

Remediation Completion Report

Site: New Islington MH02 Apartment Block
Planning Ref: 111587/FO/2016/N1
Date: 18th January 2021



1 INTRODUCTION

LK Consult (LKC) has been commissioned by Urban Splash to provide a Remediation Completion Report relating to the apartment block (MH02) to satisfy the outstanding contamination condition requirement. This part of the site was part of the Phase 2 development at New Islington (NI2) and relates to the Phase 2 Contamination Investigation, Risk Assessment and Remediation Strategy Report (undertaken by LKC (Ref: LKC 16 1334-03, dated March 2017), but we understand went into planning as a variation as planning reference 111587/FO/2016/N1 (Figure 1).



Figure 1: Location of MH02 apartment block (yellow shading).

No specific remediation was required with regards for human health and controlled waters for all the NI2 site (including the location of MH02 apartment block), except for the use of barrier pipe. The following was required for the Phase 2 (NI2) area of the site:

- Verification testing of all imported soil for garden and soft landscaping areas (if present).
- Information on the installation of protective pipes and / or sterile trenches.
- Details of any unexpected contamination identified onsite, suitably risk assessed and / or validated.
- Provision of any disposal tickets.

2 VALIDATION

LKC have been informed that no soil has been imported to site for the MH02 apartment block area (very limited landscaping relating to tree pits), with the exception of bagged soil and compost from a shop.

Barrier pipework has been installed (see figure appended, where BP denotes barrier pipe).

LKC have been informed there has been no unexpected contamination identified.

LKC has been informed there has not been any disposal of soil from the MH02 apartment block area.

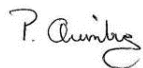
3 CONCLUSIONS

The work onsite has been validated in accordance to the agreed Remediation report.

Based on the above information LKC considers the MH02 apartment block is 'suitable for use' for a residential development.

LKC considers this Remediation Completion Report to provide sufficient information to satisfy the outstanding contaminated land condition by MCC.

Report Prepared By:



Dr Paul Quimby
Technical Director

Enc:

