

Fw: App ref no CDN/22/0320 condition 9 (b) (Remediation Strategy)

Angela Leckie <angela.leckie@manchester.gov.uk>

Wed 27/07/2022 08:00

To: Planning <Planning@manchester.gov.uk>

Hi e-mail below for uploading Lable as Further Contaminated Land info 26-07-22

Thanks

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams or Zoom
Upcoming Leave

From: Matt Grindey <Matt@day-architectural.com>
Sent: 26 July 2022 16:57
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE: App ref no CDN/22/0320 condition 9 (b) (Remediation Strategy)

Good afternoon Angela,

Firstly, thanks for your patience whilst the team reviewed the EHO's comments attached to CDN/22/0320 (below).

The Geotechnical Engineer has provided the following responses (in blue) to the EHO's comments.

- They have tested for VOCs, we need confirmation that the samples were undertaken in accordance with S10176 (May 2020) as this changed the methodology for soil sampling to improve the reliability of data. **The lab advises that "the method satisfies all the criteria for accreditation under ISO17025:2017 and MCERTS:2018. This method is UKAS accredited for 54 of the target compounds and MCERTS accredited for 37 compounds".**
- The Apex report make reference to 'black residue' on page 24, was this sampled? What was the extent of the residue? Are there any further actions to be taken, i.e hotspot removal? **Samples of said material (WS02 0.4m and WS05 0.3m) were taken and scheduled for analysis; organic parameters analysed did not yield any results above relevant screening values.**
- Section 4.6 of the Remediation Strategy suggests that instead of post-demolition investigations, supervision by the Engineer could be in place during turnover of the made ground in these areas to

check for the presence of any contamination via sampling, observations, but as they have previously found this black residue we would prefer that additional SI's were undertaken. **As noted above, the black residue is not of significant concern. It is also worth noting that no such material was encountered during the later trial pitting within Rammon House. However, any unexpected contamination during earthworks/construction phase should be reported and investigated accordingly, as per the planning conditions and recommendations in our Remediation Strategy.**

Hopefully the above satisfies the comments received, but please do let us know should you require any further information.

Regards,

Matt

Matthew Grindey BA(Hons) MArch ARB
Associate Director

DAY

DAY Architectural Ltd.
Studio 1, Lancaster Buildings
77 Deansgate, Manchester, M3 2BW

0789 665 2194
0161 834 9703

Follow us on Social Media:



Please consider your environmental responsibility. Before printing this e-mail message, ask yourself whether you really need a hard copy.

This email and all files contained within it are strictly confidential and are for the recipient/s only. If you have received this email in error please contact DAY Architectural Ltd immediately using the following email address, enquiries@day-architectural.com. If you are not the intended recipient you must not print, copy, forward or disclose any of the content in any way. DAY Architectural Ltd will not be liable for direct or indirect damages arising from alteration of the contents of this message by a third party. DAY Architectural Ltd accepts no liability for any damage caused by any virus transmitted by this email

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 23 June 2022 08:40
To: Matt Grindey <Matt@day-architectural.com>
Subject: App ref no CDN/22/0320 condition 9 (b) (Remediation Strategy)

Hi Mark

I have had comments back from EHO's on the above which need to be addressed before we can sign this one off. Please see below:

The submitted Remediation Strategy and Verification Plan, both by Apex are noted but from reading these reports they don't seem to have taken in our previous comments for our review of the Site Investigation by Apex for this under CDN/21/0859.

In particular

- They have tested for VOCs, we need confirmation that the samples were undertaken in accordance with
- S10176 (May 2020) as this changed the methodology for soil sampling to improve the reliability
- of data.
-
- The Apex report make reference to 'black residue' on page 24, was this sampled? What was the extent of
- the residue? Are there any further actions to be taken, i.e hotspot removal?
- Section 4.6 of the Remediation Strategy suggests that instead of post-demolition investigations, supervision by
- the Engineer could be in place during turnover of the made ground in these areas to check for the presence of
- any contamination via sampling, observations, but as they have previously found this black residue we would
- prefer that additional SI's were undertaken.

For ease of reference I have copy/paste our previous comments:

I have reviewed the Supplementary ground Appraisal Report, Apex, 10/11/21 and comment as follows:

Additional SI

- Windowless Sample boreholes (WS 01,02,03,04,05,07,08,09,11,12)
- Monitoring wells (WS 07,08,09,11,12)
- Trial Pits (TP 01,02,03,04,05)
- Sample Points (SP 01 & 02 – within scrap yard)
- Black residue was noted within the sub-base in WSs 02 and 05 (0.15m to 0.4m), both beneath Rammon House. In addition, the black macadam surfacing in TP02 had a slight tar odour from 0.1m to 0.3m.

No other visual/olfactory evidence of organic contamination was noted. (no details given on outcome of black residue)

- VOC's sampled but not confirmed as per BS10176 (May 2020).

Ground Conditions:

- Made ground encountered up to 1.9m, varying significantly across different site areas. Cohesive Glacial Deposits below (stiff clay), often interbedded with Granular Glacial Deposits (sand & gravel) from around 5m depth. Sherwood Sandstone bedrock present from c. 9m.
- Samples screened against Residential without home-grown produce.
- Asbestos, PAHs and metal contamination detected in made ground, most notably in the south-east, (Beneath the buildings, risks of contamination will be mitigated via removal of the made ground to accommodate the proposed basement).
- Scrap Metal Deposits (present to 0.15m in the south-east) require removal from site.
- A 600mm clean soil cover is required in all proposed landscaped areas.

Ground Gas: No further investigations, classified as CS1 by the previous RoC SI, 4 rounds but no gas sources (landfills or organic material) and the development includes a basement car park which will be ventilated, so low risk.

Recommended further works:

Once demolition is complete and access is available to all areas, it is recommended that a series of trial pits be excavated to allow inspection of inaccessible areas, most notably:

- Beneath the boiler room of Rammon House
- Through the buried slab beneath Rammon House within footprint of current highways
- Production of a Remediation Strategy once remediation options are finalised and after the post-demolition site investigation.

Therefore Part b) of the condition is insufficient to discharge until the following is submitted:

- They have tested for VOCs, we need confirmation that the samples were undertaken in accordance with BS10176 (May 2020) as this changed the methodology for soil sampling to improve the reliability of data.
- The Apex report make reference to 'black residue' on page 24, was this sampled? What was the extent of the residue? Are there any further actions to be taken, i.e hotspot removal?
- Further SI completed once the buildings have been demolished
- Remediation Strategy

Best Wishes

Angela

Angela Leckie
Senior Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

Due to working compressed hours my current working times are Tuesday to Friday 0700 - 16.30/ 1700

I am available to dial into pre -arranged meetings via Microsoft Teams or Zoom
Upcoming Leave

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

If you have received this email in error, please notify the system manager.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
