



## REMEDIATION AND ENABLING WORKS VALIDATION REPORT

Oxygen Towers  
Store Street  
Manchester  
M1 2WB

Prepared for:

Russells Construction



Report Ref: 10-542-V1  
Date Issued: July 2018

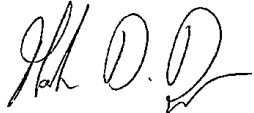
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## QUALITY ASSURANCE

|                                   |                                                                                     |
|-----------------------------------|-------------------------------------------------------------------------------------|
| REMARKS                           | <b>Draft</b>                                                                        |
| DATE                              | July 2018                                                                           |
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| PROJECT NUMBER                    | 10-542                                                                              |
| IMS Template Reference<br>QR001-1 |                                                                                     |

## EXECUTIVE SUMMARY

|                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>                        | Land off Store Street, Manchester, M1 2WB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Grid Reference</b>                      | E385150, N398190                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Site Area</b>                           | 0.3Ha                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Stated Objective</b>                    | <p>The primary purpose of this report is to document the implementation and subsequent validation of regulatory compliant land remediation and enabling works completed as part of the construction of a residential development on land at Store Street, Manchester.</p> <p>This document also defines the 'Build Phase' mitigation measures that are required in the construction of the proposed dwellings to ensure all potential pollutant linkages are addressed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Site Remediation and Enabling Works</b> | <p>All works at the site have been conducted in accordance with the agreed Remediation Strategy. The main outputs from the works are:</p> <ul style="list-style-type: none"> <li> Implement all works in strict accordance with UK Environmental Permitting and Local Planning Authority Requirements;</li> <li> Demolition of existing buildings;</li> <li> Removal of all relict foundations and buried features at the locations as specified within the Structural Engineers Drawings in a controlled manner to ensure no disturbance of sub-stratum or Made Ground where possible;</li> <li> Implementation of a watching brief from independent contaminated land specialist to ensure that in the event as yet unidentified impacted soils and groundwater is encountered, appropriate analysis, risk assessment and if necessary remediation works are implemented and validated;</li> <li> Excavation and processing of selected Made Ground where required in a controlled manner with the sorting, processing and segregation of identified deleterious materials;</li> <li> Proof rolling and compaction of the sub-formation;</li> <li> Validation sampling to confirm material retained on-site poses no unacceptable risk to the residential end users, controlled waters or wider environ;</li> <li> Importation of suitable material (if required) to achieve the required development levels; and,</li> </ul> <p>Replacement of material in accordance with the E3P enabling specification &amp; engineering requirements.</p> |
| <b>Legislative Waste Compliance</b>        | <p>All waste transfer notes and duty of care certification is held by the Remediation Contractor in the site completion file.</p> <p>The works did not require the treatment of any materials and therefore no Environmental Permit was registered for the site.</p> <p>Recycling of demolition material was completed using LAPC licensed crushing plant operated by W Maher.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## EXECUTIVE SUMMARY

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|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Regulatory Authority Compliance</b> | <p><b>Local Planning Authority – Human Health</b></p> <p>E3P has submitted our Remediation &amp; Enabling Works Strategy (ref: 10-452-R2) dated July 2017 which clearly defines the protocols for further confirmatory investigations in the form of a detailed inspection of all earthworks.</p> <p>E3P has subsequently discussed the project with MCC to confirm that the findings of this 'watching brief' will be incorporated into this validation report.</p> <p><b>Environment Agency – Controlled Waters &amp; Wider Environ</b></p> <p>The EA act as a statutory consultee of Manchester CC Planning Authority and in this instance no consultation correspondence has been supplied by Manchester CC and as such we presume the EA have no further requirements with respect to controlled waters.</p> |
| <b>Ground Gas</b>                      | <p>The updated WSP Ground Gas risk assessment, dated July 2018 confirmed that the site can be classified as CS1, therefore no formal mitigation measures are required subject to the confirmation of the installation of a waterproof protection system within the subterranean basement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Build Phase Development Works</b>   | <p>Post Remediation Constraints for the site will include:</p> <ul style="list-style-type: none"><li> Chemical validation of all imported soil materials; and,</li><li> Placement of clean cover within all areas of soft landscaping (if present).</li></ul>                                                                                                                                                                                                                                                                                                                                                                               |

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## 1. INTRODUCTION

### 1.1 Background

This report details the remediation and enabling works operations that were undertaken by Russell Construction under the supervision of E3P to facilitate the preparation of the high-rise residential development on a parcel of land at Store Street, Manchester; herein referred to as **the site**.

E3P were appointed by Russell's Construction as independent Geo-Environmental Consultant for the site remediation, preparation / enabling and validation works and the subsequent production of a suitably detailed report to ensure the satisfaction of the relevant planning conditions and geotechnical engineering requirements for Building Control, warranty providers and the future adoption of infrastructure by the Highways Authority and statutory service providers.

The subject site is a roughly rectangular shaped parcel of land located approximately 1km southeast of Manchester City Centre off Store Street to the north.

### 1.3 Site Location / Setting

|                         |                                 |
|-------------------------|---------------------------------|
| Site Address            | Store Street, Manchester M1 2WB |
| National Grid Reference | E385150, N398190                |
| Site Area               | 0.3 Ha                          |

Prior to the commencement of demolition works, the site comprised a small industrial estate with six light industrial units occupying the western sector of the site and an office building located in the far eastern sector. A large open space in the eastern sector is currently used for parking.

### 1.4 Proposed Development

E3P understands that Russells Construction are appointed as Main Contractor for the redevelopment of the subject site for a high rise apartment buildings with associated external hardstanding, adopted access roads and utility infrastructure.

Drawing 10-542-002 (Appendix III) identifies the proposed development layout. A snapshot of the proposed development layout is indicated in Figure 1.1 below and overleaf:

**Figure 1a – Proposed High Rise Development – Street Level Plan**

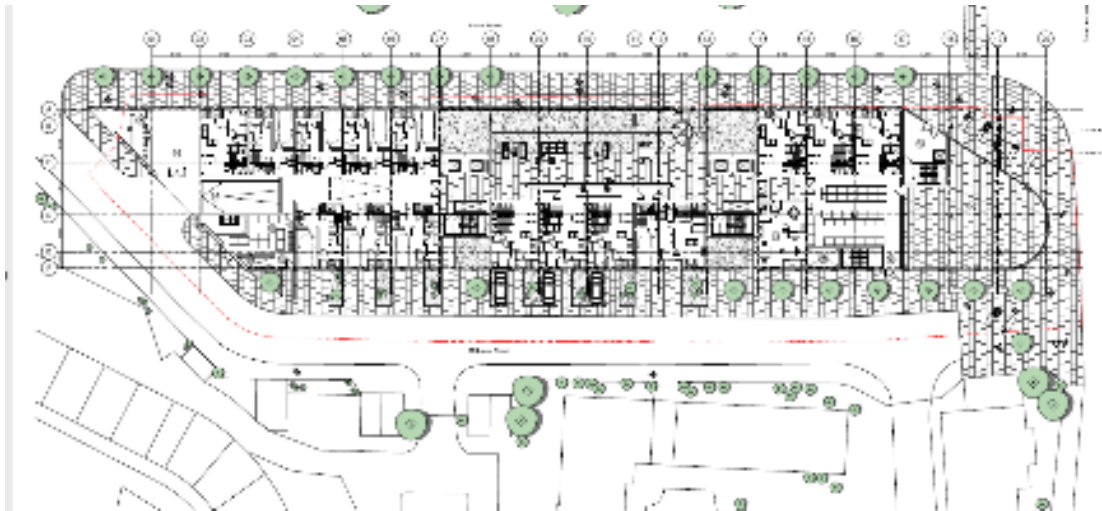
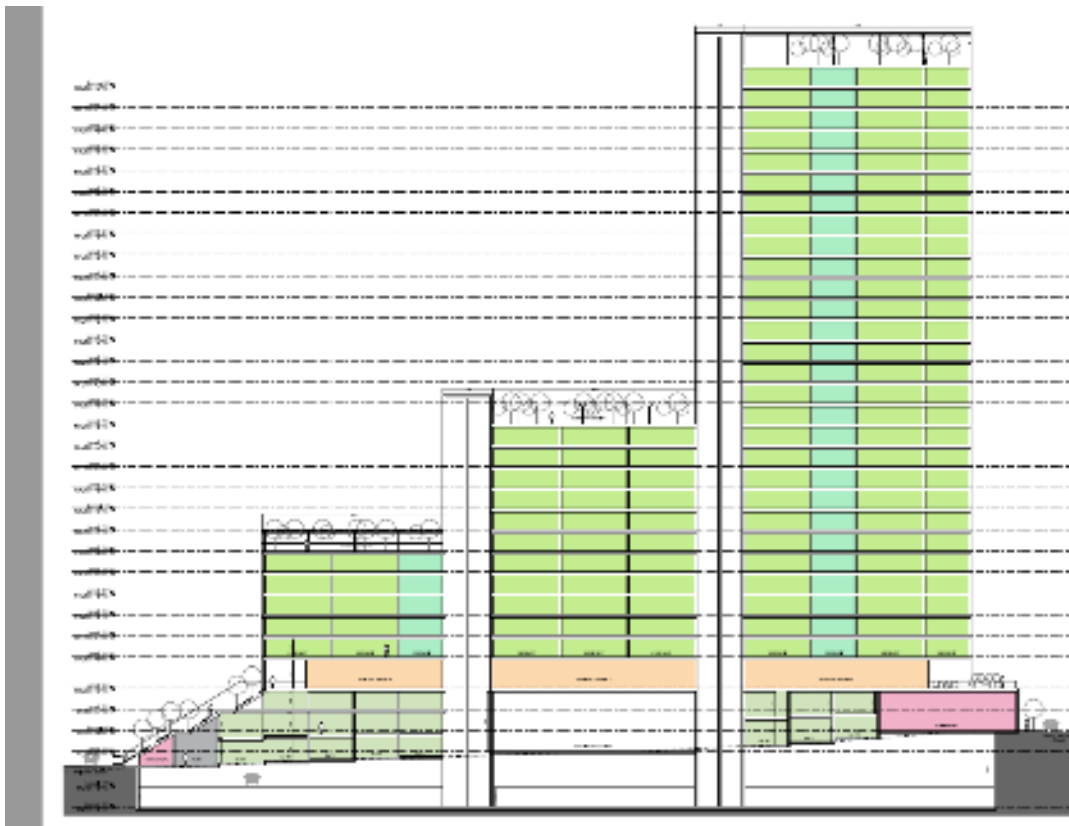


