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Addendum to Contaminated Land Phase One Desk Study and Two Intrusive Investigation for proposed residential development on Land between St Marks Lane and Robin Hood Street, Cheetham Hill, Manchester, M8 9JG.

Prepared for

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Introduction

This addendum follows the production of a phase I Desk Study Report, ref 2531-1 and Phase II Intrusive Investigation, ref: 3028-1 by Martin Environmental Solutions (MES) and the receipt of comments from the Local Planning Authorities consultee.

The Site:

Site Address*:* Land between St Marks Lane and Robin Hood Street, Cheetham Manchester M8 9GH.

Grid reference: 383798, 401703

An aerial photograph of the site is included in Figure 1.

The phase II investigations identified elevated levels of heavy metals and Polyaromatic Hydrocarbons on site. As a result; the report recommended the inclusion of a minimum of 600mm clean imported cover system to be placed over the gardens areas. Along with a suitable geotextile no dig barrier below the cover system. 400mm within hardstanding areas. In addition, the report recommends the use of Barrier pipe for new mains water connections. It is understood that these measures have bene accepted by the Council.

Further queries have been raised in relation to;
How contaminated soil arising will be stored and disposed of to ensure there is no cross contamination.
A UK water Supplier risk assessment has also been requested to confirm the required water pipe to be used on site.
Gas monitoring has been requested.
Copies of the Groundsure report included as appendix to the Phase I report have been requested.
A formal remediation Strategy has been requested.

Removal of excavated material

Ideally any excavated material will be placed directly into a wagon to be taken off site. Where this is not possible material shall be stored on a suitable impervious surface and shall be covered to prevent wind whipping of the material and to protect it from rainwater, thus preventing leachate from the material, until such time as it can be removed.

Waste transfer notes shall be retained to confirm the removal of the excavated material.

Mains water pipes

Due to the elevated levels of polyaromatic hydrocarbons identified during the phase II investigation the use of barrier pipework to prevent the ingress of contaminants into the water supply has already been identified.

As requested, a UK water supplier risk assessment has now been completed and is attached below in Appendix 1. This risk assessment references the previous Desk Study and Intrusive Investigation, both of which will be provided to the water company when the new connection is applied for.

Ground Gas Monitoring

The Phase I report identified no historic or current landfill or other waste within 250m of the site.

One small “old” sand pit was identified 240m to the south of the site on the 1893 historical mapping. By 1908 this had been built over. Even if putrescible waste were to have been deposited in this location after +115 yrs there is a negligible risk of any ground gases being released.

The natural ground conditions identified on site consist of a bedrock of mudstone and a superficial layer of glaciofluvial sheet deposits, Devensian - sand and gravel. Both of which have a negligible potential for ground gas generation. Remains of a former building were found on site, below which sandy loam soil and gravel, made ground on site is shallow <2m deep.

Radon levels in the area are low, with less than 1% of properties above the action level. Finally, the only other potential source of ground gas is the adjacent burial ground. Research has identified that the last burial was around 1878. After 128 years this potential source does not present a credible source of ground gas.

The CL:AIRE bulletin RB17 provides a pragmatic approach to ground gas assessment. Where no creidible source of ground gas emissions is identified and natural soils do not produce methane, where no significant made ground, <3m is present, and there is no risk from radon a characteristic gas situation CS1 should be assumed. The guidance states gas monitoring is not required and the construction of the development should provide without gas protection.

As described above and identified in the Phase I report, there is no credible risk of ground gas in the are to affect the development and as such in accordance with the CL:AIRE guidance gas monitoring and protection measures are not required.

However, the applicant has confirmed that, purely as a precautionary measure, gas protection will be installed within the development. The proposed construction method will consist of a traditional beam and block floor with a clear ventilated void beneath. A gas protection will be incorporated into this design, e.g. a Visqueen Low Permeability

Gas Membrane. The membrane will be installed in accordance with the manufacturers instructions by a competent installer and verified prior to be covered. Appropriate installation details are available on the manufacturers website.

Phase I Groundsure Data

The Groundsure data attached to the Phase I reports have been provided below in Appendix 2, as separate documents.

Remediation Strategy

A separate remediation strategy has been provided as a separate document, and attached as Appendix 3.

Figure 1 – Aerial Photograph



Appendix 1 – UK Water Suppliers Risk Assessment

See Separate Document

Appendix 2 – Phase I Groundsure Appendices

See separate documents

Appendix 3 – Remediation Strategy

See separate document