



LATIMER

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MCC Planning Department
Manchester City Council
Town Hall
Manchester
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Dear Sirs,

Former Boddington's Brewery, Gt Ducie Street – 132416/FO/2021

I write further the pre-commencement element of condition 6 on the decision notice;

6)

(a) Prior to the commencement of the development, a scheme for the management of any known well features or borehole present within the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details as to how any redundant boreholes or well features which have been decommissioned and details as to how any boreholes or well features to be retained, once the development is complete, will be secured, protected and inspected.

(b) The approved scheme shall be implemented and prior to the first occupation of the development a verification report to demonstrated compliance with the details approved as part of part (a) of the condition shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In line with the industry standard approach, we would advise that upon discovery of a borehole;

1. Immediately stop works in the area and make safe.
2. Prioritising actions to;
 - a. Prevent the borehole acting as a conduit for contamination of groundwater.
 - b. Prevent the mixing of contaminated and uncontaminated groundwater from different aquifers.
 - c. Prevent the flow of groundwater from one geological horizon to another.
 - d. Prevent the wastage of groundwater from the overflow of artesian boreholes
3. The condition of any borehole casing and grout must be examined to ascertain whether its retention in the hole would prejudice any of the objectives of the abandonment. For many holes, examination of the casing from the ground surface will be adequate. However, deep boreholes may require the use of closed-circuit television (CCTV) to examine the casing at depth.
4. For most purposes the ground should be restored as closely as possible to its pre-drilled condition. The borehole or well should be backfilled with clean (washed), uncontaminated materials so that the permeability of the selected materials are similar to the properties of the geological strata against which they are placed. The backfilled borehole will then mimic the surrounding natural strata and groundwater flow and quality will be protected.

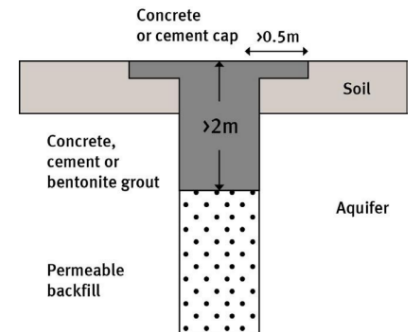
The backfill materials must be clean, inert and non-polluting. Suitable materials include pea gravel, sand, shingle, concrete, bentonite, cement grout and uncontaminated rock. There are also a range of recycled products, like crushed glass, on the market that are designed for use in boreholes



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5. The backfilled borehole/well should be completed with an impermeable plug and cap to prevent entry of potentially contaminated surface run-off or other liquids. The top two metres should be filled with cement, concrete or bentonite grout. A concrete cap of suitable strength, with a diameter at least one metre greater than the width of the backfilled borehole, should then be installed. The exact finished depth of this cap will be designed prior to installation however it will conform to the EA design guide that it should be at least 1 metre below formation level for sites proposed for redevelopment. Never build structures directly onto well caps or linings.
6. Our contractor will record of the abandonment details for future reference, including:
 - a. The reasons for abandonment (for example water quality problems).
 - b. Measurement of groundwater level prior to backfilling.
 - c. The depth and position of each layer of backfilling and sealing materials.
 - d. The type and quantity of backfilling and sealing materials used.
 - e. Any changes made to the borehole/well during the abandonment (for example casing removal).
 - f. Any problems encountered during the abandonment procedure.

The location of abandoned borehole and wells will be clearly marked on site records, we will also mark or deeply inscribe well caps with the word "WELL". To avoid considerable risk, delay or uncertainty in the event of the structure being discovered during excavation by others in the future, who may not otherwise know what the feature is.



