

## APPENDIX B

### Ground Model



# Pre-Remediation Ground Model

***Rev A***

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**VertaseFLI** for  
*Nuvu Investments Ltd*  
November 2023



**REPORT TITLE:** Pre-Remediation Ground Model

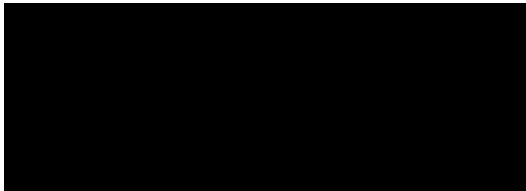
**REPORT NUMBER:** Rev A

**CLIENT NAME:** Nuvu Investments Ltd

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## 1.0 Introduction

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### 1.1 Appointments

- 1.1.1 Vertase FLI Ltd (VertaseFLI) was employed by Nuvu Investments Ltd ('the Client') to undertake pre-contract services to address the requirements of outstanding pre-commencement planning conditions associated with proposed land remediation works at the former Jackson's Brickworks, off Ten Acres Lane, Newton Heath, Manchester ('the Site'). Wardell Armstrong LLP (WA) has been retained by the Client as independent environmental consultant to oversee the land remediation works upon commencement.

### 1.2 Legal Context

- 1.2.1 Permission to undertake the proposed land remediation works was granted by Manchester City Council (MCC) (MCC application number 129197/FO/2021) subject to conditions.
- 1.2.2 The planning permission for the proposed land remediation works is intended to enable redevelopment of the site for a mixed residential and commercial end use, which has also been granted permission by MCC (MCC application number 133700/FO/2022).

### 1.3 Document Purpose

- 1.3.1 The purpose of this report is to build upon site investigations and previously submitted reports to better define the ground conditions and geological setting of the site, as well as provide further clarity on the deposited waste and other materials at the site.
- 1.3.2 This is required to inform the remediation scope and strategy of works and practical elements of the remediation as well as contributing to the understanding of the environmental setting and conceptual site model (CSM) for the site. The use of a detailed ground model, Pre-Remediation, will be followed post remediation with an updated "Post Remediation Ground Model". This updated ground model will contain, as well as historic information, a complete data set collected during the remediation in order to:
- 1) Confirm the CSM.

- 2) Present and assess PFAS related data collected to aid risk assessment.
- 3) Provide validation and verification data.
- 4) Provide details collected during execution of the "Dynamic Strategy".

1.3.3 The Post Remediation Ground model will utilise a bespoke designed database application that will collate and visualise all relevant data. This database will be related to the site-based grid system and data will be recorded on a 3-Dimensional basis. This database system is known as "VertaVerse" and will be a live application throughout the Remediation works. This will be available for review by the Remediation team and the regulators and will provide a full documented record of the works.

#### **1.4 Relevant Previous Work.**

1.4.1 The information contained within the reports prepared by Celtic and Wardell Armstrong has been used to inform the Pre remediation ground model. Where necessary, the information has been supplemented with primary data collected by VertaseFLI. See Appendix A for full report references.

## 2.0 Pre-Remediation Ground Model

### 2.1 Data input and Modelling approach

- 2.1.1 The site has been modelled using data from the various ground investigation reports, (Celtic 2007), (Wardell Armstrong 2019, 2020, (combined in 2022)). Data has been extracted from the site investigation locations to create a model that shows the meters above ordnance datum (mAOD) of the base of made ground across the site.
- 2.1.2 Analysis of the logs has allowed the determination and classification of the type of made ground based on this analysis. This in turn has led to the creation of a made ground model (Shown simply in Figure 1) using Surfer13 and LSS and has allowed for the volumetric assessment and definition of each material on site.

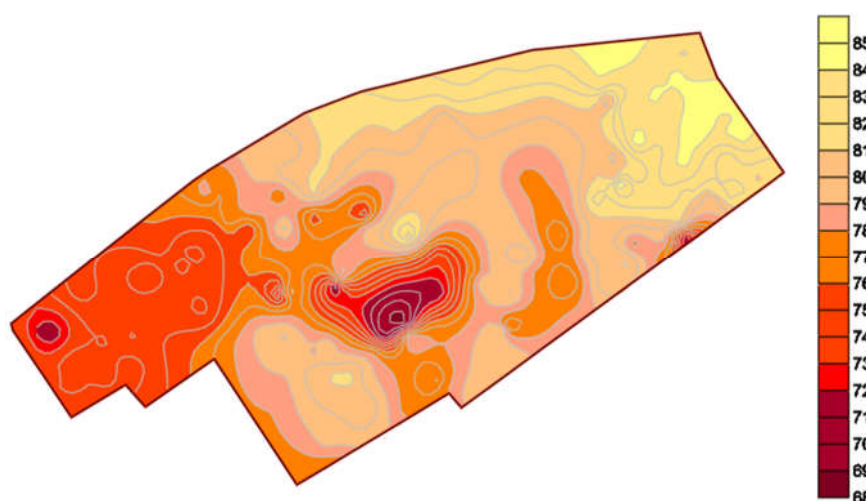


Figure 1 – Depth of Made Ground mAOD.

- 2.1.3 Figure 2 below and in Appendix B as D4744\_16 shows the depth of made ground below current ground level. VertaseFLI have utilised this information to create a 'proposed dig model' (Figure 3, Figure 4, and Figure 5) which is a basis for the remediation platform or remediation formation level for the development.



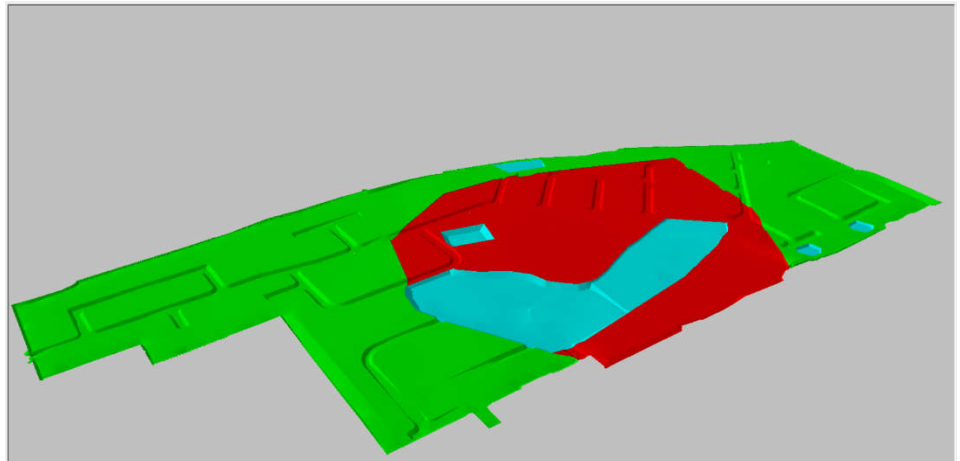


Figure 4 – Proposed Dig Model

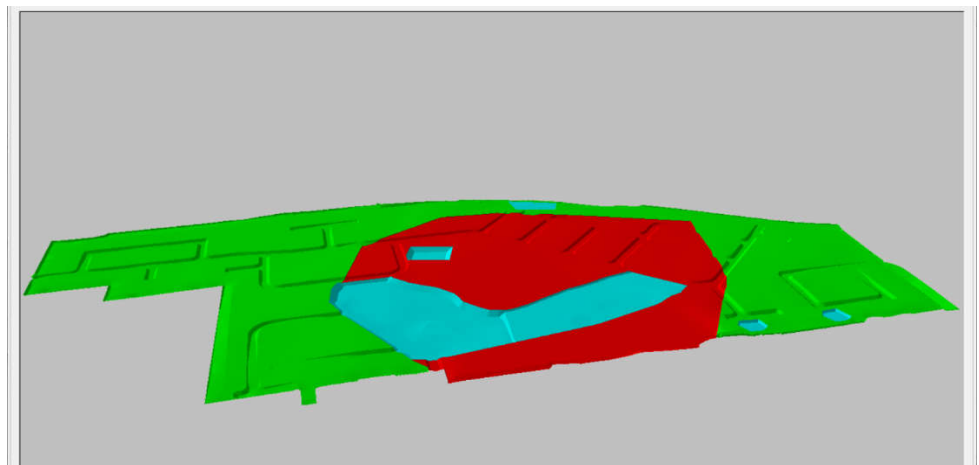


Figure 5 – Proposed Dig Model

- 2.1.4 The proposed dig model forms the basis for the excavation works and sets the areas for the implementation of the Dynamic Remediation Strategy with is detailed within the VertaseFLI Remediation Strategy.

## 2.2 Site Boundaries

- 2.2.1 The site is located west of the centre of Manchester in the Newton Heath area. The site is accessed via Ten Acres Lane on the Southwestern side of the boundary. The approximate grid reference for the centre of the site is SD 87556 00288.

- 2.2.2 Figure 6 below and in Appendix B as D1932\_20 shows the fenced area of the site, which is approximately 19.3ha, situated by Ten Acres Lane to the Southwest, Rochdale canal to the North, Briscoe Lane and associated housing to the South and Mitchell Street to the Northeast. The site also shares a boundary with the Ten Acres Lane Sports complex to the Southwest. The area is a mix of residential, commercial, and industrial uses. On the boundary to the site in the north, east and west it is mainly residential, with commercial or derelict sites to the west.

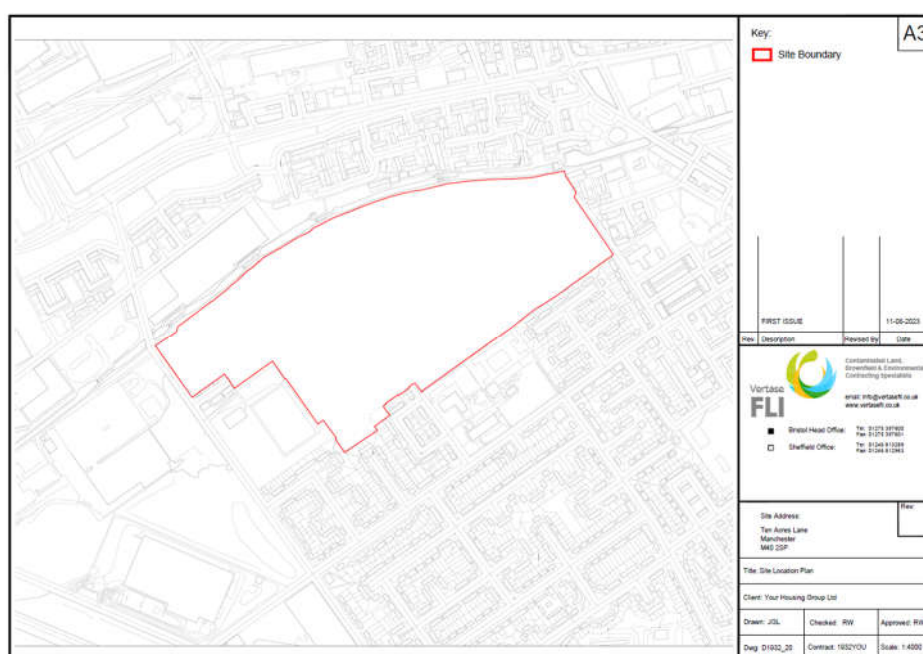


**Figure 6– Site Boundary**

- 2.2.3 The site has been left to become overgrown scrub land with former self set trees now removed. The aerial photos (figures 7-10) below show the site following the vegetation clearance in 2022.





**Figure 7-View north – Rochdale Canal and housing dense housing and well as industrial and commercial buildings**



**Figure 8- View west – views of industrial and commercial in the foreground with central Manchester in the distance**





**Figure 9-View east – mainly housing in close proximity to site with some commercial use and the canal to the north of the site.**



**Figure 10-View southeast – views of housing in the immediate area with the primary school to the south of the site to the right of this photo**

## **2.3 Historical Uses**

- 2.3.1 The site has had many previous uses in the past century, including the site of two brickworks, sports pitches and most recently was used as a landfill. The history of the site, in particular the way the brick pits were progressed and filled and how this correlates with the trial pit and

borehole logs and natural strata is key to providing a full understanding of the site and hence the design of any Remediation.

2.3.2 The below figures (Figures 11-19) below give an overview as to how the site was excavated and filled and aids in the preparation of a final ground model and the interpretation of the site investigation data.



Figure 11 – 1848 OS Map – Shows Open Fields



Figure 12 – 1889 – Shows the introduction of reservoir in the north and Brickworks to the west and various waterbodies across the site.





**Figure 13 – 1905 – Brickworks constructed to the east and the introduction of outlines of excavations.**



**Figure 14 – 1915 – Increased excavations shown.**

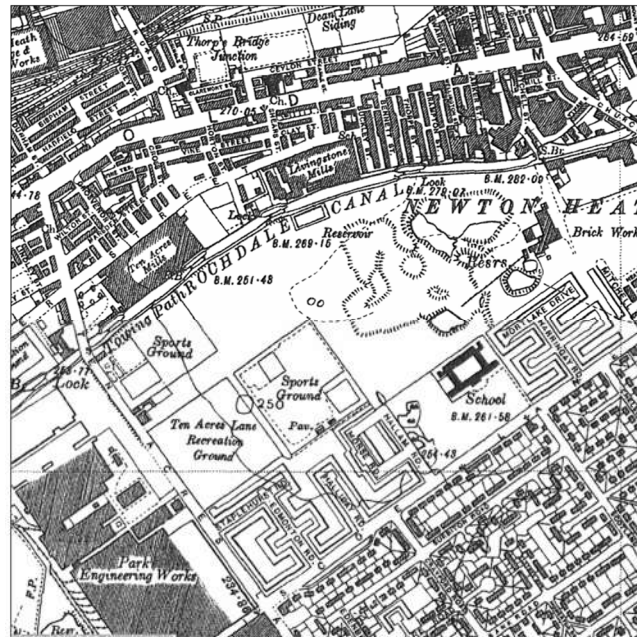


Figure 15 – 1938 – Brickworks to the west removed and replaced with sports ground, sports ground present in the southwest corner of the site.



Figure 16 – 1947 – Site largely unchanged.

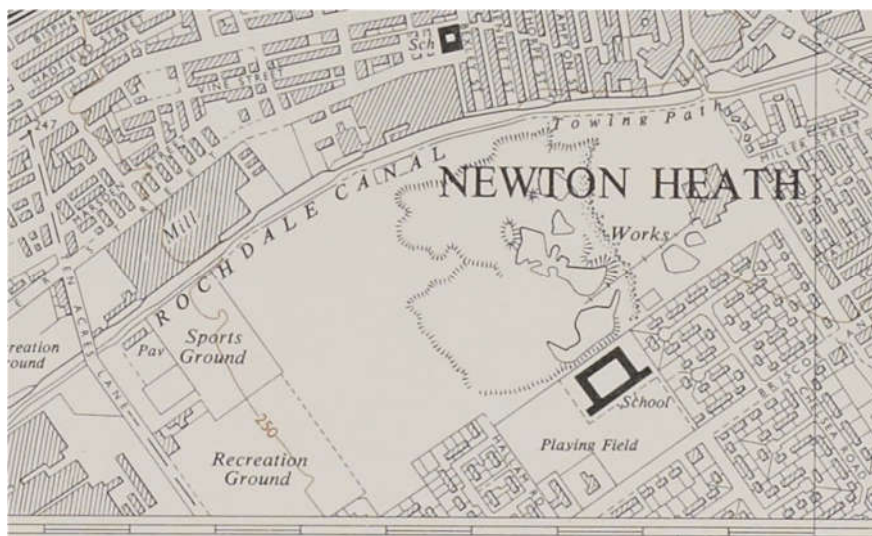
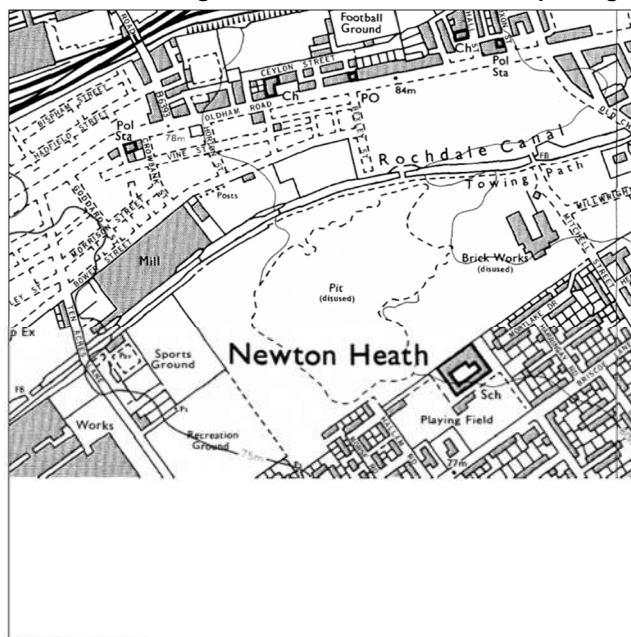


Figure 17 – 1956 – Removal of sports ground in the southwest.



**Landmark**  
Landmark Historical Map  
County:  
Published Date(s): 1978  
Originally plotted at: 1:10,000

Figure 18 – 1978 - Shows brickworks and pit to the east as disused.



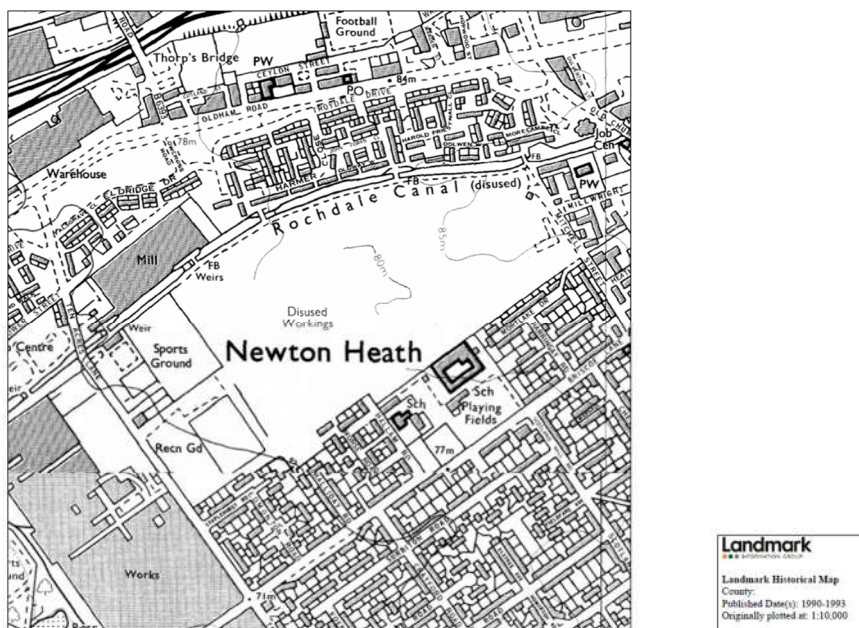


Figure 19 – 1993 – Shows the entire eastern part of the site as disused with the sports ground still present in the west.

## 2.4 Site Topography and Vegetation.

2.4.1 The site gently rises from west to east approximately 76mAOD to 85mAOD with a slight domed centre peaking at 86.5mAOD (Figure 20 below and in Appendix B as Drawing D1932\_06)) an initial site clearance of mature trees has been completed and is shown on Figure 21 and in Appendix B as Drawing D1932\_07.