**Figure 1b – Proposed High Rise Development – Cross Section**



## 1.5 Summary of Parties Involved

| FUNCTION / INTEREST                     | NAME OF PARTY           |
|-----------------------------------------|-------------------------|
| Local Planning Authority                | Manchester City Council |
| Developer                               | Property Alliance Group |
| Geo-Environmental Consultant            | E3P                     |
| Civil & Structural Engineer             | WSP Parsons Brinkerhoff |
| Main Contractor                         | Russells Construction   |
| Remediation / Enabling Works Contractor | Russells Construction   |
| Human Health Regulator                  | Manchester City Council |
| Controlled Waters & Waste Regulator     | Environment Agency      |

## 1.6 Limitations

The limitations of this report are presented in Appendix I.

## 1.7 Confidentiality

E3P has prepared this report solely for the use of the Client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from E3P; a charge may be levied against such approval.

## 2. CONTAMINATION, REMEDIATION & ENABLING WORKS REQUIREMENTS

### 2.1 Summary of Contamination Issues

#### 2.1.1 Human Health

The WSP Tier 1 Qualitative Human Health Risk Assessment confirmed that the proposed development will result in the complete encapsulation of the Made Ground. The only elevated determinant for the site identified from the soil sampling completed by WSP was a single positive asbestos sample

All nine samples of Made Ground were screened for asbestos containing materials (ACMs) and a visual inspection of soils for identifiable ACMs was undertaken during the site investigation.

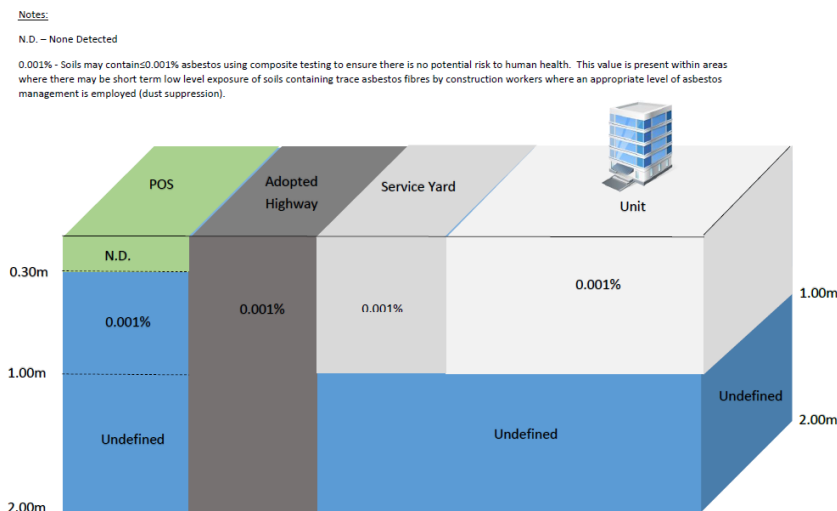
No visible ACMs were identified during the site investigation. Amosite (Brown) asbestos was identified within a single sample (BH102 at 0.2-0.3m bgl) within Made Ground. Quantification of this returned a result of 0.0019% asbestos.

Asbestos has been identified within Made Ground at the site. All construction personnel involved in the ground works are understood to have been made aware of the identified concentrations of contamination and appropriate PPE was utilised.

Given the nature of the development being a high rise apartment block and the fact that the majority of the site (if not all) is now covered by hardstanding, these trace asbestos impacted soils are not considered to pose a risk to the future end users. The below conceptual site model shown below in Figure 2.1, demonstrates where asbestos soils may be utilised within a residential setting.

**Figure 2.1 Asbestos Conceptual Site Model**

Figure A1Asbestos in Soils Conceptual Site Model Residential Apartment Development



### 2.1.2 Controlled Waters

*Localised contamination has been identified within the three installations samples, all three installations are screened within the Glacial Till. The water within the Glacial Till is not considered to represent a continuous body of water but rather a perched water body present within granular horizons and is therefore not a sensitive receptor in its own right. Given the description and thickness of the Glacial Till (minimum identified thickness of 8m at the site) it is not considered to be in hydraulic connectivity with the underlying Glaciofluvial Deposits or the Sherwood Sandstone bedrock (Principal Aquifer). Furthermore, no groundwater abstractions from the Principal Aquifer have been identified within 250m of the site with the nearest potable abstraction borehole relating to an inner source protection zone (SPZ 1) being located 1.0km south of the site. Based on the above and the absence of an identified source it is considered that the risk to the controlled waters receptors from the site is low.*

### 2.1.3 Ground Gas

The ground gas assessment as detailed within the revised WSP risk assessment (July 2018) confirmed that the site is classified as Characteristic Situation 1, therefore no specialist gas mitigation measures are required.

As part of the proposed construction of a subterranean basement structure, it will be necessary to validate the installation of the waterproofing system.

#### *2.1.4 Potable Water Supply Infrastructure*

Following a process of cut fill earthworks, it is considered that Polyethylene pipeline will be suitable for the proposed potable water infrastructure in the near surface soils between 0.75 and 1.35m bgl.

## **2.2 Correspondence with Regulatory Authorities**

#### *2.2.1 Local Planning Authority – Human Health*

E3P has submitted our Remediation & Enabling Works Strategy (ref: 10-542-R2) dated July 2017 which clearly defines the protocols for further confirmatory investigations in the form of a detailed inspection of all earthworks. E3P has subsequently discussed the project with Bury Council to confirm that the findings of this 'watching brief' will be incorporated into this validation report.

#### *2.2.2 Environment Agency – Controlled Water & Wider Environ*

The WSP Risk assessment didn't identify any potential risk to controlled waters and as such no specific remediation works have been specified or implemented.

However, the site watching brief was completed to ensure that if any previously unidentified potentially soluble phase source was identified, the appropriate risk assessment and remediation works could be implemented to demonstrate regulatory compliance.

## **2.3 Environmental Permit & Approvals**

#### *2.3.2 Local Authority Pollution Control – LAPC Part B Licensing*

The demolition materials were processed using dedicated 'crushing plant' mobilised to site by the Remediation Contractor.