Layout Plan of MH02 apartment block
Plan of potable pipework installation

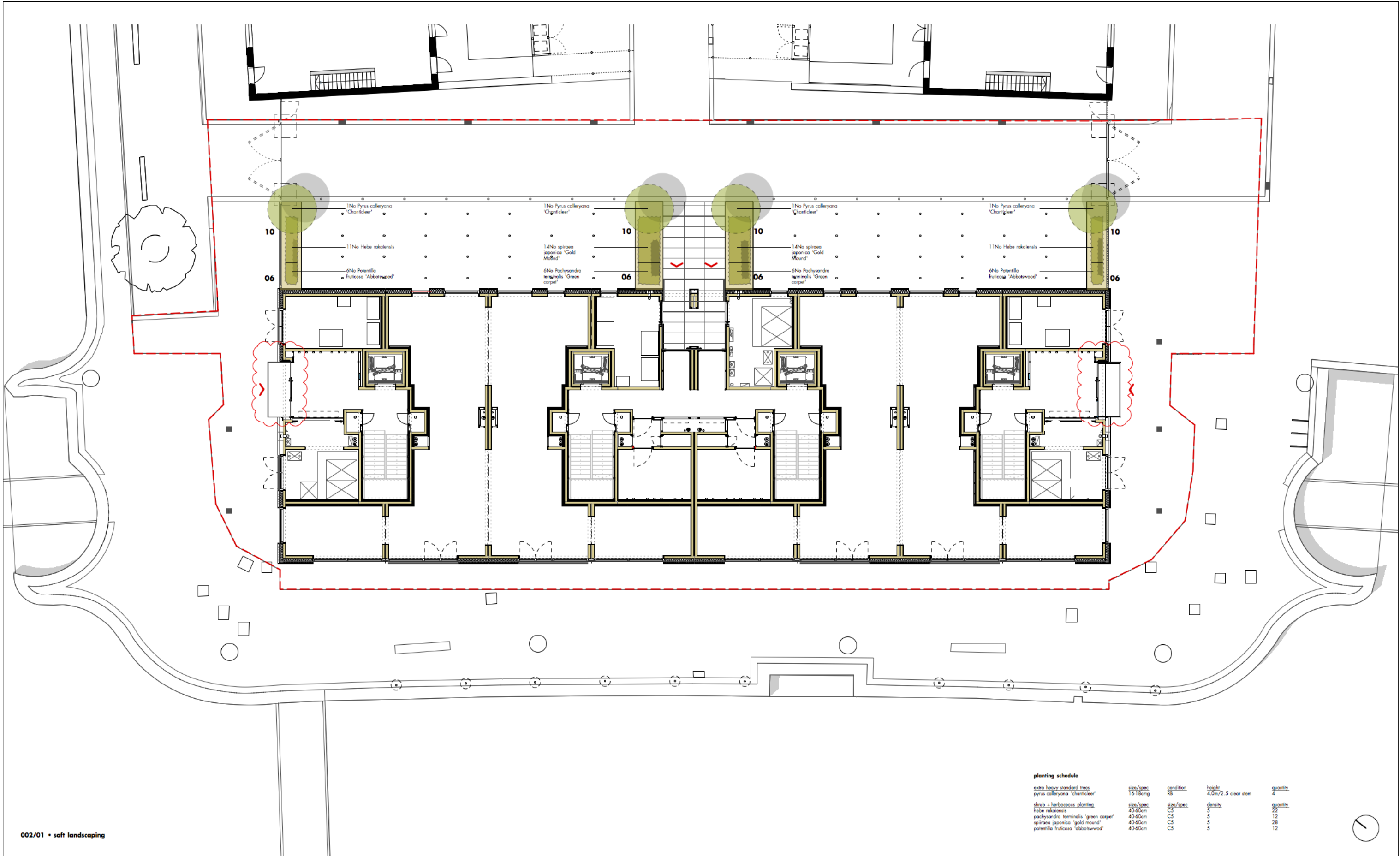
Disclaimer

This report has been prepared by LKC who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant experienced in preparing reports of a similar scope. However, to the extent that the report is based on or relies upon information contained in records, reports or other materials provided to LKC which have not been independently produced or verified, LKC gives no warranty, representation or assurance as to the accuracy or completeness of such information.

This report is issued on the condition that LKC will not be held liable for any loss arising from ground conditions between sampling points (i.e. boreholes/trial pits/hand augers/surface samples) which have not been shown by the sampling points or related testing carried out during the investigation, nor for any loss arising from conditions below the maximum depth of the investigation. Opinions on such conditions, where given, are for general guidance only.

This report is prepared solely for the benefit of Urban Spalsh. It may not be relied upon by or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance and regulatory approval, until all invoices have been settled in full. Those using this information in subsequent assessments or evaluations do so at their own risk.

FIGURES



002/01 • soft landscaping

planting schedule					
extra heavy standard trees	size/spec	condition	height	quantity	
pyrus calleryana 'Chanticleer'	10-15cm	RS	4.0m/2.5 clear stem	4	
shrub + herbaceous planting					
hebe rakaiensis	size/spec	size/spec	density	quantity	
hebe rakaiensis	40-50cm	CS	5	22	
pachysandra terminalis 'green carpet'	40-60cm	CS	5	12	
spirea japonica 'gold mound'	40-60cm	CS	5	28	
potentilla fruticosa 'abbotswood'	40-60cm	CS	5	12	

- 01 slab paving to match existing promenade paving - natural pennant stone, 300mm gauge and random length
- 02 paving - grey granite 300 x 600mm tobermore braemar, innis black
- 03 bitumin surface, black, bedding and sub-base to engineer's spec
- 04 casa ceramica system facet graphite bocciardato finish 600x1200mm - Spec ref: M40 subbase to engineer's spec
- 05 255 x 100 flush stone kerb, bedding to engineer's details

- 06 gravel bed - colour dark grey, loose laid - uniform thickness, 8-14mm in size - planting as indicated
- 07 2100mm high metal railing fence, Alphanil or similar approved, carbon steel hot dip galvanised finish, RAL 9005
- 08 2100 side hung automatic open vehicle gate, Alphanil or similar approved, carbon steel hot dip galvanised finish, RAL 9005
- 09 2100 side hung pedestrian gate with intercom access on gatepost Alphanil or similar approved, carbon steel hot dip galvanised finish, RAL 9005
- 10 Pyrus calleryana 'Chanticleer'

- 11 weed control fabric geotextile
- 12 Helcom tree sand or similar approved
- 13 inert free-draining material
- 14 galvanised steel angle
- 15 aco slot drainage channel, below ground drainage to SE design
- 16 gravel margin - omitted
- 17 stainless steel parking bay demarcation studs Urbanfinish - 'Standard' BayMarker - stainless steel - 90mm
- 18 surface water gully fitted into existing flush kerb
- 19 permeable geotextile separation layer, pit base with raised centre