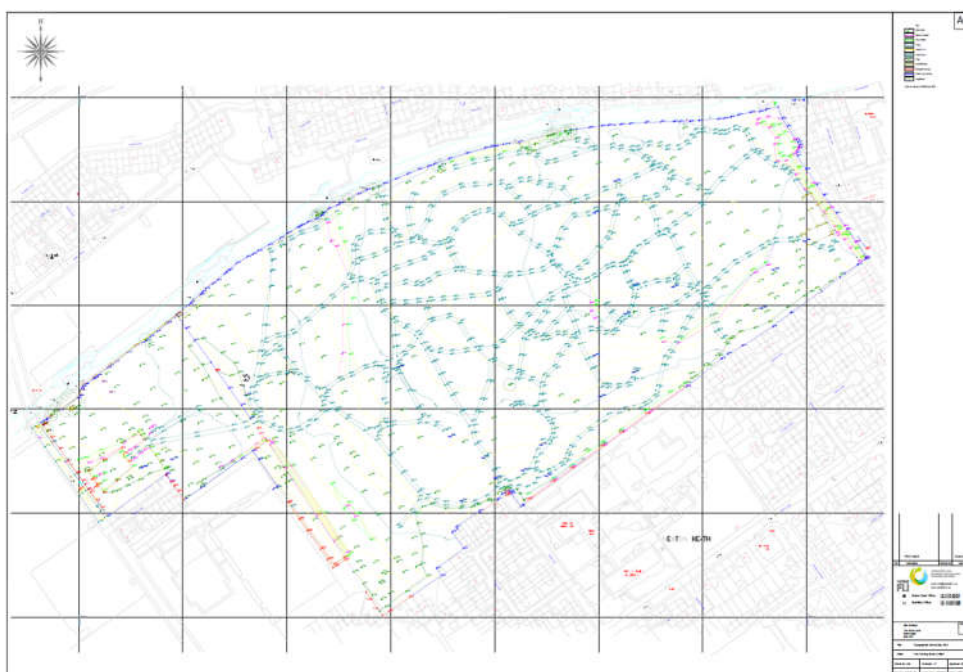


Figure 20 – Topographical Survey May 2022

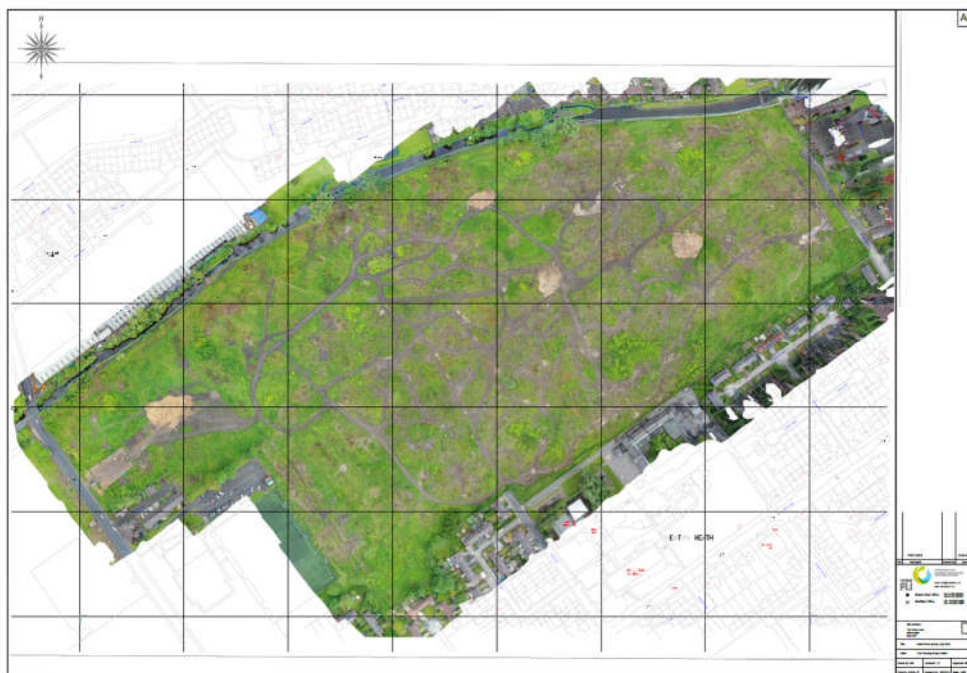


Figure 21 – Aerial Photograph showing initial site clearance June 2022

- 2.4.2 The site is currently derelict bounded by mature hedges to the north, west & south and a fence and Mitchell Street to the east.

## 2.5 Other Features of Note

- 2.5.1 A drainage ditch is present to the south of the site which has been installed to manage excess leachate which “overtops” the deeper fill area to this part of the site which was an historic brick pit. This is now managed and is currently pumped, treated and removed from site (Figure 22 below and in Appendix B as Drawing D1967\_07).



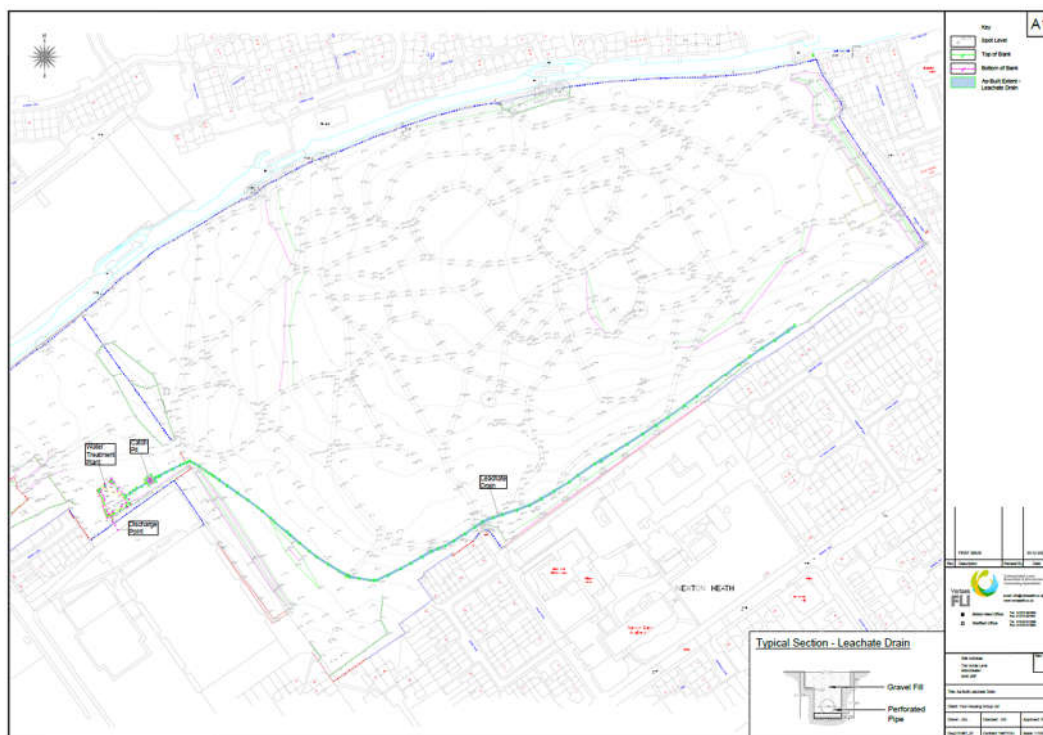


**Figure 22 – Leachate Drain General Arrangement**

- 2.5.2 The following figure (Figure 23 below and in Appendix B as Drawing D4744\_15) summarises the preceding to show the site features presents an overview of historic features. It also highlights that now surrounded by mainly housing and commercial property and the Rochdale Canal. This general history of the site has then been cross referenced to trial hole and borehole logs along with the topographical data, photographs, and observations to construct the overall ground model.

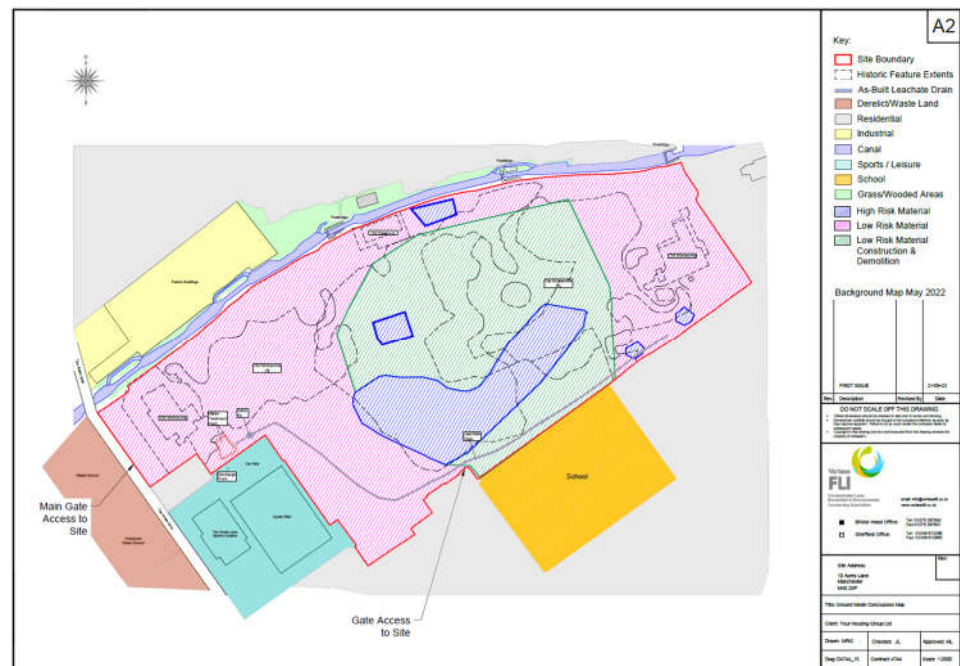


**Figure 23 – Site Features**

## 2.6 General Ground Conditions

2.6.1 Below is a summary of the current ground make up for the site for more detail refer to the historic site investigation reports, Conceptual Site model, DQRA and Options Appraisal/Remediation Strategy. References for which can be found at Appendix A.

2.6.2 Table 01 outlines a basic summary of the strata at the site.

**Table 01: Summary of Strata**

| Strata                                                           | Description (taken from WA reports)                                                                                                                                                                                                                                                                                   |
|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Made Ground</b>                                               | Comprises various types of Made Ground which include general granular soils, general cohesive soils, suspected combustion waste, suspected colliery spoil, construction and demolition waste and household waste.                                                                                                     |
| <b>Glacial Till</b>                                              | <p>Firm to stiff, fissured, brown, slightly sandy to sandy, gravelly clay with occasional lenses of predominantly medium dense, brown/grey gravelly clayey sand.</p> <p>The Glacial Till is identified to be a Secondary (Undifferentiated) Aquifer based on the BGS Aquifer Designation Map (Superficial Drift).</p> |
| <b>Weathered Sandstone of the Collyhurst Sandstone Formation</b> | <p>Extremely weak to weak, laminated, reddish brown, fine to coarse grained sandstone with well-rounded "millet seed" grains.</p> <p>The sandstone is identified to be a Principal Aquifer based on the BGS Aquifer Designation Map (Bedrock).</p>                                                                    |
| <b>Weathered Sandstone of the Chester Formation</b>              | <p>Reddish brown, fine to medium sand with black, red, white, and green grains and rare angular, fine black gravel.</p> <p>The sandstone is identified to be a Principal Aquifer based on the BGS Aquifer Designation Map (Bedrock)</p>                                                                               |

## 2.7 Made ground material types and classifications.

2.7.1 The next step in construction of the ground model was a review of all historical and recent site investigations. Logs, descriptions, and photographs were interrogated in order to allow the development of material type classifications. It is necessary to undertake this type of classification much in the way that natural geology is classified into

Strata. The evidence reviewed has allowed VertaseFLI to create three different material classifications of Made ground. All logs and supporting information can be found in the appendices of the relevant historical reports references for which can be found at Appendix A.

2.7.2 There are three main classifications of made ground materials which have been defined as follows:

- High Risk Materials or HRM
- Low Risk Materials-Construction and Demolition waste or LRM C&D
- Low Risk Materials or LRM

2.7.3 Further details and definitions of the above are set out in the following sections. A selection of photographs has also been included that typify each of the classifications to allow for future classification on site during the works and a greater understanding of the material types identified. Written descriptions alone can be complex and difficult to interpret.

#### **2.7.4 High Risk Materials (HRM)**

2.7.5 High Risk Materials are the materials we might reasonably and quickly identify traditionally as “waste”. The sort of material we would expect not to be readily reuseable or contain significant proportions of concrete and other materials that could and are regularly recycled for re-use as aggregates within construction. HRM could comprise the following components or a mixture of the following components. We have also added a “type” code to each of these to aid in clarity and referencing.

Type H1: Putrescible waste i.e., waste that can de-compose quickly.

Type H2: Chemical waste/Contamination above risk-based thresholds i.e., hydrocarbons, solvents, etc.

Type H3: Drums, tanks, chemical containers.

Type H4: Clinical Waste.

Type H5: Licensed Asbestos graves

Type H6: Tires.

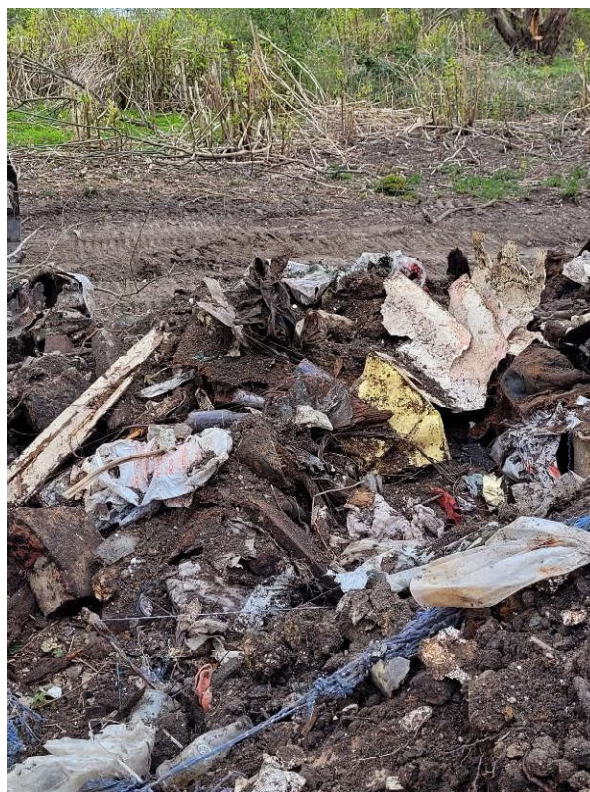
Type H7: Waste Electrical Items.



Type H8: Undesirable waste within a soil or rubble mass, within a grid square which is greater than 40% by volume and which may pose an ongoing risk of PFAS to controlled waters including.

- i. Plastic,
- ii. Carpets and other textiles,
- iii. Metal including household items such as pans, etc.
- iv. Rubber / PVC.

Typical Photos of HRM from the site investigation are below:



#### **2.7.6 Low Risk Materials C&D (LRM C&D)**

2.7.7 From a review of the data, it is also evident that there is a significant proportion of the waste, which is predominantly recoverable hard materials such as concrete, brick tile etc that can be segregated and crushed to reuse as engineered fill or aggregate. Whilst this material does contain some "waste" elements, the matrix is that which would be referred to as construction and demolition waste which is regularly recycled in the industry currently. This classification therefore could comprise the following components or a mixture of the following



components. We have also added a "type" code to each of these to aid in clarity and referencing.

Type L1: Made ground containing construction and demolition waste and not meeting the definition of high-risk material,

Type L2: Concrete, asphalt, bricks, ceramics, glass

Type L3: Ash / clinker with other incidental materials present in small proportion (20%-40%)

2.7.8 Typical Photos of LRM C&D from the site investigation are below:





## 2.7.9 Low Risk Materials (LRM)

2.7.10 Remaining materials that are not naturally occurring are what would often be referred to as "Made Ground" on Brownfield sites. This material is varied in nature but importantly contains only small proportions of waste or deleterious materials.

Type M1: Coal Measure Overburden with contamination concentrations not exceeding risk-based thresholds.

Type M2: Other natural geology with contamination concentrations not exceeding risk-based thresholds.

Type M3: Ash / clinker and other made ground materials (including Topsoil, subsoil etc.) with contamination not exceeding risk-based thresholds with other incidental materials present in small proportion (<20%)

2.7.11 Typical Photos of LRM from the site investigation are below:



## **2.8 Groundwater and Leachate Levels**

- 2.8.1 Historically there has been a lack of clarity with respect to groundwater and leachate levels at the site and their interaction with the surrounding ground both on site and in adjacent water bodies. As part of more recent works as well as historically, a number of groundwater monitoring rounds have been completed, the results of which have been assessed and analysed. Boreholes have been screened across a variety of strata/horizons and it can be seen that once these are segregated correctly there a number of distinct water bodies at the site. We have reviewed the historic data as collected by Celtic in 2007 and more recently by VertaseFLI in 2023.
- 2.8.2 There is water body within the Sandstone Aquifer which is confined by the Glacial Till. This is not in continuity with the fill materials at the site. Data from the sandstone aquifer has been contoured separately from other horizons, and it is seen to not be in direct continuity with the fill materials.
- 2.8.3 There is also a water table within the shallow natural deposits at the site which can be seen to have a different flow pattern when contoured to both the Deeper Sandstone aquifer and also to the made ground or "leachate" contours.
- 2.8.4 The flow pattern within the made ground/leachate has changed significantly over time. From the data and the flow patterns and from examination of the resulting 3D ground model, we are confident that the leachate in the site has been slowly filling the "waste pits" over time and that the daylighting or springing of water observed (and now managed) is as a result of the filling of these pits. If one looks at the below-ground topography, the leachate level, and the ground level, this can be clearly seen.
- 2.8.5 Whilst flow patterns differ, as might be expected, each of the 3 horizons are distinct. However, it is recognised that with coincidental groundwater levels in the shallow natural aquifer and the leachate in places, it is possible that a link between the made ground aquifer and the shallow natural aquifer may be present in places but not in all areas of the site.

- 2.8.6 This data has also been added to the ground model as Figure 24 to 26 below and also in Appendix B and Drawings D1932\_07, D1932\_21B and D1932\_21, to enable the assessment of the interaction between excavations, remediation and the management/remediation or groundwater/leachate. Remediation requirements will be set out in the Remediation Strategy.

Figure 24: GW data (Celtic)

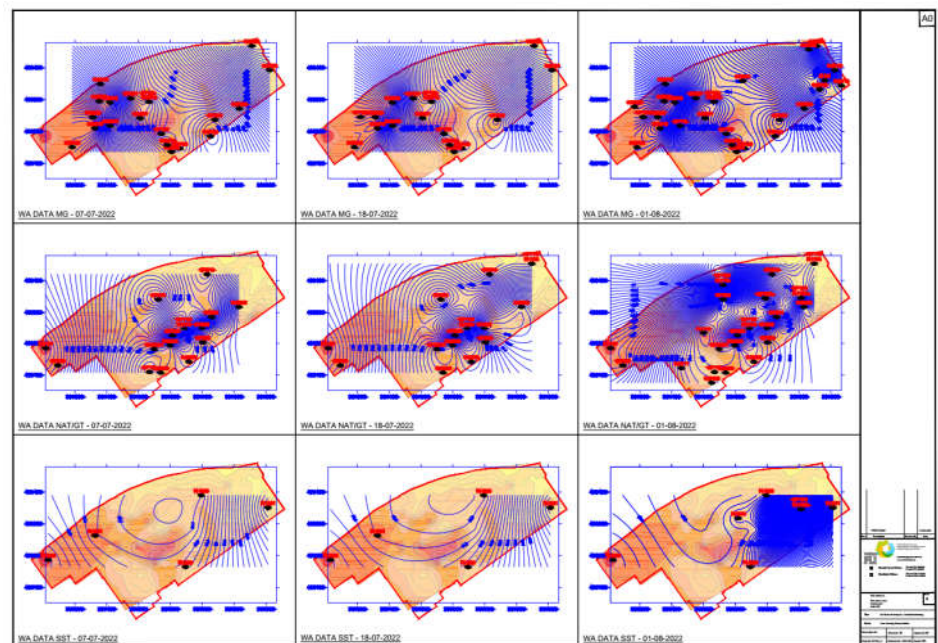




Figure 25: GW Data (WA)