Prior to mobilisation the appropriate deployment notification was submitted by the operator to the Local Authority to ensure due notification of the intended arrival and operation of the Part B LAPC process.

Copies of the standard deployment notification are available from the operator directly.

#### *2.3.2 Standard Rules Permit.*

In this instance no inert wastes were re-used / or imported to site and as such there was no requirement for the notification of works under a U1 or T5 standard rules permit.

#### *2.3.2 CL:AIRE MMP – Definition of Waste*

No Materials Management Plan (MMP) was required during the development works.

## **2.2 Summary of Remediation & Enabling Works Objectives**

The proposed remediation activities were detailed within the E3P Remediation Strategy and Enabling Works Plan (10-542-r2; dated July 2017) and supplementary supporting documents provided by E3P.



This report has been prepared to document the completion of all necessary land remediation and enabling works and to record the presence of any variation in ground conditions or previously unidentified sources of potential contamination, environmental impact or potential nuisance to the wider environ.

| ENABLING WORKS NO. | GENERAL OVERVIEW OF OBJECTIVES                                         |
|--------------------|------------------------------------------------------------------------|
| EW-1               | Implementation of works with regulatory compliance                     |
| EW-3               | Environment & Nuisance Control                                         |
| EW-4               | Risk to infrastructure                                                 |
| EW-5               | Site Clearance Operations                                              |
| EW-6               | Delineation, Excavation and Treatment of Identified Asbestos Impact    |
| EW-8               | Excavation, Breaking and Processing of Above & Below Ground Structures |
| EW-9               | Remedial Verification Report                                           |

### Second Phase Remediation & Enabling Works – Build Phase

A second post demolition phase of works will be required to ensure the proposed development is constructed in a manner that incorporates the required mitigation measures to ensure the development is compliant with UK Building Regulations and the Local Authority Planning requirements.

Once the ground has been rendered suitable for development, the builder will be required to undertake a second phase of remediation works to mitigate the identified theoretical risk to human health.

-  Verification of the construction of basement with suitable waterproof system; and,
-  Provision of appropriately assessed water supply pipes.

### 3. DETAILED REMEDIATION & EARTHWORKS ACTIVITIES

The focus of the remediation and enabling works are to address the contaminant issues previously identified within the site investigations that presented unacceptable risks to human health and controlled waters following the redevelopment of the site.

Furthermore, given the previously developed nature of the site the scope of the Validation was extended to include a watching brief during all earthworks to ensure the appropriate assessment previously unidentified contamination.

For completeness, each of these activities has been discussed below within the context of the actual remediation works that were undertaken on site.

#### 3.1 Pre-Commencement Regulatory Compliance

##### Overview of Works

Prior to commencement of any works on-site, all reports relating to the assessment of risk to contaminated land were submitted to the appropriate regulatory authorities with written approval acquired.

Photographs of the site remediation and enabling works through to completion are included within Appendix IV of this report.

#### 3.3 Environment & Nuisance Control

##### Overview of Works

Management of all works has been undertaken in such a manner so as to ensure no environmental nuisance was created through dust emissions, noise or vibration levels or structural risk to adjacent highways and structures.

It is understood that no complaints in respect of dust emissions, noise or vibration levels have been made.

#### 3.4 Risks to Infrastructure

##### Overview of Works

Works were undertaken with due consideration of the surrounding properties in such a manner that significant damage/disturbance was prevented.

#### 3.5 Site Clearance Operations

##### Overview of Works

The site was cleared in a controlled manner in full compliance with mitigation measures required for the works.

Following completion of the contiguous piled wall to the basement, the site levels were reduced, and materials excavated and removed from the site by the earthworks contractor. Photographs showing the removal of material are enclosed.

### **3.6 Importation of Bulk Fill**

#### **Overview of Works**

Where required, 6F2 material was imported to the site which was visually assessed as suitable by Russells.

Laboratory testing results are included in Appendix V, for reference.

### **3.8 Excavation, Breaking and Processing of Above & Below Ground Structures**

#### **Overview of Works**

Following completion of the contiguous piled wall to the basement, the site levels were reduced, and materials excavated and removed from the site by the earthworks contractor. Photographs showing the removal of material are enclosed.

### **3.8 Confirmation of Unforeseen Contamination**

#### **Overview of Works**

E3P understands that the Contractor did not encounter any areas where obvious visual and/or olfactory contamination was present during the construction works.

A suitably qualified engineer was understood to be in part-time attendance during the reduced dig and excavation works to confirm this.

### **3.9 Remedial Verification Report**

#### **Overview of Works**

The verification of the remedial works is laid out in this report.

## 4. POST REMEDIATION BUILD PHASE REQUIREMENTS

### 4.1 Overview of Build Phase Requirements

This document details the construction works that are required to ensure full compliance with the remediation Strategy, Regulatory Authorities, Building Control & Warranty Providers;

The following should be implemented during the build phase of the development:

-  Installation and validation of ground gas protection measures.

### 4.2 Requirements for Further Works Prior to Substructure Construction

The following items remain to be addressed prior to construction of the development:

| ITEM                                          | DISCUSSION |
|-----------------------------------------------|------------|
| Submission of Validation Report to Regulators | N/A        |

### 4.3 Gas Mitigation Measures

The site is classified as CS1, therefore no formal ground gas mitigation measures are required.

The proposed development will incorporate a subterranean basement structure, therefore verification of a suitable waterproof system will be required.

### 4.4 Water Pipeline Risk Assessment

A United Utilities Risk Assessment is required to be completed to confirm the suitability of PE pipes within the completed development.

### 4.6 Notes

If any of the procedures as outlined within the Build Phase Development Requirements Plan are not completed, this may result in a delay in obtaining a Warranty and Council for Mortgage Lenders and a Certificate of Completion.

#### Post Remediation Constraints for the site will include:

-  Consultations will have to be completed with the Local Authority to enable the satisfactory discharge of planning conditions associated with the planning consent for the site.

## 5. CONCLUSION AND RECOMMENDATIONS

E3P has completed the validation of the agreed land remediation and enabling works completed as part of the regeneration at Store Street, Manchester.

E3P can confirm that the works have been implemented in accordance with the agreed Remediation Strategy with all materials managed in such a way as to ensure that the completed works posed no risk to construction operatives or the wider environ.

E3P can also confirm that all materials that remain in-situ pose no unacceptable degree of potential risk to the identified receptors within the context of the developed Conceptual Site Model (CSM) and as such the site is deemed suitable for use subject to the installation, validation and testing of the build phase mitigation works.

**END OF REPORT**

## APPENDIX I LIMITATIONS



1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the Client as indicated in Section 1.2.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



