



E3P
Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

Manchester | London | Edinburgh

info@E3P.co.uk
www.E3P.co.uk

Ref: 16-217-L1
Date: 3rd August 2022

Mr Adrian Cronin
GMI Construction Group
Carvers Warehouse
77 Dale Street
Manchester
M1 2HG

BY Email

Dear Adrian,

REMEDIAL VALIDATION LETTER CHURCH INN, MANCHESTER

1. BACKGROUND

E3P have been instructed by GMI Construction Group to provide a Validation Report for remedial works completed at the site formerly occupied by the Church Inn, Cavendish Road, Manchester.

E3P were provided with a Phase 2 Site Investigation Report (Ref: No.C14505) dated September 2018. The document was prepared by Ground Engineering Ltd for Alumno Group Limited.

The 'Remediation Scheme' section within the Phase 2 Site Investigation Report suggested the below:

-  Remediation of the soils beneath the site, in respect of the redevelopment, is only considered necessary in relation to the creation of proposed areas of gardens and soft landscaping, as any new or retained hardstanding and building floors will prevent contact between any contaminated soil and the site end users;
-  Remediation of the soils would be considered necessary in relation to the creation of proposed areas of gardens and soft landscaping if used by the proposed student accommodation block residents and other end users, other than professional grounds people;
-  In these cases only, in order to create communal gardens on this site, as a minimum, it will be necessary to either remove a sufficient thickness of the surface layers and replace them with imported topsoil or isolate the contaminated made ground with a sufficient thickness of cover;
-  Imported topsoil should have appropriate certificates confirming its suitability prior to placement.



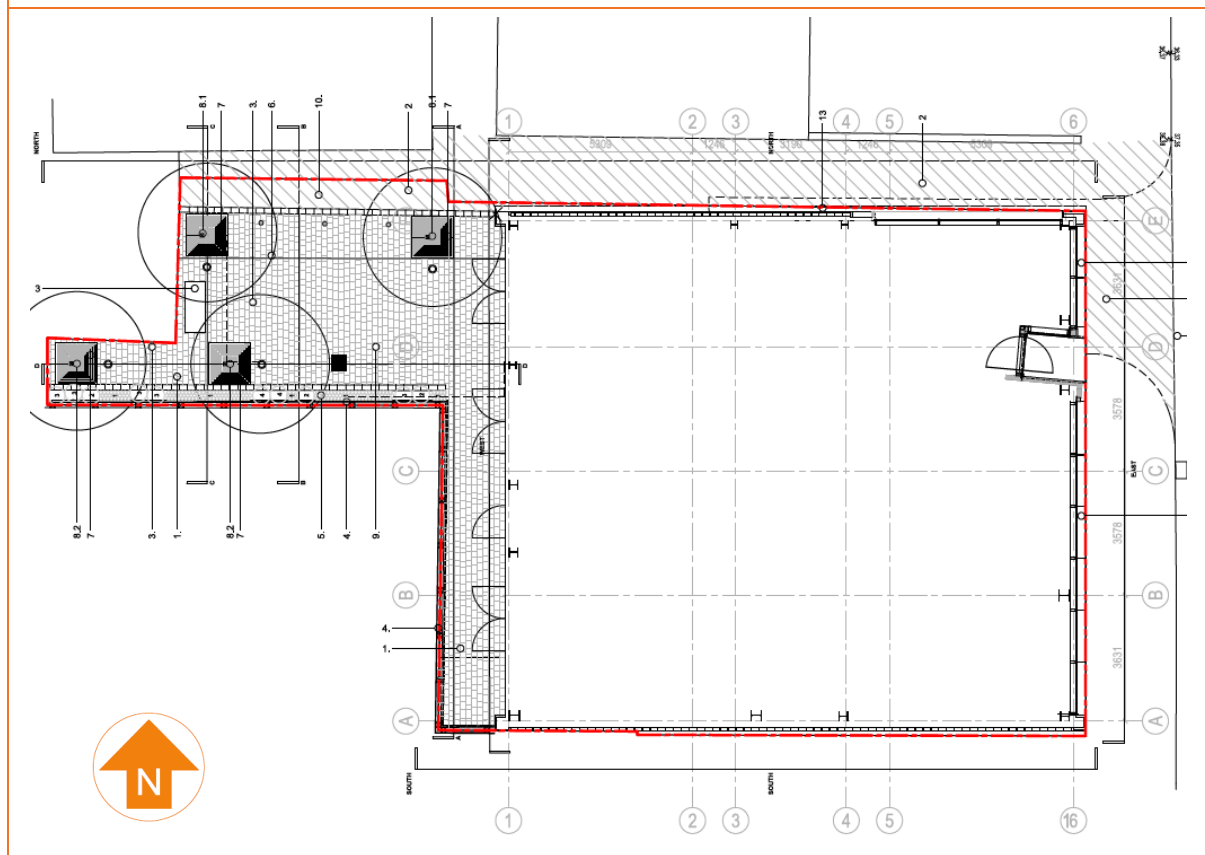
Therefore, considering the above, E3P recommend a 300mm cover system in the amenity landscaping to be sufficient and no other mitigation measures are deemed necessary.

