

Graham Bell

From: Ann-Marie McGarr <ann-marie.mcgarr@kmmgroup.co.uk>
Sent: 27 May 2026 13:58
To: Graham Bell; Andrew Armstrong
Subject: Fw: E8274 - Quote for Phase 2 Ground Investigation at Brookes St, Middleton [Filed 27 May 2026 14:55]

Categories: Filed by Mail Manager

Hi Graham/Andy

Please see below a more detailed explanation as to why the works need to be post demolition.

Kind Regards

Ann-Marie



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From: Ben Osborne <bosborne@subsurface.co.uk>
Sent: Wednesday, May 27, 2026 9:54 am
To: Ann-Marie McGarr <ann-marie.mcgarr@kmmgroup.co.uk>
Cc: 'David Marsden' <dmarsden@subsurface.co.uk>
Subject: RE: E8274 - Quote for Phase 2 Ground Investigation at Brookes St, Middleton

Hi Ann-Marie

Thank you for your email, please see our comments below:

The Phase 2 Ground Investigation works, including the boreholes, cannot be safely or effectively undertaken prior to demolition of the existing building and full site clearance for the following reasons:

- The site is currently not in a suitable condition to safely accommodate intrusive ground investigation works due to significant obstructions, including dense vegetation, fly-tipped material across external areas and vast volumes of waste materials stored within the existing buildings. As well as a safety hazard, this will also limit the coverage of the intrusive works;

- The condition of the existing building and surrounding obstructions prevent safe access and manoeuvring of the required plant and equipment, including rotary and mini drilling rigs, excavators, and all associated equipment;
- Safe working areas are required to carry out intrusive works such as boreholes and trial pits. These cannot be safely positioned or executed with the site in its current state. In addition, the presence of unmanaged site materials and obstructions also introduces significant health and safety risks to site personnel and restricts the ability to comply with our safe system of work requirements;
- The Desk Study shows a large reservoir was historically present on site that represents a credible ground gas risk however the majority of it is now located under the footprint of the current buildings. It is crucial that this area is fully investigated to ascertain the depth of any Made Ground and subjected to a regime of ground gas monitoring;
- The site is partially within a Coal Mining Development High-Risk Area that extends through the footprint of the existing buildings. It is therefore essential that these buildings are demolished to allow the investigation to properly assess the underlying ground conditions for shallow mine working in this area; and
- Due to the dense vegetation, the presence of invasive plant species can't be discounted. Intrusive ground investigation works should not be undertaken until a survey has been undertaken and any identified species have been appropriately managed. Ground investigation activities (particularly excavation, soil transfer, and movement of plant and equipment across the site) can inadvertently disturb, fragment, and spread invasive species such as Japanese knotweed or similar, leading to wider contamination across the site and potentially adjacent land.

For these reasons, the site was considered unsuitable during the walkover survey for undertaking the Phase 2 Ground Investigation in its current condition. Demolition and full clearance of the site are therefore required prior to commencement of the works to ensure safe access and to enable the investigation to be carried out in accordance with good industry practice and health and safety requirements.

Kind regards

Ben Osborne BSc (Hons.), MSc

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