



Ref: 4031/AS/02

22nd November 2023

Stockport Developments Ltd & Wythenshawe Community Housing Group
c/o Eden Planning
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CLEVER CLOWNS NURSERY, WYTHENSHAW – SOAKAWAY FEASIBILITY

IGE Consulting were instructed in October 2023 to undertake a desk-based site appraisal of the former Clever Clowns Nursery in Wythenshawe. The Phase 1 desk study works were undertaken in October and November 2023. The site walkover was undertaken on the 8th November 2023.

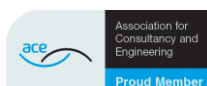
The c. 0.15 Ha site is located to the north of Greenbrow Road within the neighbourhood of Wythenshawe, approximately 11.3km south-west of Manchester city centre at the approximate postcode M23 2UH. The National Ordnance Survey (OS) grid reference for the centre of the site is 381067E, 386991N. The investigation works were undertaken to support a full planning application submitted to Manchester City Council which seeks permission for: *“Demolition of the existing building, and the erection of a three-storey apartment block comprising 20 apartments, together with access, parking, landscaping, drainage, and all other associated works”*.

This report follows the findings of the *IGE Consulting Geo-Environmental Investigation Report (4031/01, dated November 2023)*.

An extract of the proposed development plan is included below:



Figure 1: An extract of the proposed development plan, taken from D2 Architects PL01 Rev I: Proposed Site Plan, dated 29.01.2018.



IGE Consulting Ltd
Registered in England No 10780128

Ground Conditions

Based on the *IGE Consulting Geo-Environmental Investigation* report (4031/01, dated November 2023), the anticipated ground conditions across the site are as follows:

- **Topsoil**, expected to be less than 1.00m in thickness, underlain by;
- **Made Ground** of unknown composition to c. 2.00m bgl, underlain by;
- (in places) **Glacial Till** likely comprising clay, silt and sand to depths of between c. 1.50m and c. 5.00m bgl, underlain by;
- **Bollin Mudstone Member** comprising interlaminated siltstone, sandstone and silty mudstone.

Soakaway Feasibility

Following the initial desk-based site appraisal it is expected that the site is underlain by cohesive deposits at shallow depths to a maximum expected depth of 5.00m bgl, based on the geology of the surrounding area. These deposits are unlikely to be suitable for the installation of soakaway drainage. Furthermore, an existing drainage network is present below site. A plan detailing the location of the on-site drainage is enclosed.

Consequently, soakaways are not deemed to be a suitable option for the site.

If any further information is required, please do not hesitate to contact the undersigned,

Yours Sincerely,



Aga Stefanowicz MEarthSci FGS
Graduate Geotechnical Engineer

Enc.

Site Location Plan
Proposed Development Plan
Existing Site Drainage Plan



FOR GUIDANCE PURPOSES ONLY

Approximate Site Boundary

Rev	Drawn	Date	Description
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Drawing Status:
Information

Contract: Clever Clowns Nursery

For:
Stockport Developments Ltd &
Wythenshawe Community Housing Group

Drawing Title:

