

PHASE 2 SITE INVESTIGATION REPORT

(Submitted in Partial Discharge of Condition 10)

Site: Renshaw House, Hyde Grove / Plymouth Grove, Manchester M13 9LQ

Planning Application Ref: 140060/FO/2024

Applicant: Harvale 2 Ltd

Ground Investigation Contractor: Solmek Ltd

1. Purpose of This Submission

This Phase 2 Site Investigation Report is submitted in **partial discharge of Condition 10** of planning permission **140060/FO/2024**.

The purpose of this submission is to confirm that intrusive site investigation works have been undertaken, to present the factual results of those works, and to address the requirement under **Condition 10(b)** for a scheme of investigation and a report identifying what remediation measures, if any, are required.

This submission follows the approval of the Phase 1 Desk Study submitted with the planning application and forms part of the staged discharge of Condition 10.

2. Condition 10 – Staged Requirement

Condition 10 requires the following staged approach:

- **10(a)** – Development to be carried out in accordance with the approved Phase 1 Desk Study
- **10(b)** – Site investigation to be undertaken, with a report outlining ground conditions and identifying any remediation measures required
- **10(c)** – Where remediation is necessary, submission and approval of a remediation strategy and verification prior to occupation

This report responds specifically to **Condition 10(b)**.

3. Phase 1 Desk Study (Condition 10(a))

A **Phase 1 Desk Study Report dated February 2024** was submitted in support of the planning application and approved by the Local Planning Authority in accordance with **Condition 10(a)**.

The Phase 1 Desk Study identified:

- The historical development of the site
- The presence of Made Ground associated with previous uses
- Potential contamination risks typical of urban brownfield land

The intrusive site investigation described in this report has been undertaken to directly test and inform the findings and recommendations of the approved Phase 1 Desk Study.

4. Scope of Intrusive Site Investigation

Intrusive ground investigation works were carried out on site by **Solmek Ltd.**

The scope of works included:

- Drilling of multiple boreholes across the site
- Logging of ground conditions encountered
- Identification of Made Ground and natural strata
- Collection of soil samples for laboratory analysis

The locations of the boreholes were selected to provide representative coverage across the site, having regard to the site layout, proposed development footprint and areas of Made Ground identified in the Phase 1 Desk Study.

The borehole and exploratory position locations are shown on the **Borehole Location Plan**, included at **Appendix C**.

5. Ground Conditions Encountered

The borehole logs, included at **Appendix B**, confirm a consistent ground profile across the site comprising:

- **Made Ground** from ground level to depths typically between **approximately 2.0m and 2.5m below ground level**, varying locally
- Underlying **natural cohesive clay soils** beneath the Made Ground
- No unexpected ground conditions encountered during the investigation

The borehole locations referenced above correspond with those shown on the Borehole Location Plan at Appendix C.

The borehole logs provided are factual records of the intrusive works undertaken.

6. Ground Engineering Observations

Based on the borehole data and Solmek Ltd's assessment (as confirmed by email correspondence dated 20 January 2026):

- The natural clay soils exhibit **high strength characteristics**
- A conservative undrained shear strength of **100 kN/m²** has been adopted
- An indicative **safe bearing capacity of approximately 230 kN/m²** is achievable at around **2.0m below ground level**
- Estimated total settlements are expected to be **less than 25mm**, provided bearing pressures do not exceed the adopted safe bearing capacity

These findings confirm that the site is suitable for the proposed development from a geotechnical perspective.

7. Contamination Considerations

The presence of Made Ground is acknowledged and is consistent with the findings of the approved Phase 1 Desk Study.

During the intrusive works:

- No visual or olfactory evidence of contamination was identified
- Soil samples were collected for laboratory testing

Laboratory analysis of the collected samples is currently underway. The results will confirm whether remediation measures are required.

This report therefore provides the factual basis required under **Condition 10(b)** to determine the need for remediation.

8. Further Assessment and Condition 10(c)

Upon completion of laboratory testing, Solmek Ltd will issue a full interpretative Phase 2 Site Investigation Report.

That report will:

- Assess potential risks to human health, controlled waters and property
- Confirm whether remediation measures are required
- Set out any remediation and verification requirements, if necessary

Where remediation is required, a Remediation Strategy and subsequent Verification Report will be submitted in accordance with **Condition 10(c)** prior to occupation.