## APPENDIX II GLOSSARY

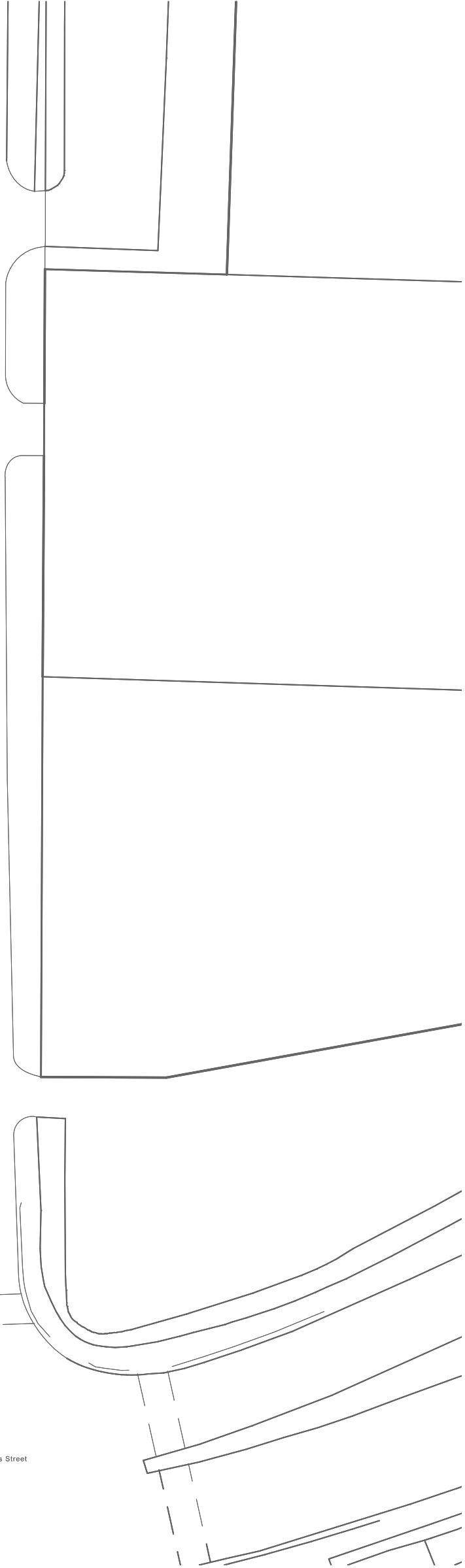


## TERMS

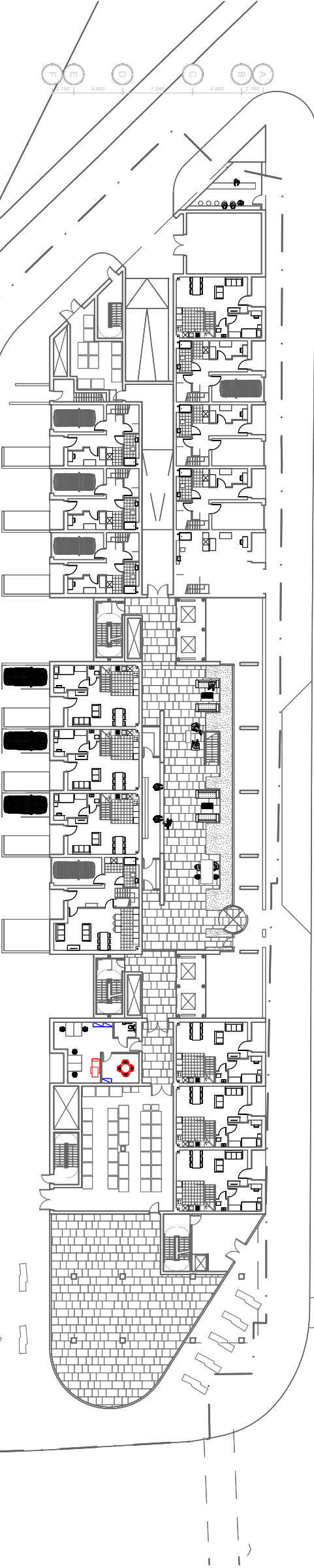
|              |                                                            |                         |                                                      |
|--------------|------------------------------------------------------------|-------------------------|------------------------------------------------------|
| <b>AST</b>   | Above Ground Storage Tank                                  | <b>SGV</b>              | Soil Guideline Value                                 |
| <b>BGS</b>   | British Geological Survey                                  | <b>SPH</b>              | Separate Phase Hydrocarbon                           |
| <b>BSI</b>   | British Standards Institute                                | <b>TPH CWG</b>          | Total Petroleum Hydrocarbon (Criteria Working Group) |
| <b>BTEX</b>  | Benzene, Toluene, Ethylbenzene, Xylenes                    | <b>SPT</b>              | Standard Penetration Test                            |
| <b>CIEH</b>  | Chartered Institute of Environmental Health                | <b>SVOC</b>             | Semi Volatile Organic Compound                       |
| <b>CIRIA</b> | Construction Industry Research Association                 | <b>UST</b>              | Underground Storage Tank                             |
| <b>CLEA</b>  | Contaminated Land Exposure Assessment                      | <b>VCCs</b>             | Vibro Concrete Columns                               |
| <b>CSM</b>   | Conceptual Site Model                                      | <b>VOC</b>              | Volatile Organic Compound                            |
| <b>DNAPL</b> | Dense Non-Aqueous Phase Liquid (chlorinated solvents, PCB) | <b>WTE</b>              | Water Table Elevation                                |
| <b>DWS</b>   | Drinking Water Standard                                    | <b>m</b>                | Metres                                               |
| <b>EA</b>    | Environment Agency                                         | <b>km</b>               | Kilometres                                           |
| <b>EQS</b>   | Environmental Quality Standard                             | <b>%</b>                | Percent                                              |
| <b>GAC</b>   | General Assessment Criteria                                | <b>%v/v</b>             | Percent volume in air                                |
| <b>GL</b>    | Ground Level                                               | <b>mb</b>               | Milli Bars (atmospheric pressure)                    |
| <b>GSV</b>   | Gas Screening Value                                        | <b>l/hr</b>             | Litres per hour                                      |
| <b>HCV</b>   | Health Criteria Value                                      | <b>µg/l</b>             | Micrograms per Litre (parts per billion)             |
| <b>ICSM</b>  | Initial Conceptual Site Model                              | <b>ppb</b>              | Parts Per Billion                                    |
| <b>LNAPL</b> | Light Non-Aqueous Phase Liquid (petrol, diesel, kerosene)  | <b>mg/kg</b>            | Milligrams per kilogram (parts per million)          |
| <b>ND</b>    | Not Detected                                               | <b>ppm</b>              | Parts Per Million                                    |
| <b>LMRL</b>  | Lower Method Reporting Limit                               | <b>mg/m<sup>3</sup></b> | Milligram per metre cubed                            |
| <b>NR</b>    | Not Recorded                                               | <b>m bgl</b>            | Metres Below Ground Level                            |
| <b>PAH</b>   | Polycyclic Aromatic Hydrocarbon                            | <b>m bcl</b>            | Metre Below Cover Level                              |
| <b>PCB</b>   | Poly-Chlorinated Biphenyl                                  | <b>mAOD</b>             | Metres Above Ordnance Datum (sea level)              |
| <b>PID</b>   | Photo Ionisation Detector                                  | <b>kN/m<sup>2</sup></b> | Kilo Newtons per metre squared                       |
| <b>QA</b>    | Quality Assurance                                          | <b>µm</b>               | Micro metre                                          |
| <b>SGV</b>   | Soil Guideline Value                                       |                         |                                                      |
|              |                                                            |                         |                                                      |

## APPENDIX III DRAWINGS





- 01 0.000 02 0.000 03 0.000 04 0.000 05 0.000 06 0.000 07 0.000 08 0.000 09 0.000 10 0.000 11 0.000 12 0.000 13 0.000 14 0.000 15 0.000 16 0.000 17 0.000 18 0.000 19 0.000 20 0.000
- Store Street

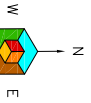


Store Street

Great Ancoats Street

William Jessop Court

James Brindley Basin



Key:

