

MN/NAK/3251/ab-040322

04 March 2022

Adam Brooks
Urban & Civic Plc
56 Princess Street
Manchester
M1 6HS

Dear Adam

RE Manchester New Square, planning application I 14585/FO/2016 – Validation Report

In relation to the above scheme and with reference to the associated Phase 1 Site Investigation Report submitted under this scheme, *RoC Phase 1 Desktop Study for Princess Street and Whitworth Street Corner*, RoC Consulting, Reference: JB/AS/p1 3251, Dated: August 2015 (updated January 2017) and subsequent *Phase 2 Investigation, 3251 Princess St, Phase 2 SI Report R4*, RoC Consulting, Reference: JB/AS/p2 3251 r4, Dated: November 2015, (updated 08/10/2017). We respond as below in support of closure of Condition 5 of the application.

Following our watching brief throughout the works, we can confirm that the recommendations of RoC reports in relation to contamination, ground water and site remediation have been followed. Risks posed by soil contamination, groundwater contamination, or ground gases, are considered to be low owing to the pre-existing construction of a 12m deep basement structure across the majority of the site's footprint.

With reference to the attached confirmation from the contractor LendLease, no further contamination has been identified during the course of the works, that would lead us to revisit the recommendations of our investigation reports or lead us to recommend further remediation measures.

As the existing basement remained largely intact throughout the works, it can be confirmed that the works did not compromise any remediation proposals enacted under the previous application for the site planning reference 087671/FO/2008/C3.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Mike Newman', written over a horizontal line.

Mike Newman
Projects Director



Mike Newman

From: Syme, David <David.Syme@lendlease.com>
Sent: 14 February 2022 14:29
To: Adam Brooks; Mike Newman
Subject: RE: [EXT]:RE: MNSQ - Validation Report

Afternoon Both,

Hope your well. Apologies this has taken so long. Mike I'm pretty sure I provided confirmation previously around points 1 and 3, it was just the quants where we were waiting on Adana. In any case please take below highlighted in yellow as confirmation:

1. Confirmation that no ground contamination was encountered (over and above that noted in our site investigation) **No ground contamination was encountered**
2. Approximate volume of material (ground) removed from site Please provide approx. quants for the following works:
Foundation works at B4 approx 480m³
Drainage heading approx 30m³
Piling, to building 3 corner approx 40m³
Foundations, to Building 3 corner approx 35m³
Hard landscaping approx. 600m³
3. Lastly, do you recall if a UU barrier pipe was required and if so installed? **No UU barrier was required or installed**

Hopefully this is sufficient to close out. Any issues please let me know.

Regards

David Syme

Senior Construction Manager, Europe
Our Town Hall Site Office, Albert Square, Manchester, M2 5AA. United Kingdom
M +44 (0)7725 446232

david.syme@lendlease.com | lendlease.com



From: Adam Brooks <adam.brooks@urbanandcivic.com>
Sent: 21 January 2022 12:48
To: Mike Newman <mike.newman@rocconsulting.com>
Cc: Syme, David <David.Syme@lendlease.com>; Watters, Gareth <Gareth.Watters@lendlease.com>
Subject: [EXT]:RE: MNSQ - Validation Report

Hi Mike,

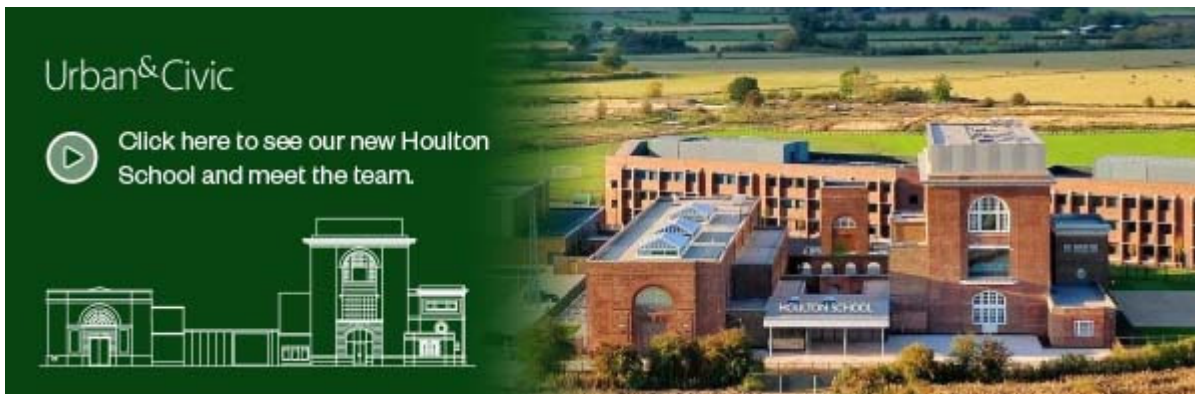
Did we ever get the requested letter from LL to enable the completion of the Validation Report. We need to discharge the final few Planning Conditions and this one should be relatively easy, given that we didn't encounter any contamination.

Just in case we haven't, then Dave/Gareth, please could you respond to Mike asap.

Regards
Adam

Adam Brooks | Regional Director of Project Management
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From: Mike Newman <mike.newman@roconconsulting.com>
Sent: 20 May 2021 08:27
To: Adam Brooks <adam.brooks@urbanandcivic.com>
Cc: Syme, David <David.Syme@lendlease.com>; Watters, Gareth <Gareth.Watters@lendlease.com>
Subject: RE: MNSQ - Validation Report

Adam/David

I do not believe I have had the required confirmation back from LL yet.

David/Gareth

To clarify, I need the following information in order to complete the report.

1. Confirmation that no ground contamination was encountered (over and above that noted in our site investigation)
2. Approximate volume of material (ground) removed from site
3. Lastly, do you recall if a UU barrier pipe was required and if so installed?

Thanks

Mike

From: Adam Brooks <adam.brooks@urbanandcivic.com>
Sent: 20 May 2021 00:47
To: Mike Newman <mike.newman@roconconsulting.com>
Cc: Syme, David <David.Syme@lendlease.com>; Watters, Gareth <Gareth.Watters@lendlease.com>
Subject: FW: MNSQ - Validation Report

Hi Mike

Has this progressed since the email below.

Dave,
If you haven't already, please can you arrange for the requested confirmations to be issued to Mike

Regards
Adam

Adam Brooks | Regional Director of Project Management
T: +44 161 200 1660 | M: +44 7812 526 292 | D: +44 161 200 1661

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From: Mike Newman <mike.newman@roconconsulting.com>
Sent: 21 April 2021 20:46
To: Syme, David <David.Syme@lendlease.com>
Cc: Adam Brooks <adam.brooks@urbanandcivic.com>; Alex Smiles <alex.smiles@roconconsulting.com>
Subject: MNSQ - Validation Report

David

Hope you are well.

As part of the planning discharge we need to complete a Site Validation report, confirming that no further ground contamination was encountered during the works. As very little earthworks was completed this should be a very simple letter.

In order to complete can you please confirm the following:

1. That no ground contamination was encountered (over and above that noted in our site investigation)
2. Approximate volume of material (ground) removed from site
3. Lastly, do you recall if a UU barrier pipe was required and if so installed?

As a guide works involved

Foundation works at B4

Drainage heading

Piling, to building 3 corner

Foundations, to Building 3 corner

Hard landscaping

We are not after the detail, just a simple confirmation with do. If we can assist please let me know.

Kind regards,

Mike

Mike Newman

BEng (hons) CEng MStructE

Projects Director

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