9. Compliance Statement

This Phase 2 Site Investigation Report confirms that:

- The requirements of **Condition 10(a)** have been satisfied
- Intrusive site investigation works have been carried out in accordance with **Condition 10(b)**
- Ground conditions across the site have been identified and assessed
- The findings provide a clear basis for identifying whether remediation measures are required

This submission therefore satisfies the requirements of **Condition 10(b)**.

10. Conclusion

The intrusive site investigation undertaken by Solmek Ltd represents a substantive step toward the discharge of Condition 10.

The Applicant respectfully requests that the Local Planning Authority confirms acceptance of this submission in respect of **Condition 10(b)**, with further information to be submitted once laboratory testing has been completed.

Appendices

Appendix A – Email correspondence from Solmek Ltd

Appendix B – Borehole Logs (NE-26-004 Plymouth Grove, Manchester)

Appendix C – Borehole Location / Exploratory Position Plan

APPENDIX A

Robert Talbot

From: Robert Talbot
Sent: 28 January 2026 15:03
To: Robert Talbot
Subject: FW: Renshaw House, Hyde Grove, Manchester. M13

From: Mark Atkins <matkins@solmek.com>
Sent: 20 January 2026 16:31
To: Robert Talbot <rob@bdpconstruction.co.uk>
Cc: Richard Woods <rwoods@solmek.com>; steven@harvale.co.uk; Joseph Guss <jguss@jc-consulting.net>; Kirsty Simpson <ksimpson@solmek.com>; Alice Graham <agraham@solmek.com>
Subject: RE: Renshaw House, Hyde Grove, Manchester. M13

Hi Rob.

Hope you are well.

I emailed Joe last week with a response to our findings, (See below) which might be of use for the time being. I have also attached a copy of the borehole logs for your reference.

"The fieldwork mostly went well and ground conditions were quite good, though two of the small percussive boreholes (BH01 and BH03) were terminated at a shallow depth of 0.60mbgl with refusal on inferred cobble or boulder in the made ground. Unfortunately, that specific drilling method has not got the capacity to chisel through obstructions and would only damage the sampler.

However, based on the other five boreholes, we have enough information.

*Looking at the SPT's and hand shear vanes on the logs and based on a conservative undrained shear strength of 100kN/m² a safe bearing capacity of 230kN/m² has been determined for 1.5 x 1.5m founding on the natural high strength clay at depths of around 2.00mbgl. Providing the safe bearing capacity is not exceeded settlements have been calculated to be less than 25mm.
However, foundations will require deepening locally given made ground depths being recorded up to 2.50mbgl. Obviously is preliminary pending the results of the laboratory testing."*

