

What works are planned?

We are carrying out further site investigations to build on the surveys completed in 2019 and to provide more detailed analysis of site conditions. This is in part a response to feedback received from the community that the previous surveys are not sufficiently up to date, as well as collecting the data needed to progress plans for the site.

When will the works start?

The works on site will commence after the late May bank holiday weekend and will take around 4 - 6 weeks. We will inform the local community if there are any changes to the programme which may effect how long the works take.

How can the community stay up to date?

All updates on activity will be shared on the website: www.ryebankchorlton.com and via regular e-bulletins. We recommend that those interested register for updates.

Have you got permission to do these works?

The only permission required to undertake these works is access from the landowner, Manchester Metropolitan University, which has been granted. Manchester City Council Environmental Health Officer (EHO) and Planning officers have also been informed as a courtesy.

Why are you doing this now?

A significant amount of work has been undertaken to revise the scheme design. Further survey works are now being completed to validate our new layout and better inform our next steps.

Who is undertaking the works?

These works will be undertaken by environmental consultancy E3P and have been instructed by the preferred developers, Step Places and Southway Housing Trust

Will Ryebank be fenced off during the works?

Manchester Metropolitan University's position remains that the site should not be accessed by the general public at any time. During the works, small areas of the site will be fenced off where surveys and/or monitoring is being undertaken.

How will the vehicles access the site?

All vehicles and machinery will access the site via the Ryebank Road / Longford Road entry point to the south of the site. No parking suspensions will be needed for the vehicles to access the site but there may be periods of minor, short-term disruption as materials get delivered. Consideration is sought from local residents that the gate is not blocked during the works. Regular inspections will be undertaken and any vehicles that do block the gate will be asked to move.

Where will staff park their vehicles?

The staff parking, welfare portacabin, changing space and a break room will be located on the area of asphalt hardstanding to the south of the site.

Will there be staff on the site for entire period?

Approximately ten contractors will be on site at its maximum each weekday between 7am and 6pm. As works progress the number of personnel on site will decrease.

Will there be vehicles on site for the duration of the works?

Most vehicles and machinery will be removed each evening once the works have finished for the day. However, some of the larger machines may need to remain overnight but will be fenced off.

How will the survey areas be protected?

For health and safety reasons, each of the working areas will be fenced with either Heras fencing, chapter 8 orange fencing, or cones and warning tape. Any moving machinery / vehicles on site will be accompanied by a member of the project team trained in directing large objects.

Will any of the works be noisy? Will there be any vibrations?

The drilling and excavation works will have noise associated with them albeit very minimal. All works will be completed between 8.00am and 5.00pm. The drilling machines comprise an engine and an excavator. There will be noise from the running of an engine and a regular hammering sound. The works will cause minimal vibrations and, as most of the survey work will take place away from the closest buildings, there will be minimal impact on surrounding properties.

Will the site investigations require the removal of any trees or hedgerows?

We have completed further ecological surveys of the site, which have informed our site investigation works. The most sensitive ecological areas of the site will not be impacted by the surveys. It should be noted that some minor shrubbery and small bushes may need to be cleared to allow access to the site and for the surveys to be completed, but this will be agreed with an ecologist.

Will the works impact the land / ground in any way?

The works require drilling, and some sections of the site will be disturbed. However, Step Places and Southway Housing Trust will ensure that the disturbed areas are reinstated after the works are completed, in the neatest way possible.

How will neighbouring properties be protected from contaminated materials getting in the air? Or being left on the land?

The contractors on site are specialists and are prepared to deal with contaminated materials and will be taking all steps to ensure the safety of the workers on site. Any contaminated materials brought to the surface will be placed in a specialist skip, removed from the site and disposed of properly and safely.

It is unlikely that any materials will become airborne. If there is dust, dampening down will be completed using a jet wash or equivalent to minimise the risk of travel. We will also be undertaking ongoing air monitoring during the works to ensure no risk to neighbouring properties.

Following the conclusion of the works, Manchester Metropolitan University's risk management company will carry out a thorough survey of the site to comb for any surface level materials, and if anything is found, they will remove and dispose of it safely in line with relevant legislation, as they do on a regular basis currently.

How will the Nico Ditch be protected?

Track mats will be placed across the Nico Ditch to prevent damage from vehicles that may need to cross.

Will the site be returned to as it was before the works took place?

The site will be returned as close as possible to how it was prior to works taking place. Completed trial pits will be backfilled as neatly as possible and monitoring wells will be in place for approximately three weeks after the main works have been completed, before being removed. The equipment will be within locked monitoring well covers to ensure no damage.