

MANCHESTER CITY COUNCIL

Date: 19th August 2025
Ref: 17-403-L3

BY Email

ENVIRONMENTAL HEALTH OFFICER RESPONSE LETTER RYEBANK, CHORLTON

E3P have been provided with the comments received from the Environmental Health Officer (EHO) in relation to the planning application detailed below:

- ✳ **142223/FO/2025** - Erection of a residential development comprising 120 dwellings (including a mix of housing types and tenures) together with open spaces, landscaping, sustainable drainage features, cycleways and pedestrian footways, vehicular accesses and highways, parking provision and other associated works.

We have reviewed your comments dated 29th June 2025 and provide a response to such in the order in which they were raised below.

The following information needs to be submitted to the Council for approval:

Submission of a preliminary risk assessment for the un-investigated woodland areas to be maintained as public open space due to these areas being known to contain ACMs and the presence of root protection zones which will impact the placement of any clean cover system in this location.

During the site investigation, access to the woodland area located in the western portion of the site was limited due to dense vegetation and the presence of root protection zones. As such, intrusive investigation and sampling were constrained within this section of the site.

In lieu of direct sampling data, E3P has undertaken a risk assessment in line with Joint Industry Working Group (JIWG) guidance. Two assessments have been completed to reflect both the existing and proposed site conditions, each conducted on a worst-case scenario basis. The assessments have been included as an attachment to this letter.

Under existing site conditions, a high risk to site users has been identified. This is due to the presence of visible asbestos-containing materials (ACMs) on the ground surface and the potential for disturbance through typical public use (e.g. walking, informal play). It should be noted that the site is currently private land, and public access is not permitted, although this is not currently enforced the site is utilised by public.

In contrast, the assessment based on the proposed site conditions following remediation indicates a low risk to future users. This conclusion is based on the implementation of remedial measures within the POS, which include:

- ✳ Manual removal (hand-picking) of visible ACMs from the surface;
- ✳ Targeted surface soil sampling to confirm removal effectiveness;
- ✳ Placement of a 100 mm clean cover system within accessible areas, including within root protection zones where practical and feasible.





These combined measures are considered sufficient to mitigate the identified risks and render the area suitable for use as public open space.

Provision of the calibration certificates for the ground gas monitoring equipment for the spot monitoring

Calibration certificates have been included as an attachment to this letter.

Site investigation proposals for the additional site investigation to be undertaken.

Due to several access limitations during the site investigation works, some areas were inaccessible. We acknowledge that further site investigation is required to fully address the outstanding queries. Therefore, we have outlined a series of further works proposed to fully characterise the site and inform an updated Remediation Strategy in order to resolve the outstanding queries. These are summarised below:

The supplementary site investigation will aim to include, but is not limited to, the following:

- ✿ Confirm the extent and nature of historical clay pits
 - Cone penetration tests (CPTU) around the mapped extent of the historic/infilled to understand the presence of a high-wall and variations in depths of Made Ground across the site.
 - Deep cable percussive boreholes within the historic/infilled clay pits to obtain soil samples for chemical analysis (including persistent organic pollutants) and install deep groundwater monitoring wells. Cable percussive boreholes will be triangulated where possible in both the north and south of the site to allow for groundwater flow modelling.
- ✿ Carry out speciation of mercury-impacted soils
 - Mechanically excavated trial pits where mercury has been identified at shallow depth (<2.50 m bgl) to carry out mercury speciation. This will be used to inform an updated conceptual site model and revised remediation methodology.
- ✿ Undertake targeted sampling within the areas of Public Open Space (POS) to assess any potential asbestos impact, particularly around existing trees (noting that any works here will be limited and minimally intrusive)
 - Hand excavated trial pits within areas of existing vegetation/woodland which is to be retained to obtain samples of shallow soils (following handpicking of surface ACM) to determine the requirement of the clean cover system for proposed areas of POS within tree root protection zones.

A plan showing the proposed exploratory hole locations and additional assessment has been included as an attachment to this letter.

The following will then be prepared or updated incorporating the outcomes of the above and setting out the detailed requirements to ensure the site is suitable for the proposed development:

- ✿ Asbestos Management Plan
- ✿ Ground Gas and Vapour Protection Design Report
- ✿ Updated Remediation Strategy.



Drawings are missing from the site investigation appendix, including a clear plan showing all the site investigation locations to date.

Drawings from the Phase 2 Report have been included as an attachment to 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



Decision Support Tool for Receptor Risk Ranking

Stage 1 Hazard Identification		Score
Select ACM type (run model for each type to generate 'Worst Case' output)	Loose fibrous asbestos debris	3
Extent of degradation of ACMs	Weathered (Slight degradation in ACM; material still retains its basic integrity)	2
Friability and degree of bonding by matrix (ACM matrix, not ground materials)	Non-friable ACM or ACM with fibres firmly linked in a matrix	0
Distribution of Visible Asbestos Across Affected Area	Sporadic/random occurrences of visible contamination by ACMs	2
Asbestos fibre type	Mainly chrysotile and trace amphibole (no crocidolite)	1
Sub-total		8
Hazard ranking		Low

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.
It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.



Joint Industry **Working Group**

Asbestos in Soil and Construction & Demolition Materials

Stage 2		Score
Emission Factors		
Amount of asbestos fibre in selected ACM/fibre type as % of host material	Large quantities - ≥ 0.1 %wt/wt	4
Respirable fibre index for ACM - RIVM report 711701034 (2003)	High	4
Activity type and effect on deterioration of ACMs	Moderate disturbance, slight deterioration expected	3
Best description of primary host material matrix	Coarse to Fine Gravel	3
Sub-total		14
Exposure ranking		Medium

Stage 3		Score	
Pathway and Receptor Sensitivity			
Receptor category	Public open space or building	No score required	
Age of Receptor	Infant (under 5)	4	
Duration of exposure/site occupancy	< 1 hour in any single day (e.g. frequent but short exposure event)	1	
Receptor ranking		5	Medium
Combined hazard, exposure and receptor ranking			Medium
Pathway: Distance of Receptor from Source	In or within 10m of area of disturbance	4	
Pathway: Depth to impacted material	surface	E	
Pathway ranking		4E	High
Overall ranking			High



Joint Industry **Working Group**

Asbestos in Soil and Construction & Demolition Materials

Project Reference	17-403
Site Name	Rye Bank Fields
Client	Step Places
Run by	N Dawson
Date	05-Aug-25
Reviewed by	M. Dyer
Characterisation of scenario being evaluated	Existing site conditions - Private land used by the public for walking foraging etc.
Interpretation of scenario ranking by DST	Overall high ranking. Assessment completed using worst case scenario.