Kind Regards

Mark Atkins
Senior Geotechnical Engineer

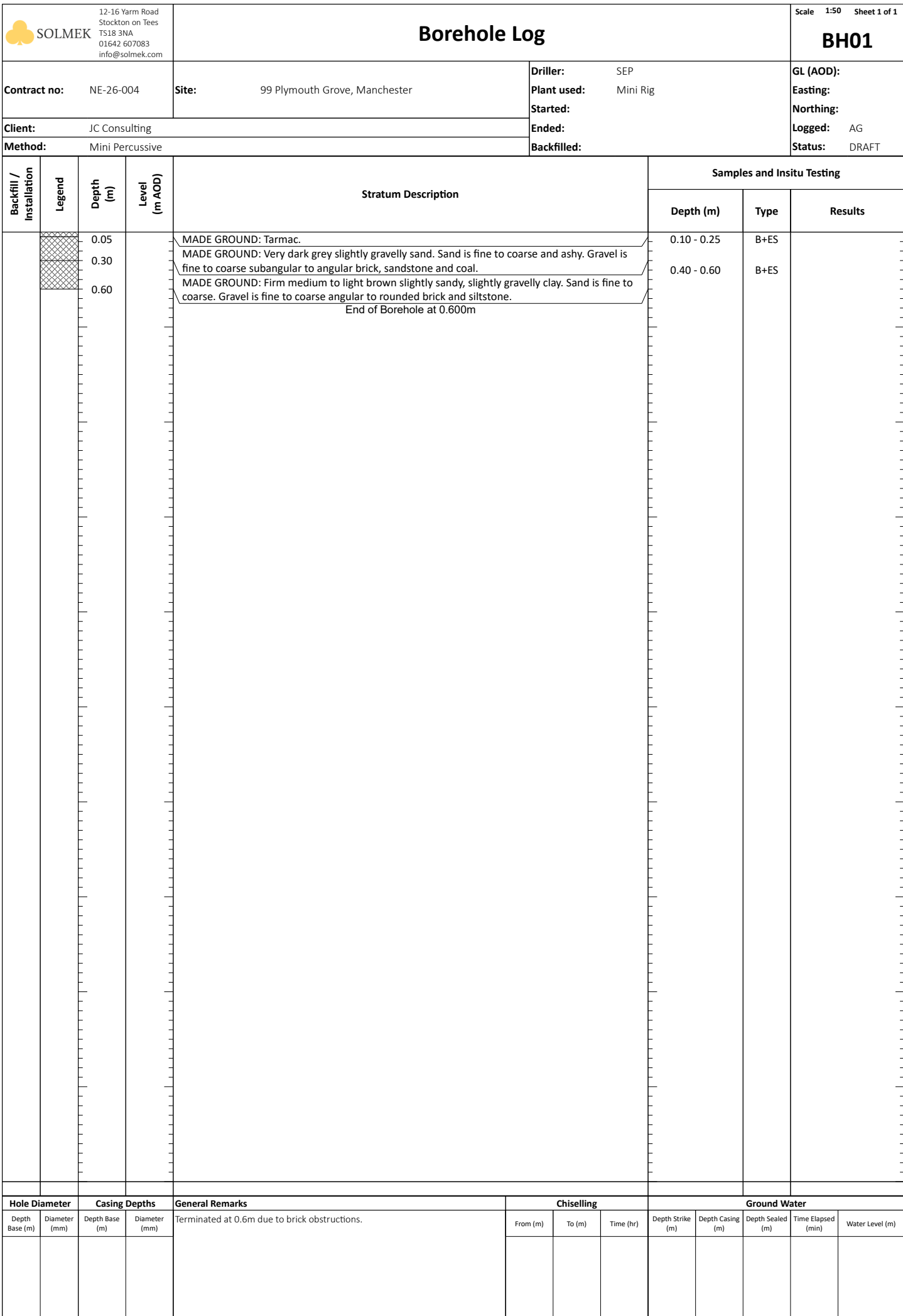


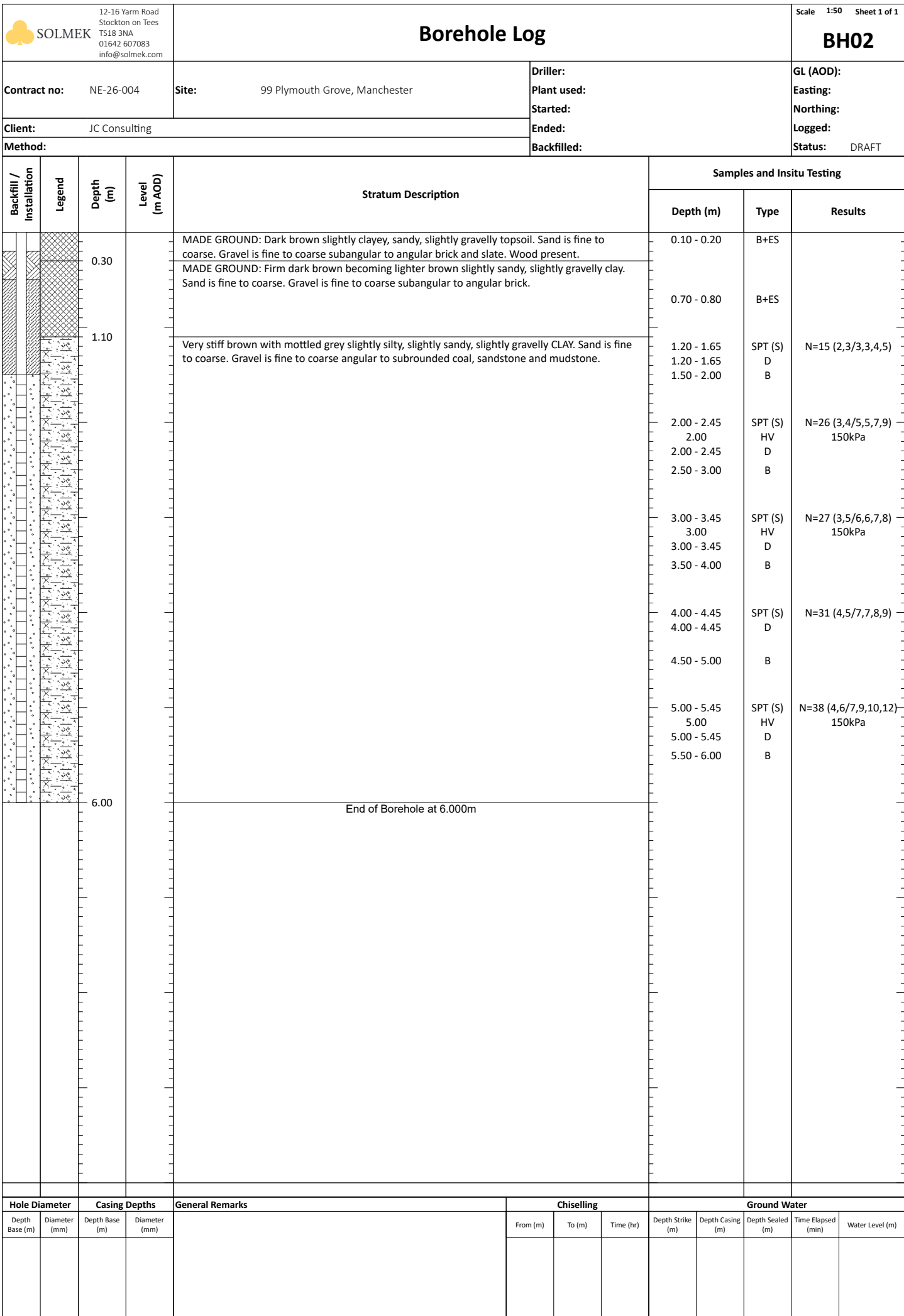
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Midlands Office: 01246 381555
Southern Office: 0118 214 1199
Scotland Office: 0141 2607239
Accounts: 07596 880522

