

Laura Miller
Environmental Protection Officer
Manchester City Council

RE: Jersey Wharf Remedial Strategy Addendum

BY EMAIL

18th October 2023

Dear Laura,

Further to our meeting on the 17th October 2023, please find below a summary of our discussions and our updated remedial strategy to be adopted for Jersey Wharf to supplement the existing Curtins Remediation Strategy.

Attached is a plan showing the proposed layout, note that this is a mixed commercial and residential use on the ground floor.

In summary, remedial requirements are recommended to comprise:

- **Gas Protection Measures.** We consider that given hydrocarbon found during the site investigation that it would be appropriate to allow for vapour protection measures for the proposed buildings. This would be required in combination with removal of VOC impacted soil as per below.
- **VOC/Hydrocarbon Impacted Ground.**
The current cut/fill model for the site identifies a surplus of soil, and therefore hotspots of VOCs impacted ground will be removed from site to a suitable soil treatment facility. Aside from material segregation for waste disposal, there will be no requirement for on-site treatment of VOC impacted soil.

Based on proposal to incorporate a VOC gas membrane in the building construction, and the requirement to remove surplus soil, including hydrocarbon impacted, we consider that the pathway for indoor air inhalation is no longer the critical exposure pathway. The Curtins Remediation Strategy compared the existing site investigation data against a 'residential end use without produce' which assumed that the indoor air pathway was present and would drive the setting of remedial targets for VOCs.

We are proposing to compare the existing site data against the Public Open Space (POS) residential targets, as these will still ensure residential receptors are protected but are more appropriate for the proposed mixed residential/commercial end use and reduced vapour exposure.

- **Engineered Capping.** Attached to this letter are the proposed landscaping drawings for Jersey Wharf. It should be noted that the design incorporates only limited landscaping.
In summary, the following depths of clean soil capping are proposed
 - Turfed areas – 300mm

- Shrubs and herbaceous planted area – 450mm
- Hedges – 600mm
- Tree pits – 900mm

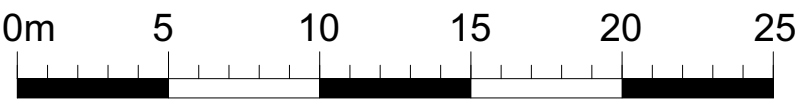
All planted and turfed areas would be underlain by a hi visibility warning geotextile membrane.

The imported soil used in landscaping would meet the 'residential without home grown produce' criteria.

We would appreciate your confirmation to the above strategy amendments.

Yours sincerely

Jenny Day
Technical Director



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- NOTES:**
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 5. The dimensions of all materials must be checked on site before being laid out.
 6. This drawing must be read with the relevant specification clauses and detail drawings.
 7. Order of construction and setting out to be agreed on site.

KEY



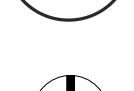
Refer to the below in conjunction with this drawing:

- 2643-PLA-XX-XX-DR-L-0002- General Arrangement
- 2643-PLA-XX-XX-DR-L-0003- Tree retention and removal
- 2643-PLA-XX-XX-DR-L-0004- Soils
- 2643-PLA-XX-XX-DR-L-1000- Hardworks
- 2643-PLA-XX-XX-DR-L-3001- Levels
- 2643-PLA-XX-XX-DR-L-2001- Softworks
- 2643-PLA-XX-XX-DR-L-3001- Levels
- 2643-PLA-XX-XX-DR-L-4000- Furniture

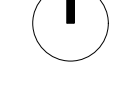
S4-P11	12-05-23	Tender	AS	SAB
Revision	Date	Description	Drawn	Appr'd.



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Client Manchester Life

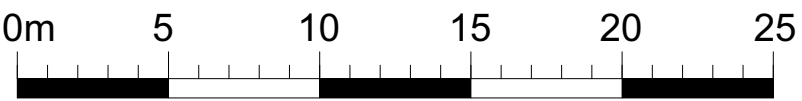
Project Jersey Wharf, Ancoats
Manchester

Drg Title General Arrangement

Created on	Created by	Approved by
05-10-21	AS	SAB

Scale	Size	Workstage
1:250	A1	STAGE 3

Drg No.	Suitability	Revision
2643-PLA-XX-XX-DR-L-0002	S4	P11



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- KEY**
- SOILS**
- Tree Pits/trenches**
To have minimum 900 depth (600mm subsoil/ 300mm topsoil) [200mm clean stone drainage layer to bottom of tree pit]
 - Hedges**
To have minimum 600mm depth, (300mm subsoil/ 300mm topsoil)
 - Shrub and Herbaceous planting areas**
To have minimum depth 450mm (150mm subsoil/ 300mm topsoil)
 - Amenity turfed areas**
To have minimum depth 200mm over 150mm subsoil.

Refer to specification clause Q28 for topsoil/subsoil requirements. All imported topsoil to be tested in accordance with BS 3882:2015. Sample to be approved by LA prior to works being undertaken.

S4-P03	12-05-23	Tender	AS	SAB
Revision	Date	Description	Drawn	Apprvd.



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Client	Manchester Life
Project	Jersey Wharf, Ancoats Manchester
Drg Title	Soils

Created on	Created by	Approved by
05-10-21	AS	SAB
Scale	Size	Workstage
1:250	A1	STAGE 3

Drg No.	Suitability	Revision
2643-PLA-XX-XX-DR-L-0004	S4	P03