1.1. PROPOSED DEVELOPMENT

E3P understands that the proposed development will comprise of a residential apartment building with associated external carparking, landscaping and adopted utility infrastructure.

The Proposed Development Scheme as indicated in Figure 1.1 overleaf.

FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



1.2. SUMMARY OF PARTIES INVOLVED

FUNCTION / INTEREST	NAME OF PARTY
Local Planning Authority	Manchester City Council
Geoenvironmental Consultant	E3P Ltd
Main Contractor	GMI Construction Group
Enabling Works Contractor	GMI Construction Group
Human Health Regulator	Manchester City Council
Controlled Waters and Waste Regulator	Environment Agency
Highways Adoption Authority	Manchester City Council



1.3. PREVIOUS WORKS

The following previous phases of site investigation and assessment have been completed at the subject site:

- ✚ **Ground Engineering** – *Phase 2 Site Investigation Report*. Ref: No.C14505, September 2018;

This document was used to inform the agreed remedial strategy and should be read in conjunction with this Validation Report.

2. SOFT LANDSCAPED VALIDATION

In total two hand excavated trial pits were advanced in the soft amenity landscaping with the resulting strata detailed herein.

All trial pits in the landscaped area were completed to highlight the required 300mm cover system.

E3P can confirm that our independent validation demonstrates that the soft amenity landscaping has been installed with at least 300mm of certified topsoil in accordance with the NHBC requirements for a site of this nature.

2.1. TOPSOIL ANALYSIS

E3P has produced a Soil Classification Letter (Ref: 16-217-L1) dated July 2022, which should be read in conjunction with this letter.

E3P were been provided with the following documents to review;

- ✚ **NRM Laboratories** – Certificate of Analysis (Ref: 16738 – 562855) dated 24th May 2022; and

The NRM Laboratories analysis report details the BS 3882: 2015 Specification For Topsoil results.

The BS 3882 results indicate the soils to be suitable for multi-purpose use within a cover system, tree pits and planter beds.

- ✚ **Tim O'Hare Associates** – Topsoil Analysis Report: Barnsdale Premium GT2 (Ref: TOHA/22/7340/2/SS) dated 21st February 2022.

The Topsoil Analysis Report: Barnsdale Premium GT2 letter details the chemical concentrations of the topsoil material.

E3P has undertaken a review of the analysis results against the Tier 1 thresholds for residential end use without plant uptake. The qualitative risk assessment indicates there are no exceedances for any contaminants of concern within the soils and therefore this material is suitable to import for placement in the cover system. The topsoil was imported to site on Monday 1st and Tuesday 2nd August 2022.

E3P attended site on Tuesday 2nd August 2022 to validate the depth of the cover system placed within the amenity landscaping.

Cover system validation photographs are enclosed within this letter.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.



Yours sincerely,

For and on behalf of E3P Ltd



Alex Smith
Associate Director



Enclosed;

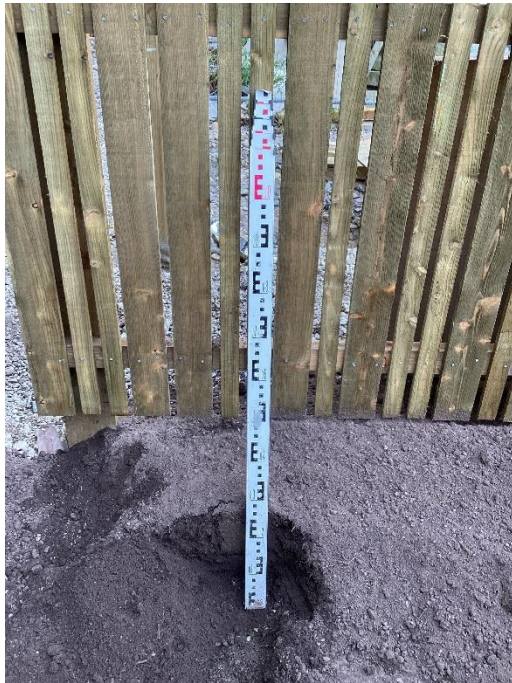
 Garden Validation Photographs;



Plot No: Landscaped Strip – Rear of Structure (2 No. Inspection Pits)

Depth of Strata (m bgl)	0.30	Validated TOPSOIL
	N/A	Validated SUBSOIL

Pit 1 - Depth of Cover System Materials



Pit 1 - Depth of Cover System Materials



Pit 2 - Depth of Cover System Materials



Pit 2 - Depth of Cover System Materials