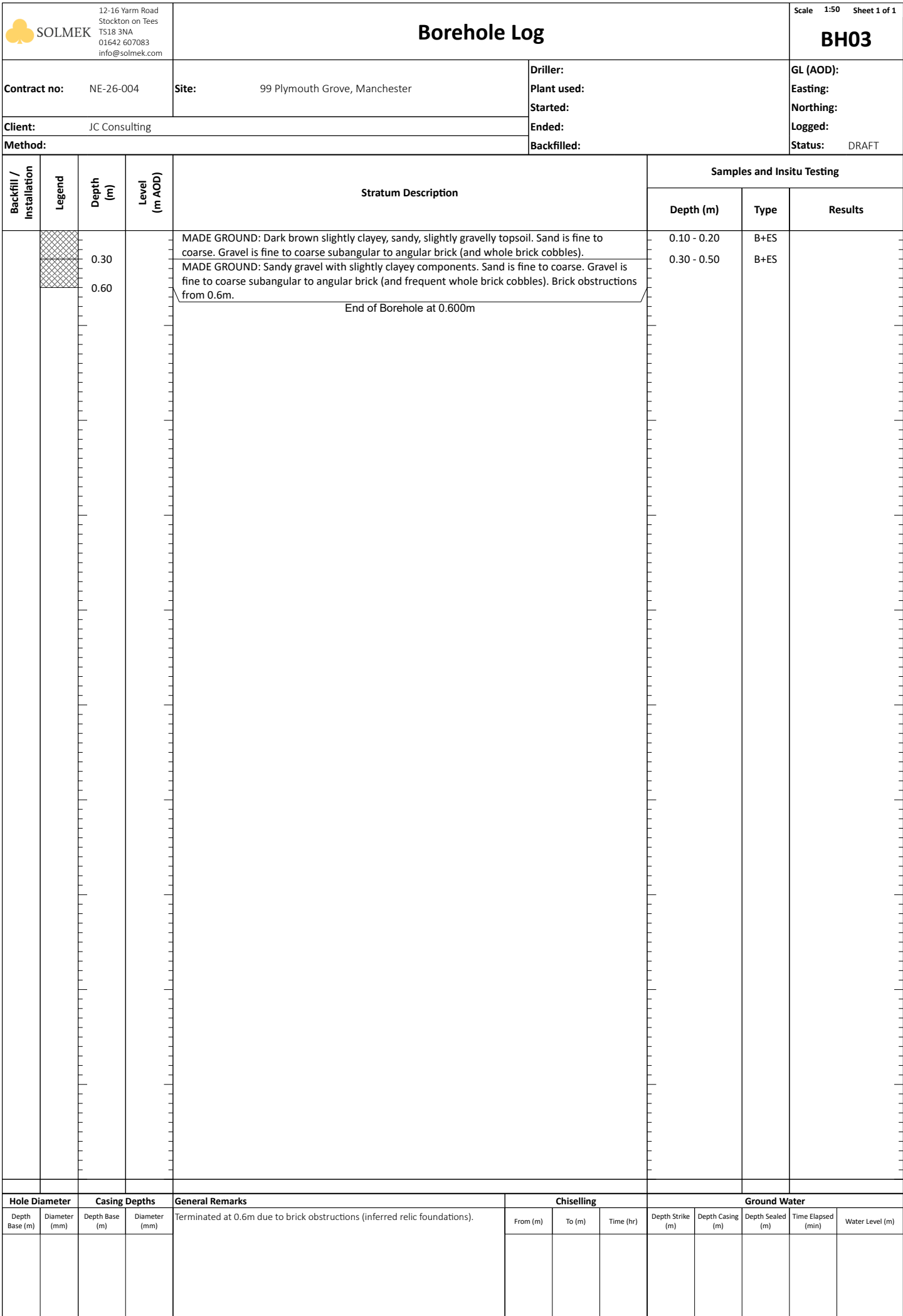
www.solmek.com



APPENDIX B

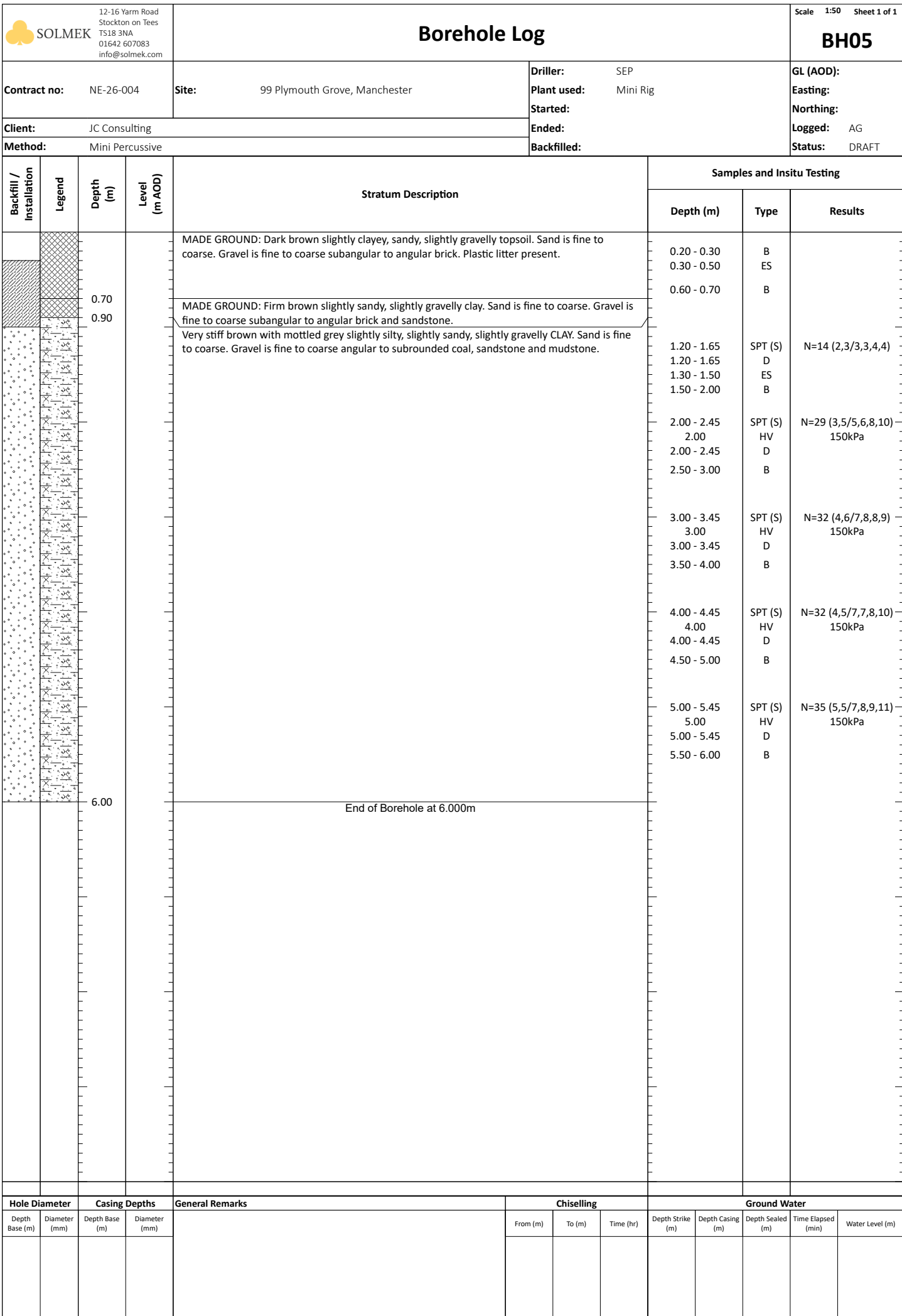






Contract no:	NE-26-004	Site:	99 Plymouth Grove, Manchester	Driller:		GL (AOD):	
Client:	JC Consulting			Plant used:		Easting:	
Method:				Started:		Northing:	
				Ended:		Logged:	
				Backfilled:		Status:	DRAFT

[illegible]



 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com				Cable Percussive Log						Scale 1:50 Sheet 1 of 2 CP01		
Contract no: NE-26-004		Site: 99 Plymouth Grove, Manchester			Driller: Plant used: Started:			GL (AOD): Easting: Northing: Logged:				
Client: JC Consulting					Ended:			Status: DRAFT				
Method:					Backfilled:							
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing							
					Depth (m)		Type	Results				
		0.05		MADE GROUND: Tarmac.	0.05 - 0.35	B+ES						
		0.35		MADE GROUND: Reddish brown sandy gravel. Sand is fine to coarse and ashy. Gravel is fine to coarse subangular to angular brick and sandstone.	0.60 - 1.00	B+ES						
				MADE GROUND: Reddish brown slightly clayey, sandy gravel. Sand is fine to coarse and ashy. Gravel is fine to coarse subangular to angular brick, sandstone and mudstone with brick cobbles.	1.20 - 1.65	SPT (S)				N=10 (2,3/5,2,1,2)		
					1.50	MADE GROUND: Stiff brown slightly sandy, slightly gravelly clay. Sand is fine to coarse. Gravel is fine to coarse angular to subangular brick, sandstone and mudstone.	1.60 - 2.00	B+ES				
						2.00 - 2.45	SPT (S)	N=10 (2,2/3,2,3,2)				
						2.00 - 2.45 2.00 - 2.50	B+ES D					
					2.50	Brown stiff to very stiff slightly silty, slightly sandy, slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded sandstone, mudstone and coal.	3.00 - 3.45 3.00 - 3.50	B+ES UT	38 blows [450mm]			