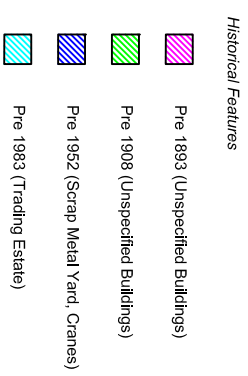
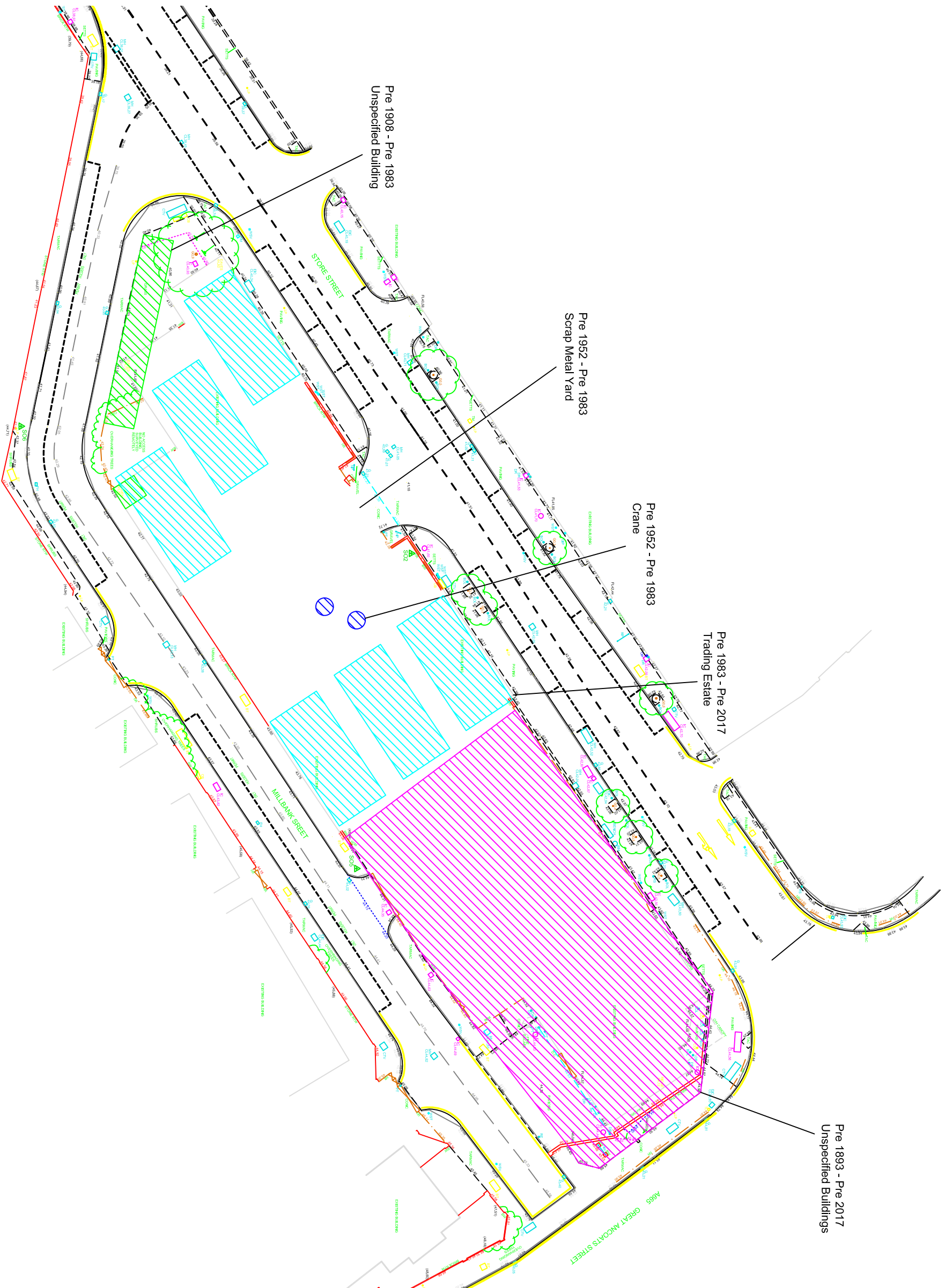
Notes:

|                         |          |            |                           |            |            |
|-------------------------|----------|------------|---------------------------|------------|------------|
| P1                      | -        | 20-07-2017 | Draft                     | CB         | MD         |
| Phase                   | Revision | Date       | Issue                     | Drawn      | Authorised |
| Client:                 |          |            | Job No:                   | Date:      |            |
| Property Alliance Group |          |            | 10-542                    | 20-07-2017 |            |
| Drawing No:             |          |            | 002                       | Scale:     |            |
| Job Title:              |          |            | Store Street              | 1:500 @ A3 |            |
| Drawing Title:          |          |            | Proposed Development Plan |            |            |



Environmental Energy Engineering Partnerships Ltd  
City Hallport & Business Centre  
Eccles, Manchester, M30 7RU  
Tel: 0161 707 9612  
E-mail: info@e3p.co.uk  
Website: www.e3p.co.uk

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|                         |          |      |            |             |        |                  |
|-------------------------|----------|------|------------|-------------|--------|------------------|
|                         |          |      |            |             |        |                  |
|                         | P1       | -    | 20-07-2017 |             |        |                  |
| Phase                   | Revision | Date |            | Draft       | CB     | MD               |
|                         |          |      |            | Issue       | Drawn  | Authorised       |
| Client:                 |          |      |            | Jds No:     | 10-542 | Date: 20-07-2017 |
| Property Alliance Group |          |      |            | Drawing No: |        | Scale:           |
|                         |          |      |            | 003         |        | 1:500 @ A3       |
|                         |          |      |            |             |        |                  |

|                            |                                        |
|----------------------------|----------------------------------------|
| <p><b>Job Title:</b></p>   | <p><b>Drawing Title:</b></p>           |
| <p><b>Store Street</b></p> | <p><b>Historical Features Plan</b></p> |



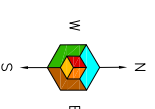
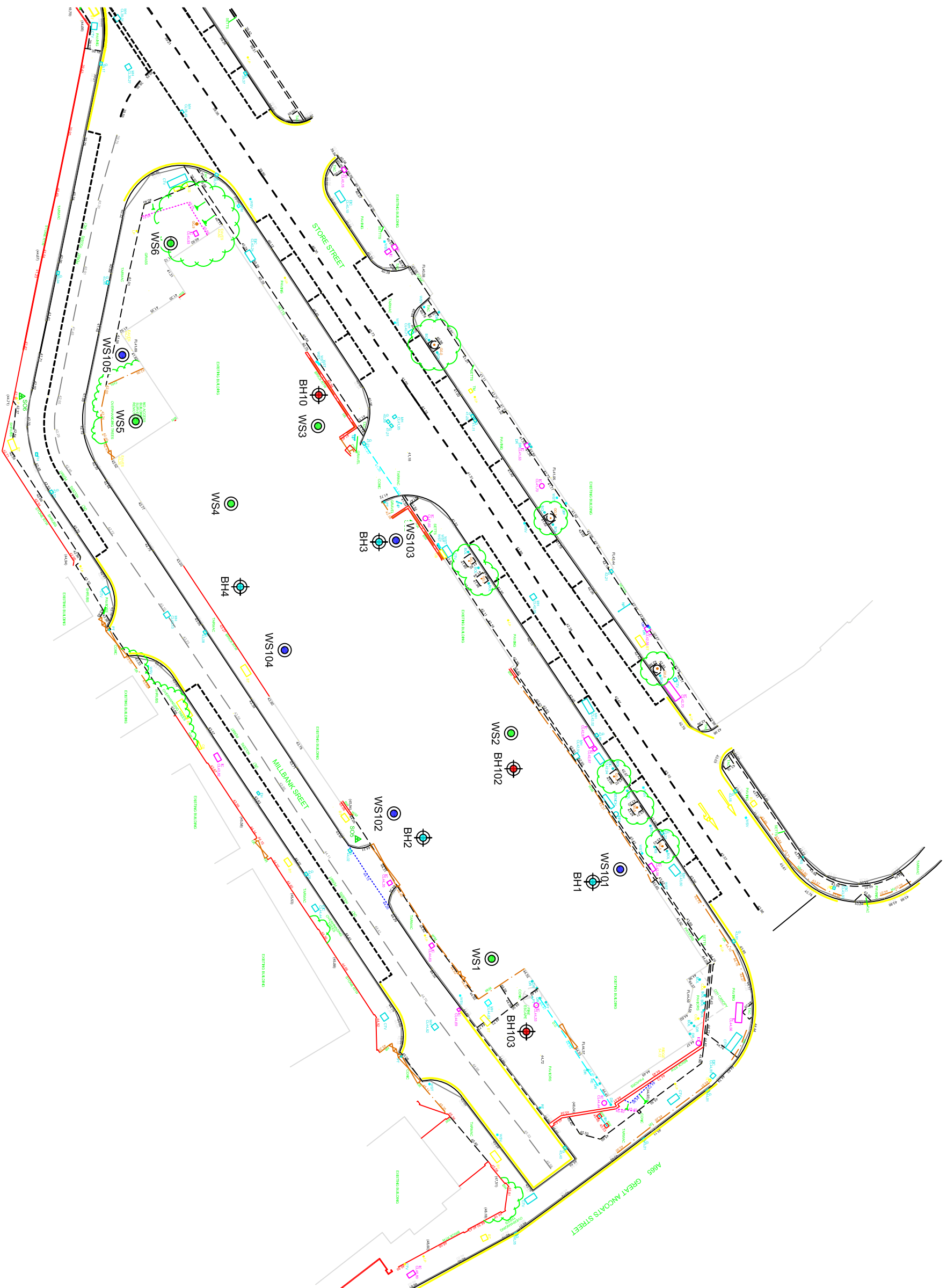
  
Environmental Energy Engineering  
Partnerships Ltd  
City Helport & Business Centre  
Ecdas, Manchester, M20 7RU  
Tel: 0161 707 9612  
Email: [info@e3p.co.uk](mailto:info@e3p.co.uk)  
Website: [www.e3p.co.uk](http://www.e3p.co.uk)

