown

Figure No.

1



 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Building Layout & Photograph Locations			
Site ARKADY INDUSTRIAL ESTATE, BRISCOE LANE, NEWTON HEATH, GREATER MANCHESTER	Date Drawn 13-Mar-23	Date Checked	Orientation 	Job No. 6921J
Client CASSEL & FLETCHER CONSTRUCTION LIMITED	Drawn By DJ	Checked By	Scale As Shown	Figure No. 2



 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Photographs Overlaid on Building Layout			
Site ARKADY INDUSTRIAL ESTATE, BRISCOE LANE, NEWTON HEATH, GREATER MANCHESTER	Date Drawn 13-Mar-23	Date Checked	Orientation 	Job No. 6921J
Client CASSEL & FLETCHER CONSTRUCTION LIMITED	Drawn By DJ	Checked By	Scale As Shown	Figure No. 3