

Upload Fw: App ref no: CDN/23/0797 - Discharge of condition 5(a) (Ground Contamination)

Angela Leckie <angela.leckie@manchester.gov.uk>

Fri 05/01/2024 07:52

To: Planning <Planning@manchester.gov.uk>

 2 attachments (5 MB)

GFM436 Calibration Certificate 25th April 2023.pdf; WSP Site plan and EHLP.docx;

Hi attached and e-mail below for uploading please (label e-mail as Additional Information on Ground Gas) please

Thanks

Angela

Angela Leckie
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Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams

From: Alex Petts <alex.petts@fairhurst.co.uk>

Sent: 04 January 2024 16:37

To: Sue Jones <sue.jones@manchester.gov.uk>

Cc: Russ Worthington <russ@axis-re.co.uk>; Jeremy Tetley <jeremy.tetley@fairhurst.co.uk>; Anthony Simmons <anthony.simmons@fairhurst.co.uk>; Justin Hobkirk <justin.hobkirk@fairhurst.co.uk>; Angela Leckie <angela.leckie@manchester.gov.uk>

Subject: RE: App ref no: CDN/23/0797 - Discharge of condition 5(a) (Ground Contamination)

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Hi Sue,

I hope you've had a good Christmas and New Year. Angela has advised that we contact yourself regarding the discharge of condition 5(a) on Planning Ref: CDN/23/0797.

Further to the comments in the below email chain from Angela, please see our responses in green below:

1. Ground gas –CIRIA C665 recommends 6 visits over 3 months and not 3 visits over 3 months as mentioned in the report – **we have carried out a total of 4no. post fieldwork monitoring visits over 3**

months all of which are very low risk (CS1) which has been carried out in accordance with CIRIA C665 and BS8485:2015. C665 (Section 5.5 of Ground Investigation Report) advises that the gas monitoring can be reduced if the results are CS1/very low risk during the 3 month monitoring period. They also need include visits where there is low and falling pressure. The visits did include for low and falling pressures based on the records for the days prior and the days following the monitoring visit.

2. Calibration certificates for the gas monitoring equipment used. Please see attached certificates.
3. Updated Risk Assessment based on completion of the gas monitoring rounds. Based on the 4no. monitoring events, the risk to ground gas is very low risk (CS1) however, we have recommended that gas mitigation measures are put in place (Section 6.9 of Ground Investigation Report). These recommendations are in line with CIRIA C665 guidance and as follows:
 - Soil floor slabs and structures;
 - Sealed penetrations; and
 - Basic soil gas barrier as minimum 2000g vapour/moisture barrier with sealed and lapped joints.
4. Detailed Remediation Strategy to include a discovery strategy for any unexpected contamination/tanks. This has been detailed in the RMS in Section 4.1.7 (Validation of Materials) and refers to Appendix 1a of the Verification Requirements for Cover Systems, YHPAC 2012. In addition, we have included for unexpected contamination in Section 7 (Reclamation and Procedure).

In addition, we have the GI for the adjacent site (see attached plan) which carried out 6no. monitoring visits over a 3 month monitoring period and concluded a CS1 was suitable and that gas protection measures are not considered to be required for the proposed development. However, Fairhurst are recommending that CS2 measures are put into place for the proposed development as per the above.

Please could you confirm the above is acceptable to close out the comments and discharge the planning condition? Alternatively please can we arrange a call ASAP?

Kind Regards
Alex



engineering solutions, delivering results



Alex Petts
Geotechnical Engineer

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From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: Friday, December 15, 2023 8:58 AM
To: Russ Worthington <russ@axis-re.co.uk>
Subject: App ref no: CDN/23/0797 - Discharge of condition 5(a) (Ground Contamination)

Hi Russ

See below comments from EHO's on the above which you will need to address

I have reviewed the following reports:

1. Ground Investigation Report, Fairhurst, July 2023
2. Remediation Method Statement, Fairhurst, September 2023

Site Investigation

1. 12 cable percussive boreholes (CP01 to CP12)
2. 7 Groundwater and gas monitoring wells
3. 3 ground gas/ groundwater monitoring visits were specified over a 3-month period
4. Hydrocarbon odours were noted in two boreholes encountered in the Made Ground strata.
5. Asbestos was encountered within the matrix of one sample of Granular Made Ground
6. There were no obvious putrescible materials encountered in the made ground.
7. There was only localised wood degradable debris encountered in the made ground
8. For the assessment of the soil analytical results, with the exception of Lead, the human health assessment criteria applied are the 2015 LQM/CIEH 'Suitable 4 Use Levels' (S4ULs) and compared to residential without homegrown produce.
9. Lead, the 'medium risk' Category 4 Screening Level (C4SL) for the 'residential without home grown produce' land-use was adopted.

Soils Conditions

1. Elevated arsenic in BH05 at 2.0 mbgl (142 mg/kg) and in BH06 at 2.0 mbgl (92 mg/kg) with respect to their relevant Tier 1 value of 40 mg/kg
2. Elevated lead in BH05 at 2.0 mbgl (779 mg/kg), BH06 at 2.0 mbgl (908 mg/kg), BH07 at 1.5 mbgl (370 mg/kg) and BH10 at 1.0 mbgl (384 mg/kg).
3. Asbestos screening was carried out on ten samples of Made Ground. One sample of Granular Made Ground (BH10 at 1.0m depth) was found to contain chrysotile as fibres/clumps.
4. Elevated B(a)P in BH03 at 3.0mbgl, BH05 at 2.0 mbgl and BH07 at 1.5 mbgl. Elevated Benzene in BH01 at 0.1 mbgl, with elevated Aromatic C21-C35 in BH05 at 2.0 mbgl
5. Of the four samples of Granular Made Ground, one sample (BH10 at 1.0m) contained elevated B(a)P and Dibenzo(ah)anthracene.
6. The single sample of Macadam from BH10 at 0.2m contains elevated concentrations of B(a)P, Coronene and Dibenzo(ah)anthracene.

Ground Gas

Provisionally the site falls into CS1

Remediation Strategy

1. Provision of clean covers to landscape/garden areas as 150mm of topsoil over 300mm of subsoil;
2. Soil gas protection measures as a solid floor slab with basic gas membrane with sealed joints and penetrations;
3. Standard protection to buried water service pipes and sewer joints; and
4. Concrete design in accordance with BRE digest.

Although not encountered during the works the following risks items may be present:

1. Localised buried asbestos
2. Localised buried tanks;
3. Localised "hotspots" of soil contaminants as hydrocarbons;

If encountered these contaminants will require delineation, assessment through an updated risk assessment and if increased risks are identified the material may require removal.

The site investigation and remediation strategy are not acceptable and the following needs to be submitted:

1. Ground gas –CIRIA C665 recommends 6 visits over 3 months and not 3 visits over 3 months as mentioned in the report. They also need include visits where there is low and falling pressure.
2. Calibration certificates for the gas monitoring equipment used.
3. Updated Risk Assessment based on completion of the gas monitoring rounds.

4. Detailed Remediation Strategy to include a discovery strategy for any unexpected contamination/tanks

Best Wishes

Angela

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