Decision Support Tool for Receptor Risk Ranking

Stage 1 Hazard Identification		Score
Select ACM type (run model for each type to generate 'Worst Case' output)	Loose fibrous asbestos debris	3
Extent of degradation of ACMs	Weathered (Slight degradation in ACM; material still retains its basic integrity)	2
Friability and degree of bonding by matrix (ACM matrix, not ground materials)	Non-friable ACM or ACM with fibres firmly linked in a matrix	0
Distribution of Visible Asbestos Across Affected Area	No visible ACMs/fibre bundles	0
Asbestos fibre type	Mainly chrysotile and trace amphibole (no crocidolite)	1
Sub-total		6
Hazard ranking		Low

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.
It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.



Joint Industry **Working Group**

Asbestos in Soil and Construction & Demolition Materials

Stage 2		Score
Emission Factors		
Amount of asbestos fibre in selected ACM/fibre type as % of host material	Low quantities - >0.01 to <0.05 %wt/wt	2
Respirable fibre index for ACM - RIVM report 711701034 (2003)	High	4
Activity type and effect on deterioration of ACMs	Low disturbance, minimal deterioration expected	2
Best description of primary host material matrix	Coarse to Fine Gravel	3
Sub-total		11
Exposure ranking		Medium

Stage 3		Score	
Pathway and Receptor Sensitivity			
Receptor category	Public open space or building	No score required	
Age of Receptor	Infant (under 5)	4	
Duration of exposure/site occupancy	< 1 hour in any single day (e.g. frequent but short exposure event)	1	
Receptor ranking		5	Medium
Combined hazard, exposure and receptor ranking			Medium
Pathway: Distance of Receptor from Source	In or within 10m of area of disturbance	4	
Pathway: Depth to impacted material	Material buried at shallow depth, potential to be disturbed by excavation	C	
Pathway ranking		4C	Low
Overall ranking			Low

Project Reference	17-403
Site Name	Rye Bank Fields
Client	Step Places
Run by	N Dawson
Date	05-Aug-25
Reviewed by	M. Dyer
Characterisation of scenario being evaluated	Proposed site conditions following remediation / development works. Public open space adjacent to residential development. Minimum remediation includes hand picking all visible ACM, sampling of surface soils to confirm trace fibres, placement of minimum 100mm clean cover and/or turf where required.
Interpretation of scenario ranking by DST	Overall Low ranking. Assessment carried out using worst case scenario following remediation works.

TEST DATE AND CONDITIONS	
Date	24/10/19
Atmospheric Pressure	989mB
Ambient Temp	22.9°C
Envionics Serial No.	2633

GAS DATA LTD

Pegasus House
Seven Stars Estate
Wheler Rd
Coventry
CV3 4LB

Tel 02476303311 Fax 02476307711



GFM436-1 FINAL INSPECTION & CALIBRATION CHECK CERTIFICATE

INSTRUMENT DETAILS	
Serial No	Customer
13275	Environmental Science and Technology

INSTRUMENT CHECKS			
Keyboard	✓	Pump Flow	500cc/min
Display Contrast	✓	Pump Flow @ -200mB	300cc/min
Clock Set / Running	✓	S/W Version	G436-00.0027/0010
Labels Fitted	✓	Recalibration Date	24/10/20

GAS CHECKS							
Calibration Gas		Instrument Gas Channels Read					
Gas Type	Applied Conc.	CH4 (%)	tol. (% vol.)	CO2 (%)	tol. (% vol.)	O2 (%)	tol. (% vol.)
N2	100%	0.0	0.0	0.0	0.0	0.0	+/-0.1
CH4	5%	4.9	+/-0.3	0.0	0.0	0.0	+/-0.1
	60%	59.5	+/-3.0	0.0	0.0	0.0	+/-0.1
CO2	5%	0.0	0.0	4.9	+/-0.3	0.0	+/-0.1
	40%	0.0	0.0	39.9	+/-3.0	0.0	+/-0.1
O2	20.9%	0.0	0.0	0.0	+0.1	20.9	+/-0.5

OPTIONAL GAS CHECKS							
Calibration Gas		Instrument Gas Channels Read					
Gas Type	Applied Conc.	Label	H2S	CO		Hexane	tol. (% vol.)
		Range	5000ppm	2000ppm		2.00%	
N2	100%		0	0		0.0	+/- 5.0
H2S	1500ppm		1510	0			+/- 5.0
CO	1000ppm		60	1000			+/- 5.0
Hexane	2.00%					1.97	+/- 10.0

PRESSURE CHECKS							
Calibration Pressure		Instrument Pressure Channels Read					
Pressure @	Applied Pressure	Atmospheric [Ap] (mB)	tol. (mB)				
All Ports	Current Atmospheric	898	+/-2.0				
Ap Port (Internal)	+800mB(a)	799	+/-5.0				
	+1200mB(a)	1201	+/-5.0				

TEST DATE AND CONDITIONS	
Date	24/10/19
Atmospheric Pressure	989mB
Ambient Temp	22.9°C
Enviroics Serial No.	2633