							4.00 - 4.45 4.00 - 4.45 4.00 - 4.50	SPT (S) B D	N=25 (3,4/5,6,7,7)			
							5.00 - 5.45	UT	65 blows [450mm]			
							5.50 - 6.00	B				
							6.00 - 6.45 6.00 - 6.45	SPT (S) D				N=27 (6,6/6,7,7,7)
							7.00 - 7.45 7.00 - 7.50	B UT				100 blows [450mm]
								8.50 - 9.00	B			
							9.00 - 9.45 9.00 - 9.45	SPT (S) D	N=25 (6,7/7,6,6,6)			
		9.30		Medium dense brown SAND. Sand is fine to medium. Slight groundwater seepage.								
	9.50											
					10.00 - 10.45	B	100 blows [450mm]					
Hole Diameter		Casing Depths		General Remarks	Chiselling			Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Time (hr)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
		10.00	150					9.50				



Cable Percussive Log

CP01

Site: 99 Plymouth Grove, Manchester

GL (AOD):	
Easting:	
Northing:	
Logged:	
Status:	DRAFT

Method:

[illegible]

 12-16 Yarm Road Stockton on Tees TS18 3NA 01642 607083 info@solmek.com		Cable Percussive Log					Scale 1:50 Sheet 1 of 2 CP02		
Contract no: NE-26-004		Site: 99 Plymouth Grove, Manchester			Driller:		GL (AOD):		
					Plant used:		Easting:		
Client: JC Consulting					Started:		Northing:		
Method:					Ended:		Logged:		
					Backfilled:		Status: DRAFT		
Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing				
					Depth (m)	Type	Results		
                                                                									

Hole Diameter		Casing Depths		General Remarks	Chiselling			Ground Water				
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)		From (m)	To (m)	Time (hr)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
					7.60	8.00	01:00					

APPENDIX C

Exploratory Position Plan

