

Our ref: R3186-L02
Your ref:

03 July 2023

Ben Thomas
Urban Regen Ltd.
Langley Road
Pendlebury
Salford
M6 6FG

By email: ben.thomas@urbanregen.co.uk

Dear Ben

**Northenden College, Wythenshawe, Manchester
Post-Demolition Site Investigation 2**

Planning permission has been granted (ref. 131147/FO/2021) for the demolition and redevelopment of the former Northenden College in Wythenshawe, Manchester. The Site has been split into two phases with Phase 1 currently under construction whilst Phase 2 was occupied by the former college building.

Smith Grant LLP (SGP) have produced a Remediation Strategy (ref. R3186-R01-v1) to partially satisfy Condition 4 of the Consent which included the observation of ground conditions during preparatory works to satisfy Condition 4A which required a post-demolition site investigation. The Strategy was accepted, however the Environmental Health Officer (EHO) stipulated that the proposed post-demolition site investigation should be undertaken and reported as soon as possible rather than once the preparatory works have been completed.

SGP have produced a post-demolition site investigation letter (ref. R3186-L01) which covered part of the site but excluded the footprint of the main college buildings which was still undergoing demolition at the time of reporting. The college building has now been demolished and post-demolition investigation within this area has now been completed.

Post-Demolition Site Investigation

SGP attended site on two occasions (22.06.23 and 29.06.23) to carry out trial-pitting. All completed locations were as per the proposed locations detailed in Drawing D01 of the Strategy. The locations of the completed trial-pits (ref. TP11 - TP18) are shown in the appended drawing (L02-D01) along with the trial-pit locations (TP1-TP10) covered within R3186-L01.

A summary of the completed trial-pits is provided in the table below:

Table 1. Summary of Post-Demolition Trial-Pits (TP11-TP18)

Trial-Pit	Coordinates	Reason
TP11		Building Footprint
TP12		Building Footprint
TP13		Building Footprint
TP14		Building Footprint
TP15	382093 390384	Building Footprint
TP16	382050 390385	Building Footprint
TP17	382057 390285	Building Footprint

TP18	382091 390355	Building Footprint
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Ground Conditions

Ground conditions encountered were consistent with those recorded during previous investigations with no unexpected conditions or contamination encountered.

Hardstanding

Surface hardstanding was present within entries TP13-TP18 associated with the slab of the former college building; the slab had been broken out within TP11-TP12 prior to SGP attendance. The slab was approximately 0.2m thick and reinforced.

Beneath the slab a black geotextile and blue polystyrene board was present, these were limited to TP13 and TP14 only.

Made Ground

Three types of made ground were encountered as follows:

- Coarse sub-angular limestone gravel within a sandy matrix assumed to relate to sub-base material placed during the construction of the building slab. This made ground was encountered within TP11 (at the surface due to slab removal) or beneath the slab in TP15, TP16, TP17 and TP19 ranging from 0.1m (TP17) to 0.6m (TP15) thick.
- Black gravelly ashy sand at 0.25-0.5m beneath the slab in TP13 and TP14.
- Dark brown clay (possible reworked natural) with occasional cobbles of brick. This was limited to TP12 from 0.0-0.4m bgl.

Natural

Natural soils were consistent across the site and were located at shallow depth beneath the made ground soils. Depth to natural ranged from 0.3m bgl in TP11 and TP17 to 0.8m in TP15. Natural soils consisted of a light brown to yellow clayey sand with fine to coarse sub-rounded gravel. Typically, the soils become gravellier with increased depth turning to a sandy gravel.

A horizon of a more cohesive soil was observed within TP12 from 1.9m bgl consisting of a soft wet sandy clay with coarse rounded gravel. The full thickness of this horizon was not confirmed with the trial-pitting terminating at 2m bgl.

Contamination Indicators

No visual or olfactory contamination indicators were observed during trial-pitting. All arisings were screened with a PID to detect the presence of organic vapours (e.g., fuels) and readings were consistently below detection limits (<0.1 ppm) in all instances.

Contaminant inclusions were limited to ashy soils observed within TP13 and TP14. The presence of which are mitigated by the prescribed garden cover system as detailed within the approved Strategy.

Groundwater

No groundwater ingress was observed during the investigation although wet strata was observed within TP12 at 1.9m which could be attributed to the more cohesive strata and where drainage is slightly more restricted compared to that of the more granular soils.

Conclusions

It is concluded that ground conditions within the areas of the site previous absent from investigation did not record any ground conditions which differ from those encountered and that no evidence of

contamination which cannot be otherwise dealt with under provisions of the approved Strategy were present.

It is considered that URL can now undertake preparatory earthworks across the whole site in accordance with the approved Remediation Strategy which will include weekly attendance by an independent consultant to inspect the works and ground conditions turning turnover / proof-dig excavations.

Recommendations

It is recommended that a copy of this letter is submitted to the Local Authority for approval and that URL now carry out the preparatory works in accordance with the approved Remediation Strategy across the site.