GAS DATA LTD

Pegasus House

Seven Stars Estate

Wheler Rd

Coventry

CV3 4LB

Tel 02476303311 Fax 02476307711



GFM436-1 FINAL INSPECTION & CALIBRATION CHECK CERTIFICATE

FLOW CHECKS					
Calibration Flow		Instrument Flow Channels Read			
Applied Flow (l/hour)	Applied Pressure (Pa)	Flow [Flow] (l/hour)	tol. (l/hour)	Differential Pressure [Dp] (Pa)	tol. (Pa)
-30.0	-429	-30.0	+/-3.0	-420	+/-50
-3.0	-19	-3.0	+/-1.0	-19	+/-6
0.0	0	0.0	0.0	0	0.0
+3.0	16	3.0	+/-0.5	17	+/-3
+30.0	341	29.2	+/-3.0	345	+/-50
+60.0	1060	59.4	+/-6.0	1061	+/-130
+90.0	2103	90.5	+/-9.0	2154	+/-250

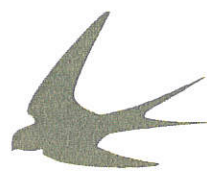
TEMPERATURE CHECK		
Calibration Temperature	Instrument Temperature Channel Read	
Applied Equivalent Temperature (°C)	Temperature [Temp] (°C)	tol. (°C)
-10.0	-10.0	+/- 2.0
0.0	0.0	+/- 1.0
30.0	30.0	+/- 1.0
60.0	60.0	+/- 1.0
100.0	100.0	+/- 1.0

Notes:

The instrument identified by the serial number stated above has been tested by Gas Data personnel for calibration accuracy on the date and under the ambient conditions stated. Gas Data Ltd internal BS EN ISO9001:2015 compliant workshop procedures were followed to apply known calibration test gases, gas flow rates, pressures and temperatures of the values stated. The results displayed on the instrument at each stage are recorded above.

Gas Data Ltd is certified to BS EN ISO9001:2015. Certificate NQA 8374. Valid until 22/03/2019

TEST DATE AND CONDITIONS	
Date	25/10/19
Atmospheric Pressure	999 mB
Ambient Temp	22.8 °C
Envionics Serial No.	N/A

GAS DATA LTD	
Pegasus House	
Seven Stars Estate	
Wheler Rd.	
Coventry	
CV3 4LB	
Tel: 024 76 303311	Fax: 024 76 307711

GFM436-1 OUTWARD INSPECTION & QUALITY CHECK SHEET

INSTRUMENT DETAILS				
SO Number	Instrument Banner	Instrument Serial Number + SW Version	Job Number(s)	
324175	GFM436	13275/24-17	17643	

Calibration Technician

DATE

24-10-19

Inspection Technician

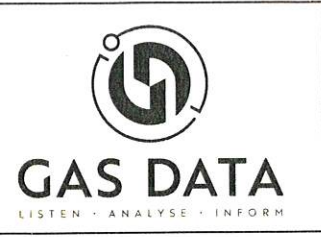
DATE

25/10/19

INSTRUMENT CHECKS		Pass (P), Fail (F) or not applicable(NA)	INSTRUMENT PACKING LIST		Tick if included
Function Tests	Dust Caps Fitted	P	Instrument		✓
	Keyboard Test (All keys)	P	Leather Case		✓
	Backlight Test	P	Instrument Strap		✓
	Clock Set / Running	P	AC Battery Charger (UK)		✓
	Comms Test	P	AC Battery Charger (EURO)		×
	Pump Flow Test (In & Out)	P	AC Battery Charger (US)		×
	Overall Leak Test (30mb)	P	AC Battery Charger (AUS)		×
	Battery Charge Test	P	Gas Sample Pipe		✓
	Service Date set to?	24/10/19	Hard Carry Case		✓
Channel Tests	Data Logging Enabled?	P	Spares Pot		✓
	Verify CH4/LEL/Hexane/PID	P	Allen Key		✓
	Verify CO2	P	Flow Sample Pipe		✓
	Verify O2	P	Temperature Probe		×
	Verify H2S	P	Vane Anemometer		×
	Verify CO	P	USB Cable		✓
	Verify LEL	P	USB Memory Stick		✓
	Verify 1st Option gas	N/A	SM V5 Software	Ver 6.05	✓
	Verify atmospheric pressure	P	Internal Filter Pack	Qty	×
	Verify differential pressure	P	External Filter Pack	Qty	×
	Verify flow	P	Field Guide		×
	Verify temperature probe input	P	Extra Items:		
	Verify vane anemometer input	P			
DataBase Checks	Jobcard(s) completed and signed	P			
	Jobcard(s) booked off database	P			
	Calibration certificate completed	P			
	Complete & print QI record	N/A			
Label Checks	No. of Calibration label fitted	9897	Comments		
	MCERTS label not displayed	P			
	Warranty label fitted	P			
H2S Range	H2S Range from SO	50000 ppm			
	H2S Range from cal cert	50000 ppm			
	Over-range value correct?	P			

TEST DATE AND CONDITIONS	
Date	06/12/23
Atmospheric pressure	996mb
Ambient Temp	20.2°C
EnviroNics Serial No.	2633

GAS DATA LTD
Unit D,
Earlplace Business Park,
Coventry,
CV4 9XL, UK
+44 (0) 24 7630 3311



GFM436-1 FINAL INSPECTION & CALIBRATION CHECK CERTIFICATE

INSTRUMENT DETAILS	
Serial No	Customer
13586	Environmental Science and Technology Ltd

INSTRUMENT CHECKS			
Keyboard	✓	Pump Flow	500cc/min
Display Contrast	✓	Pump Flow @ -200mB	275cc/min
Clock Set / Running	✓	S/W Version	G436-00.0029/0010
Labels Fitted	✓	Recalibration Date	06/12/24

GAS CHECKS							
Calibration Gas		Instrument Gas Channels Read					
Gas Type	Applied Conc.	CH4 (%)	tol. (% vol.)	CO2 (%)	tol. (% vol.)	O2 (%)	tol. (% vol.)
N2	100%	0.0	0.0	0.0	0.0	0.0	+/-0.1
CH4	5%	5.2	+/-0.3	0.0	0.0	0.0	+/-0.1
	60%	59.9	+/-3.0	0.0	0.0	0.0	+/-0.1
CO2	5%	0.0	0.0	4.9	+/-0.3	0.0	+/-0.1
	40%	0.0	0.0	39.7	+/-3.0	0.0	+/-0.1
O2	20.9%	0.0	0.0	0.1	+0.1	20.8	+/-0.5