- 20 GreenBlue Reflout 1000 or similar approved root barrier to slab edge and all 4 sides of tree pit
- 21 building footprint
- 22 GreenBlue Urban 'RoofRain Civic', perforated plastic irrigation/ventilation pipe with aluminium cap, or similar approved
- 23 platipus deadman anchors (RF1RDMP) or similar approved
- 24 stainless steel parking bay numbers standard engraved BayMarker - stainless steel - 90mm
- 25 ground broken to minimum 250mm

- 26 access control point for pedestrian gates
- 27 Floor mounted flush LED lighting strip Orlight IP-67 linear wall wash fixture 1200
- 28 15mm steel plate canopy sides

-notes

- to be read in conjunction with

- (90) series drawings 0-020

- (21) series 590 - 593 entrance canopy drawings

- landscape specification

- structural engineers below ground drainage design and specification

- post sizes and foundation design by SE

- external build up to SE drawings and details all hard standing to be vehicle grade

- all road markings to be

- g • large format tiles at gable removed to match hard landscaping drawing (90/001)
- f • construction update - planters adjusted
- e • construction issue
- d • detail landscape scheme for discharge of planning condition (05b)
- c • trees as part of wider masterplan situated outside of red line boundary removed from drawing at QS request
- b • planting specification + schedule added
- a • amendments to gates
- • first issue
- rev • description

- 09 09 20 • af • ar
- 09 04 20 • ww • af
- 08 11 19 • af • dj
- 07 12 18 • af • dj
- 04 12 18 • af • dj
- 20 11 18 • af • dj
- 20 08 18 • ep • af
- 13 08 18 • ep • af
- issued • drawn • checked

shedkm

project	new islington 2 • mansion house
client	urban splash
drawing number	NI2.MH (90) 002 g
scale	1:200 @ a3
status	construction

GA plan • soft landscaping

do not scale from this drawing • all dimensions are to be set out and checked on site prior to starting construction • any discrepancy found between information given on this drawing and that given elsewhere or recorded on site shall be brought to the attention of the project architect immediately

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TYPICAL ARRANGEMENT OF MAINS IN A CARRIAGEWAY.

NOTES:

1. THE LAYOUT OF MAINS IS GENERALLY IN ACCORDANCE WITH THE 'REPORT OF JOINT COMMITTEE ON LOCATION OF UNDERGROUND SERVICES' PUBLISHED BY THE INSTITUTION OF CIVIL ENGINEERS.
2. THE DIMENSIONS SHOWN REPRESENT THE PREFERRED ARRANGEMENT IN STRAIGHT ROUTES ON RESIDENTIAL SERVICES. ADJUSTMENTS MAY BE NECESSARY AT CURVES AND CHANGES OF GRADE.
3. THE SPACE ALLOCATED IS CONSIDERED TO BE THE ABSOLUTE MINIMUM AND IN CERTAIN CIRCUMSTANCES E.G. WHERE BOTH HV AND LV CABLES ARE Laid - THE CABLE WILL BE Laid IN THE ALTERNATIVE POSITION AND ADDITIONAL WIDTH MAY BE REQUIRED.
4. WHERE SERVICES ARE TO BE CONNECTED TO GAS MAINS A MINIMUM DISTANCE OF 2.0m IS REQUIRED BETWEEN THE BUILDING LINE AND THE CENTRE LINE OF THE MAIN.
5. SERVICES IN LINE WITH 100/75/50 DEPTH OF COVER OF GAS MAINS IN FOOTWAY - 750mm DEPTH OF COVER OF GAS MAINS IN ROADWAY - 750mm.
6. MINIMUM DISTANCE OF ANY SERVICE TO ANY SURFACE/TOUL WATER STRUCTURE IS 300mm.

Laid to recommended depths unless otherwise stated

RECOMMENDED ARRANGEMENT OF MAINS IN A 2M FOOTPATH

NOTES:

1. THE LAYOUT OF MAINS IS GENERALLY IN ACCORDANCE WITH THE 'REPORT OF JOINT COMMITTEE ON LOCATION OF UNDERGROUND SERVICES' PUBLISHED BY THE INSTITUTION OF CIVIL ENGINEERS.
2. THE DIMENSIONS SHOWN REPRESENT THE PREFERRED ARRANGEMENT IN STRAIGHT ROUTES ON RESIDENTIAL SERVICES. ADJUSTMENTS MAY BE NECESSARY AT CURVES AND CHANGES OF GRADE.
3. THE SPACE ALLOCATED IS CONSIDERED TO BE THE ABSOLUTE MINIMUM AND IN CERTAIN CIRCUMSTANCES E.G. WHERE BOTH HV AND LV CABLES ARE Laid - THE LV CABLE WILL BE Laid IN THE ALTERNATIVE POSITION AND ADDITIONAL WIDTH MAY BE REQUIRED.
4. WHERE SERVICES ARE TO BE CONNECTED TO GAS MAINS A MINIMUM DISTANCE OF 2.0m IS REQUIRED BETWEEN THE BUILDING LINE AND THE CENTRE LINE OF THE MAIN.
5. SERVICES IN LINE WITH 100/75/50 DEPTH OF COVER OF GAS MAINS IN FOOTWAY - 750mm DEPTH OF COVER OF GAS MAINS IN ROADWAY - 750mm.
6. MINIMUM DISTANCE OF ANY SERVICE TO ANY SURFACE/TOUL WATER STRUCTURE IS 300mm.

