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Our ref: RAJ/DK/10974

4th July 2018

Sunil Parmar
Debtal Architecture
72 Bury New Rd,
Prestwich,
Manchester
M25 0JU

Dear Sir

New Retail and Synagogue Development, Bury Old Road

We understand that the Local Planning Authority requires an appraisal of the risks associated with the construction of the basement on the above project and therefore we write to present our assessment as follows.

In reading this, reference should also be made to the comprehensive ground investigation studies which have been carried out, and from which the geo-environmental conditions on the site established.

In addition to this a ground penetrating radar survey has been carried out to determine the location and depths of any services on the site so that these can be either safely abandoned or diverted.

The structural form currently being considered is that of a robust cast insitu reinforced concrete retaining wall and associated concrete foundations. The basement walls and foundations will be designed to current standards and codes of practice to ensure that they will have sufficient strength and stiffness to resist the lateral load effects arising from the earth pressures.

The depth and position of the basement is such that it is outside the zone of influence of neighbouring properties and their foundations.

Ground gas monitoring has shown that there is no risk and therefore protection measures are not required.

The water table is below the level of the proposed basement and as such will not have an influence on the design or construction. Adequate damp proofing will however be provided to the level of protection required by the client.

Similarly, the site is an area with low probability of flooding and as such risks associated with this can be discounted.

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Although the ground investigations have found no serious levels of contamination, construction of the basement will require complete excavation of the ground and as such any unexpected contaminants will be found and removed from the site in the normal manner. In this respect therefore, the construction of the basement can be seen as having a significant positive impact on the geo-environmental conditions on the site.

Finally, the client (as required by CDM Regulations) will appoint a competent and experienced Contractor to construct the building, and who will carry out thorough temporary works designs, checked by ourselves. At this stage there are therefore no significant construction risks which cannot be adequately managed by the Contractor in the normal way.

In summary, due to the relatively benign ground conditions and the use of standard construction techniques, constructing the basement on this particular site is considered to be low risk

We trust this meets with your approval however if you require anything further please do not hesitate to make contact.

Yours sincerely



R Andrew James MEng CEng MIStructE

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