OPTIONAL GAS CHECKS								
Calibration Gas		Instrument Gas Channels Read						
Gas Type	Applied Conc.	Label	H2S	CO			Hexane	tol. (% vol.)
		Range	5000ppm	2000ppm			2.00%	
N2	100%		0	0			0.000	0.0
H2S	1500ppm		1500	0				+/- 5.0
CO	1000ppm		90	994				+/- 5.0
Hexane	2.00%						1.980	+/- 10.0

PRESSURE CHECKS							
Calibration Pressure		Instrument Pressure Channels Read					
Pressure @	Applied Pressure	Atmospheric [Ap] (mB)	tol. (mB)				
All Ports	Current Atmospheric	994	+/-2.0				
Ap Port (Internal)	+800mB(a)	797	+/-5.0				
	+1200mB(a)	1201	+/-5.0				

TEST DATE AND CONDITIONS	
Date	06/12/23
Atmospheric pressure	996mb
Ambient Temp	20.2°C
Envionics Serial No.	2633

GAS DATA LTD	
Unit D,	
Earlplace Business Park,	
Coventry,	
CV4 9XL, UK	
+44 (0) 24 7630 3311	

GFM436-1 FINAL INSPECTION & CALIBRATION CHECK CERTIFICATE

FLOW CHECKS					
Calibration Flow		Instrument Flow Channels Read			
Applied Flow (l/hour)	Applied Pressure (Pa)	Flow [Flow] (l/hour)	tol. (l/hour)	Differential Pressure [Dp] (Pa)	tol. (Pa)
-30.0	-326	-28.3	+/-3.0	-334	+/-50
-3.0	-20	-2.7	+/-1.0	-18	+/-6
0.0	0	0.0	0.0	0	0.0
+3.0	18	2.8	+/-0.5	16	+/-3
+30.0	352	30.1	+/-3.0	353	+/-50
+60.0	1085	60.1	+/-6.0	1092	+/-130
+90.0	2133	91.4	+/-9.0	2220	+/-250

TEMPERATURE CHECK		
Calibration Temperature	Instrument Temperature Channel Read	
Applied Equivalent Temperature (°C)	Temperature [Temp] (°C)	tol. (°C)
-10.0	-10.0	+/- 2.0
0.0	0.0	+/- 1.0
30.0	30.0	+/- 1.0
60.0	60.0	+/- 1.0
100.0	100.0	+/- 1.0

Notes:

The instrument identified by the serial number stated above has been tested by Gas Data personnel for calibration accuracy on the date and under the ambient conditions stated. Gas Data Ltd internal BS EN ISO9001:2015, BS EN ISO 14001:2015 and BS EN ISO 45001:2018 compliant workshop procedures were followed to apply known calibration test gases, gas flow rates, pressures and temperatures of the values stated. The results displayed on the instrument at each stage are recorded above.

Gas Data Ltd is certified to: BS EN ISO 9001:2015
 BS EN ISO 14001:2015
 BS EN ISO 45001:2018

TEST DATE AND CONDITIONS	
Date	7.12.2023
Atmospheric pressure	992 mb
Ambient Temp	17.7 °C
EnviroNics Serial No.	2633

GAS DATA LTD
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GFM436-1 OUTWARD INSPECTION & QUALITY CHECK SHEET

INSTRUMENT DETAILS					
SO Number	Instrument Banner	Instrument Serial Number + SW Version	Job Number(s)		
336340	GFM 436	13586 V29.10	26801	-	-

Calibration Technician

DATE

6/12/23

Inspection Technician

DATE

7/12/23

INSTRUMENT CHECKS		Pass (P), Fail (F) or not applicable(NA)	INSTRUMENT PACKING LIST		Tick if included
Function Tests	Dust Caps Fitted	P	Instrument		✓
	Keyboard Test (All keys)	P	Leather Case		X
	Backlight Test	P	Instrument Strap		✓
	Clock Set / Running	P	AC Battery Charger (UK)		✓
	Comms Test	P	AC Battery Charger (EURO)		X
	Pump Flow Test (In & Out)	P	AC Battery Charger (US)		X
	Overall Leak Test (30mb)	NA	AC Battery Charger (AUS)		X
	Battery Charge Test	P	Gas Sample Pipe		✓
	Service Date set to?	6/12/24	Hard Carry Case		✓
Channel Tests	Data Logging Enabled?	P	Spares Pot		X
	Verify CH4/LEL/Hexane/PID	P	Allen Key		✓
	Verify CO2	P	Flow Sample Pipe		✓
	Verify O2	P	Temperature Probe		X
	Verify H2S	P	Vane Anemometer		X
	Verify CO	P	USB Cable		X
	Verify LEL		USB Memory Stick		X
	Verify 1st Option gas	NA	SM V5 Software	Ver	X
	Verify atmospheric pressure	P	Internal Filter Pack	Qty	X
	Verify differential pressure	P	External Filter Pack	Qty	X
	Verify flow	P	Field Guide		X
	Verify temperature probe input	P	EX Safety Flier		X
	Verify vane anemometer input	P	Extra Items:		
DataBase Checks	Jobcard(s) completed and signed	P	SERVICE SPARES		
	Jobcard(s) booked off database	P			
	Calibration certificate completed	P			
	Complete & print QI record	NA			
Label Checks	No. of Calibration label fitted	12475	Comments		
	MCERTS label not displayed	P			
	Warranty label fitted				
H2S Range	H2S Range from SO	5000 ppm			
	H2S Range from cal cert	5000 ppm			
	Over-range value correct?	P			