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**Key:**

### Location Symbols

- |                                                                                       |       |                                                           |
|---------------------------------------------------------------------------------------|-------|-----------------------------------------------------------|
|  | WS1   | Approximate Window Sample Proberhole Location (WSP 2005)  |
|  | BH1   | Approximate Cable Percussive Borehole Location (WSP 2005) |
|  | WS101 | Approximate Window Sample Proberhole Location (WSP 2016)  |
|  | BH101 | Approximate Cable Percussive Borehole Location (WSP 2016) |



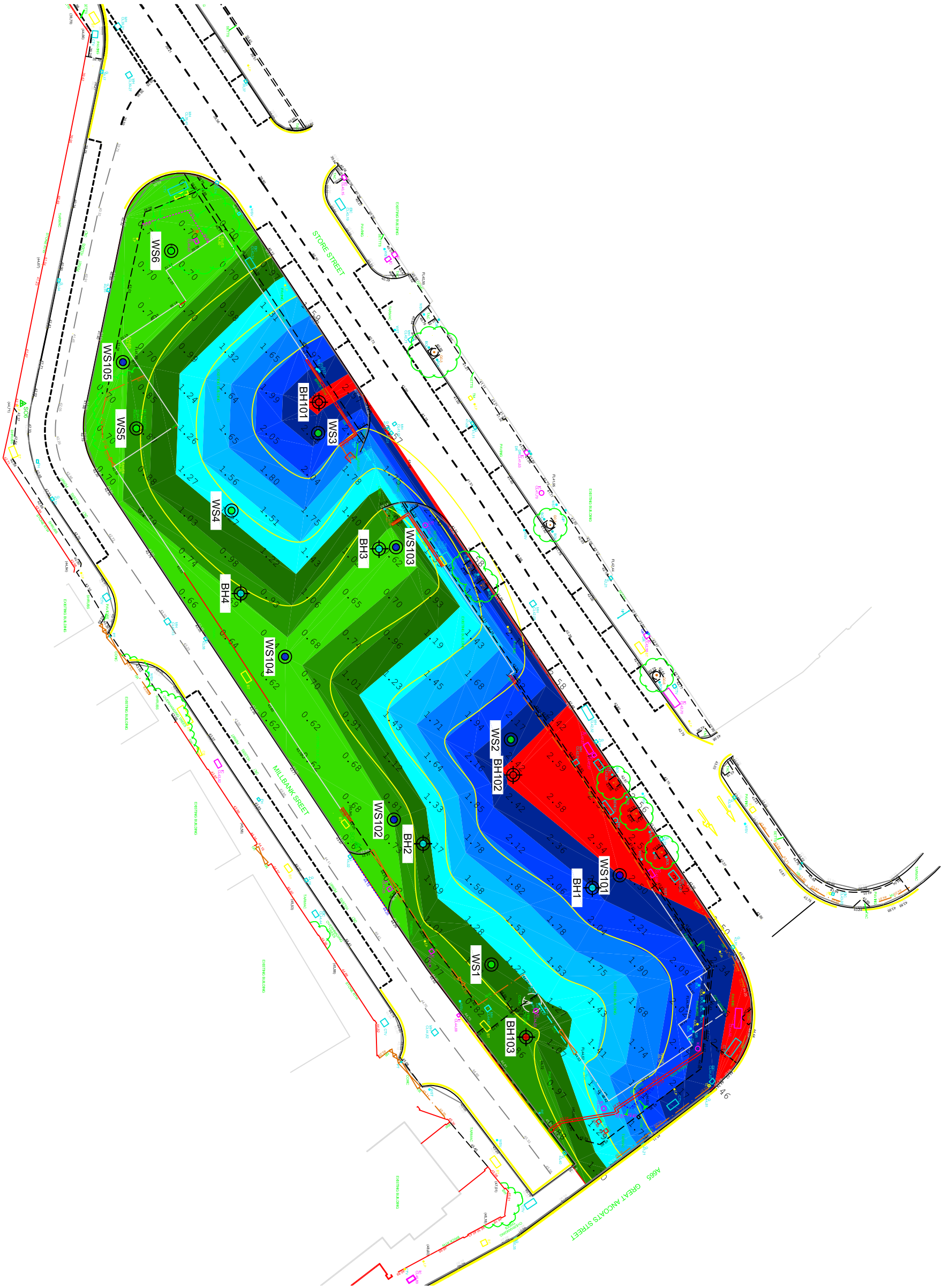
|                            |          |            |                    |                      |            |
|----------------------------|----------|------------|--------------------|----------------------|------------|
|                            |          |            |                    |                      |            |
| P1                         | -        | 20-07-2017 | DRAFT              | CB                   | MD         |
| Phase                      | Revision | Date       | Issue              | Drawn                | Authorised |
| Client:                    |          |            | JOB No:            | Date:                |            |
| Property Alliance<br>Group |          |            | 10-542             | 20-07-2017           |            |
|                            |          |            | Drawing No:<br>004 | Scale:<br>1:500 @ A3 |            |

|                |                                |
|----------------|--------------------------------|
| Job Title:     | Store Street                   |
| Drawing Title: | Exploratory Hole Location Plan |



**Environmental Engineering Partnerships Ltd**  
City Helipoint & Business Centre  
Ecdes, Manchester, M30 7RU  
Tel: 0161 707 9612  
E-mail: [info@e3p.co.uk](mailto:info@e3p.co.uk)  
Website: [www.e3p.co.uk](http://www.e3p.co.uk)

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Location Symbols

- WS1 Approximate Window Sample Probehole Location (WSP 2005)
- BH1 Approximate Cable Percussive Borehole Location (WSP 2005)
- WS101 Approximate Window Sample Probehole Location (WSP 2016)
- BH101 Approximate Cable Percussive Borehole Location (WSP 2016)

Made Ground Depth (m)

- Made Ground In Excess of 2.75m
- Depth of Made Ground Between 2.50 - 2.74m
- Depth of Made Ground Between 2.25 - 2.49m
- Depth of Made Ground Between 2.00 - 2.24m
- Depth of Made Ground Between 1.75 - 1.99m
- Depth of Made Ground Between 1.50 - 1.74m
- Depth of Made Ground Between 1.25 - 1.49m
- Depth of Made Ground Between 1.00 - 1.24m
- Depth of Made Ground Between 0.75 - 0.99m
- Depth of Made Ground Between 0.50 - 0.74m
- Depth of Made Ground Between 0.25 - 0.49m
- Depth of Made Ground Between 0.00 - 0.24m

key

Location Symbols



WS1

Approximate Window Sample Probehole Location (WSP 2005)



BH1

Approximate Cable Percussive Borehole Location (WSP 2005)



WS101

Approximate Window Sample Probehole Location (WSP 2016)



BH101

Approximate Cable Percussive Borehole Location (WSP 2016)

Made Ground Depth (m)



Made Ground In Excess of 2.75m



Depth of Made Ground Between 2.50 - 2.74m



Depth of Made Ground Between 2.25 - 2.49m



Depth of Made Ground Between 2.00 - 2.24m



Depth of Made Ground Between 1.75 - 1.99m



Depth of Made Ground Between 1.50 - 1.74m



Depth of Made Ground Between 1.25 - 1.49m



Depth of Made Ground Between 1.00 - 1.24m



Depth of Made Ground Between 0.75 - 0.99m



Depth of Made Ground Between 0.50 - 0.74m



Depth of Made Ground Between 0.25 - 0.49m



Depth of Made Ground Between 0.00 - 0.24m

Notes



Environmental Engineering Partnerships Ltd  
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Website: www.e3p.co.uk

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## APPENDIX IV PHOTOGRAPHS





**PLATE 1 – REMOVAL OF SOILS AS PART OF THE REDUCED LEVEL DIG**



**PLATE 2 – REMOVAL OF SOILS AND INSTALLATION OF PILE MAT**



**PLATE 3 – REMOVAL OF SOILS AND CONTINUED INSTALLATION OF PILE MAT**



**PLATE 4 – FURTHER EXCAVATION**

## **APPENDIX V IMPORTED MATERIALS TESTING**





## TEST REPORT

**Client** P.P. O'Connor Ltd

**Address** Thames Trading Estate  
Woodrow Way  
Irlam  
Manchetser  
M44 6NN

**Contract** Eccles New Road, Salford

**Job Number** MRN 3269/26  
**Date of Issue** 18 May 2018  
**Page** 1 of 3

### Approved Signatories

S J Hutchings, O P Davies

### Notes

- 1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.
- 2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.
- 3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation
- 4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted. This does not, however, guarantee the balance of the materials from which the tested samples have been taken to be of equal quality.



