

12/08/2021

Ref: Confirmation Letter

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The Hanover Building,
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Dear Sir/Madam,

Subject: Manchester Goods Yard confirmation letter.

This confirmation letter has been created to satisfy planning condition 37 (highlighted) and to confirm that all excavated materials were removed from site.

"37) No occupation of any part of the development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved."

As part of the wider St Johns Development, Manchester Goods Yard (MGY) sits on top of what was once the car park for Old Granada Studios. The building required the excavation of ~ 50000 m³ of material to make way for a 5825m² two-story car park.

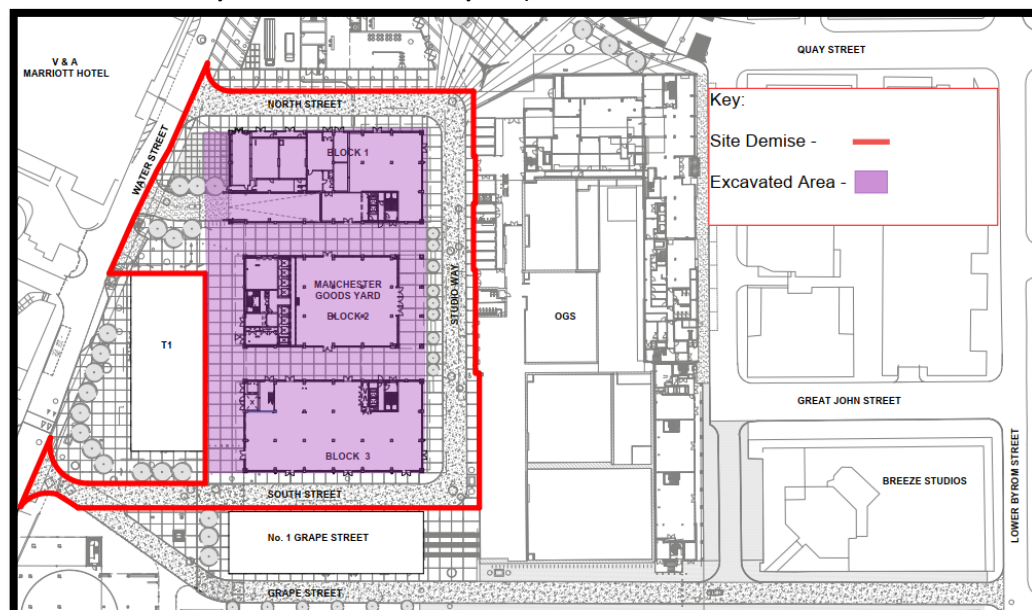


Figure 1: Plan showing site demise and excavated area (Appendix A).



Outlined in the information issued to MCC, to satisfy planning condition 36, highlighted below, all material excavated from site was to be removed.

"36) No development hereby approved shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:

- *all previous uses*
- *potential contaminants associated with those uses*
- *a conceptual model of the site indicating sources, pathways and receptors*
- *potentially unacceptable risks arising from contamination at the site.*

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action."

As a result of MCC's acceptance of previously issued information (Appendix B) submitted for condition 37, no remediation strategy was produced for this project as all made ground soils were removed from site to facilitate the construction of a dual-story basement. In the absence of a requirement to produce a remediation strategy, this letter of confirmation outlines how the removal of made ground and soil was conducted.

Initial Site Investigation

Prior to excavation works commencing on site, Curtins completed a Site Investigation (SI) covering the entire St John's development (Appendix C). A total of 7 soil samples were taken within the demise of MGY for the purposes of the SI. After analysis and testing these samples, all returned non-hazardous results with respect to Environment Agency waste classes. The SI noted that additional testing would be required to confirm the waste classification of excavated materials prior to removal from site.

Works - Bulk Excavation

Bulk excavation work was conducted by W.H. Maher & Son (Maher) and works commenced 24/05/19 and lasted a duration of (14) weeks. Works undertaken involved the removal of all made ground within in MGY demise and underlying natural ground to the required depth. Maher were contracted by Lendlease to sample, analysis, excavate, and dispose of material from site to enable the construction of the two-story basement.

Prior to start on site reports and results by Cutrins were issued to Mahers. These were adopted into their contractor's management plan (CMP) and inspection and test plan (ITP) which outlined their management processes on site and how they would conduct their works (Appendix D). Due to the potential to discover contaminates in made ground, especially asbestos, an asbestos management plan was developed by Hydrock (Appendix D) and implemented on site. If a contaminant was discovered, works in that area would stop and Hydrock would investigate and advise on appropriate action, this would then be removed from site following the consultant's advice as outlined in section 7 of the plan. The plan states that there were two likely areas contaminated with asbestos within the boundary of MGY. Following further sampling however, these areas tested free from ACM (Appendix D).



To classify excavated material prior to removal from site Maher developed a 25m² sampling grid as shown in (Appendix E). Maher employed Churchill Enviro Ltd to take samples at these locations and these were sent to Enviro Lab for analysis, this included chemical testing and asbestos screening. A record of samples undertaken by Churchill Enviro can be found in (Appendix E). Most of the samples taken on behalf of Maher were classified as non-hazardous, with one sample returning as inert. No materials excavated were classed as hazardous and no asbestos was detected.

Once samples were taken and classified Maher started to excavate the MGY area; in accordance to grid areas. This work was conducted by three 35-ton excavators. Excavation progress was recorded by photographs for the duration of works (Appendix F). Excavated material was stockpiled prior to loading on to wagons and removed from site to permitted facilities. Excavated material was removed by Maher under their waste carrier license and taken to the facilities outlined in the table below:

Waste Management Contractor Name	Carrier license number	Issue date	Expiry date
WH Maher & Sons	CBDU90617	25/02/16	25/03/19
WH Maher & Sons	CBDU90617	28/02/19	25/03/22
Waste Destination	WML/EP	Issue date	Rev.
WH Maher – Waste	EPR/GB3930DG	10/05/12	V1
WH Maher – Ashton Old Rd	EPR/GB3930AM	11/05/12	V1
Churchill Enviro – Langly Rd	EPR/GB3931AX	15/05/12	V1
Marshalls Mono Ltd – Fletchly Bk	EPR/DP3692CQ	08/03/17	V1
Churchill Enviro Woolston	EAWML/50470	30/04/17	V1

A copy of the above licences and destination permits can be found in (Appendix G)

Once excavation of made ground was complete, the exposed natural ground was sampled along with samples taken at disposal site and analysed to ensure no contamination was present. The results of these samples confirmed that the ground was free of contamination. Results of this testing can be found in (Appendix E).

A complete record of removal was logged on Lendlease's environmental reporting system Footprint (Appendix H) a total of 64224 m³ was removed. This compares with predicted volume of 50000 m³. The variation of 14,224m³ of material is due to unaccounted for site preparation works conducted by Adana. Prior to the excavation of the basement penetration works were conducted by Adana to level site and excavate for pile caps, their works have been included in the overall volume of waste removed at MGY.

To conclude, this letter of confirmation has been developed to satisfy planning condition 37 for MGY. This letter confirms that all excavated material was removed from site to permitted destinations and managed by Maher.

This letter has been produced by Lendlease and independently reviewed by Curtins, prior to issue to MCC. Supporting information can be found in the appendices folder.



Yours faithfully,

Craig Dick

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'Encs'

Appendices:

- Appendix A – Site Demise
- Appendix B – Planning Condition 36
- Appendix C – Site Investigation
- Appendix D – Management Documents
- Appendix E – Sampling and Analysis
- Appendix F – Photographs
- Appendix G – Waste Management Licences
- Appendix H – Waste Transfer Notes