- Historical Features**
- Small Building Pre 1981 - Pre 2019
 - Former Pond Pre 1848 - Pre 1951 / Pre 1934 - Pre 1938
 - Former Houses Pre 1907 - Pre 1938
 - Former Road Pre 1907 - Pre 1938
 - Unspecified Building Pre - 1848 - Pre 1894
 - Unspecified Boundary (Met) Pre 1978 - Pre 2019
 - Former Clay Pits Pre 1934 - Pre 1938
 - Road/Hardstanding Pre 1978 - Present
 - Longford Brook Pre 1848 - Pre 1951
 - Former Field Boundary Pre 1848 - Pre 1896
 - Former Drain Pre 1848 - Present
 - Former Embankment Pre 1951 - Pre 2000
 - Former Clay pit/embankment Pre 1934 - Pre 1938
 - BGS Recorded Mineral Site (Former Clay Pits)

- Location Symbols**
- Approximate Window Sample Probehole Location (E3P Locations 2024)
 - Approximate Trial Pit Location (E3P Locations 2024)
 - Approximate Cable Percussive Borehole Location (E3P Locations 2024)
 - Approximate Cone Penetrometer Test Location (E3P Locations 2024)
 - Approximate Window Sample Probehole Location (E3P Locations 2019)
 - Approximate Window Sample Probehole Location with Install (E3P Locations 2019)
 - Approximate Trial Pit Location (E3P Locations 2019)
 - Approximate Cable Percussive Borehole Location (E3P Locations 2019)

- Location Symbols**
- Proposed Deep Cable Percussive Borehole (PFAS Testing & GW Modelling)
 - Proposed Hand Pit Location (Sampling of Shallow Soils in POS)
 - Approximate Cone Penetrometer Test Location (Investigate Extent of Clay Pit)
 - Mercury Assessment Required (Additional Sampling & Speciation)

Notes:

P1	REVC	18.08.2025	CB	ND	ND
P1	REVB	12.08.2025	TG	ND	ND
P1	REVA	24.10.2024	OW	ND	ND
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

024

Date:

18.08.2025

Scale:

NTS@ A3

Drawing Title:

Proposed Exploratory Hole
Location Plan
(Supplementary Investigation)



Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Notes:					
P1	REVC	14.02.2025	TG	ND	BH
P1	REVB	11.02.2025	OW	ND	BH
P1	REVA	25.09.2024	OW	ND	BH
Phase	Issue	Date	Drawn	Checked	PM

Client:	Step Places, Southway Housing Trust and Manchester Metropolitan University
	Ryebank Fields
Job Title:	

Job No:	17-403
Drawing No:	002
Drawing Title:	

Date:	14.02.2025
Scale:	NTS@ A3
Proposed Development Plan	



Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Historical Features

Small Building Pre 1981 - Pre 2019

Former Pond Pre 1848 - Pre 1951 / Pre 1934 - Pre 1938

Former Houses Pre 1907 - Pre 1938

Former Road Pre 1907 - Pre 1938

Unspecified Building Pre - 1848 - Pre 1894

Unspecified Boundary (Met) Pre 1978 - Pre 2019

Former Clay Pits Pre 1934 - Pre 1938

Road/Hardstanding Pre 1978 - Present

Longford Brook Pre 1848 - Pre 1951

Former Field Boundary Pre 1848 - Pre 1896

Former Drain Pre 1848 - Present

Former Embankment Pre 1951 - Pre 2000

Former Clay pit/embankment Pre 1934 - Pre 1938

BGS Recorded Mineral Site (Former Clay Pit)

Notes:

P1	REVC	11.02.2025	OW	ND	ND
P1	REVB	30.10.2024	OW	ND	ND
P1	REVA	10.10.2024	OW	ND	BH
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing Trust and Manchester Metropolitan University

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

003

Date:

11.02.2025

Scale:

NTS@ A3

e3p

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Site Features

Trees

Dense Brambles

Footpath

Evidence of Bonfire

Access

Dense Trees

Nico Ditch

Mound with Slope Direction

Manhole Cover

Gas Markers

Hard Standing

Aspen Grove

Notes:

P1	REVD	14.02.2025	OW	ND	BH
P1	REVC	24.10.2024	OW	ND	ND
P1	REVB	29.07.2024	OW	GC	BH
P1	REVA	05.07.2024	OW	ND	BH
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing Trust and Manchester Metropolitan University

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

004

Date:

14.02.2025

Scale:

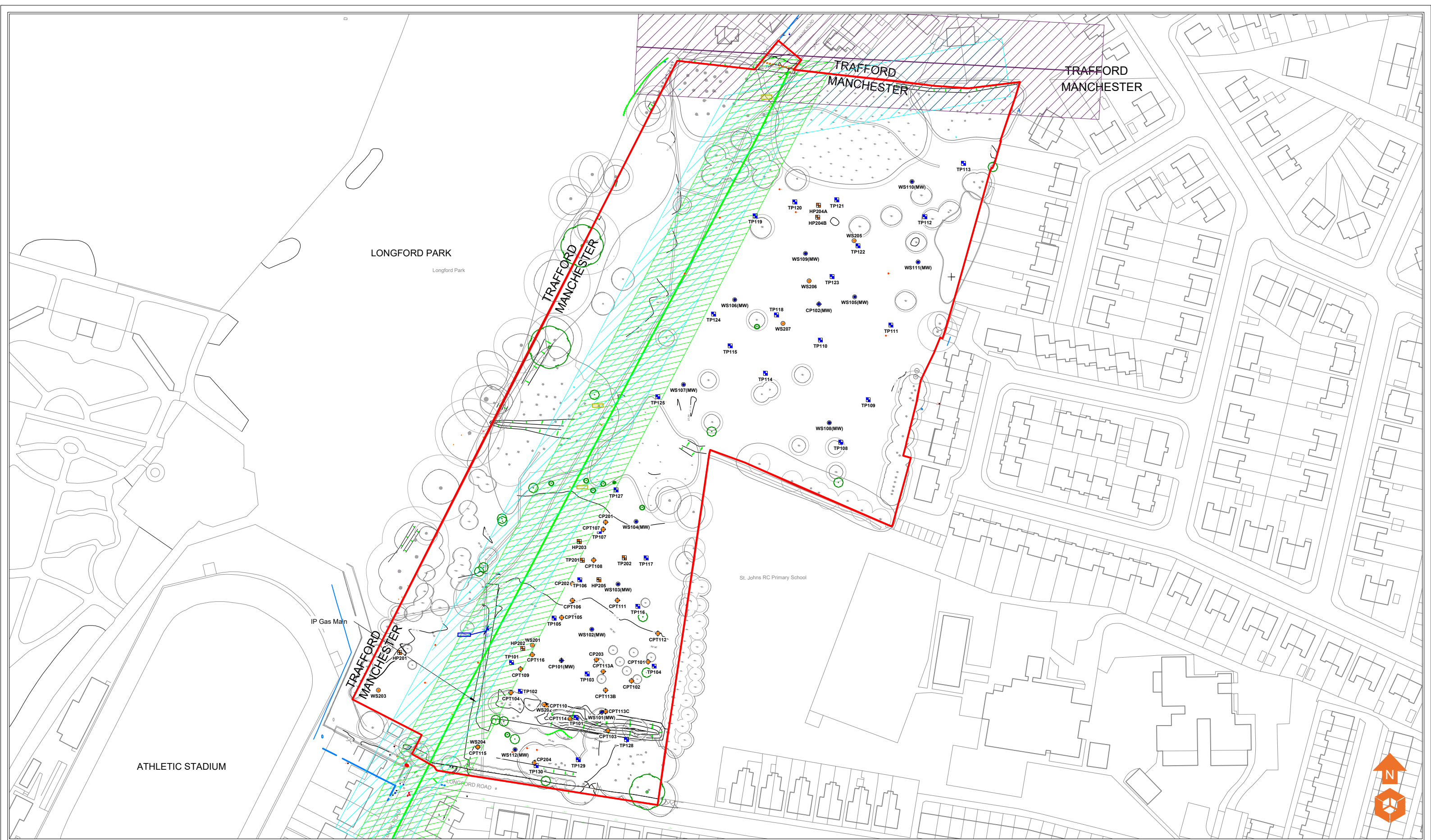
NTS@ A3

Drawing Title:

Site Features Plan

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Location Symbols

- Approximate Window Sample Probehole Location (E3P Locations 2024)
- Approximate Trial Pit Location (E3P Locations 2024)
- Approximate Cable Percussive Borehole Location (E3P Locations 2024)
- Approximate Cone Penetrometer Test Location (E3P Locations 2024)
- Approximate Window Sample Probehole Location (E3P Locations 2019)
- Approximate Window Sample Probehole Location with Install (E3P Locations 2019)
- Approximate Trial Pit Location (E3P Locations 2019)
- Approximate Cable Percussive Borehole Location (E3P Locations 2019)
- IP Gas Pipe with 15m Easement
- Thirlmere Aquaduct with 20m Easement
- Sewer Easement with 15m Easement

Notes:

Easement are Based on Requirements for Site Investigation not Proposed Development					
P1	REVD	11.02.2025	OW	ND	ND
P1	REVC	08.11.2024	OW	ND	ND
P1	REVB	19.09.2024	OW	ND	ND
P1	REVA	02.08.2024	CB	ND	BH
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing Trust and Manchester Metropolitan University	
Ryebank Fields	

Job No:

17-403
Drawing No:
026

Date:

11.02.2025
Scale:
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Location Symbols		Site Features	
	Approximate Window Sample Probehole Location (E3P Locations 2024)		IP Gas Pipe with 15m Easement
	Approximate Trial Pit Location (E3P Locations 2024)		Thirlmere Aquaduct with 20m Easement
	Approximate Cable Percussive Borehole Location (E3P Locations 2024)		Sewer Easement with 15m Easement
	Approximate Cone Penetrometer Test Location (E3P Locations 2024)		Trees
	Approximate Window Sample Probehole Location (E3P Locations 2019)		Dense Brambles
	Approximate Window Sample Probehole Location with Install (E3P Locations 2019)		Aspen Grove
	Approximate Trial Pit Location (E3P Locations 2019)		Dense Trees
	Approximate Cable Percussive Borehole Location (E3P Locations 2019)		

Notes:

Easement are Based on Requirements for Site Investigation not Proposed Development

P1	REVB	11.02.2025	OW	ND	ND
P1	REVA	30.01.2025	TG	NS	RH
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing Trust and Manchester Metropolitan University

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

031

Date:

11.02.2025

Scale:

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Drawing Title:

Exploratory Hole (Site Constraints - Redacted) Plan



Location Symbols

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- Approximate Trial Pit Location (E3P Locations 2024)
- Approximate Cable Percussive Borehole Location (E3P Locations 2024)
- Approximate Cone Penetrometer Test Location (E3P Locations 2024)
- Approximate Window Sample Probehole Location (E3P Locations 2019)
- Approximate Window Sample Probehole Location with Install (E3P Locations 2019)
- Approximate Trial Pit Location (E3P Locations 2019)
- Approximate Cable Percussive Borehole Location (E3P Locations 2019)

- IP Gas Pipe with 15m Easement
- Thirlmere Aquaduct with 20m Easement
- Sewer Easement with 15m Easement

Made Ground Depth (m)

- Depth of Made Ground 1.00 - 1.49m
- Depth of Made Ground 1.50 - 1.99m
- Depth of Made Ground 2.00 - 2.49m
- Depth of Made Ground 2.50 - 2.99m
- Depth of Made Ground 3.00 - 3.49m
- Depth of Made Ground 3.50 - 3.99m
- Depth of Made Ground 4.00 - 4.49m
- Depth of Made Ground 4.50 - 4.99m
- Depth of Made Ground <5.00m

Notes:

P1	REVC	11.02.2025	OW	ND	ND
P1	REVB	08.11.2024	OW	ND	ND
P1	REVA	10.10.2024	OW	ND	ND
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing Trust and Manchester Metropolitan University