33C, Vauxhall Industrial Estate, Greg Street, Reddish, Stockport SK5 7BR Tel: 0161 475 0870 Fax: 0161 475 0871  
Email: [steve@mtt-uk.com](mailto:steve@mtt-uk.com) Website: [www.murrayrix.com](http://www.murrayrix.com)

Also at: London: 020 8523 1999

Murray Rix is the trading name of Murray Rix (Northern) Limited. Registered in England 2878361

# MURRAY RIX

33C Vauxhall Ind. Estate, Greg Street  
Reddish, Stockport SK5 7BR  
TEL 0161 475 0870 FAX 0161 475 0871



## TEST CERTIFICATE

### PARTICLE SIZE DISTRIBUTION

BS 1377: PART 2: Clause 9.2: 1990

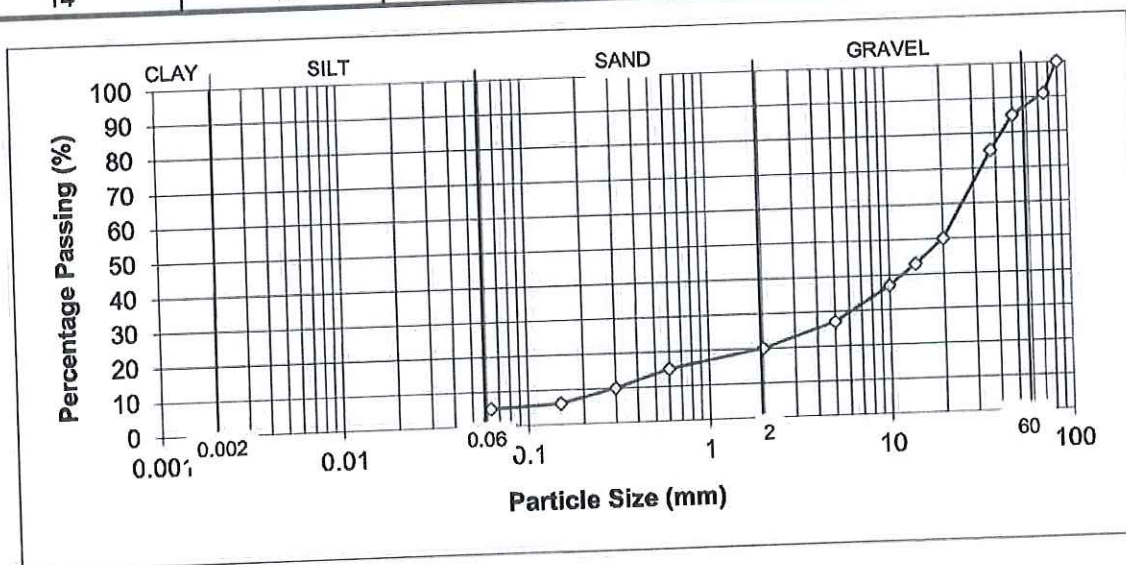
Determination of Moisture Content in accordance with BS 1377: PART 2: Clause 3: 1990 (Oven Dry)

|            |                          |
|------------|--------------------------|
| CLIENT     | P.P. O'Connor Ltd        |
| SITE       | Eccles New Road, Salford |
| JOB NUMBER | MRN 3269/26              |

|               |           |               |           |
|---------------|-----------|---------------|-----------|
| SAMPLE LABEL  | 6F2       | DATE SAMPLED  | 10-May-18 |
| LAB SAMPLE No | 76773     | DATE RECEIVED | 11-May-18 |
| DATE TESTED   | 15-May-18 | SAMPLED BY    | Client    |

|                |                                          |
|----------------|------------------------------------------|
| MATERIAL       | 6F2 - Recycled Demolition Rubble         |
| ADVISED SOURCE | P.P. O'Connor - Eccles New Road, Salford |

| Sieve Size (mm) | % Passing (%) | Specification (%) | Sieve Size (mm) | % Passing (%) | Specification (%) |
|-----------------|---------------|-------------------|-----------------|---------------|-------------------|
| 125             | 100           | 100               | 10              | 37            | 15-60             |
| 90              | 100           | 80-100            | 5               | 27            | 10-45             |
| 75              | 91            | 65-100            | 2               | 20            |                   |
| 50              | 85            |                   | 0.6             | 15            | 0-25              |
| 37.5            | 75            | 45-100            | 0.3             | 10            |                   |
| 20              | 50            |                   | 0.15            | 6             |                   |
| 14              | 43            |                   | 0.063           | 5             | 0-12              |



#### REMARKS

Sample complies with the grading requirements for a 6F2 material (SHW 2016)  
As received moisture content = 4.5%

SIGNED

NAME

O.P. Davies  
(Deputy Laboratory Manager)

DATE

18-May-18

**TEST CERTIFICATE**  
**PARTICLE SIZE DISTRIBUTION**

BS 1377: PART 2: Clause 9.2: 1990

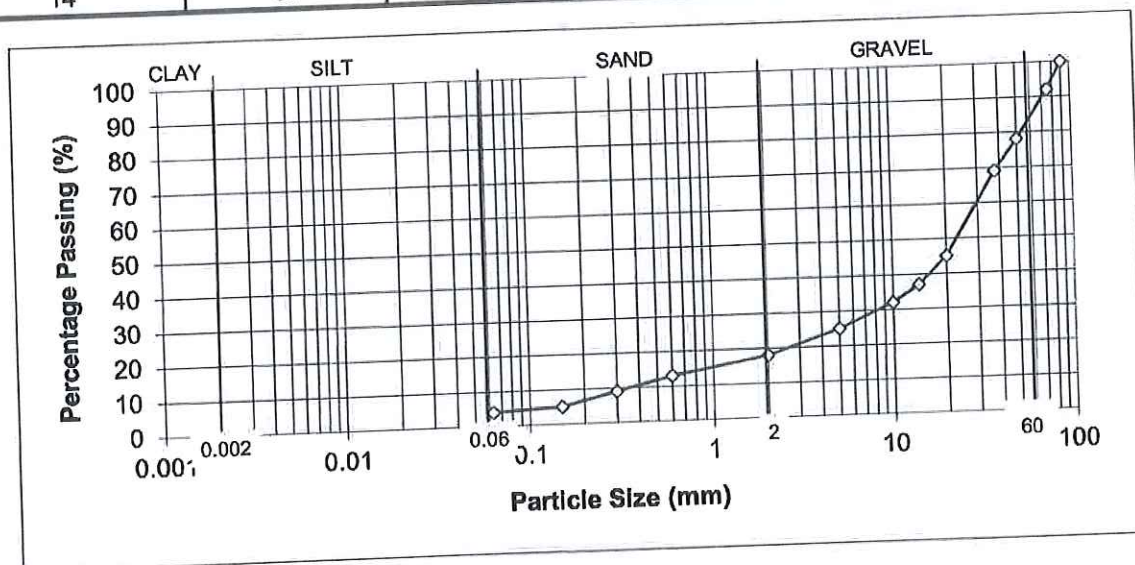
Determination of Moisture Content in accordance with BS 1377: PART 2: Clause 3: 1990 (Oven Dry)

|            |                          |
|------------|--------------------------|
| CLIENT     | P.P. O'Connor Ltd        |
| SITE       | Eccles New Road, Salford |
| JOB NUMBER | MRN 3269/26              |

|               |           |               |           |
|---------------|-----------|---------------|-----------|
| SAMPLE LABEL  | 6F2       | DATE SAMPLED  | 15-May-18 |
| LAB SAMPLE No | 76774     | DATE RECEIVED | 15-May-18 |
| DATE TESTED   | 15-May-18 | SAMPLED BY    | Client    |

|                |                                          |
|----------------|------------------------------------------|
| MATERIAL       | 6F2 - Recycled Demolition Rubble         |
| ADVISED SOURCE | P.P. O'Connor - Eccles New Road, Salford |

| Sieve Size (mm) | % Passing (%) | Specification (%) | Sieve Size (mm) | % Passing (%) | Specification (%) |
|-----------------|---------------|-------------------|-----------------|---------------|-------------------|
| 125             | 100           | 100               | 10              | 32            | 15-60             |
| 90              | 100           | 80-100            | 5               | 25            | 10-45             |
| 75              | 92            | 65-100            | 2               | 18            |                   |
| 50              | 78            |                   | 0.6             | 13            | 0-25              |
| 37.5            | 69            | 45-100            | 0.3             | 9             |                   |
| 20              | 45            |                   | 0.15            | 5             |                   |
| 14              | 37            |                   | 0.063           | 4             | 0-12              |