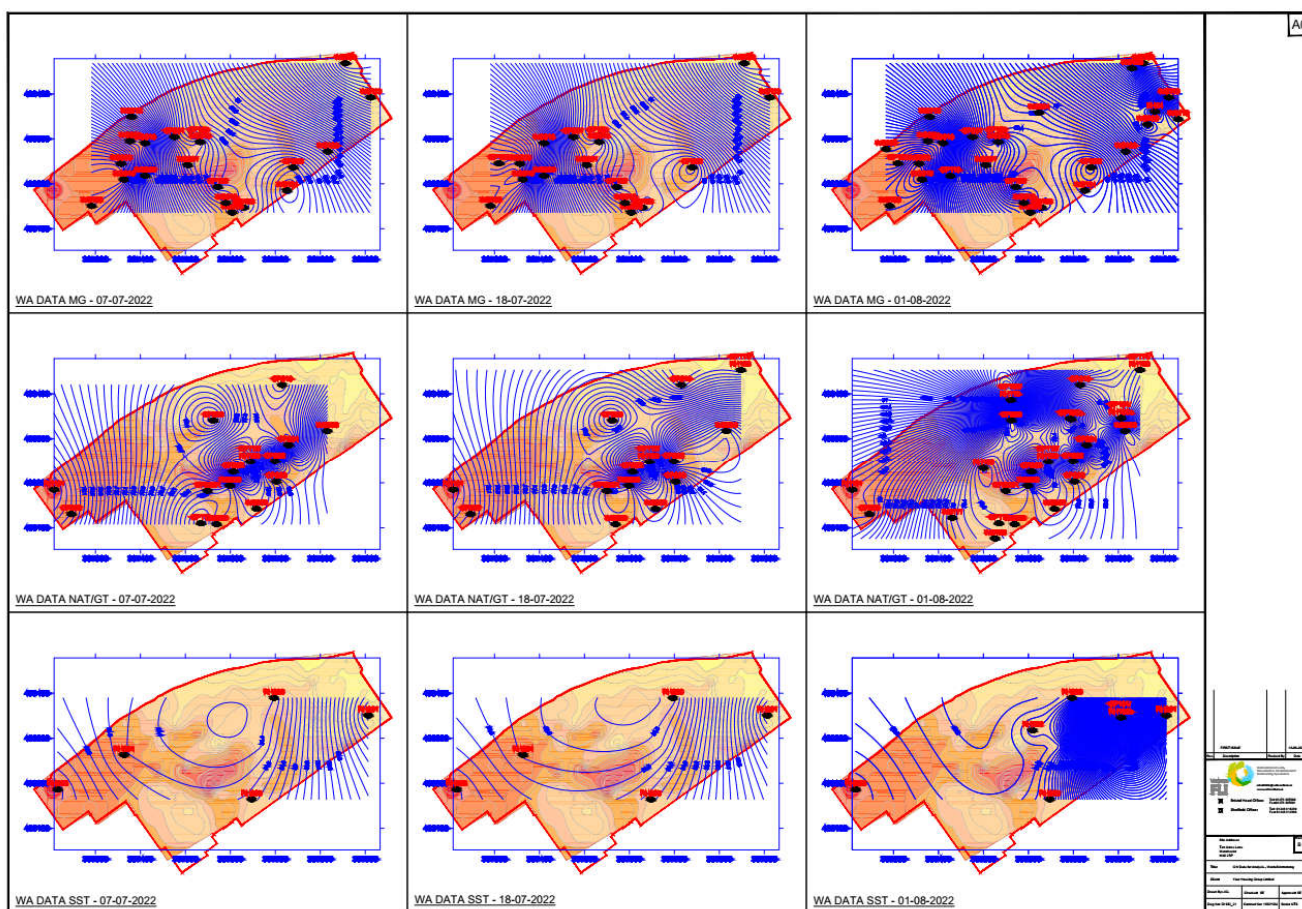
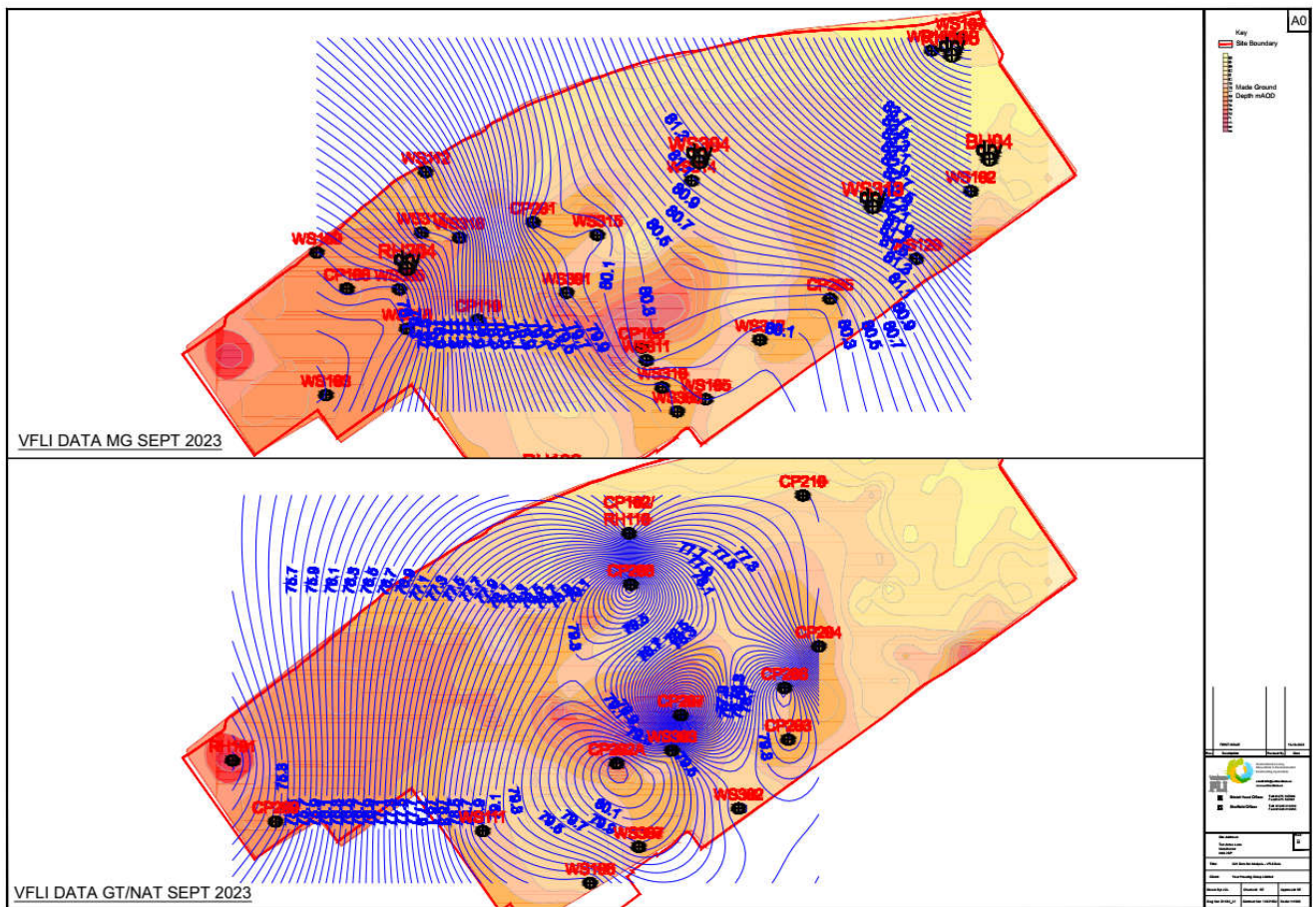


Figure 26: GW Data (VertaseFLI)



## 2.9 Invasive species

- 2.9.1 The site investigation works have identified non-native invasive species on site that include Japanese Knotweed. A separate invasive species management plan has been prepared and presented within the *VertaseFLI Options Appraisal and Remediation Strategy, November 2023*. and remedial works will be carried out prior to the main remediation works on site.
- 2.9.2 Figure 27 below and in Appendix B as Drawing D1932\_08 shows the identified extent of invasive species on the site. It is important to note that the invasive species occur in areas of HRM, LRM C&D and LRM. Material containing Japanese Knotweed or other invasive species will be first segregated and managed for the Japanese Knotweed presence before other treatment or segregation is considered.

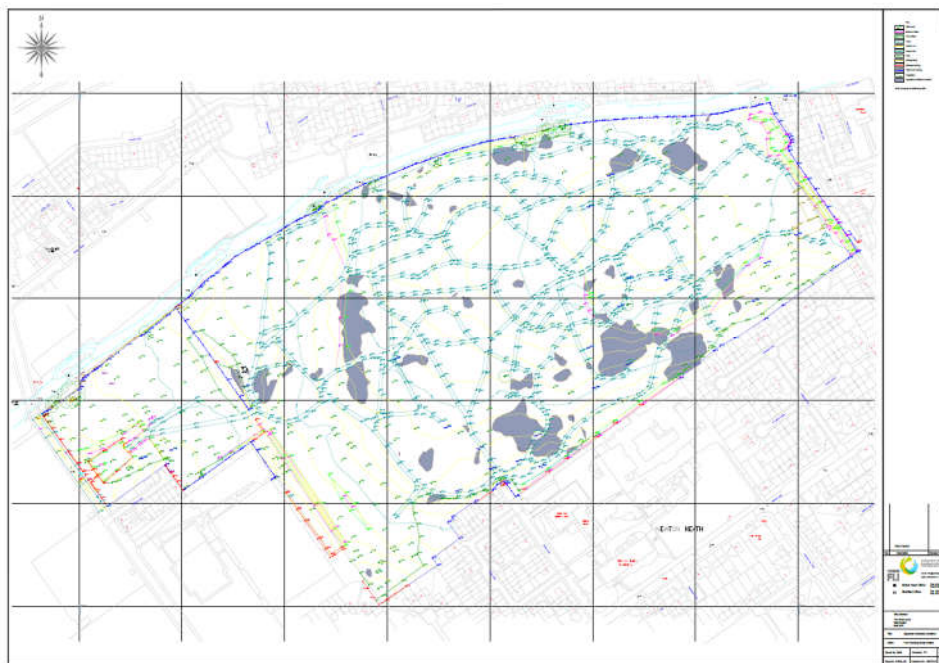


Figure 27 – Invasive Species Location Plan

## 2.10 Volumes and Spatial Arrangement of Materials

2.10.1 The ground model has been used to determine quantities for the main material types that are targeted for treatment. These Volumes are subject to change as the “Dynamic Remediation Strategy” is implemented but in broad terms the volumes for the basic excavation depth are as follows in Table 02 gives the volumes of material based on classification:

Table 02 – Material Volumes

| Material Classification | Volume (m3)    |
|-------------------------|----------------|
| High Risk Materials     | 83,778         |
| Low Risk Materials C+D  | 96,110         |
| Low Risk Materials      | 92,359         |
| <b>Total</b>            | <b>272,247</b> |

2.10.2 Material boundaries have been defined using a combination of all the available data described in this report and utilising the 3D model constructed in LSS and Surfer. The delineation of the materials has



been done on the basis of the 3 main material types as set out above. LRM, LRM C+D and HRM. The Figure 28 below and in Appendix B as Drawing D4744\_12 shows these areas in a simple diagrammatic output from the ground model.



**Figure 28 – Material Locations (beneath topsoil).**

2.10.3 Topsoil is widespread across the site as shown on Figure 29 and in Appendix B as Drawing D4744\_25



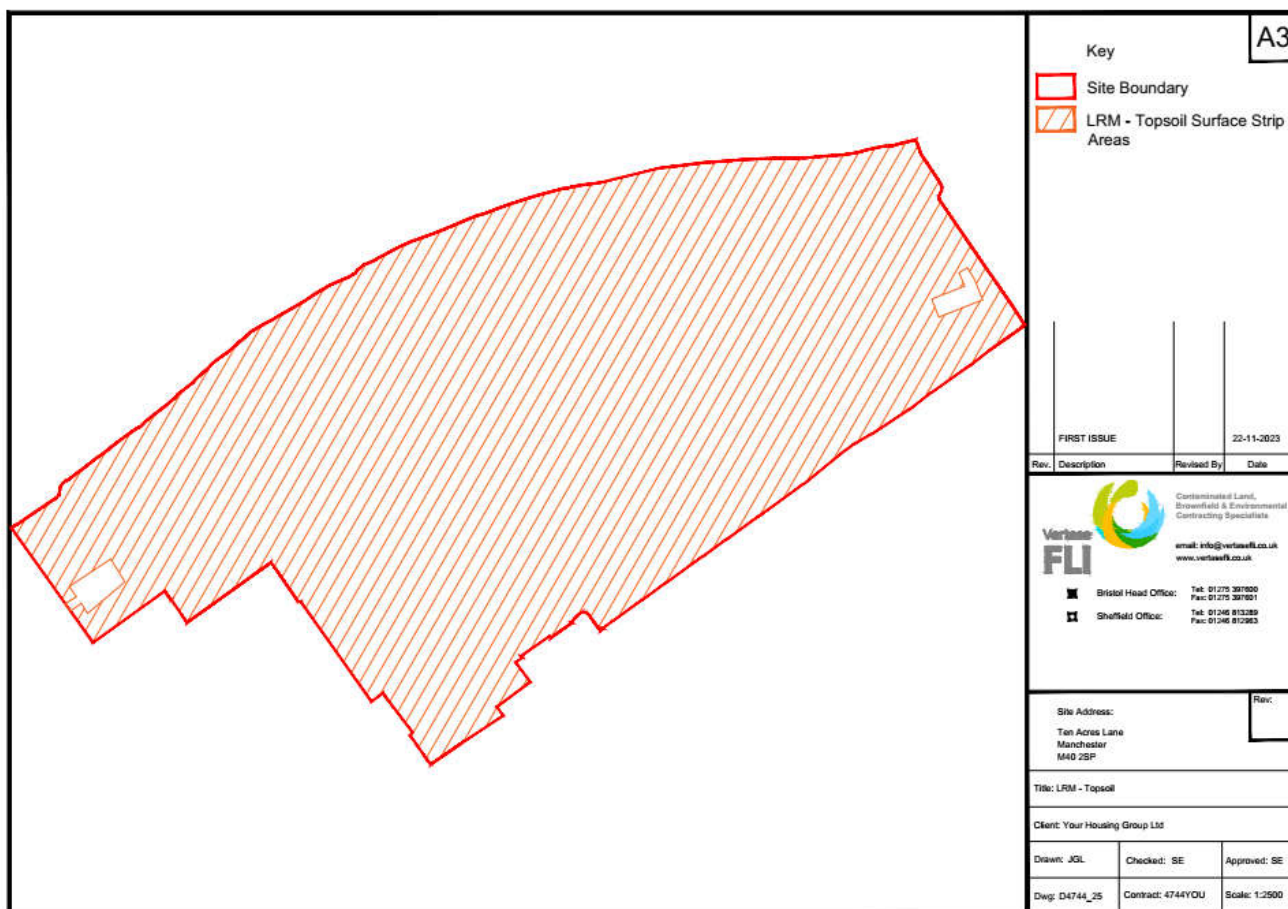


Figure 29 – Topsoil locations

## 2.11 Contaminant Sources

- 2.11.1 A full assessment of contaminant sources, pathways, and receptors (pollutant linkages) has been made in other reports and is not repeated here. (See References at Appendix A). Notwithstanding the “dynamic approach” to the remediation as part of the development of the ground model, an assessment has been undertaken to ensure that the currently defined hotspots that require remediation are within the stated excavation depths. The use of the VertaVerse database and the further collection of data will also ensure that any contamination hotspots that are found as part of the Dynamic Strategy or further investigation are recorded and added to the ground model.

## 2.12 Historic Structures

2.12.1 There is the potential for historic structures and foundations in the footprints of the historic brickwork boundaries as well as features associated with both historic sports pitch areas. Figure 30 below in in Appendix B as *Drawing D4744\_14* gives an overview of areas where significant historic structures have been identified and again excavation depths have been set to ensure that these structures will be identified and removed during the remediation works.



Figure 30 – Historic Structures

## 2.13 Services and Utilities

2.13.1 There are several historical services connections to the site which may pose risk to both the future development and may also provide preferential pathways for contamination, vapours, and gas. These pathways are discussed in more detail in the historical reports references for which can be found at Appendix A. For the purposes of the ground model these have been incorporated to ensure that they are managed as part of the remediation works with the recording of work undertaken to these pathways added to the VertaVerse database of the site and ultimately the Post Remediation Ground Model. Figure

31 below and in Appendix B as Drawing D1967\_01 shows the services and utilities currently identified on site.



**Figure 31 – Services and utilities**

## **2.14 Proposed Development Platform**

- 2.14.1 The final piece of the Pre-Remediation Ground Model is the proposed topography of the site post remediation. A development platform has been designed to reflect the final site development landform. This can be seen in Figure 32 below and in Appendix B as Drawing D1932\_13.

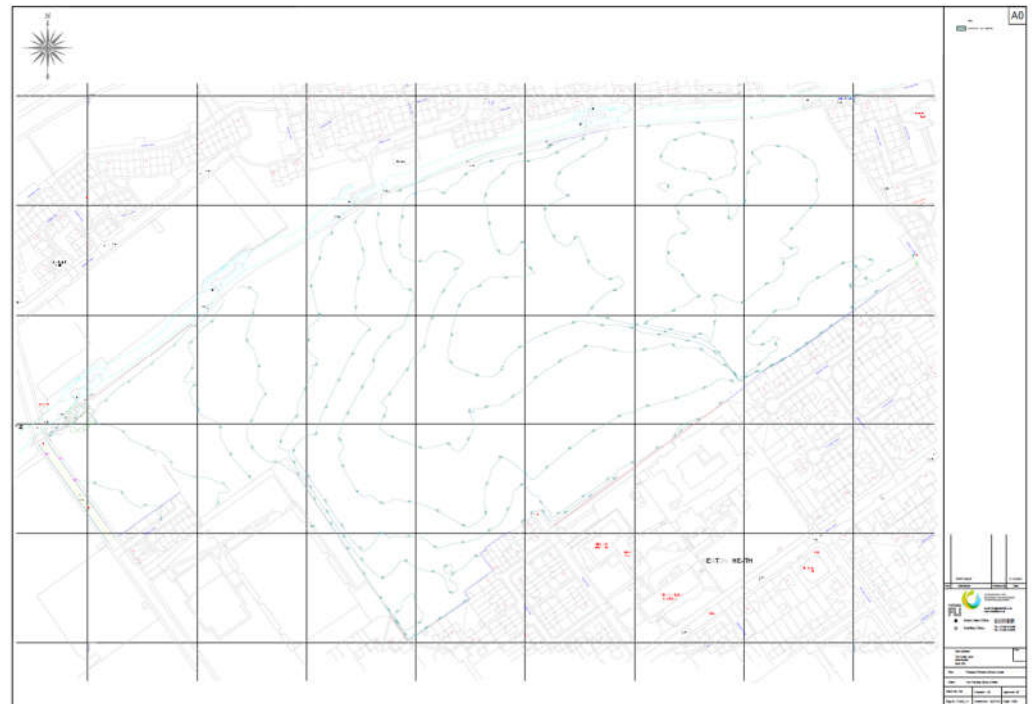


**Figure 32 – Proposed Development Levels**



## 3.0 Conclusion

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### 3.1 Ground Model Conclusion

3.1.1 There is sufficient understanding of the environmental setting of the site and the ground model has inputted into the Conceptual Site Model (CSM) and understanding of the site source-pathway-receptor linkages and potential linkages. The site investigations and historical mapping for the site are extensive. When combined, they provide a robust understanding of the spatial arrangement and the 3-dimensional arrangement of the historical filling to the site. The compilation of this ground model has allowed us to understand and define the depths of filling, the spatial arrangement of the filling and the volumes of the same. This has allowed us to consider the practical elements of the scheme for both the soils remediation and leachate remediation which will now be set out in the remediation strategy. This ground model forms an essential part of this strategy development in allowing us to interrogate the various options for remediation and to assess and design the practical aspects. The use of the 3D model has also allowed us to classify the deposited materials at the site into 4 distinct categories. Topsoil's, LRM, LRM C&D and HRM each material requiring a different approach and consideration for excavation, remediation, and provision of development platform.

### 3.2 Post Remediation Ground Model.

3.2.1 It is proposed that following the agreement of the Remediation Strategy, the remediation works will be implemented. During the Remediation, the collection of additional data will take place. This will be added to existing data (where relevant) to provide a complete data set for the site, post remediation. This data will be managed through a bespoke application that has been designed specifically for this project. This is known as "VertaVerse". VertaVerse will allow for mobile data collection in the field, and it will enable coordination, sharing and publishing of the existing relevant data, laboratory and ground investigation data collected during the remediation, validation/inspection data, photographs, and other site records. This VertaVerse database will publish data to both the Remediation Project Team and other regulatory stakeholders.

## APPENDIX A



### Historic Report References

## **References**

Celtic Technologies Ltd. Desk Study. R1077/06/2958. July 2006.

Celtic Technologies Ltd. Interpretative Report. R1077/08/3328. February 2008

VertaseFLI. Detailed Quantitative Assessment of Risk, Issue 1, Rev A, Prepared for Nuvu Investments Ltd. October 2023.