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

007

Date:

11.02.2025

Scale:

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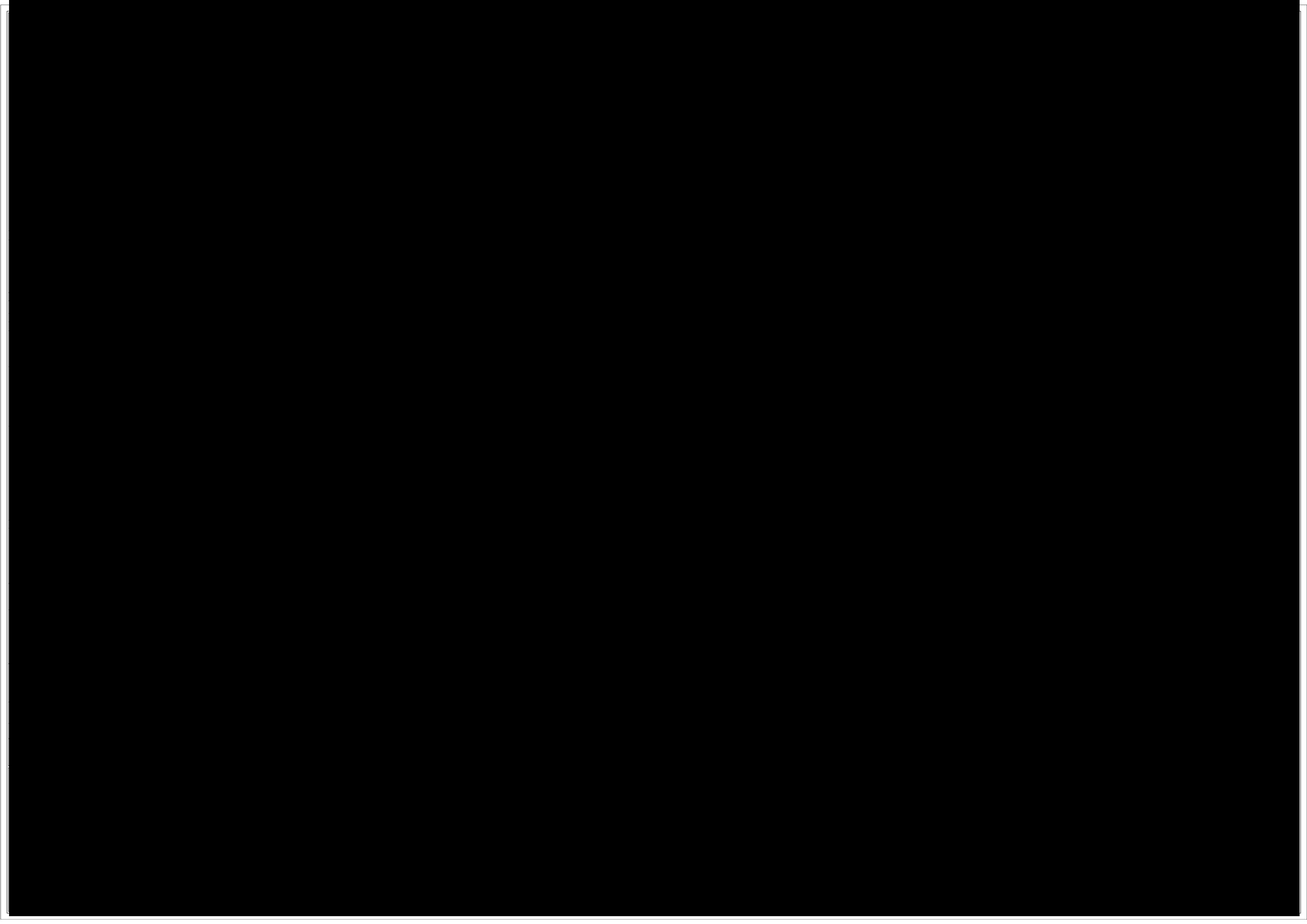
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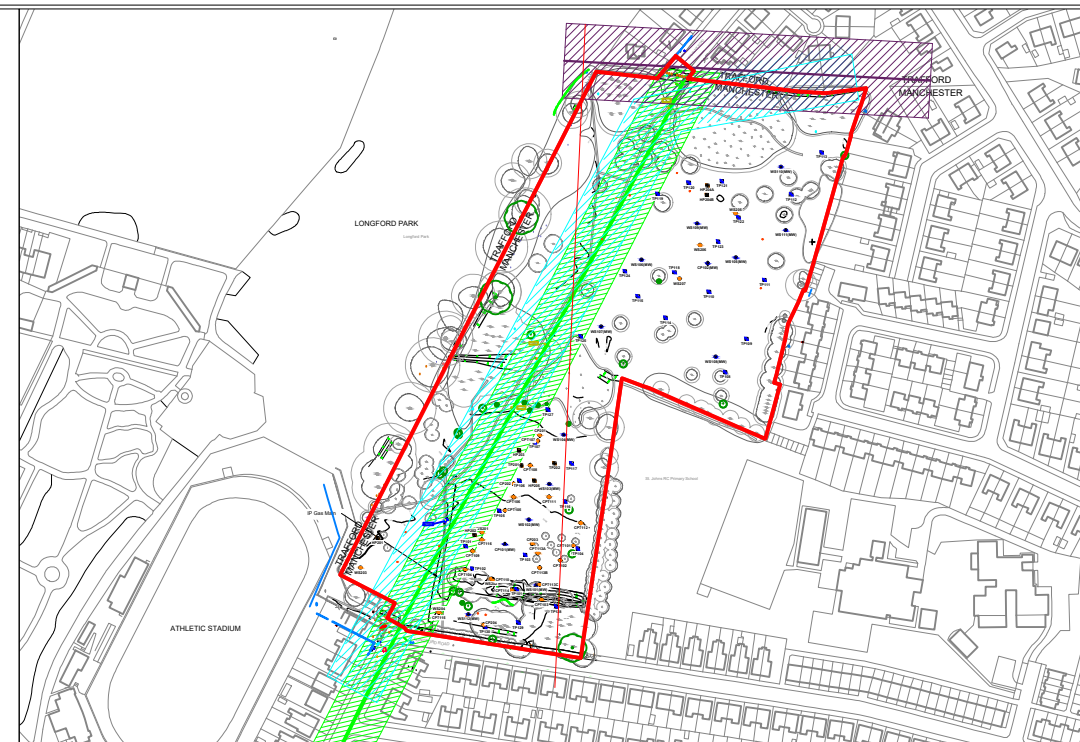
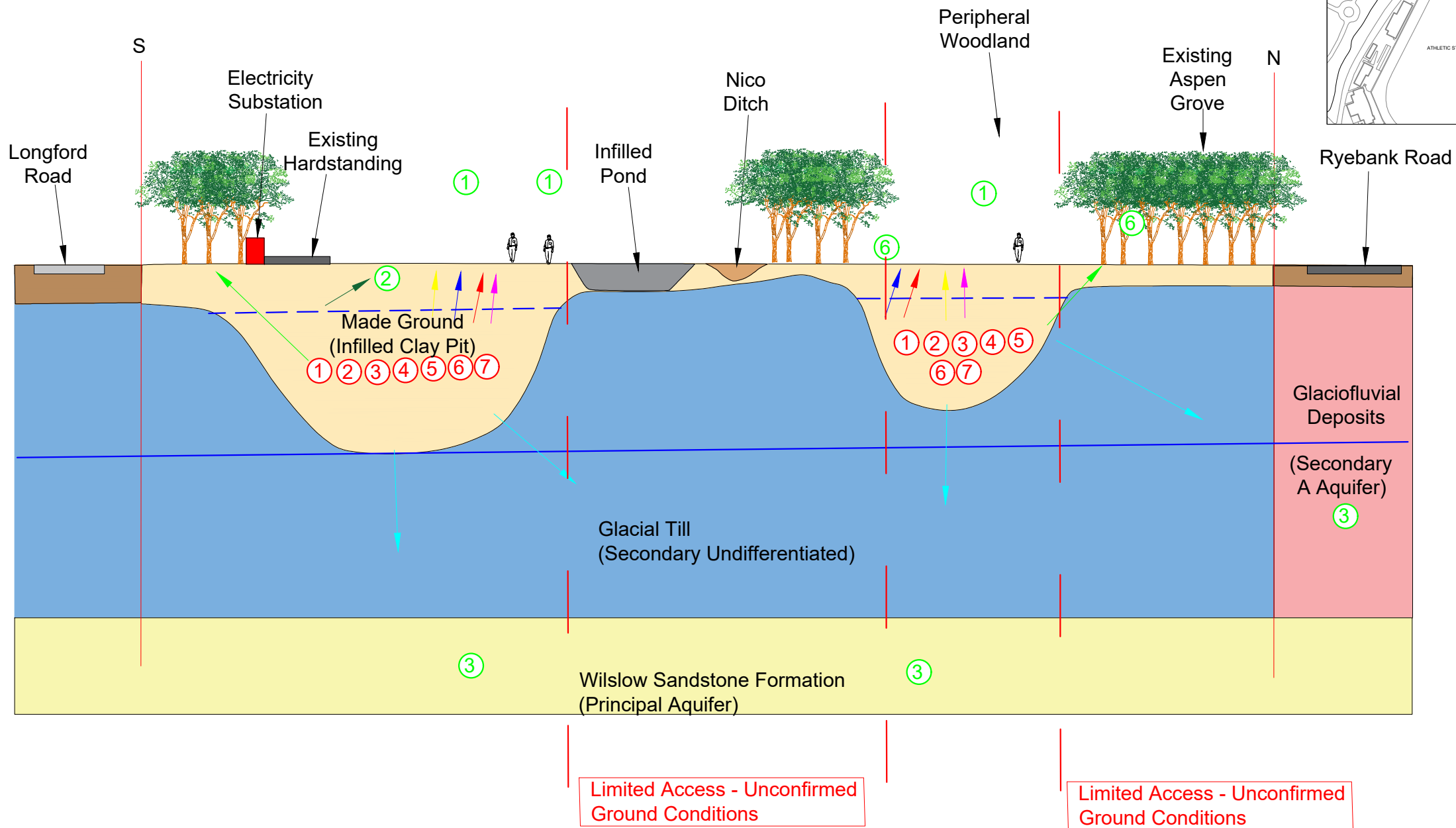
Depth of Made Ground Plan



