Contamination Risk Assessment Report

Site: **262 Ryebank Road, Chorlton**
Planning Ref: **140430/FO/2024**
Date: **21st January 2025**

1 INTRODUCTION

LK Consult (LKC) has been commissioned by Mr E. Malley to provide a contamination risk assessment report for the site. The current house is to be demolished and redevelopment as 2no. semi-detached houses (appended).

The only relative contamination planning condition relates to identified contamination during works (see below).

9) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

LKC will undertake an initial risk assessment based on soakaway trial pits undertaken onsite.

2 CONTAMINATION RISK ASSESSMENT

From publicly available historical mapping the site was undeveloped until 1937 mapping where potential terraced housing was present at the front of the site (this configuration maybe due to the use of 1:25,000 scale) because the 1:250 mapping from 1944-1974 clearly show a detached house as per current configuration. Photographs of rear and front of the house presented below.

	
Front of house	Rear of house

Soakaway testing was conducted by LKC on the 29th May 2024. Trial pit logs (appended) noted topsoil over natural sand and clay in the rear of the property (SA101-102). Made ground was noted in the front of the property (SA103) to a maximum of 0.7mbgl. The composition of the made ground taken from the front of the property appeared to be of reworked natural composition with a single whole brick. A band of oyster shells was encountered at 0.6-0.7mbgl.

Based on the composition of topsoil and made ground identified during soakaway trial pitting, LKC considers the contamination risk is minimal.

3 CONCLUSIONS

Based on the composition of topsoil and made ground identified during soakaway trial pitting, LKC considers the contamination risk is minimal.

No remediation is considered necessary at this stage subject to completion of groundworks and assessing if unexpected contamination is present in the soil.

If during site works / demolition different soil composition (more anthropogenic made ground) is encountered then LKC should be contacted and soil sampling maybe required

Report Prepared By:

Dr Paul Quimby
Technical Director

Enc:
Existing layout plan
Proposed layout plan
Trial pit location plan
Profile logs from soakaway trial pits.

Disclaimer

This report has been prepared by LKC who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope. However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to LKC which have not been independently produced or verified, LKC gives no warranty, representation or assurance as to the accuracy or completeness of such information.

This report is issued on the condition that LKC will not be held liable for any loss arising from ground conditions between sampling points (i.e. boreholes/trial pits/hand augers/surface samples) which have not been shown by the sampling points or related testing carried out during the investigation, nor for any loss arising from conditions below the maximum depth of the investigation. Opinions on such conditions, where given, are for general guidance only.

This report is prepared solely for the benefit of the client. It may not be relied upon by or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance and regulatory approval, until all invoices have been settled in full. Those using this information in subsequent assessments or evaluations do so at their own risk.

FIGURES





Client: Mr E O'Malley				Title: Site Location & Boundary Plan	LKC CONSULT
Site: Ryebank Road, Chorlton				Scale (see scale bar): 1:25,000 & 1:1,250 @ A4	Figure: 1
Job No.: LKC 24 1267	Drawn By: RW	Checked By: PQ	Drawn: May 2024		Revision:

PLANNING DRAWINGS
All dimensions are to be checked by client. Any discrepancies are to be reported to the Architect. This drawing to be Read in Conjunction with all associated Architects or Consultants Details & Specifications. This drawing is for illustrative purposes only and does not form part of any contract.

380800E
380820E
380840E
380860E

Ryec

1
2

T7
T8
T9
T10
T6
T5
T4
T
T3
T2
T1

Plot 2
Plot 1

BOW
BOW

BLOCK PAVING

RYEBANK ROAD

MH
LP
ST
SV
G
G
G
G
1
2

Date.	Revision.	By.	No.
20.09.24.	Front Gable windows re-design inline with Planners comments.	PA.	A.