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Wardell Armstrong. Combined Phase I and Phase II Ground Investigation Report. May 2021. Version 1.1

Wardell Armstrong. Updated Combined Phase I and Phase II Ground Investigation Report. October 2022. Version 1.0

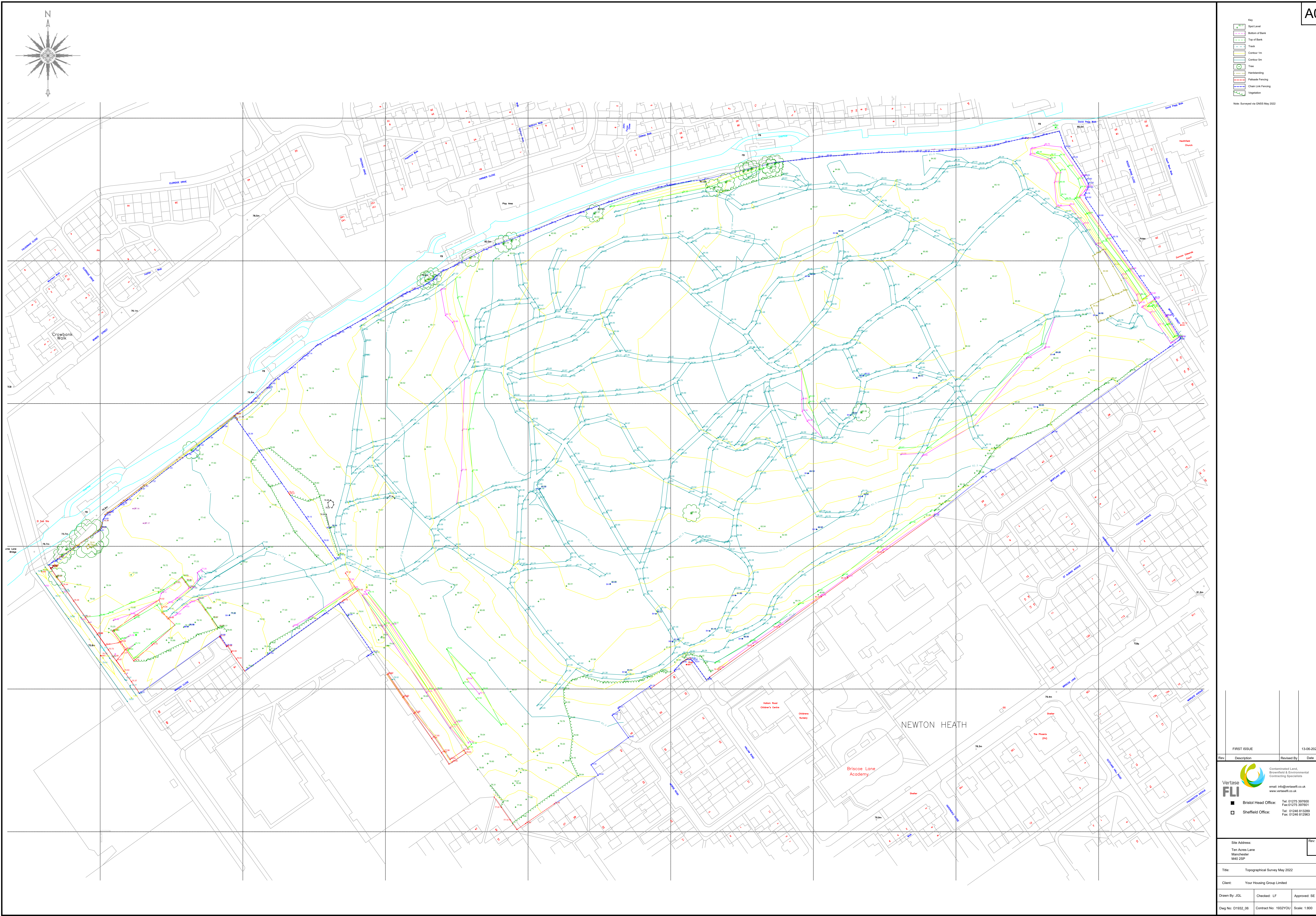
Wardell Armstrong. Technical Note. Deeper Ground Conditions and Laboratory Testing Clarifications. April 2023

Wardell Armstrong. Technical Note. Hydrogeological Conceptual Site Model Clarifications. March 2023

## APPENDIX B

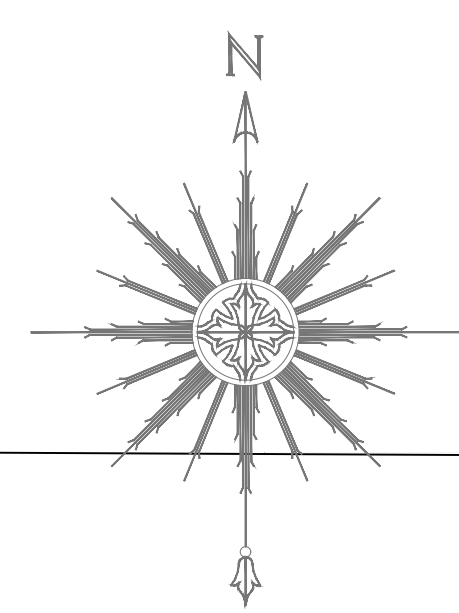
### Drawings





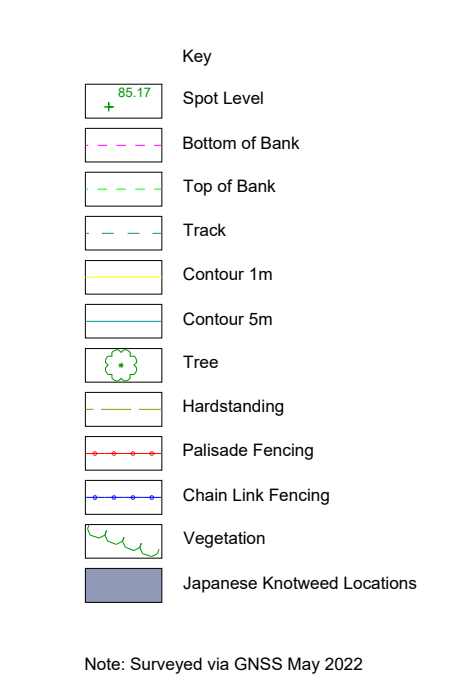
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| FIRST ISSUE                                                                           |                      | 13-06-2022                                                                                                                                                                                                                   |      |
| Rev.                                                                                  | Description          | Revised By                                                                                                                                                                                                                   | Date |
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| Site Address:<br>Ten Acres Lane<br>Manchester<br>M40 2SP                              |                      |                                                                                                                                                                                                                              | Rev  |
| Title: Topographical Survey May 2022                                                  |                      |                                                                                                                                                                                                                              |      |
| Your Housing Group Limited                                                            |                      |                                                                                                                                                                                                                              |      |
| Drawn By: JGL                                                                         | Checked: LF          | Approved: SE                                                                                                                                                                                                                 |      |
| Dwg No: D1932_06                                                                      | Contract No: 1932X00 | Scale: 1:800                                                                                                                                                                                                                 |      |





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| Site Address:<br><br>Ten Acres Lane<br>Manchester<br>M40 2SP |                                                                                       |                                                                             |              |            |
| Title:           Aerial Drone Survey June 2022               |                                                                                       |                                                                             |              |            |
| Client:         Your Housing Group Limited                   |                                                                                       |                                                                             |              |            |
| Drawn By: JGL                                                |                                                                                       | Checked: LF                                                                 | Approved: SE |            |
| Dwg No: D1932_07                                             | Contract No: 1932YOU                                                                  |                                                                             | Scale: 1:800 |            |





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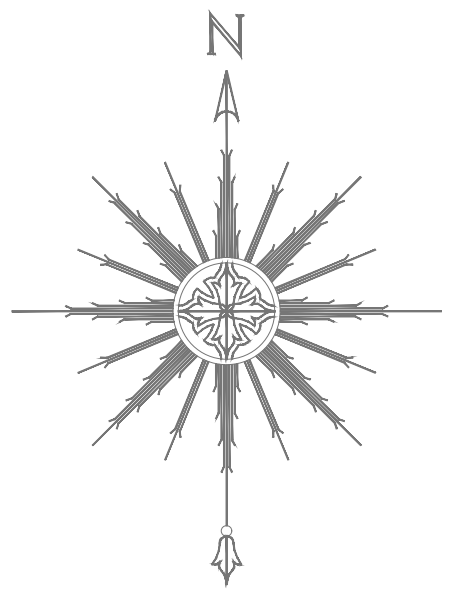
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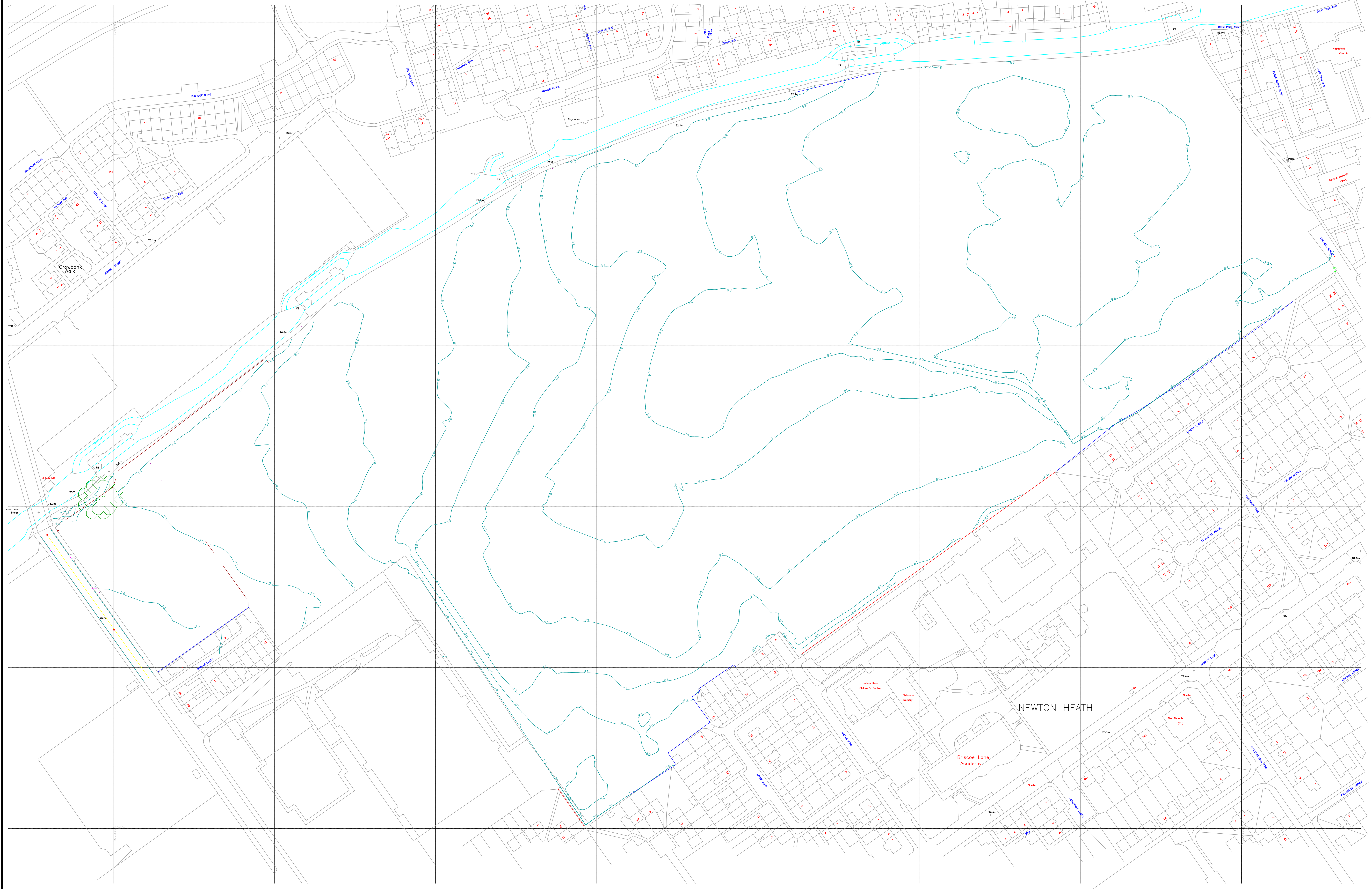
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| Title: Japanese Knotweed Locations                       |                      |              |      |
| Client: Your Housing Group Limited                       |                      |              |      |
| Drawn By: AMB                                            | Checked: TH          | Approved: MA |      |
| Dwg No: D1932_08                                         | Contract No: 1932YOU | Scale: 1:800 |      |





Key  
Contour 1m (mAOD)



| Rev | Description | Revised By | Date |
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Site Address: Ten Acres Lane Manchester M40 2SP

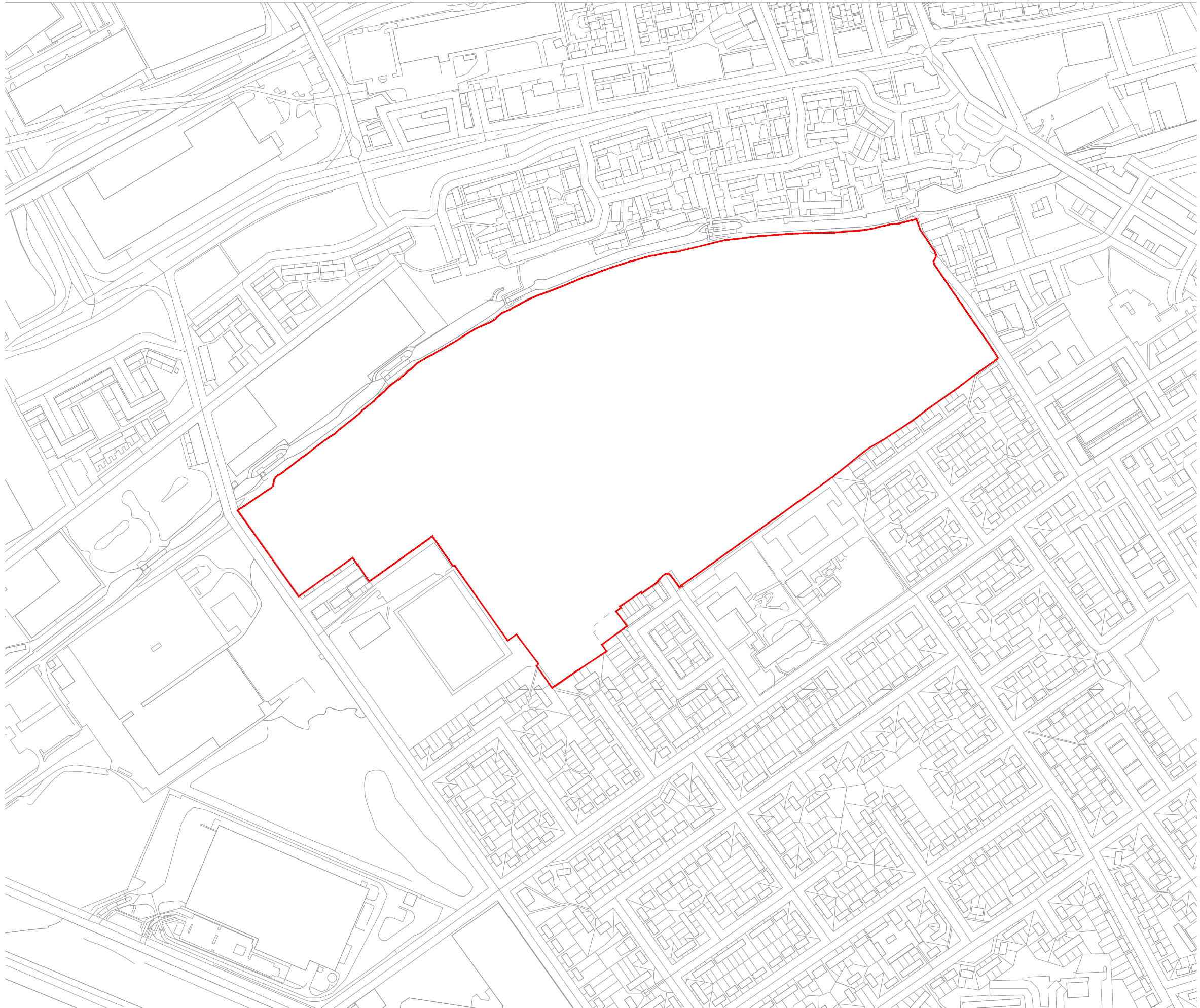
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Client: Your Housing Group Limited

Drawn By: JGL Checked: DS Approved: SE

Dwg No: D1832\_13 Contract No: 1932YDU Scale: 1:800





Key:

Site Boundary

|  |             |            |
|--|-------------|------------|
|  |             |            |
|  | FIRST ISSUE | 11-08-2023 |

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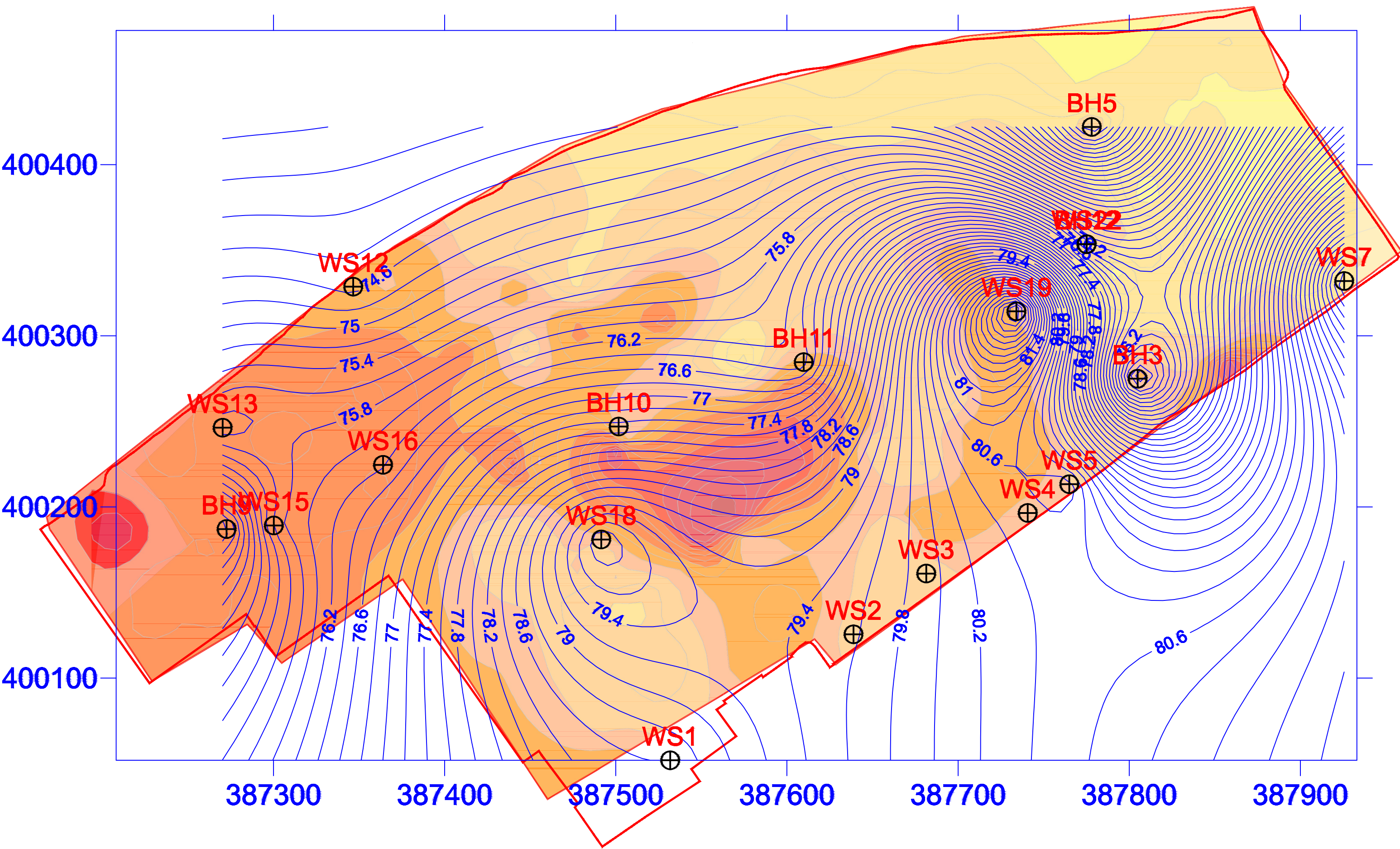
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|--------------------------------------------------------------|------|

