

**ENABLING WORKS SCOPE
AT
FORMER BODDINGTONS BREWERY
MANCHESTER**

**SGi CONSULTING ENGINEERS
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Job No. - **C1467**

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Version – **V03**

Version History

Version	Date	Status	Description	Prep.	Chk	Auth.
V01	01.12.21	Prelim	Prelim Issue for comment	PLT	IDB	EAJ
V02	12.01.22	Tender	Updated to suit comments received.	IDB	IDB	EAJ
V03	12.07.23	Tender	References for Highways design changed from Curtins to SGI. Info regarding culvert and wells added	WC	IDB	EAJ

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Appendices

Ref	Detail	Author	Reference
A	Site Location plan and proposed plan	Assael	A3564-ASA-XX-XX-DR-A-0100-P3 A3564-ASA-XX-XX-DR-A-0101-P03
B	Topographical & Utility Survey	SSL	SSL:20838:200:1:1:TOPO:UTIL:Rev1
C	Phase 1 GeoEnv Site Assessment	E3P	15-175-R1-1
D	Phase 2 GeoEnv Site Assessment	E3P	15-175-R2-1
E	UXO Risk Assessment	Bombs Away	C/019062
F	Remediation Strategy	E3P	15-175-R3-1
G	Not used		
H	Enabling Earthworks drawings	SGi	DN0107-SGI-XX-00-DR-S-1010-P02 DN0107-SGI-XX-00-DR-S-1011-P02 C1467-250-P1 C1467-252 P1
J	Pile probing drawing	SGi	DN0107-SGI-CC-FN-DR-S-2000-P01

K	new drainage connection drawings	SGi	DN0107-SGI-XX-00-DR-C-1064-T01
L	Culvert Report	SGi	(IDB) 20220011jt(C1467)Culvert Report 20.1.2022 Rev A BOUND
M	Well Decommissioning	SGi	DN0107-SGI-ZZ-XX-DR-S-1020-P01

01. Introduction / outline scope of works

Shepherd Gilmour Infrastructure Ltd (SGi) have been commissioned by Clarion Housing Group to prepare an enabling works package for the remediation works associated with the former Boddingtons Brewery site.

Appendix A contains Assael's site location plan and a plan showing the proposed future development.

The site is a former brewery with evidence of existing concrete hardstanding on site. The site is currently being used as a car park however the existing use will be suspended prior to the enabling works contract award. The site is available for the tendering contractor to visit however we would ask that the tendering contractors inform the Client prior to attending site.

The site is to be remediated such that it is suitable for the construction of future foundations and installation of below ground drainage, and landscaping.

The outline scope of works can be summarised as follows:-

- a) Disconnections of existing services and drainage
- b) Breaking out existing hardstanding and crushing for re-use
- c) Reduced level excavation including breaking out obstructions and crushing for reuse
- d) Remediation of localised areas of contamination
- e) Upfilling the site and construction of cover layer
- f) Pile probing
- g) Construction of the new sewer connection
- h) Provision of Heras fencing to be left in place at the completion of the works
- i) Relocation of a highways sign that is close to the Great Ducie Street boundary
- j) Scanning and probing works to check for the possible presence of a buried culvert
- k) Decommissioning of any existing wells encountered

02. Contacts

Client

Clarion Housing Group – Hugh Taylor (07355 010 064)

QS

Arcadis – Paul Haniak – 07827 553 296

Civil / Structural Engineer

SGi Shepherd Gilmour – Emyr Jones (07801 014 044) or Ian Bruton (07734 066 377)

MEP Engineer

Wallace Whittle – Daniel Young – 07518 388 482

Environmental Consultant

E3P – Rebecca Hodnett – 07399 567 346

03. Topographical and Utility survey

The topographical and utility survey by Survey Systems is included in Appendix B and is also available electronically in 2D and 3D.

04. Phase 1 Geo Environmental Site Assessment (Desk Study)

The Phase 1 Geo Environmental site assessment (Desk study) has been undertaken by e3p in October 2021 and can be found in Appendix C.