Yours faithfully,

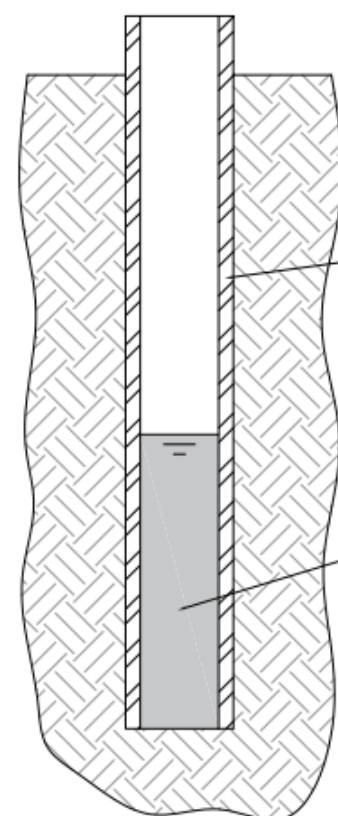
Hugh Taylor

Latimer by Clarion Housing Group

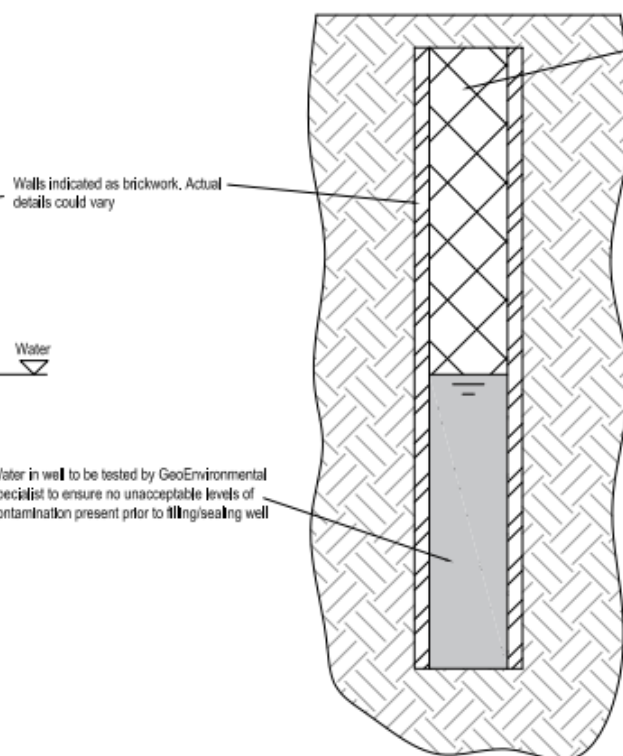
Suite 6.13, Spaces Deansgate, 125 Deansgate, Manchester, M3 2BY



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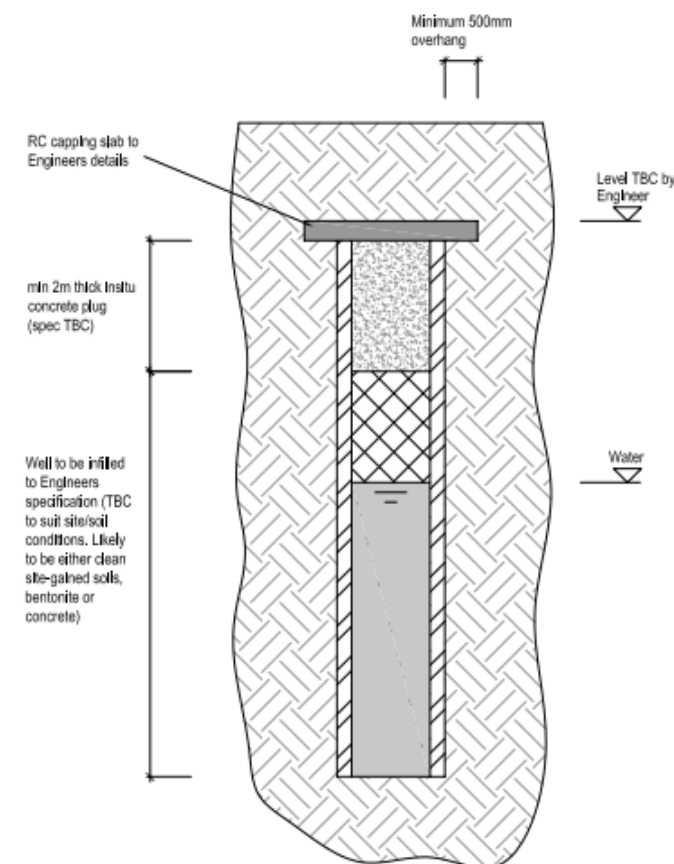


EXISTING OPEN WELL
(Indicative)



EXISTING INFILLED WELL
(Indicative)

Existing fill to be tested by GeoEnvironmental specialist to ensure no unacceptable levels of contamination prior to plugging/capping well



PROPOSED PLUG & CAP TO WELL
(Indicative)

Notes:

1. There are no known wells on the site however, noting the site was previously used as a brewery, the possibility remains that wells may be encountered.
2. If the Contractor encounters a suspected well the assets to be made safe and the Engineer is to be contacted to allow Inspections/Investigations to be carried out.
3. All data on this drawing are indicative only to show the likely strategy to be used if wells are encountered. If wells are found the drawing will be updated to suit the actual construction found.
4. Any open wells are to have temporary barriers/fences installed immediately to prevent access and risk of falling into the well.
5. Any existing fill or water in the well that is found to contain unacceptable levels of contamination is to be disposed of off-site. A GeoEnvironmental specialist will be required to investigate and advise in this respect.
6. The Contractor is to accurately survey the position and levels of the corners of the cover slab to allow the Engineer to record this information on his drawings.
7. This drawing to be read in conjunction with document entitled "Decommissioning Redundant Boreholes and Wells" issued by the National Groundwater and Contaminated Land Centre / Environment Agency.

P01	Pre-Initial Issue	IDB	10/08/22

Rev.	Description	By	Date
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Client: CLARION HOUSING GROUP

Project: FORMER BODDINGTONS BREWERY SITE MANCHESTER

Title: DECOMMISSIONING REDUNDANT BOREHOLES AND WELLS (TYPICAL DETAILS)

Date: JJA22	Drawn By: E6
Rev: A1	Created By: E6
Scale: As Shown	Approved By: E6

CD/Rev: C1467	3b	PRELIMINARY
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Proj No.	CD	Zone	Level	Type	Rev.	Rev.
C1467-SGI-ZZ-XX-DR-S-	1020	P01				