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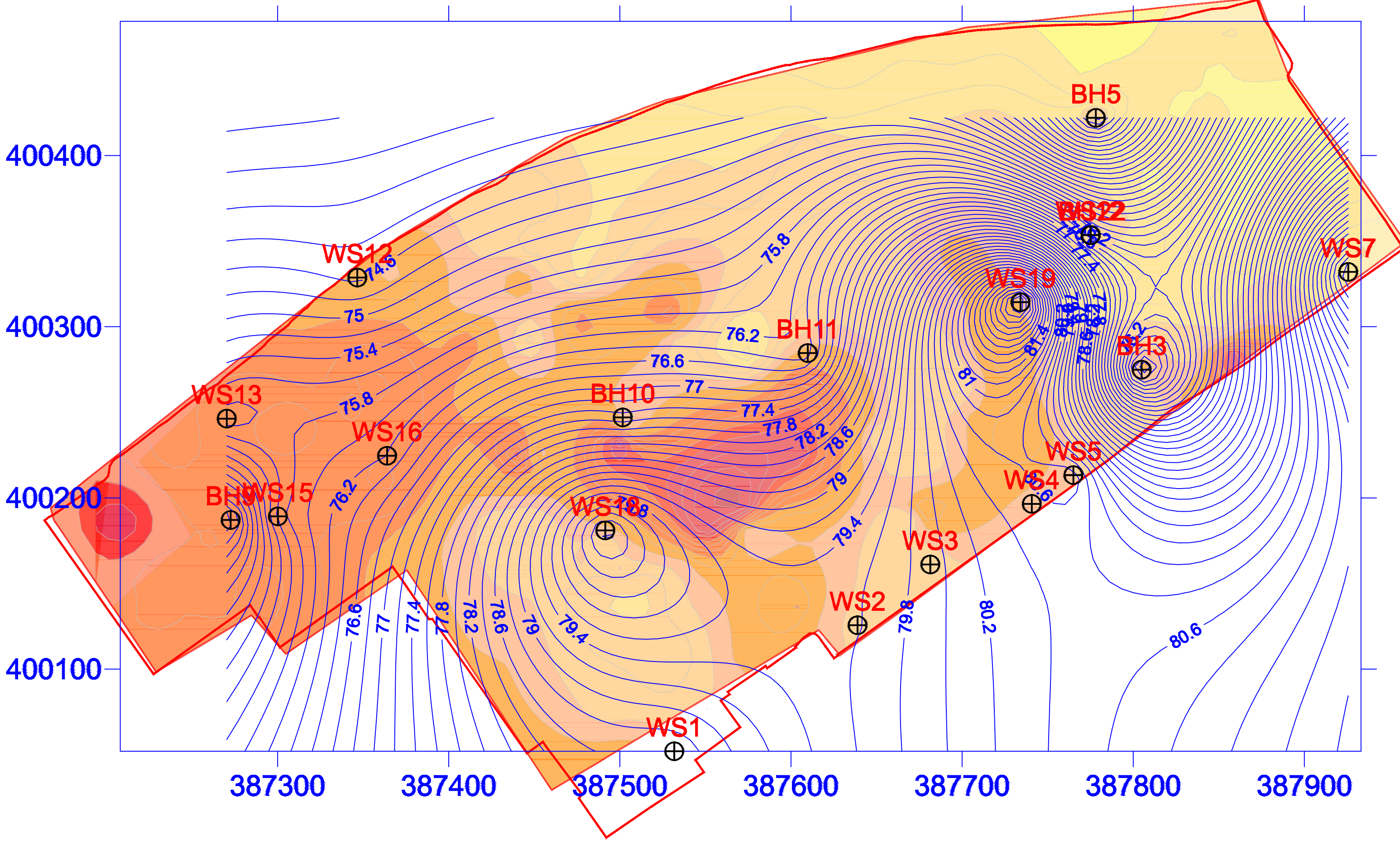
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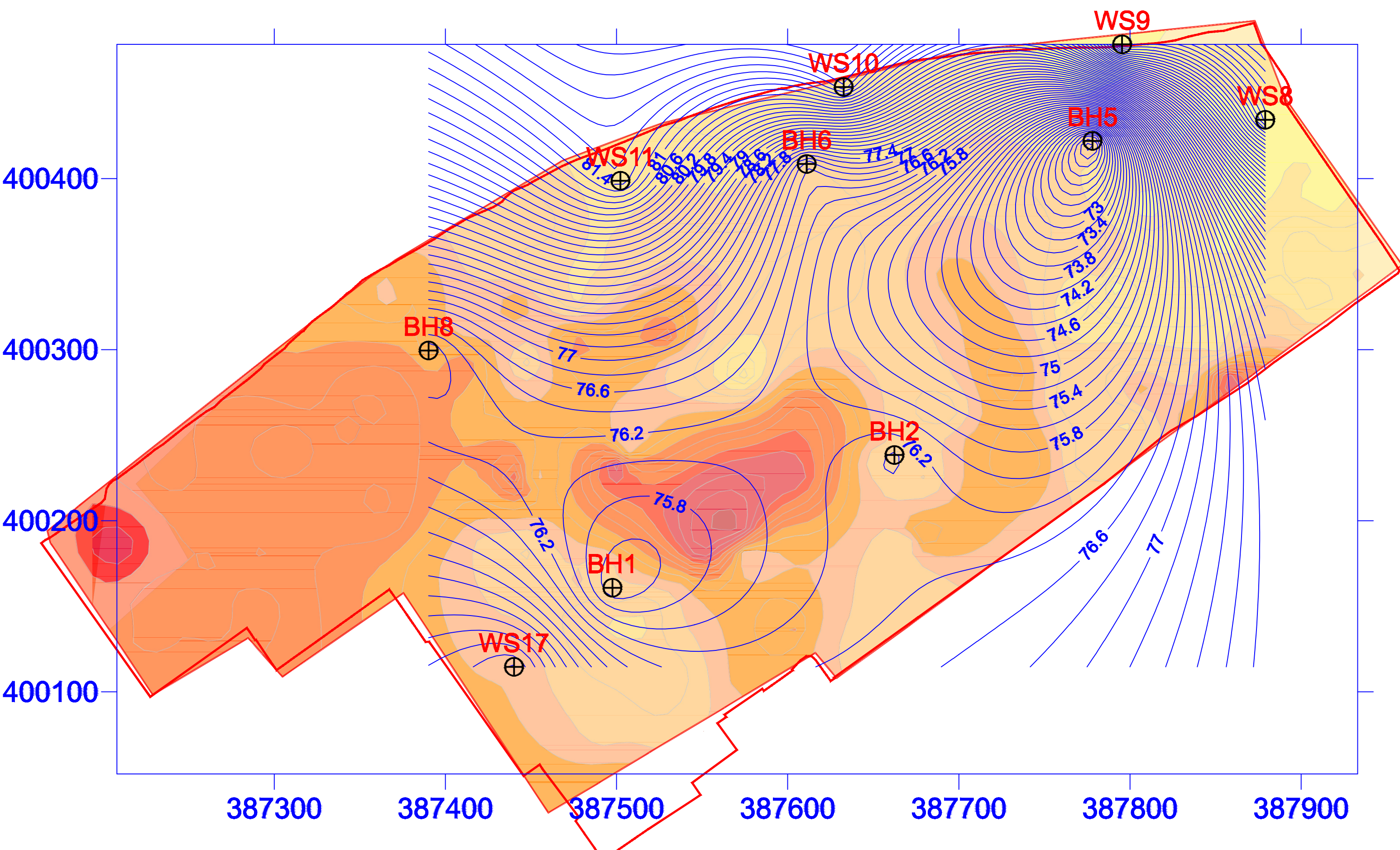




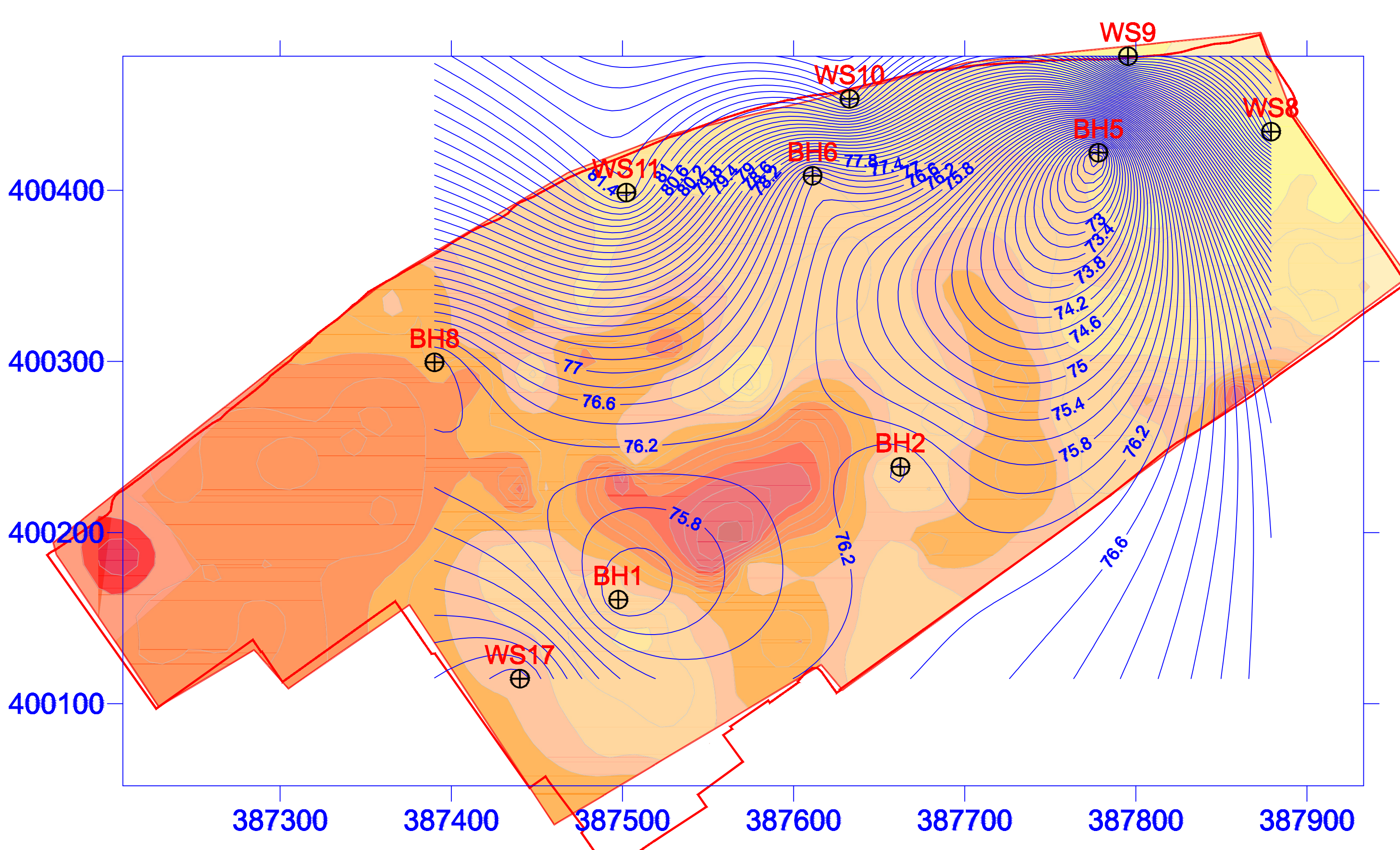
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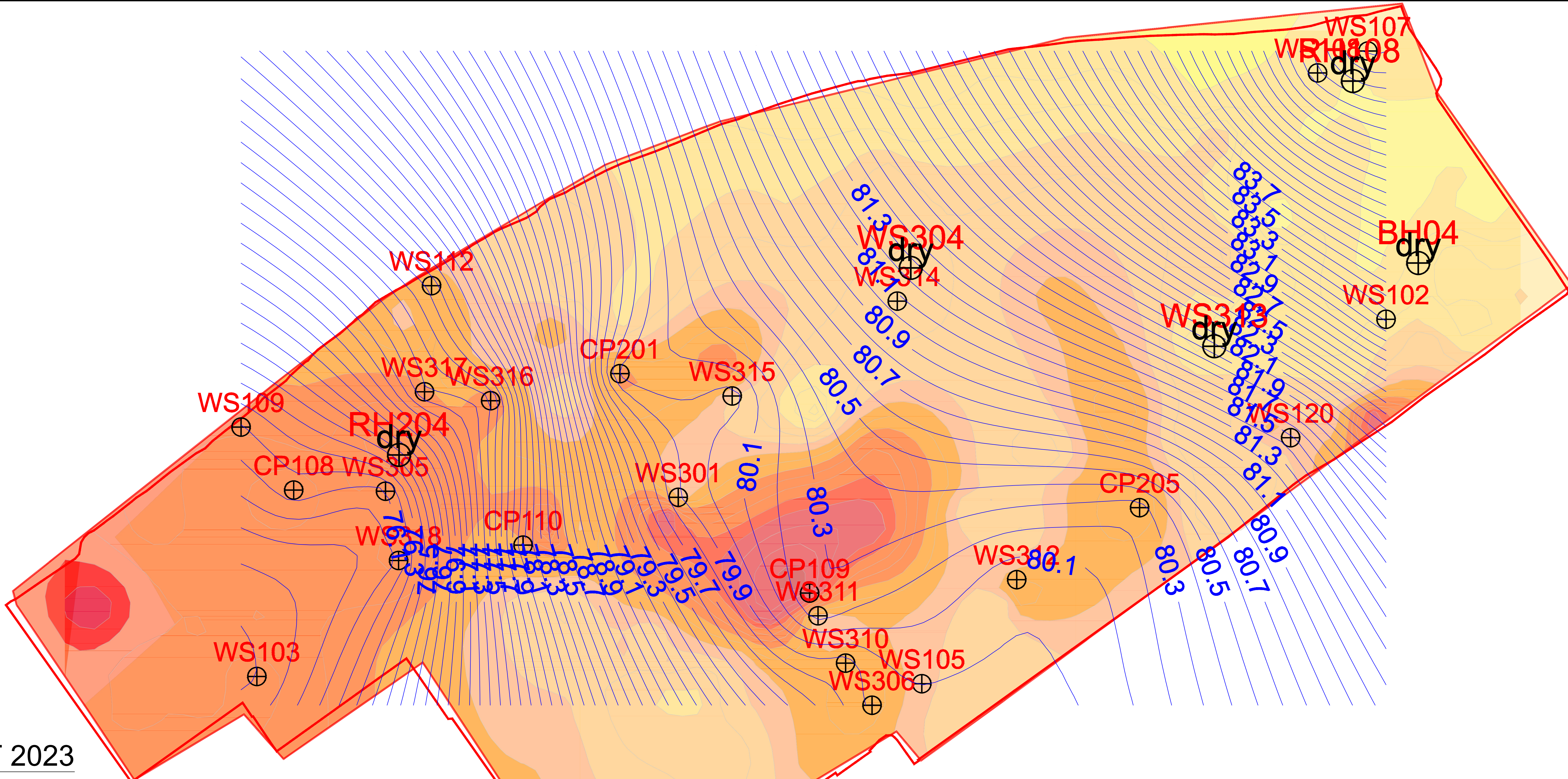
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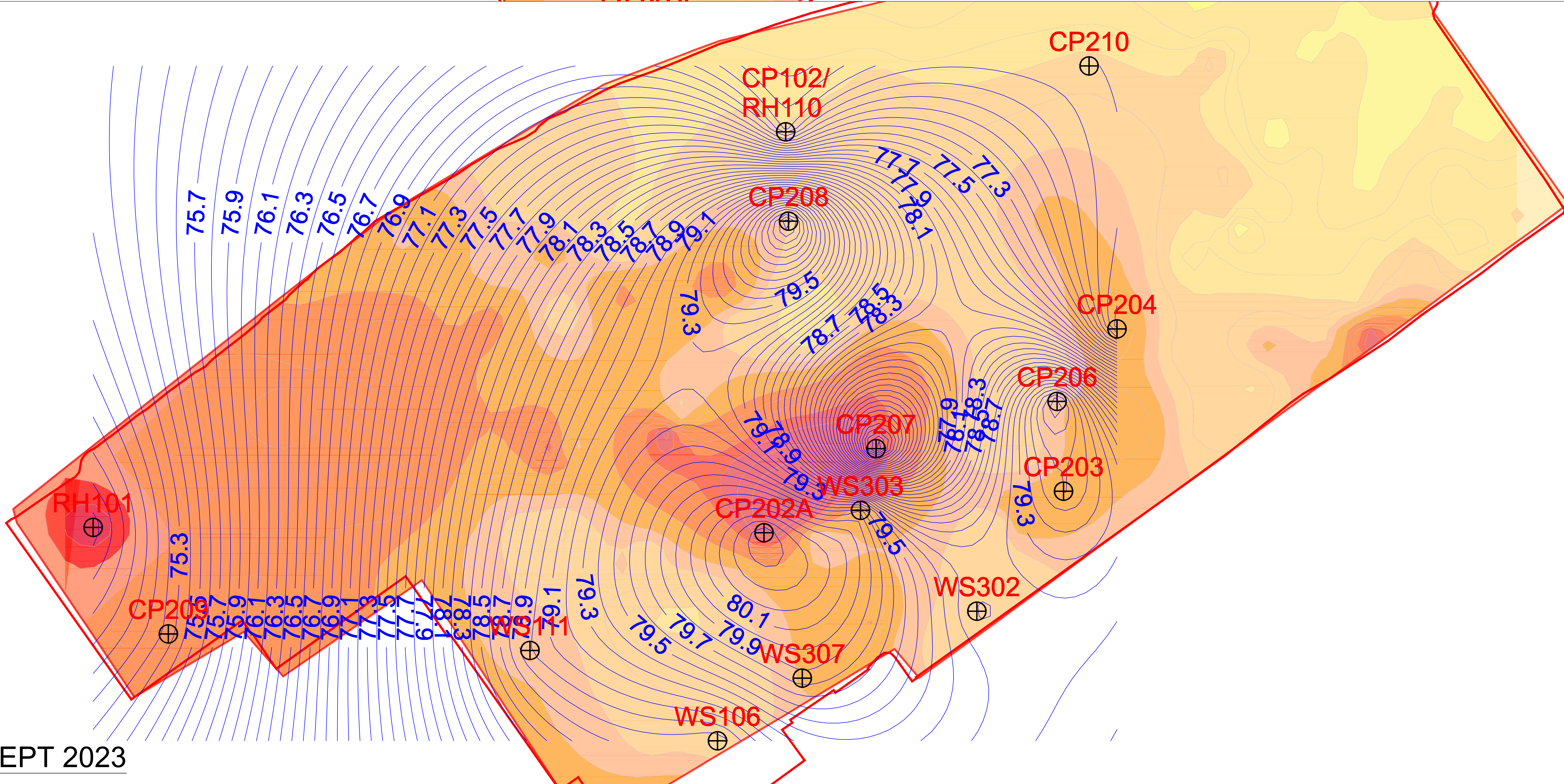
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| Client: Your Housing Group Limited                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                      |              |      |
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| Dwg No: D1832_21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Contract No: 1932YDU | Scale: NTS   |      |