Laid to recommended depths unless otherwise stated



0 2.5 5.0 m
0 5.0 10.0 m
A2 PLOT SCALEBAR 1:500m

AS BUILT KEY:

WATER MAIN:
EXISTING WATER MAIN:
WATER MAIN IN DUCT:
SIZE CHANGE:
CHANGE OF CHARACTERISTIC/TYPE:
WASH OUT:
FIRE HYDRANT:
VALVE:
CAPPED END:
SERVICE PIPE WITH STOP TAP/
METER / ATLAS BOX:
TRENCH CROSS SECTION MARKER:

DEPTH MARKER:
POSITION NODE:

AS BUILT INFORMATION
Supplied by Matrix ABC Limited
Office: 12-14 (A Block), Duxley Hill Business Centre, Duxley Lane, Duxley, West Yorkshire, BS9 6SR. www.matrixabc.co.uk Tel: 01274 723447

Matrix ABC
AS BUILT AND CAD
Tel: 01274 723447

STATUS: AS BUILT WATER | **Rev:** D

SCHEME:
NEW ISLINGTON PH2
MANCHESTER M4 6HF

PROJECT MANAGER: MICHAEL BRENNAN

PRINCIPAL QUANTITIES - INFO TO 03.12.2020

FROM	TO	SIZE	LENGTH IN m
P15	P16	63mmPE BP	18
P16	P17	63mmPE BP	9
P17	P18	63mmPE BP	9

SURVEYOR: AJAY SINGH | **CONTACT:** No: 7786738289

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STATUS: AS BUILT WATER | **Rev:** B

SCHEME:
NEW ISLINGTON PH2
MANCHESTER M4 6HF

PROJECT MANAGER: MICHAEL BRENNAN

PRINCIPAL QUANTITIES - INFO TO 18.09.20

FROM	TO	SIZE	LENGTH IN m
P6	P7	160mmPE BP	2
P7	P8	160mmPE BP	40
P8	P9	110mmPE BP	18
P9	P10	90mmPE BP	25
P10	P11	63mmPE BP	45
P9	P12	63mmPE BP	34
P14	P15	63mmPE BP	14

SURVEYOR: AJAY SINGH | **CONTACT:** No: 7786738289

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STATUS: AS BUILT WATER | **Rev:** A

SCHEME:
NEW ISLINGTON PH2
MANCHESTER M4 6HF

PROJECT MANAGER: MICHAEL BRENNAN

PRINCIPAL QUANTITIES - INFO TO 25.10.19

FROM	TO	SIZE	LENGTH IN m
P1	P2	160mmPE BP	60.2
P2	P3	110mmPE BP	25
P3	P4	90mmPE BP	25.6
P4	P5	63mmPE BP	25

SURVEYOR: BEN TOTTILL | **CONTACT:** No: 7787988457

Rev.	Description/Details	Rev.	Date	Rev.	by
A	FIRST ISSUE. SEE PRINCIPAL QUANTITIES.	30.10.19	SMA		
B	UPDATED. SEE PRINCIPAL QUANTITIES.	10.09.20	SMA		
C	UPDATED AS PER CHRIS GRAYSON NEW BACK GROUND ADDED.	20.11.20	SMA		
B	UPDATED. SEE PRINCIPAL QUANTITIES.	09.12.20	SMA		

Contractor:

Utility Infrastructure Solutions

Scheme / Site Name:
**NEW ISLINGTON PH2
MANCHESTER M4 6HF**

Site Developer: —

Grid Reference: —

Drawing Status: **AS BUILT WATER**

Contractor Ref: **No: UIS008** | **ENO/DNO Ref: No: —**

Contractor Dwg No: **UIS008-W-AB**

Designed by	Drawn by	Checked by	Approved by	Sheet
SMA	AS	AS	MB	1 of 1

Scale 1:250 | Orig. Size A0 | Date drawn 09.12.2020 | Revision D

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