Site Location Plan

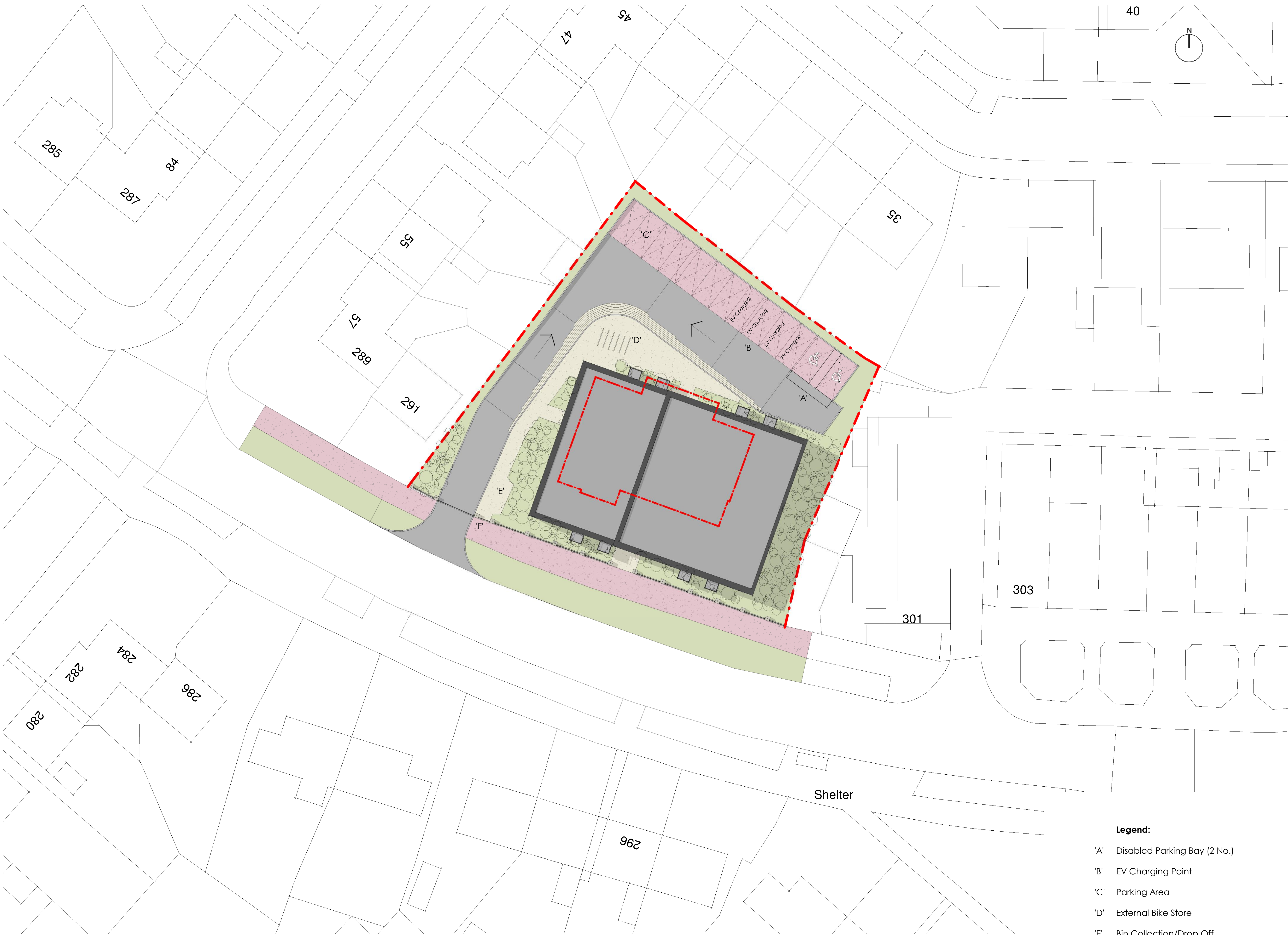


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Scale: 1:2000 @A3	Date: Oct 2023
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Drawn: AS	Checked: AE
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Contract No. 4031	Drawing No. SI-01	P1
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Proposed - Site Plan
Scale: 1 : 200

GENERAL NOTE:

1. UNDER NO CIRCUMSTANCES SHOULD DIMENSIONS BE SCALED FROM THIS DRAWING. IF IN DOUBT ASK.
2. THE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS/NOTIFICATION. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF 'J2' ARCHITECTS.
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Rev:	Description:	Date:
X	First Issue	18.11.22
A	Massing	18.11.22
B	Sketch Scheme	23.11.22
C	Add. Info	11.01.23
D	West Planting	15.01.23
E	Planning Comm.	07.05.23
F	Planning Info.	04.07.23
G	Client Amend	12.07.23
H	Planning Amend.	21.07.23
I	Planning Amend.	19.08.23

Planning

Scheme Title:
Cleveir Clowns Nursery

Drawing Reference:
Proposed Site Plan

Scale @ A1: **1 : 200**
Drawn by: **RAL**
Checked by: **MOH**

Project Number:	Drawing Number:	Revision:
6380	PL01	I

Legend:

- 'A' Disabled Parking Bay (2 No.)
- 'B' EV Charging Point
- 'C' Parking Area
- 'D' External Bike Store
- 'E' Bin Collection/Drop Off
- 'F' Pedestrian Access

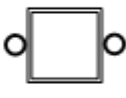


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Drainage Plan

Legend

- | | |
|---|---------------------|
|  | Foul Water Drain |
|  | Surface Water Drain |
|  | Combined Drain |
|  | Manhole, Rect. |
|  | Manhole, Circ. |
|  | Manhole, Square |
|  | Gully, Square |
|  | Gully, Circ. |
|  | Soil Vent Pipe |
|  | Buchan Trap |
|  | Windsor Trap (MH) |
|  | Channel Drain |
|  | Septic Tank |
|  | Bush/Shrub |

Not to Scale

Site Address

Greenbrow Rd
Wythenshaw
Manchester
M23 2UH

Client Details

Stockport Developments Ltd

Contractor Details

The Drainage Group
Bury
BL9 5BJ

SH

24 Oct 2023

