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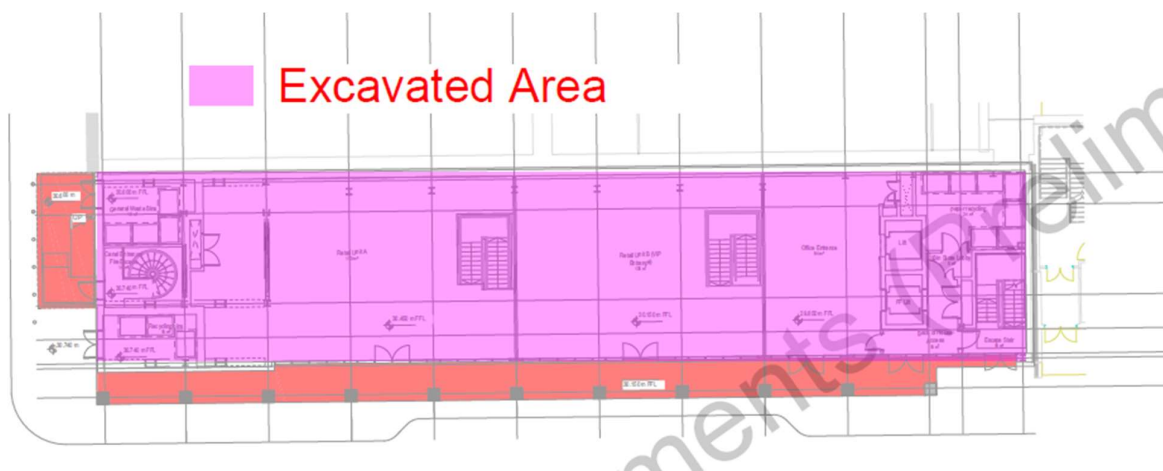
Dear Sir/Madam,

Subject: OGS Zone 6 confirmation letter.

This confirmation letter has been created to satisfy planning condition 11 (highlighted) and to confirm that all excavated materials were removed from site.

“11 - The development hereby approved shall be carried out in accordance with the measures set out in 049242-CUR-00-XX-RP-GE-002 Old Granada Studios Post- Demolition Phase 2 Site Investigation prepared by Curtins that identifies and evaluates all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas, with measures recommended to be implemented with regard to remediation as set out in that report. The development shall be carried out in accordance with the approved strategy and a Verification Report shall be submitted to and approved in writing by the City Council.”

As part of the wider St Johns Development, Zone 6 sits on top of what was once the annex building of Old Granada Studios HQ. The site was fully demolished to ground floor, with only the ground floor and basement slabs to be removed as part of B&K's works. All asbestos works were completed before we took ownership of the site



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Outlined in the information issued to MCC, to satisfy planning condition 11, highlighted below, all material excavated from site was to be removed.

As a result of MCC's acceptance of previously issued information (Appendix A) submitted for condition 11, no remediation strategy was produced for this project as all made ground soils were removed from site to facilitate the construction of a single-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 A). A total of 4 soil samples were taken from within the demise of Zone 6 for the purposes of the SI, with locations shown on the exploratory hole location plan (Appendix B). 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 – Demolition and Groundworks

Basement demolition was conducted by Roswick and began 25/03/20 and lasted a duration of 5 weeks. Piling was undertaken by Foundation Piling and began 14/05/20 and lasted a duration of 3 weeks. Bulk excavation work was conducted by Roswick and works commenced 08/06/20 and lasted a duration of 6 weeks. Works undertaken involved the removal of all made ground within the Zone 6 demise and underlying natural ground to the required depth.

Prior to start on site reports and results by Curtins were issued to B&K and Roswick. 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.

To classify excavated material prior to removal from site Curtins undertook additional samples. B&K employed Curtins to take samples multiple locations, and these were sent to Enviro Lab for analysis, this included chemical testing, asbestos screening and WAC analysis. A record of samples undertaken by Curtins can be found in (Appendix C). No materials excavated were classed as hazardous and no asbestos was detected.

Once samples were taken and classified Roswick started to excavate the Zone 6 area. This work was conducted by two 14-ton excavators. Excavation progress was recorded by photographs for the duration of works (Appendix D). Excavated material was stockpiled prior to loading on to wagons and removed from site to permitted facilities. Additionally, the majority of material that was removed from the site was previously imported material that had been used to support the basement and piling works. Excavated material was removed by Roswick under their waste carrier license and taken to the facilities outlined in the table below:

Waste Management Contractor Name	Carrier license number	Expiry date
Premier Waste Services UK Ltd	CBDU72343	03/12/2021
J. O'Shea & Sons Ltd	CBDU90839	21/03/2022
European Metal Recycling Ltd	CBDU188448	21/08/2020

Waste Destination	WML/EP	Issue date	Rev.
Premier Waste, Cheshire, SK14 2JP	BP3294CU/A001	08/04/2004	V1

A complete record of removal was logged on B&K's site waste management plan (SWMP) (Appendix E) a total of 3385 tonnes were removed. This compares with predicted volume of 5000 tonnes. Prior to the excavation of the basement preparation works were conducted by Roswick 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 11 for Zone 6. This letter confirms that all excavated material was removed from site to permitted destinations and managed by Roswick.

This letter has been produced by B&K for issue to Deloitte. Supporting information can be found in the appendices folder.

Kind Regards,



Ben Thomas – Assistant Design Manager