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Ref: 11-523-L1
Date: 8th July 2021

Russells Construction
13 Westpoint Enterprise Park,
Clarence Avenue,
Trafford Park,
Manchester,
M17 1QS

BY Email

Dear Sir/ Madam

VALIDATION LETTER REPORT

PETERLOO HOUSE, DICKINSON STREET, MANCHESTER

1. BACKGROUND

It is understood that following the demolition of the on-site building at Dickson Street, the subject site was to be developed by Russells Construction into 20 storey mixed use building comprising a 328 room hotel and 250 unit apart-hotel.

As part of the land assessment process the potential for harmful contaminants within the underlying soils had to be assessed. This assessment is summarised in the following reports:

-  E3P - Phase 1 Desk Study Assessment Report - ref: 11-532-r1-Rev-B – April 2017
-  WSP / Parsons Bickerhoff - Ground Investigation Report – ref: 70019925 – March 2017.

Upon completion of these assessments the following conclusions had been drawn by WSP Parsons Bickerhoff:



- ✳ No exceedances of the generic assessment criteria (GAC) have been identified.
- ✳ While no asbestos was detected however, given the variable nature of Made Ground, it is considered there is always potential for asbestos fibres to be present within other un-sampled Made Ground materials. It is noted that the presence of asbestos in Made Ground is common on sites of this nature.
- ✳ Mitigation of the potential risks associated with asbestos in soils will therefore likely be required during and within the redevelopment; the required level of mitigation should be determined through development of an appropriate asbestos management plan (AMP) by a suitably qualified consultant in line with the Control of Asbestos Regulations 2012.
- ✳ Based on the currently available guidance it is considered that mitigation is likely to include the following elements:
 - Precautions to limit the generation of airborne fibres during ground works.

2. ASBESTOS MANAGEMENT PLAN

Due to the above conclusions an Asbestos Management Plan was produced by Russells Construction (reference document : Appendix 4) which was submitted to Manchester City Council. This document outlined the planned works procedure in the event that any Asbestos Containing Materials are discovered within the ground.

During the groundworks no asbestos was identified within the soils, therefore no further works were required.

3. CONCLUSIONS

Upon completion of the groundworks no unexpected contamination was identified, therefore no further assessment or associated works are required to satisfy condition 13 of the planning application.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd



Stuart Ellis
Principal Geoenvironmental Consultant