VFLI DATA MG SEPT 2023



VFLI DATA GT/NAT SEPT 2023

Key

Site Boundary

Made Ground  
Depth m AOD

85  
86  
87  
88  
89

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|------|-------------|------------|------|
| Rev. | Description | Revised By | Date |
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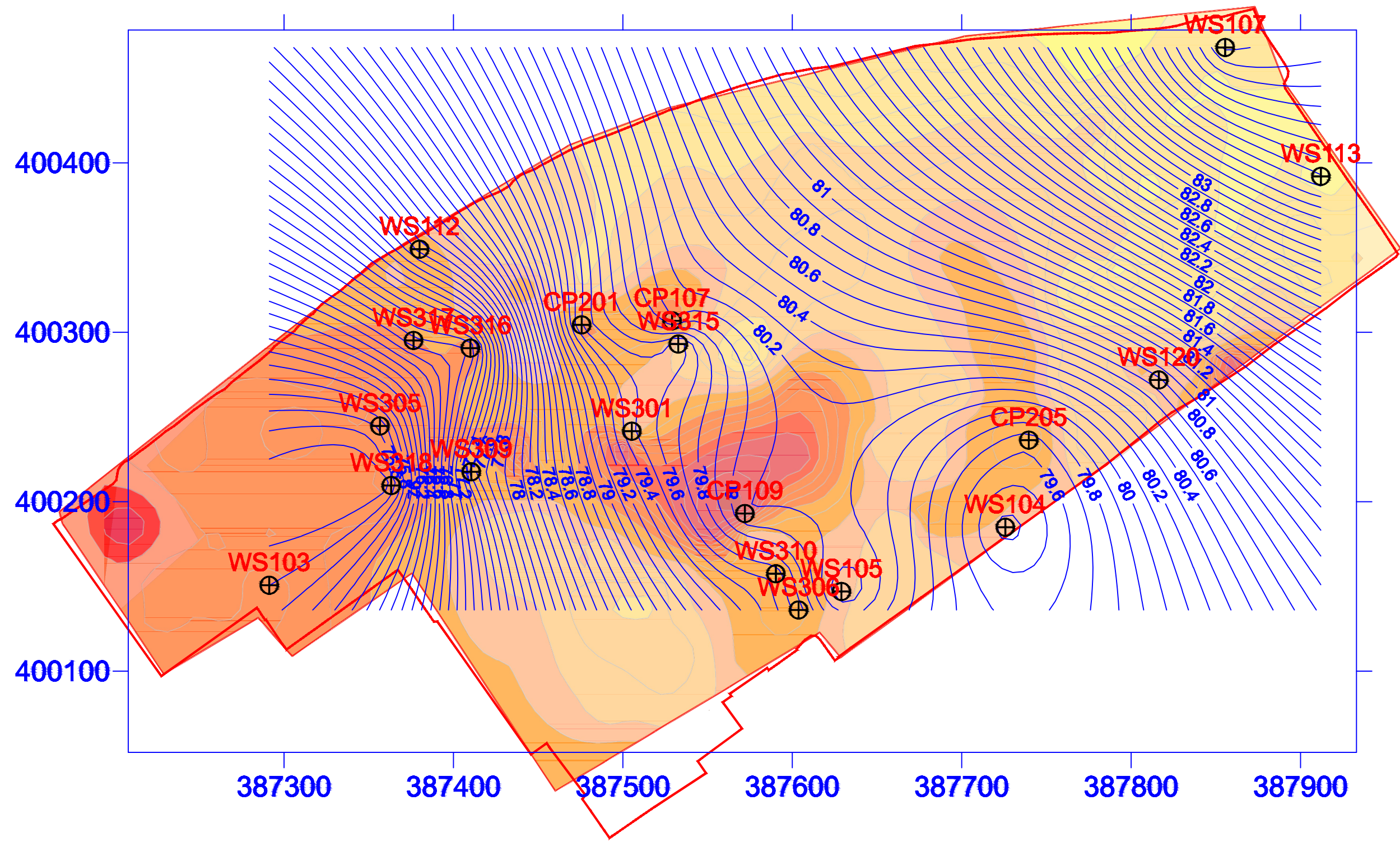
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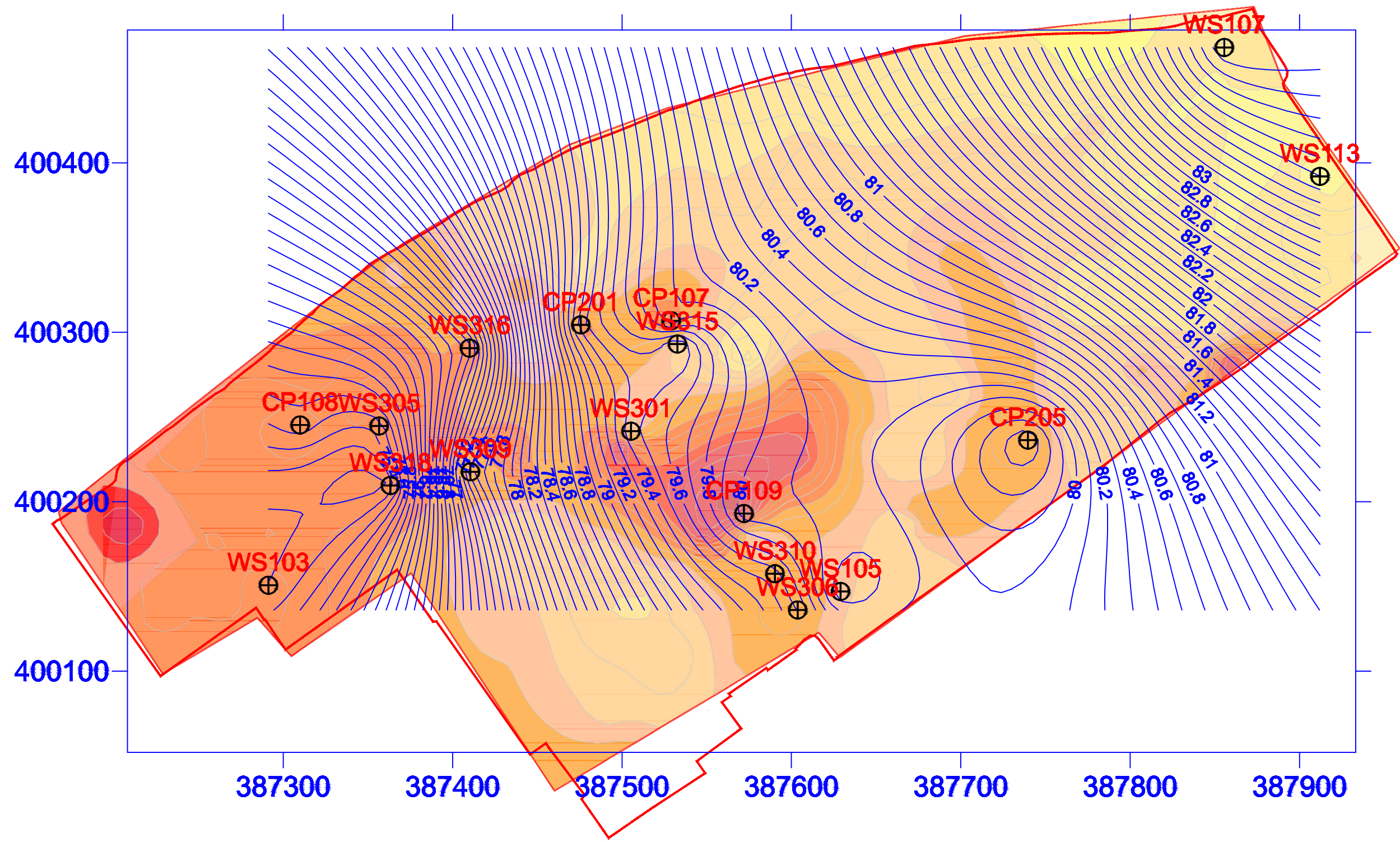
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| Title: GW Data for Analysis - VFLI Data                  |                      |               |
| Client: Your Housing Group Limited                       |                      |               |
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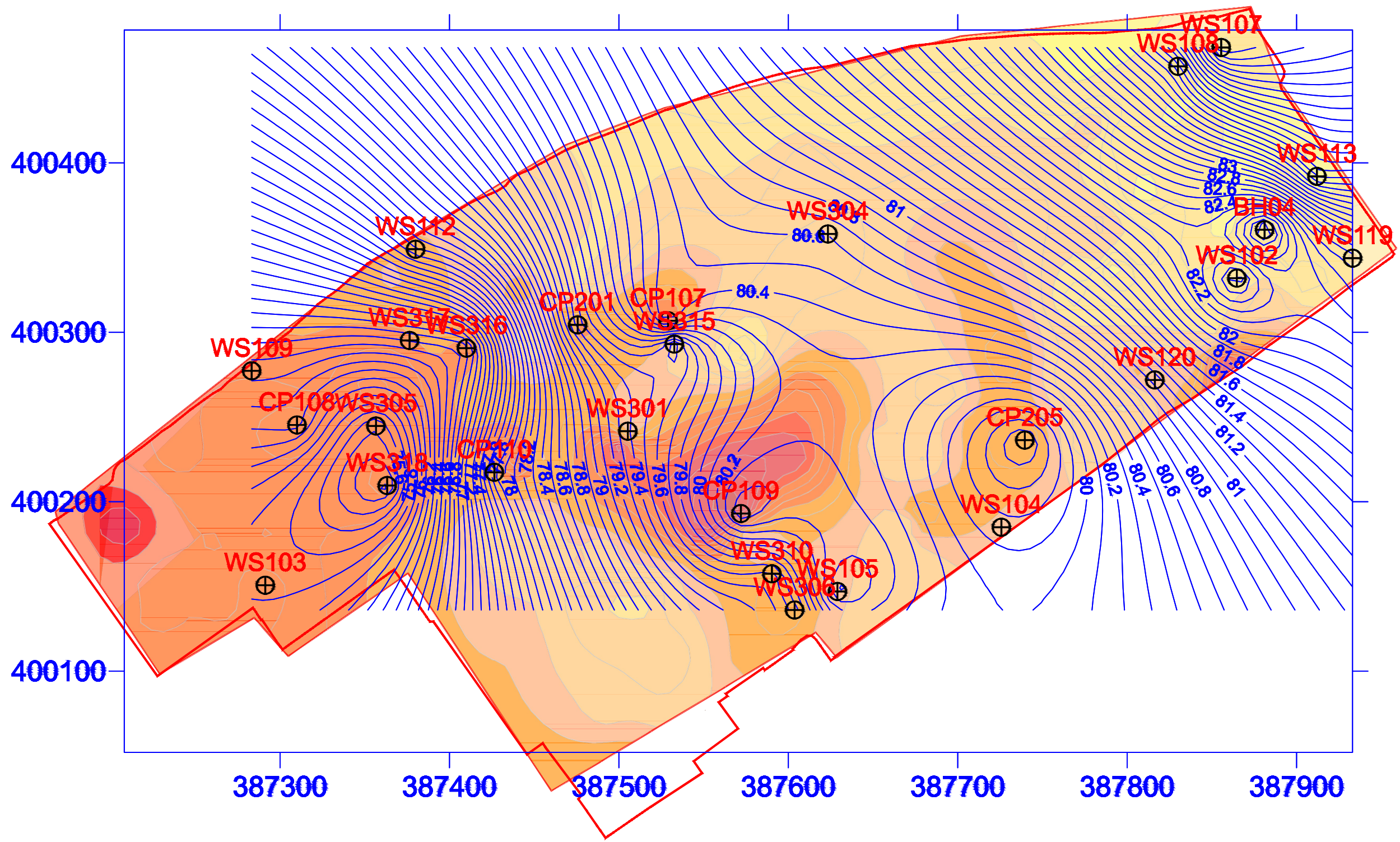




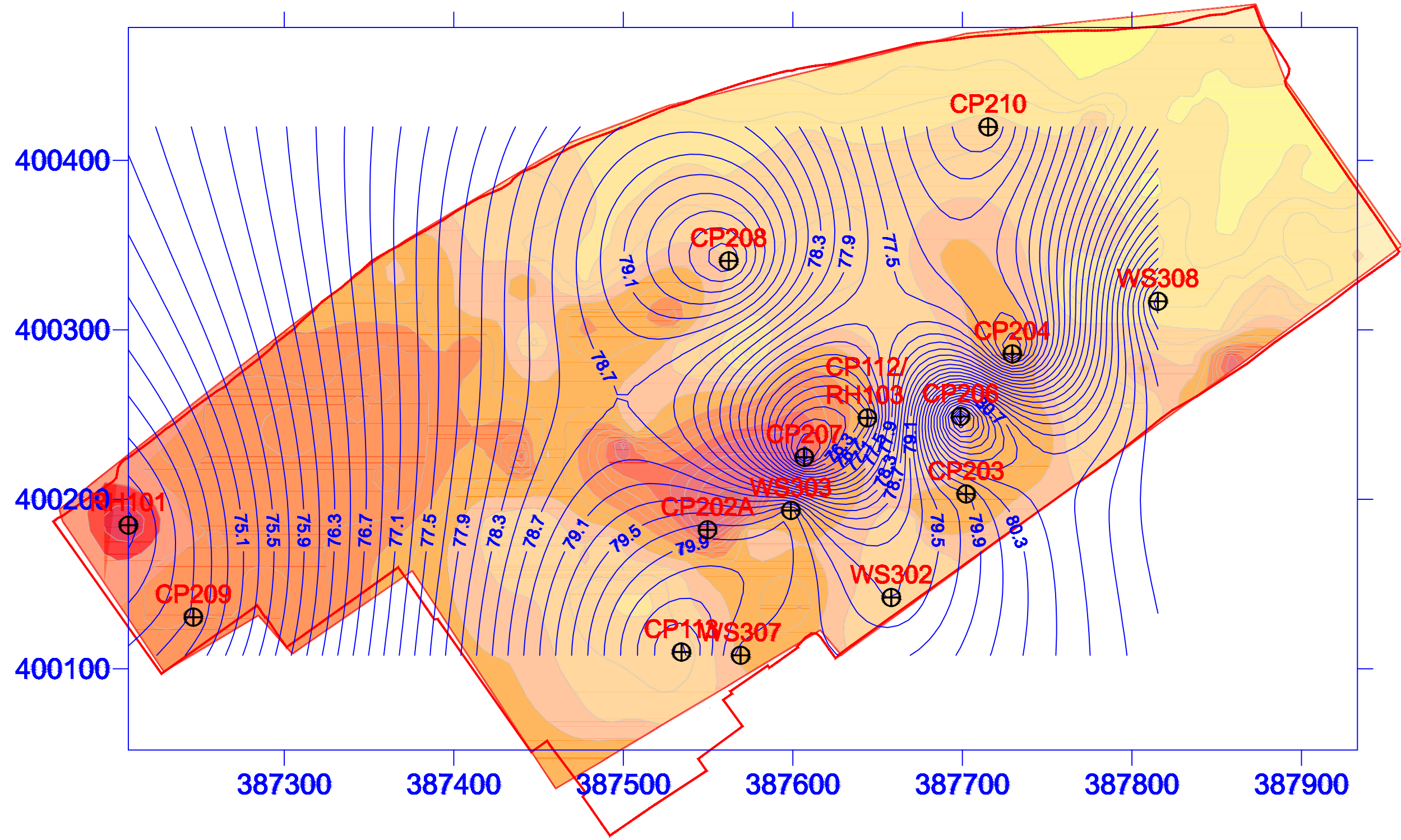
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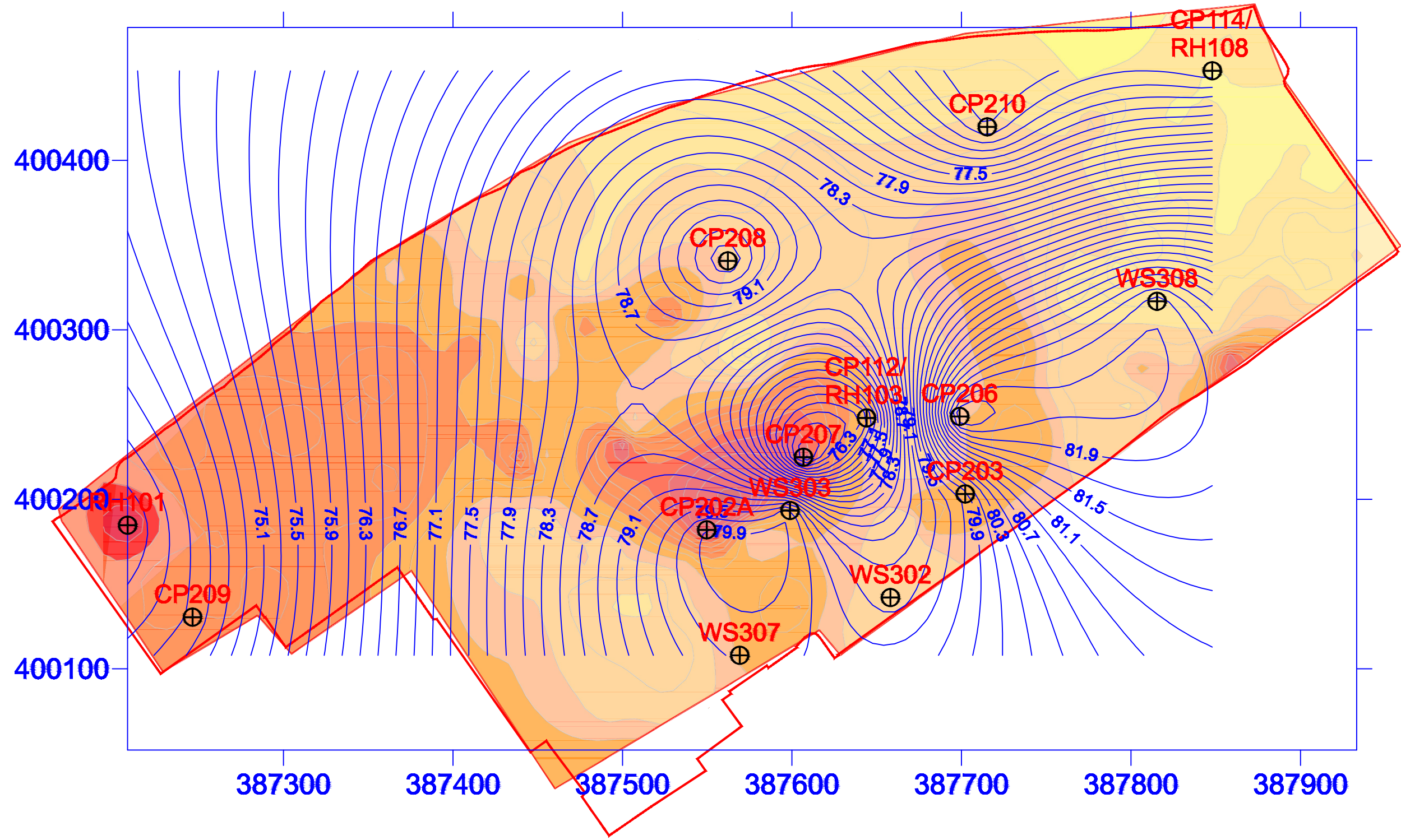
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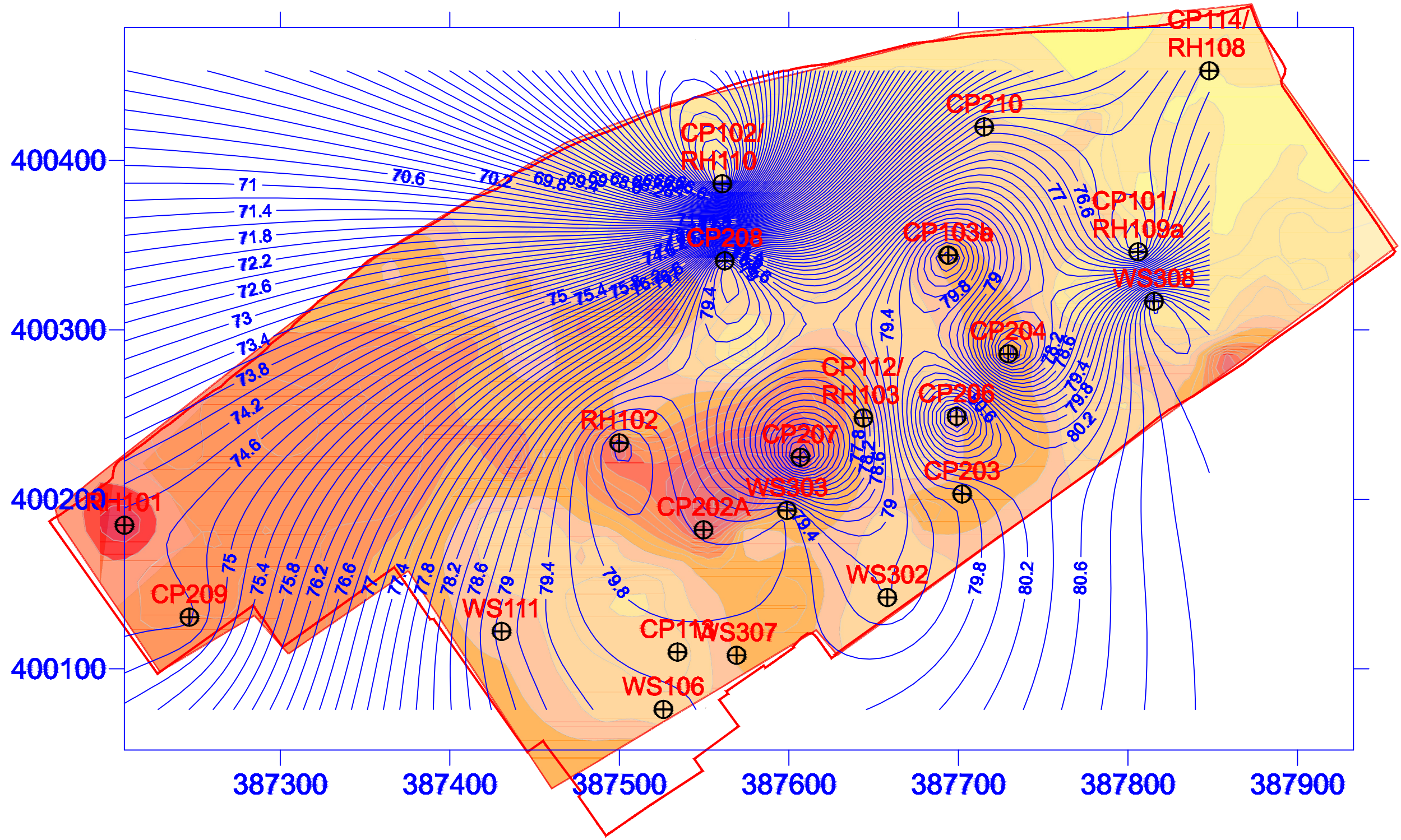
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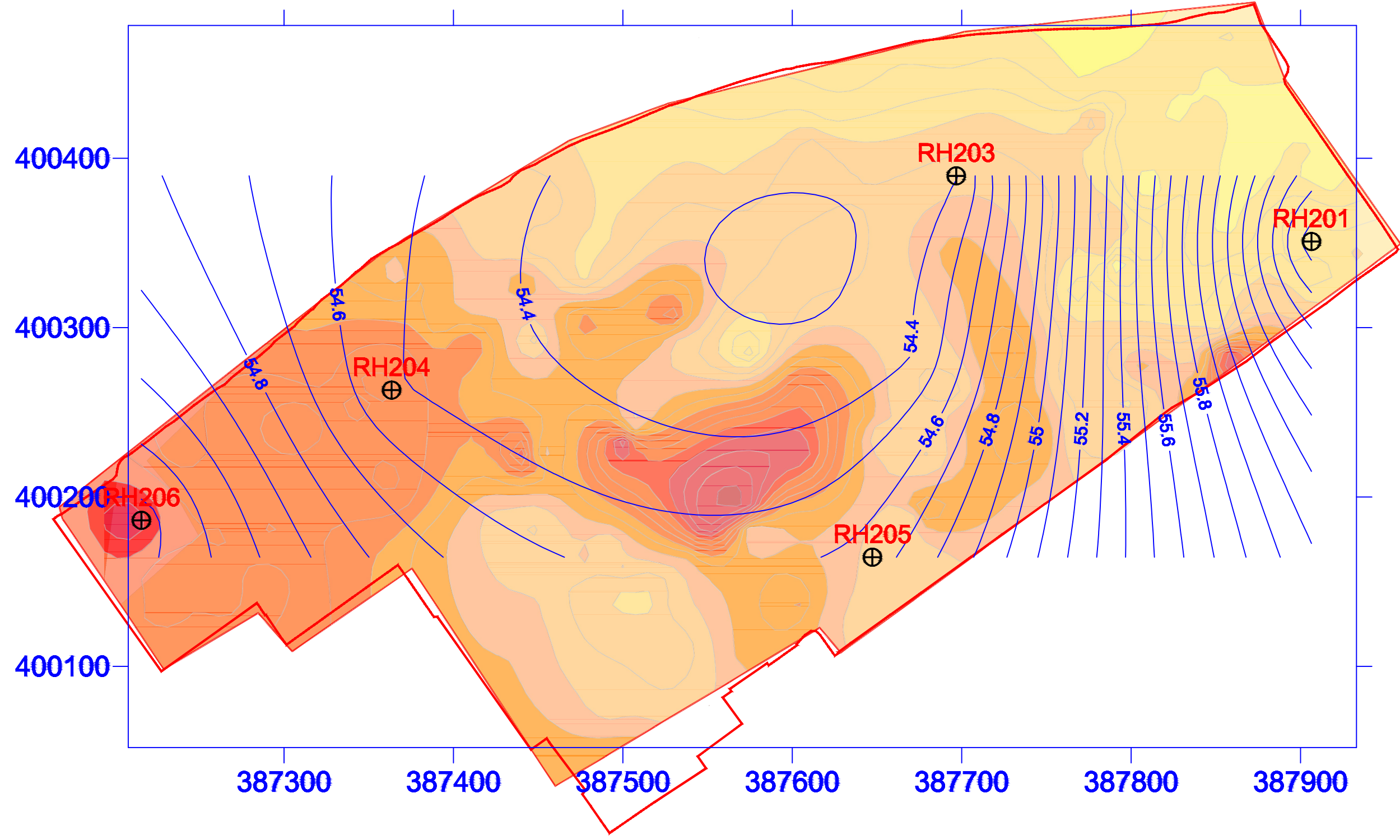
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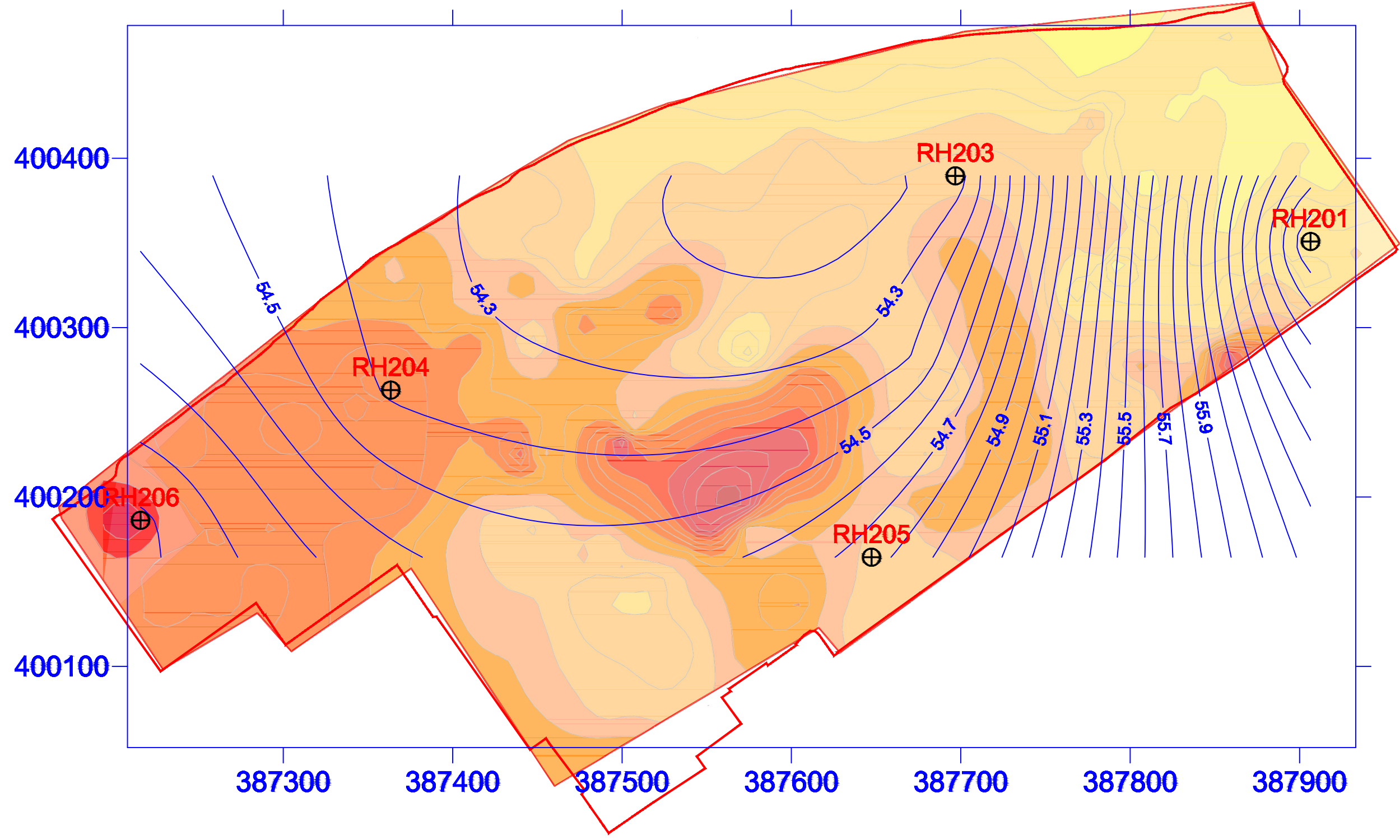
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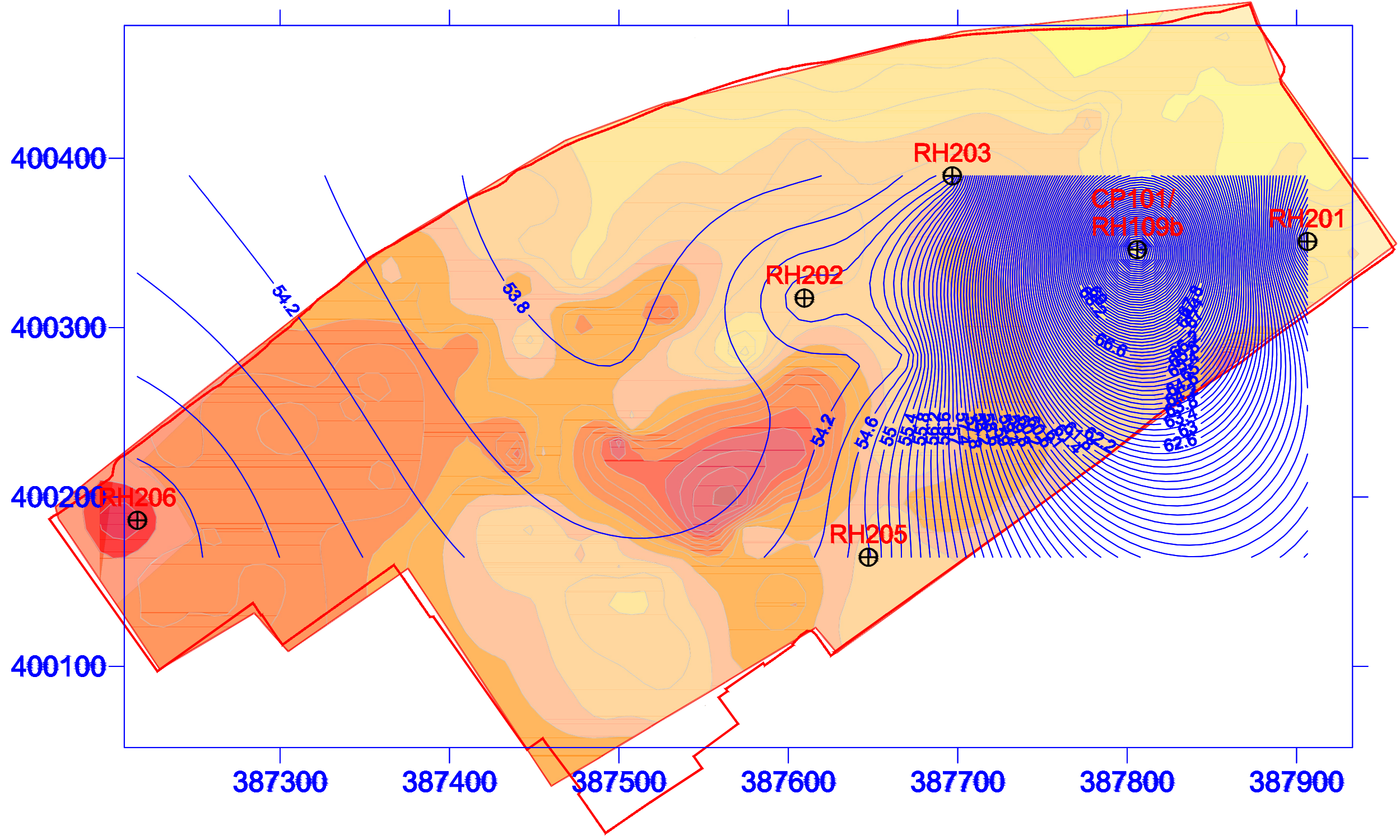
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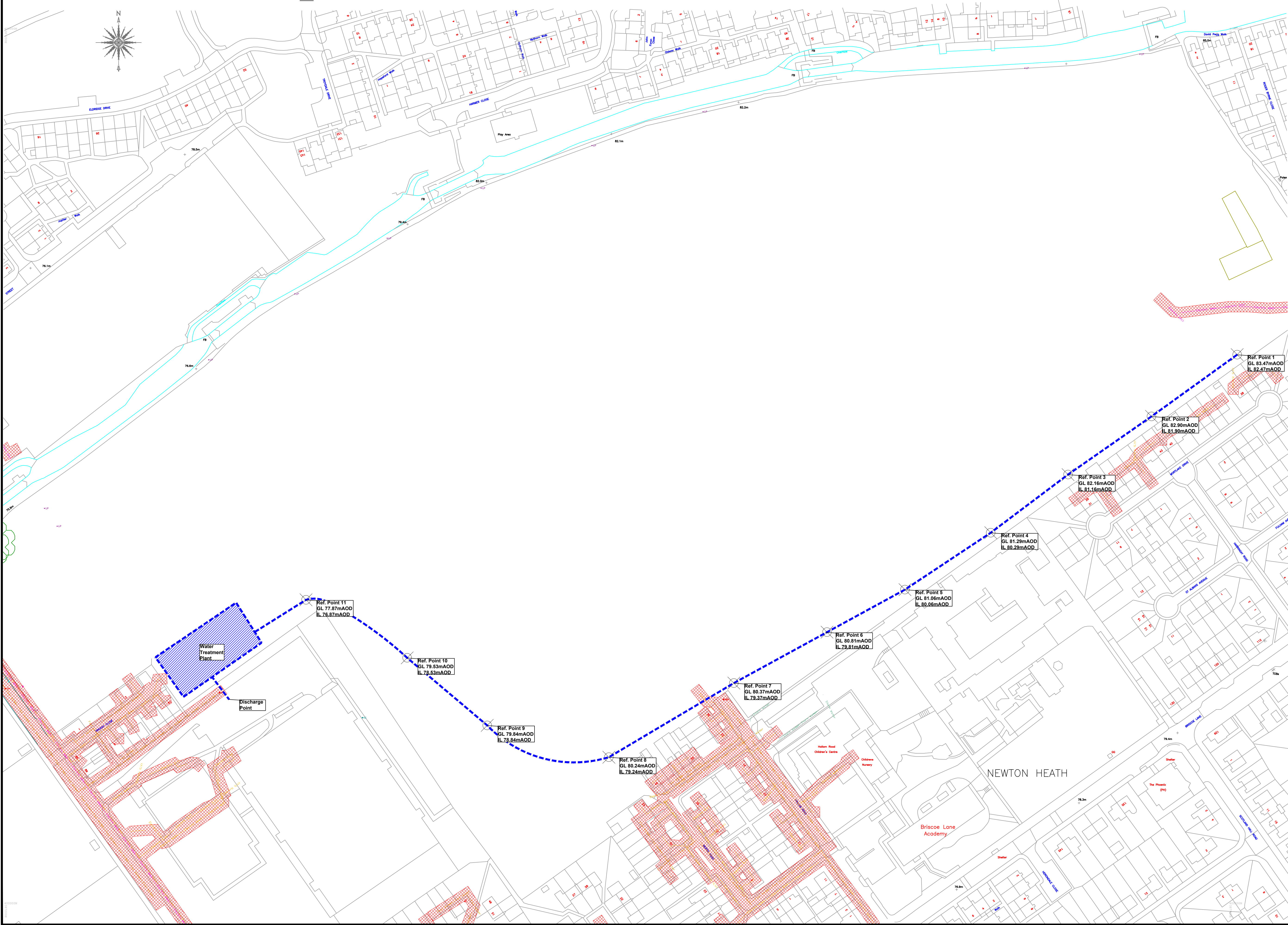


