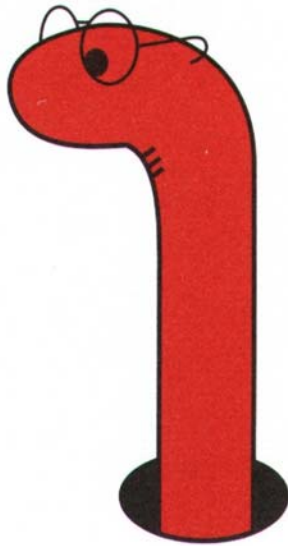


Electronic Report



WORMS EYE

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Our Ref: Jury Street / M8 8FN / 2023
Date: 19 October 2023

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1 JURY STREET, CHEETHAM HILL, MANCHESTER, M8 8FN
PROPOSED INVESTIGATION

INTRODUCTION

A commercial development is proposed. Following a PRA (19/10/23) the objective is to design a suitable investigation to consider contamination, landfill gas and geotechnical issues.

SITE DESCRIPTION

The overall shop complex is about 85 by 15m, located to the northwest of Jury Street in Manchester and at OS Grid Reference 383550, 399720. The area of proposed development referred to as 'The Site' is a rectangular section at the northeast of the plot. About 12 by 15m. The plot comprises concrete surfaced yard with several shipping containers at its northeast and covered boxes at the southwest. There are no obvious signs of contamination.

The area slopes down to the southwest.

PROPOSED DEVELOPMENT

It is proposed to build a commercial storage unit, almost filling the site. There will be no landscaping and no water supply.

INDUSTRY PROFILE

The site has had no industrial use and the current commercial use is not expected to be a significant source of contaminants. The most likely source of contaminants is expected to be made ground.

Source	Possible Contaminants
Made Ground	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Phenols Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	No pathway	No
	Off-site	Migration off-site	Possible
Inorganic contaminants	End-users	No pathway	No
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Sulphate	Building fabric	Concrete directly in contact with soil	Yes
Hydrocarbons	End-users	No pathway	No
	Service pipes	No new water pipes	No
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Hydrocarbon vapours	End-users	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	Yes
Radon	End-users (inside)	Seeping into buildings	No

PROPOSED INVESTIGATION

Bearing in mind the number of nearby bomb strikes, potential for Unexploded Ordnance (UXO) and potential for unexploded, incendiary devices, it is recommended that a UXO report is commissioned.

This should be carried out prior to any subsequent intrusive investigations or construction.

Proposed Action

- The first stage would be to carry out a Preliminary UXO threat assessment.
- Depending on the findings, this may show a detailed UXO threat and risk assessment is required.
- If these suggest a significant risk supervision of investigations (and subsequent groundwork) by a specialist may be required.

Contamination

Taking into account the past use of the site it is thought likely that contamination will be present on the site, however, high levels are not expected and these are unlikely to pose a significant risk to a commercial development.

A limited intrusive investigation is required, consisting of boreholes and tests to confirm the presence/absence and extent of contamination on the site. This will also help classify soils for disposal off-site and design buried concrete. There are no specific point sources for contamination.

Proposed Action

- *Drill 4 boreholes to about 6 metres deep.*
- *Test 4 shallow samples (about 0.25m deep) for: heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*

Controlled Waters

No risk to controlled water is expected and no further action is considered necessary at this stage. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

There is a nearby landfill and large area of probable filled ground. A low risk is anticipated and a gas testing programme is required.

Proposed Action

- *Install 3 gas monitoring wells.*
- *Test for methane, carbon dioxide and gas outflow on 4 occasions over 1 month.*

Radon

Radon protection measures are not required.

Foundations

A series of boreholes are required in the area of the proposed building to allow the most suitable foundations to be designed.

Proposed Action

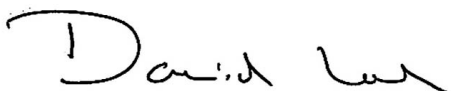
- *Supplement boreholes with 1 dynamic probe.*

General

The PRA, and these proposals, should be issued to the Local Authority for their comments before proceeding with the investigation.

Yours faithfully

on behalf of Worms Eye Ltd



David Lord
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