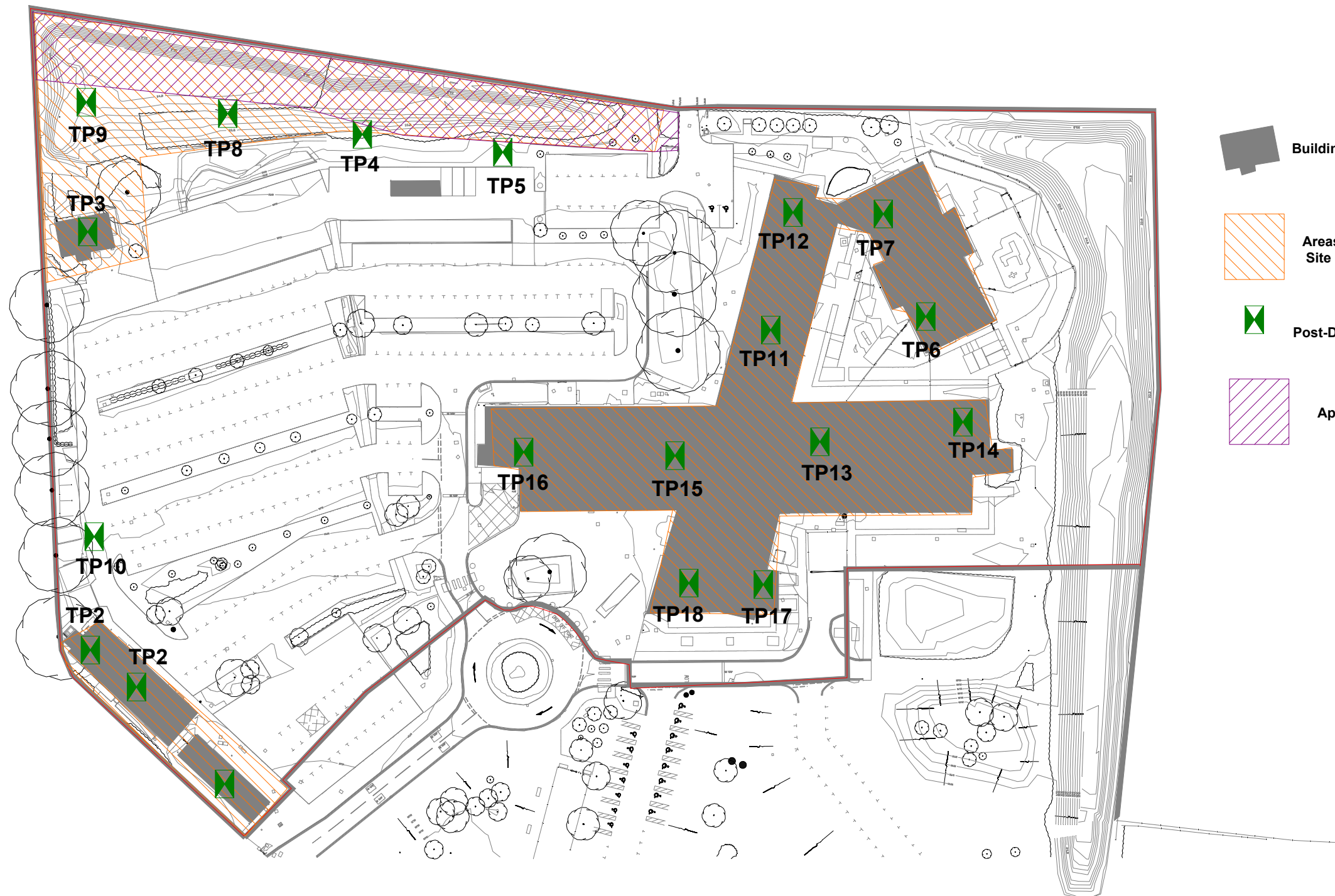
Yours sincerely
for: Smith Grant LLP

A handwritten signature in black ink, appearing to read "D. Wayland".

Dan Wayland BSc (Hons) MSc AssocCIWM MCIWEM C.WEM
Partner



Drawing



SMITH GRANT
Environmental Consultancy
LLP

Smith Grant LLP
 Station House, Station Road
 Ruabon, Wrexham LL14 6DL

Tel: 01978 822367
 Fax: 01978 8247182

www.smithgrant.co.uk
 email: consult@smithgrant.co.uk

Project:
 Former Northenden College, Wythenshawe

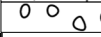
Drawing:
 Post-Demolition Trial-Pits

Drawn: DW	Checked: MJ
Date: 03.07.23	Scale: 1:1,000 @ A3
Job No: R3186	Drg No: L02-D01