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Geology Key Made Ground Glacial Till Wilslow Sandstone Formation Glaciofluvial Deposits Perched Ground Water Assumed True Groundwater	Sources 1 Heavy Metals, Non Volatile PAH's, Non Volatile TPH's 2 Asbestos 3 Volatile Contaminants 4 Ground Gases 5 Mobile Contaminants (TPH, VOC) 6 Sulphate 7 Phytotoxic Contaminants
--	--



Location Symbols

- Approximate Window Sample Probehole Location (E3P Locations 2024)
- Approximate Trial Pit Location (E3P Locations 2024)
- Approximate Cable Percussive Borehole Location (E3P Locations 2024)
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- Approximate Trial Pit Location (E3P Locations 2019)
- Approximate Cable Percussive Borehole Location (E3P Locations 2019)

- IP Gas Pipe with 15m Easement
- Thirlmere Aquaduct with 20m Easement
- Sewer Easement with 15m Easement

Ground Water Depth (m)

- Depth of Ground Water 25.00 - 25.99m
- Depth of Ground Water 26.00 - 26.99m
- Depth of Ground Water <27.00m

Notes:

P1	REVB	11.02.2025	OW	ND	ND
P1	REVA	28.11.2024	OW	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

Client:

Step Places, Southway Housing
Trust and Manchester Metropolitan
University

Job Title:

Ryebank Fields

Job No:

17-403

Drawing No:

028

Date:

11.02.2025

Scale:

NTS@ A3



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