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B2ARCHITECTURE

Proposed development at. No.262 Ryebank Rd Chorlton,Manchester

Client. St Werburgh Developments

Drawing title. Proposed Site Plan

Status. Planning	Date. APRIL 2024
Scale. 1:100 @ A1	Drawn. PGJA
Checked. B2 Architecture	
Job No. 23-78	Drawing No. 07
Revision. A	

SOAKAWAY TRIAL PIT LOCATIONS AND PROFILE LOGS


SA101
SA102
SA103
Soakaway location.

Trial Pit Log

Location Number: **SA101**

Project: Ryebank Road	Client: Mr E O'Malley	Date: 29/05/2024
Project No. : LKC 24 1267	Contractor:	
Equipment: Excavator: 1.8 Tonne Tracked	Level	Logged By: EH
	Scale: 1:25	Page Number: Sheet 1 of 1

Depth (m)	Samples / Tests	Depth (m)	Legend	Stratum Description	Level (m)
		0.40		TOPSOIL: Dark brown slightly gravelly, silty SAND. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular comprising sandstone and mudstone.	
		0.70		Light brown slightly gravelly SAND. Gravel is fine to medium, subangular comprising sandstone.	
		1.50		Very stiff consistency brown gravelly silty CLAY. Gravel is fine to medium, subangular comprising sandstone and mudstone.	
				End of Trial Pit at 1.50m	

0.5 1.0 1.5 2.0 2.5 3.0 3.5 4.0 4.5 5.0



Pit Dimensions			Pit Stability
Length (m)	Width (m)	Depth (m)	Stable
2.00	0.70	1.50	

Remarks:

Soakaway carried out within pit see separate sheet for test details.
Water seeping in from sand Strata.

Trial Pit Log

Location Number: **SA102**

Project: Ryebank Road	Client: Mr E O'Malley	Date: 29/05/2024
Project No. : LKC 24 1267	Contractor:	
Equipment: Excavator: 1.8 Tonne Tracked	Level	Logged By: EH
	Scale: 1:25	Page Number: Sheet 1 of 1

Depth (m)	Samples / Tests	Depth (m)	Legend	Stratum Description	Level (m)
		0.20		TOPSOIL: Dark brown slightly gravelly silty SAND with frequent rootlets and roots. Sand is fine to coarse. Gravel is fine to coarse, subrounded to subangular comprising sandstone and mudstone.	
				Light brown slightly gravelly SAND. Sand is fine to coarse. Gravel is fine, subangular comprising sandstone.	
		1.00		End of Trial Pit at 1.00m	

0.5
1.0
1.5
2.0
2.5
3.0
3.5
4.0
4.5
5.0



Pit Dimensions			Pit Stability
Length (m)	Width (m)	Depth (m)	Stable
2.00	0.70	1.00	

Remarks:

Soakaway carried out within pit see separate sheet for test details. Clay at base of pit.

Trial Pit Log

Location Number: **SA103**

Project: Ryebank Road	Client: Mr E O'Malley	Date: 29/05/2024
Project No. : LKC 24 1267	Contractor:	
Equipment: Excavator: 1.8 Tonne Tracked	Level	Logged By: EH
	Scale: 1:25	Page Number: Sheet 1 of 1

Depth (m)	Samples / Tests	Depth (m)	Legend	Stratum Description	Level (m)
		0.00		MADE GROUND: Dark brown very sandy slightly gravelly SILT with rare whole brick, frequent roots and rootlets. Sand is fine to coarse. Gravel is fine, subrounded comprising sandstone and mudstone.	
				0.60 to 0.70mbgl - Band of oyster shells.	
		0.70		Stiff consistency brown slightly gravelly sandy silty CLAY. Sand is fine to coarse. Gravel is fine, subrounded to subangular comprising mudstone, subangular.	
		1.30		End of Trial Pit at 1.30m	



Pit Dimensions			Pit Stability
Length (m)	Width (m)	Depth (m)	Stable
2.00	0.70	1.30	

Remarks:

Soakaway carried out within pit see separate sheet for test details.

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