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| Drawn By: JGL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |             | Checked: SE                              | Approved: SE |
| Dwg No: D1832_21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |             | Contract No: 1932YDU                     | Scale: NTS   |



Notes  
\*Permit to dig only to be issued for green or orange hatch areas. **NO** excavations in red hatch areas  
\*\*All Areas must be CAT and Genny scanned prior to excavation.  
\*\*\*This drawing must be provided in colour at A1.  
\*\*\*\*Visually confirmed stage is only achieved once **all** the services have been identified and surveyed.



Key

85.17

±

Leachate Drain

Legend

Prohibited Work Areas (6 m Corridor)

Restricted Work Areas (4 m Corridor)

Permit to Dig Work Areas

Site Boundary

Low Pressure Gas Main

Intermediate Pressure Gas Main

High Pressure Gas Main

Foul Water Sewer

Storm Water Sewer

High Pressure Water Main

Low Pressure Water Main

High Voltage Electricity Route

Low Voltage Electricity Route

Telecom Cable Route

Overhead Telecom Cable Route

FIRST ISSUE

18-11-2022

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Description

Revised By

Date

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Ten Acres Lane  
Manchester  
M40 2SP

Rev:

Title: Service Avoidance Plan

Client: Your Housing Group Ltd

Drawn: JGL

Checked: PF

Approved: RW

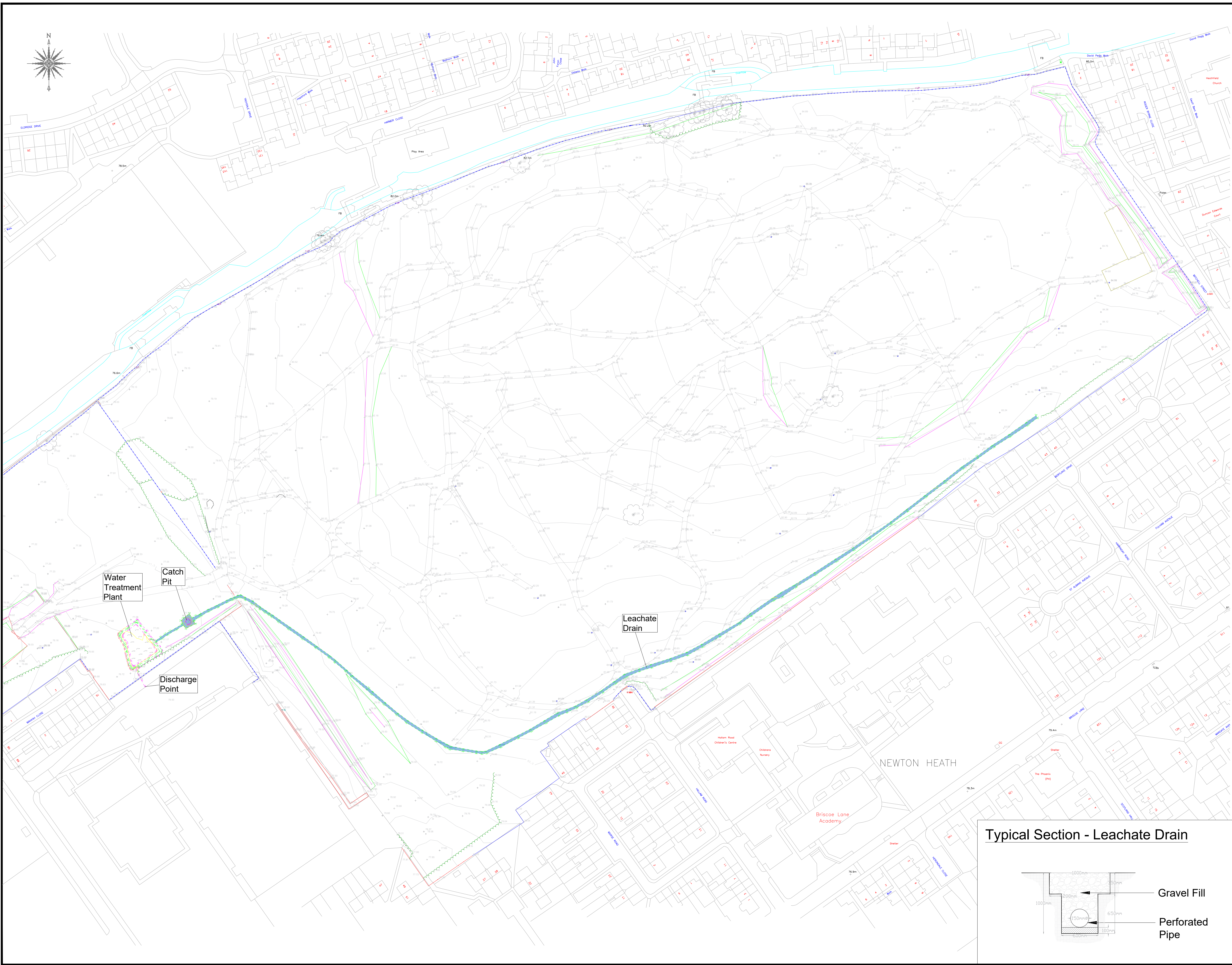
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Contract: 1967YOU

Scale: 1:1000

A1

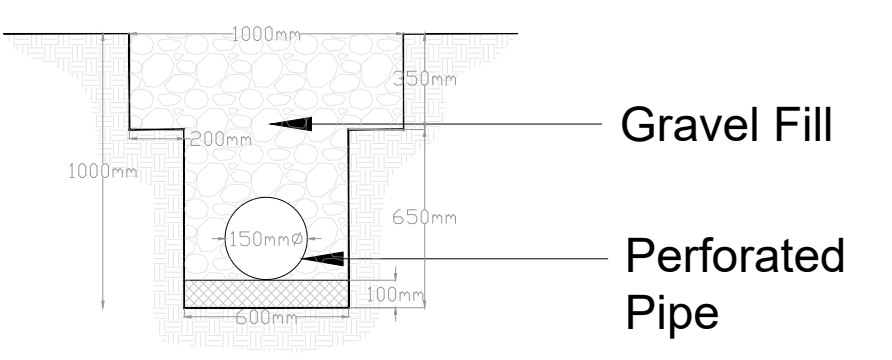




- Key
- Spot Level
  - Top of Bank
  - Bottom of Bank
  - As-Built Extent - Leachate Drain

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |               |      |
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| FIRST ISSUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                   | 20-12-2022    |      |
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| Title: As-Built Leachate Drain                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |               |      |
| Client: Your Housing Group Ltd                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                   |               |      |
| Drawn: JGL                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Checked: ON       | Approved: RW  |      |
| Dwg: D1967_07                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Contract: 1967YOU | Scale: 1:1000 |      |

Typical Section - Leachate Drain



Gravel Fill

Perforated Pipe



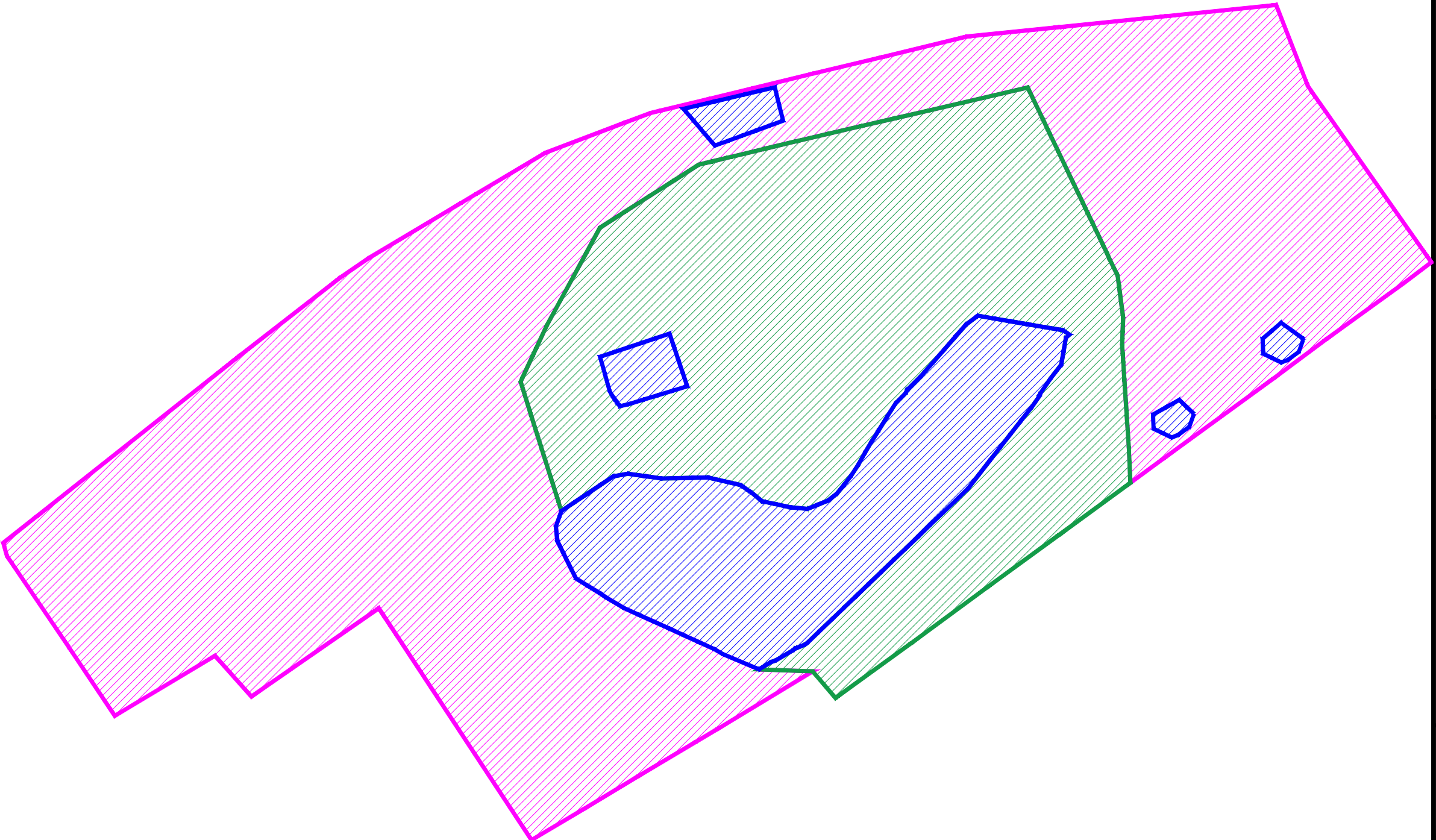
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Site Boundary