Appendix A

Trial-Pit Logs & Photographic Record

1 of 1		EXCAVATED BY: Tracked Volve 350	CLIENT: URL	DATE: 22nd June 2023	TP11
DEPTH (m)	SAMPLES/ TESTING	FIELD RECORDS	DEPTH (m)	DESCRIPTION OF STRATA	LEGEND
			0.00	MADE GROUND: Coarse sub-angular limestone GRAVEL (sub base) in sand	
			0.3	Light brown to yellow gravelly clayey SAND with fine to coarse sub-rounded gravel from 1.1m bgl	
			1.00		
			1.9		
			2.00	Coarse rounded to sub-rounded GRAVEL in a dark brown sand	
				Trial-Pit terminated at 2.0m within natural soils	
			3.00		
			4.00		
			5.00		



Smith Grant LLP
Station House, Station Road,
Ruabon, Wrexham LL146DL

Tel: 01978822367
Fax: 019788247182

GROUND WATER:

Trial-pit Dry

REMARKS:

Sidewalls Stable; PID < 0.1ppm

1 of 1		EXCAVATED BY: Tracked Volve 350	CLIENT: URL	DATE: 22nd June 2023	TP12
DEPTH (m)	SAMPLES/ TESTING	FIELD RECORDS	DEPTH (m)	DESCRIPTION OF STRATA	LEGEND
			0.00	Dark brown CLAY with occasional cobbles of red brick	 
			0.4	Light brown to yellow gravelly clayey SAND with fine to coarse rounded gravel	
			1.9	Dark brown soft wet sandy CLAY with coarse rounded gravel	
			2.00	Trial-Pit terminated at 2.0m within natural soils	
			3.00		
			4.00		
			5.00		



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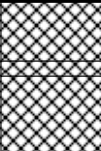
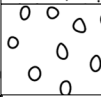
Tel: 01978822367
Fax: 019788247182

GROUND WATER:

Trial-pit Dry

REMARKS:

Sidewalls Stable; PID < 0.1ppm

1 of 1		EXCAVATED BY: Tracked Volve 350	CLIENT: URL	DATE: 22nd June 2023	TP13
DEPTH (m)	SAMPLES/ TESTING	FIELD RECORDS	DEPTH (m)	DESCRIPTION OF STRATA	LEGEND
			0.00	MADE GROUND: Reinforced Concrete Slab	
			0.2		
			0.25	Black terram and blue insulation board	
				MADE GROUND: Black gravelly ashy SAND	
			0.5		
				Light brown to yellow gravelly clayey SAND with fine to coarse sub-rounded gravel	
			1.00		
			1.5		
				Coarse rounded to sub-rounded GRAVEL in a light brown sand	
			1.8		
				Trial-Pit terminated at 1.8m within natural soils	
			2.00		
			3.00		
			4.00		
			5.00		



Smith Grant LLP
Station House, Station Road,
Ruabon, Wrexham LL146DL

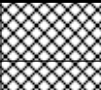
Tel: 01978822367
Fax: 019788247182

GROUND WATER:

Trial-pit Dry

REMARKS:

Sidewalls Stable; PID < 0.1ppm

1 of 1		EXCAVATED BY: Tracked Volve 350	CLIENT: URL	DATE: 29th June 2023	TP17
DEPTH (m)	SAMPLES/ TESTING	FIELD RECORDS	DEPTH (m)	DESCRIPTION OF STRATA	LEGEND
			0.00	MADE GROUND: Reinforced Concrete Slab	
			0.2 0.3	MADE GROUND: Coarse angular limestone GRAVEL (sub base) in sandy soil Light brown to yellow gravelly clayey SAND with fine to coarse sub-rounded gravel. Relict water pipe at 1m bgl	
			1.00		
			1.4	Coarse rounded to sub-rounded GRAVEL in a light brown sand	
			1.8	Trial-Pit terminated at 1.8m within natural soils	
			2.00		
			3.00		
			4.00		
			5.00		



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Ruabon, Wrexham LL146DL

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GROUND WATER:

Trial-pit Dry

REMARKS:

Sidewalls Stable; PID < 0.1ppm

1 of 1		EXCAVATED BY: Tracked Volve 350	CLIENT: URL	DATE: 29th June 2023	TP18
DEPTH (m)	SAMPLES/ TESTING	FIELD RECORDS	DEPTH (m)	DESCRIPTION OF STRATA	LEGEND
			0.00	MADE GROUND: Reinforced Concrete Slab	
			0.2	MADE GROUND: Coarse angular limestone GRAVEL (sub base) in sandy soil	
			0.45	Light brown to yellow gravelly clayey SAND with fine to coarse sub-rounded gravel. Relict water pipe at 1m bgl	
			1.00		
			2.00	Coarse rounded to sub-rounded GRAVEL in a light brown sandy clay	
			2.22	Trial-Pit terminated at 2.2m within natural soils	
			3.00		
			4.00		
			5.00		



Smith Grant LLP
Station House, Station Road,
Ruabon, Wrexham LL146DL

Tel: 01978822367
Fax: 019788247182

GROUND WATER:

Trial-pit Dry

REMARKS:

Slight sidewall spalling



TP11



TP11



TP12



TP12



TP13



TP13



TP14



TP14



TP15



TP15



TP16



TP16



TP17



TP17



TP18



TP18