05. Phase 2 Geo Environmental Site Assessment (Intrusive Investigation)

The Phase 2 Geo Environmental site assessment (Intrusive investigation) has been issued by e3p in November 2021 and can be found in Appendix D.

06. Unexploded Ordnance (UXO) Risk Assessment

The Detailed Unexploded Ordnance (UXO) Risk Assessment has been issued by Bombs Away in September 2021 and can be found in Appendix E.

07. Services / disconnections

All services should be disconnected prior to commencement of any breaking out works or excavation. Reference should be made to details provided by Wallace Whittle in this respect. In the event that any potentially live services are encountered during the breaking out works or excavations then work shall immediately cease in the affected area and Wallace Whittle and/or the utility provider shall immediately be contacted for advice. Work shall not recommence in the affected area until the service has been confirmed to be disconnected by Wallace Whittle.

08. Drainage abandonment

If during the site remediation works the contractor discovers any manholes. The manhole should be initially cleaned and inspected for running water. Its position should be coordinated and the information sent to the Engineer. Once instructed the contractor is to remove the manhole and its base and crush to a specification for subsequent reuse.

All pipelines to a depth of 2m to be removed to the site boundary and the offsite pipeline is to be sealed with concrete at the site boundary.

If redundant pipelines up to and including 300mm diameters are found below this level they shall be grouted up with 10:1 PFA/Cement grout. Any redundant pipes bigger than 300mm diameter must be removed and the subsequent void backfilled. Detailed records of all pipes found to be sent to the engineer for review and comment

09. Remediation Strategy

The Remediation Strategy has been issued by E3P in January 2022 and can be found in Appendix F.

E3P shall be engaged by the Enabling Works Contractor to act as Environmental Consultant. In addition to assisting with identification and delineation of potential contaminants during the works they should also be used to assist in Waste Classification for any materials that are required to leave site.

The Environmental Consultant shall make regular visits to site during the course of the works and shall keep records that, in due course, can be included with a Verification Report.

10. Enabling Earthworks specification / drawings and pile probing

The enabling earthworks drawings prepared by SGi are included in Appendix H. The earthworks are to be carried out in accordance with the E3P Remediation Strategy.

Upon completion of the enabling earthworks the Contractor is to carry out pile probing at every pile as shown in the SGi drawing in Appendix J. In all instances probes are to be taken down to rockhead / refusal. The depths at which refusal is encountered are to be recorded by the Contractor and provided to the Engineer for record purposes.

The drawing in Appendix J does not reflect the latest design. Allowance should be made for an additional 5% of pile positions to be probed, and also for probing in proposed tower crane positions.

11. New drainage Connection

The enabling works contractor is to construct the manhole close to the site boundary together with the connection into the public sewer. Details are provided in Appendix K.

12. Perimeter fencing

The existing metal fence on the boundary with Great Ducie Street is to be removed and the dwarf brickwork wall broken down to 150mm below pavement level. New Heras fencing is to be installed by the Enabling Works contractor along this boundary, and the other plot boundaries as indicated on the drawings. This fencing is to be left in place to be removed later by the Principal Contractor for the Construction of the new buildings.

An additional sum is to be included in the tender for optional timber hoardings in accordance with the specification and layout issued by Clarion.

13. Relocation of Highways Sign

Discussion should be held with SGI in respect of relocation of a highways sign which partially overhangs the Ducie Street fence.

14. New access from highway

Details have been provided by SGI Consulting Engineers in respect of construction of the new access from Great Ducie Street. The details can be found on drawings C1467-500 & 501 in appendix H. Reference should also be made to Wallace Whittle in respect of any works required to lower and/or protect services in the pavement.

15. Investigation of possible buried culvert

During the Planning Application process the possibility of a buried culvert crossing the site was raised by one of the Consultees.

Reference should be made to SGI report reference (IDB) 20220011jt(C1467)Culvert Report 20.1.2022 Rev A BOUND.

Investigation works shall include the reduced level GPRS survey and pile probing as described in the report.

16. Well decommissioning

During the Planning Application process the possibility of redundant wells was raised by one of the Consultees.

Should this occur then the wells should be decommissioned as shown on SGI drawing C1467-SGI-ZZ-XX-DR-S-1020-P01