HRM

LRM

LRM C+D



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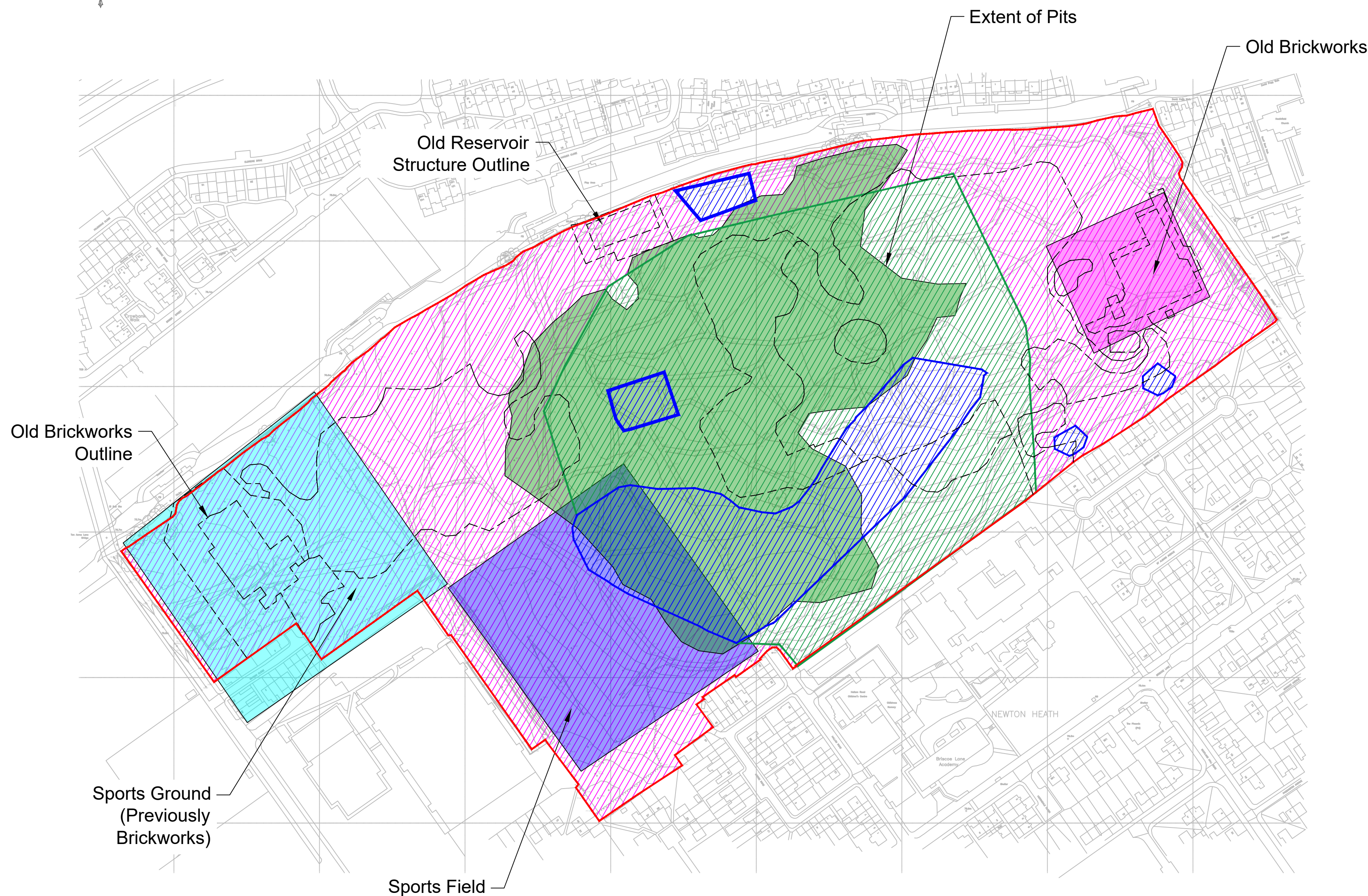
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| Client: Your Housing Group Ltd                               |                   |               |
| Drawn: JGL                                                   | Checked: SE       | Approved: ML  |
| Dwg: D4744_12                                                | Contract: 4744YOU | Scale: 1:2500 |



Key:

- Site Boundary
- High Risk Material
- Low Risk Material
- Low Risk Material Construction & Demolition
- Sports Ground
- Sports Field
- Extent of Pits
- Brickworks

Background Map May 2022



FIRST ISSUE 20-09-23

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M40 2SP

Rev:

Title: Historic Features Map

Client: Your Housing Group Ltd

|            |             |              |
|------------|-------------|--------------|
| Drawn: MRG | Checked: JL | Approved: ML |
|------------|-------------|--------------|

|               |                |               |
|---------------|----------------|---------------|
| Dwg: D4744_14 | Contract: 4744 | Scale: 1:2000 |
|---------------|----------------|---------------|



Key:

- Site Boundary
- Historic Feature Extents
- As-Built Leachate Drain
- Derelict/Waste Land
- Residential
- Industrial
- Canal
- Sports / Leisure
- School
- Grass/Wooded Areas
- High Risk Material
- Low Risk Material
- Low Risk Material Construction & Demolition

Background Map May 2022

|             |             |            |      |
|-------------|-------------|------------|------|
| FIRST ISSUE |             | 21-09-23   |      |
| Rev.        | Description | Revised By | Date |

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Fax: 01275 397601

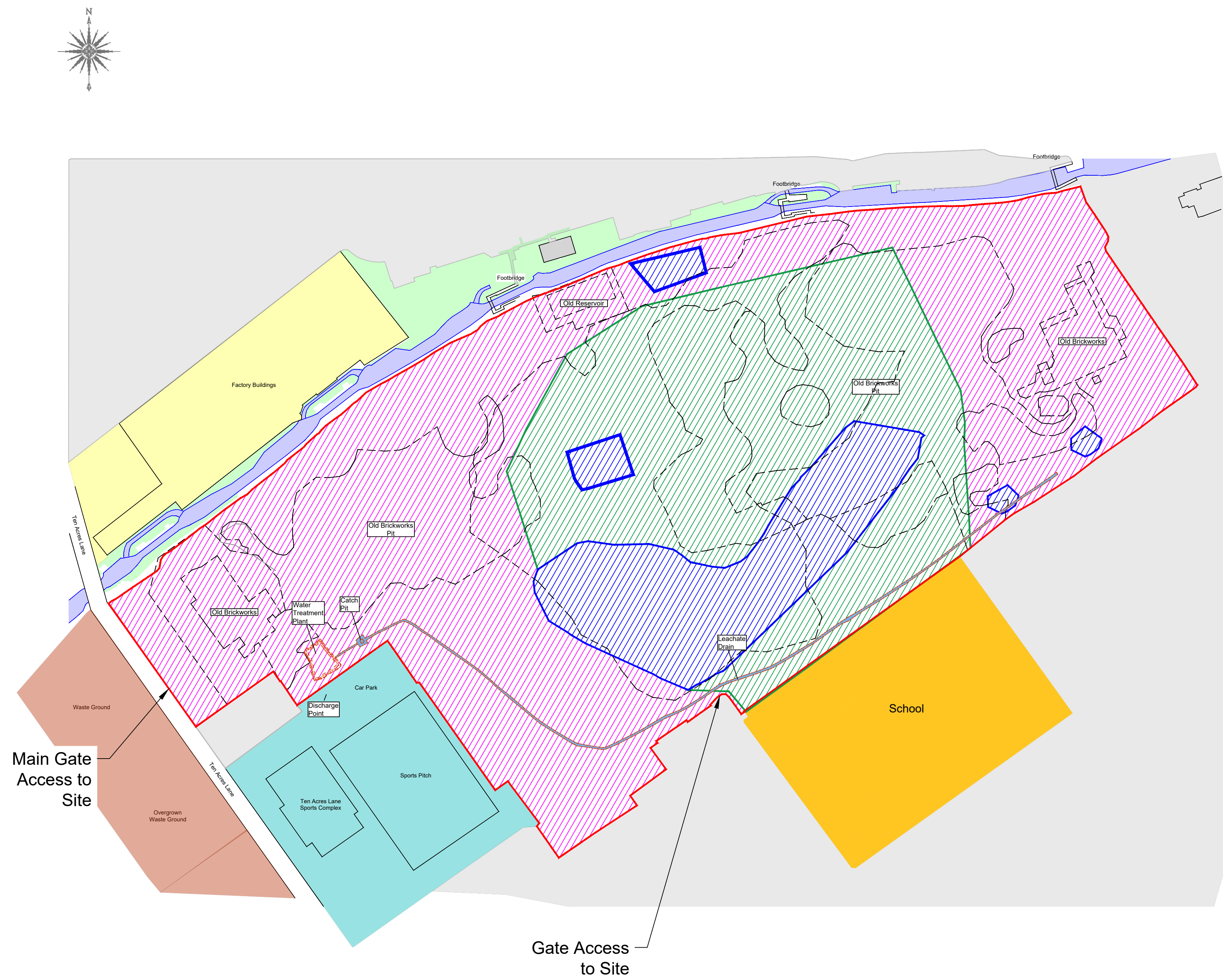
□ Sheffield Office: Tel: 01246 813289  
Fax: 01246 812963

Site Address:  
10 Acres Lane  
Manchester  
M40 2SP

Title: Ground Model Conclusions Map

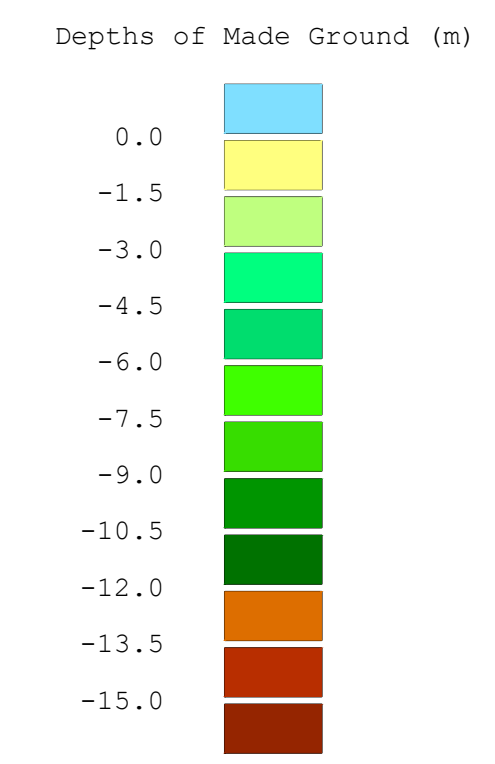
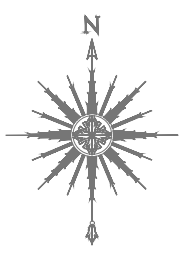
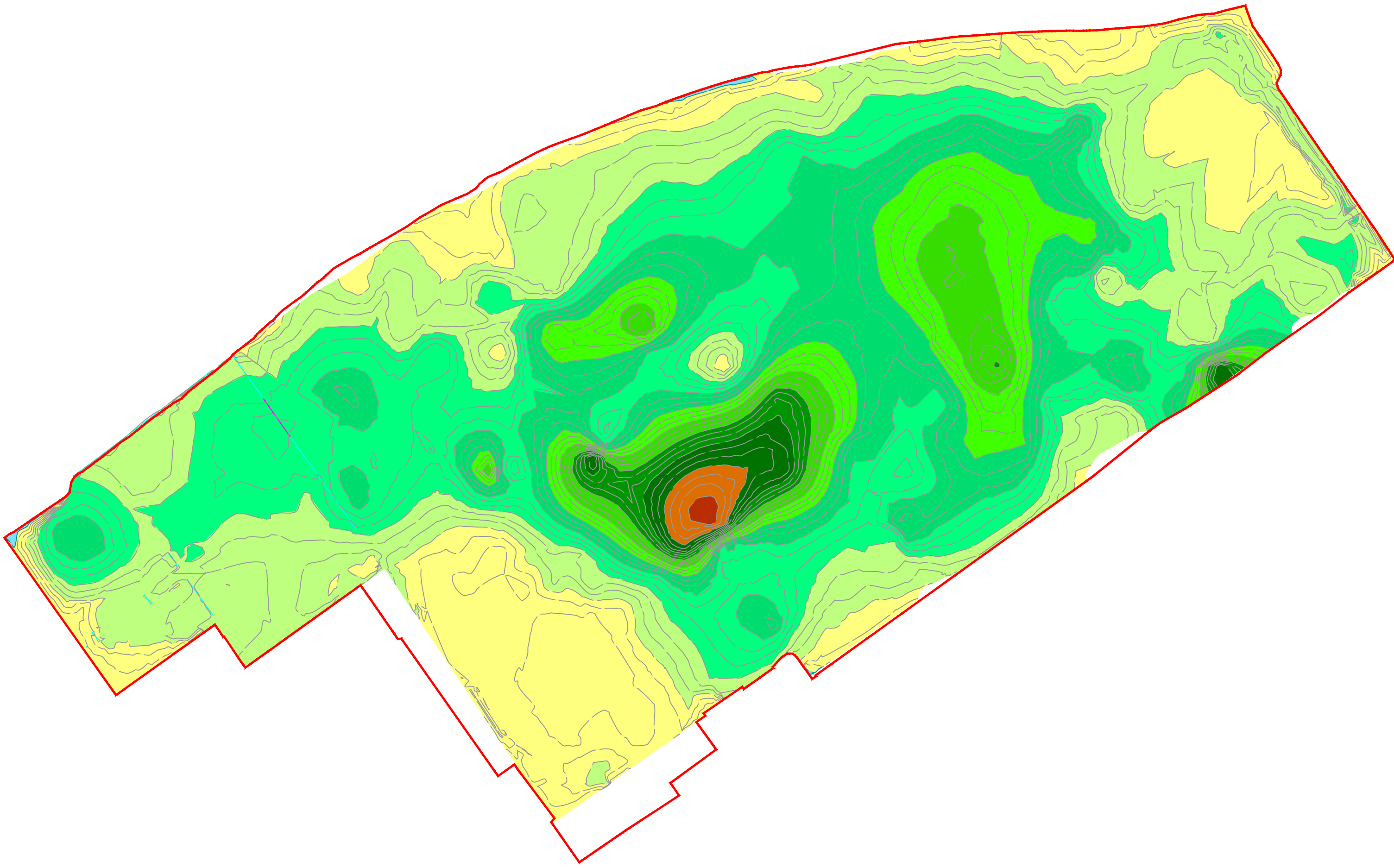
Client: Your Housing Group Ltd

|               |                |               |
|---------------|----------------|---------------|
| Drawn: MRG    | Checked: JL    | Approved: ML  |
| Dwg: D4744_15 | Contract: 4744 | Scale: 1:2000 |





Key:  
 Site Boundary



|             |  |          |
|-------------|--|----------|
|             |  |          |
| FIRST ISSUE |  | 20-09-23 |

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| <ul style="list-style-type: none"><li>Critical dimensions should be checked on site prior to works commencing.</li><li>Dimensional conflicts should be brought to the company's attention as soon as they become apparent. Failure to do so could render the contractor liable for subsequent losses.</li><li>Copyright in this drawing and any work executed from this drawing remains the property of VertaseFLI</li></ul> |             |            |      |



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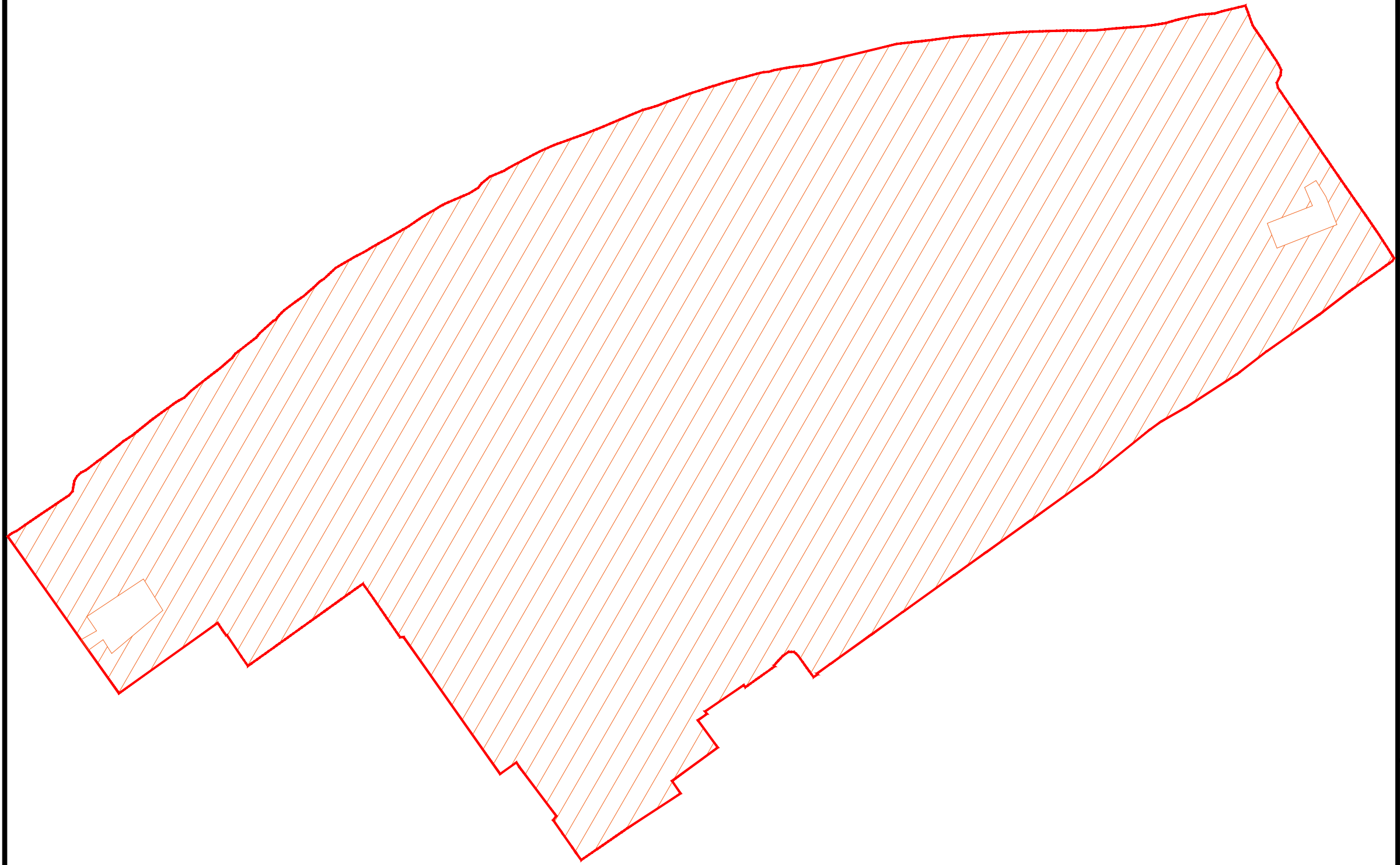
|                                        |      |
|----------------------------------------|------|
| Site Address:                          | Rev: |
| 10 Acres Lane<br>Manchester<br>M40 2SP |      |

|                                                        |                |               |
|--------------------------------------------------------|----------------|---------------|
| Title: Isopach - MG Contours June 2023 to OGL May 2022 |                |               |
| Client: Your Housing Group Ltd                         |                |               |
| Drawn: MRG                                             | Checked: JL    | Approved: ML  |
| Dwg: D4744_16                                          | Contract: 4744 | Scale: 1:2000 |



Key

- Site Boundary
- LRM - Topsoil Surface Strip Areas



|      |             |            |            |
|------|-------------|------------|------------|
|      |             |            |            |
|      | FIRST ISSUE |            | 22-11-2023 |
| Rev. | Description | Revised By | Date       |

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|                                                          |                   |               |
|----------------------------------------------------------|-------------------|---------------|
| Site Address:<br>Ten Acres Lane<br>Manchester<br>M40 2SP |                   | Rev:          |
| Title: LRM - Topsoil                                     |                   |               |
| Client: Your Housing Group Ltd                           |                   |               |
| Drawn: JGL                                               | Checked: SE       | Approved: SE  |
| Dwg: D4744_25                                            | Contract: 4744YOU | Scale: 1:2500 |





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