**REMARKS**

Sample complies with the grading requirements for a 6F2 material (SHW 2016)  
 As received moisture content = 3.9%

SIGNED 

NAME O.P. Davies  
 (Deputy Laboratory Manager)

DATE 18-May-18

## APPENDIX VI WASTE TRANSFER NOTES



# RUSSELLS CONSTRUCTION WASTE TRANSFER NOTE



|              |                             |
|--------------|-----------------------------|
| Project Name | Oxygen Towers, Store Street |
|--------------|-----------------------------|

|                     |                                          |
|---------------------|------------------------------------------|
| Single Waste Ticket | <input type="checkbox"/> Tick            |
| Season Ticket       | <input checked="" type="checkbox"/> Tick |

|        |            |    |            |
|--------|------------|----|------------|
| Date   | n/a        |    |            |
| Period | 22/02/2018 | to | 25/04/2018 |
| Weeks  | 9          |    |            |

## A. Description of Waste

| Description of waste being transferrea |                                  | How is Waste Contained? | Size (Yard) | Volume | Quantity p/w | Total (m3) | Total (Tonnes) |
|----------------------------------------|----------------------------------|-------------------------|-------------|--------|--------------|------------|----------------|
| Skip type 1                            | 17 05 04 - Inert - soil & stones | Tipper Wagon            | 20 yard     | 15.29  | 11           | 1513.71    | 1892.14        |
| Skip type 2                            |                                  |                         |             | n/a    |              | #VALUE!    | n/a            |
| Skip type 3                            |                                  |                         |             | n/a    |              | #VALUE!    | n/a            |
| Skip type 4                            |                                  |                         |             | n/a    |              | #VALUE!    | n/a            |
| Skip type 5                            |                                  |                         |             | n/a    |              | #VALUE!    | n/a            |

## B. CURRENT HOLDER OF WASTE - TRANSFEROR

By signing Section D below I confirm that I/we have fulfilled my Duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England & Wales) Regulations 2011

|     |                                          |
|-----|------------------------------------------|
| Yes | <input checked="" type="checkbox"/> Tick |
|-----|------------------------------------------|



|                                                 |                         |          |         |                                                |                                          |
|-------------------------------------------------|-------------------------|----------|---------|------------------------------------------------|------------------------------------------|
| Full Name                                       | Russells Construction   |          |         | Are you:                                       |                                          |
|                                                 |                         |          |         | The producer of waste?                         | <input checked="" type="checkbox"/> Tick |
|                                                 |                         |          |         | The importer of waste?                         | <input type="checkbox"/> Tick            |
| Company Name and Address                        | Oxygen Towers           |          |         | The local authority?                           | <input type="checkbox"/> Tick            |
|                                                 | Store Street            |          |         | The holder of an environmental permit?         | <input type="checkbox"/> Tick            |
|                                                 | Manchester              |          |         | Permit Number                                  |                                          |
|                                                 |                         |          |         | Issued By                                      |                                          |
|                                                 |                         |          |         | Registered waste exemption?                    | <input type="checkbox"/> Tick            |
|                                                 |                         |          |         | Details, including registration number         |                                          |
| Postcode                                        | M4 6DU                  | SIC Code | 45.21/1 |                                                |                                          |
| Name of your unitary authority or local council | Manchester City Council |          |         | A registered waste carrier, broker or dealer?  | <input type="checkbox"/> Tick            |
|                                                 |                         |          |         | Registration number                            |                                          |
|                                                 |                         |          |         | Details (are you a carrier, broker or dealer?) | <input type="checkbox"/> Tick            |

## C. PERSON COLLECTING THE WASTE - TRANSFEREE

|                          |                       |  |  |                                                |                                          |
|--------------------------|-----------------------|--|--|------------------------------------------------|------------------------------------------|
| Full Name                | W. MAHER AND SONS LTD |  |  | Are you:                                       |                                          |
|                          |                       |  |  | The local authority?                           | <input type="checkbox"/> Tick            |
| Company Name and Address | Rixton Old Hall       |  |  | The holder of an environmental permit?         | <input checked="" type="checkbox"/> Tick |
|                          | MANCHESTER ROAD       |  |  | Permit Number                                  | EPR/GB3930AM                             |
|                          | WARRINGTON            |  |  | Issued By                                      | Environmental Agency                     |
|                          |                       |  |  | Registered waste exemption?                    | <input type="checkbox"/> Tick            |
|                          |                       |  |  | Details, including registration number         |                                          |
| Postcode                 | WA3 6EW               |  |  | A registered waste carrier, broker or dealer?  | <input checked="" type="checkbox"/> Tick |
|                          |                       |  |  | Registration number                            | CB090617                                 |
|                          |                       |  |  | Details (are you a carrier, broker or dealer?) | <input checked="" type="checkbox"/> Tick |
|                          |                       |  |  | Carrier, Broker, Dealer - Upper Tier           |                                          |

## D. THE TRANSFER

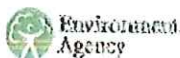
|                                         |                                    |  |  |                                                    |     |
|-----------------------------------------|------------------------------------|--|--|----------------------------------------------------|-----|
| Address of transfer or collection point | Churchill Enviro Limited           |  |  | Additional address of transfer or collection point | n/a |
|                                         | Fletcher Bank Quarry Landfill Site |  |  |                                                    |     |
|                                         | Fletcher Bank                      |  |  |                                                    |     |
|                                         | Bury                               |  |  |                                                    |     |
|                                         | Ramsbottom                         |  |  |                                                    |     |
| Postcode                                | BLO 0DD                            |  |  | Postcode                                           |     |
| Licence Number                          | EPR/GP3733FE                       |  |  | Licence Number                                     |     |

|                        |                       |                        |                       |
|------------------------|-----------------------|------------------------|-----------------------|
| Transferor's Signature |                       | Transferee's Signature |                       |
| Name                   | Paul Mason            | Name                   | C. MAHER              |
| Title                  | Construction Manager  | Title                  |                       |
| Representing           | Russells Construction | Representing           | W. MAHER AND SONS LTD |

# Certificate of Registration under the Waste (England and Wales) Regulations 2011

## Regulation authority

Name



Address

National Customer Service Centre  
99 Parkway Avenue  
Sheffield  
S9 4WF

Telephone number

03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

## Carriers details

Name of registered carrier W. MAHER AND SONS LTD

Registered as an upper tier waste carrier, broker and dealer

Registration number CBDU90617

Address of place of business

Rixton Old Hall  
MANCHESTER ROAD  
WARRINGTON  
WA3 6EW

Telephone number

01617762200

Date of registration

Thursday 25th February 2016

Expiry date of registration  
(unless revoked)

Monday 25th March 2019

## Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

## Notice of transfer with introductory note

Environmental Permitting (England & Wales) Regulations 2010

---

Churchill Enviro Limited

Fletcher Bank Quarry Landfill Site  
Fletcher Bank  
Bury  
Ramsbottom  
Lancashire  
BL0 0DD

Transfer application number  
EPR/GP3733FE/T001

Permit number  
EPR/GP3733FE

creating a better place



**Environment  
Agency**

Mr T Annis  
W Maher & Sons Ltd  
Soapstone Way  
Off Fairhills Road  
Irlam  
Manchester  
M44 6RA

Exemption Ref: NCC/012439/2010  
Our Ref: PSC/C22404

Your Ref: C1185

Date: 18/10./2010

Dear Mr Annis

**Environmental Protection, England and Wales  
Environmental Permitting (England and Wales) Regulations 2007**

**CONFIRMATION OF RENEWAL REGISTRATION**

Name of the establishment or undertaking: **W Maher & Sons Ltd**

Location of the activity: **Woolston Deposit Ground 1, Off Thelwall Lane,  
Warrington, Cheshire, WA3 6DU**

Activities under paragraph: **9**

Date of Registration: **29/10/2010**

Following your notification received 07/10/2010 I confirm that the details of the activity you describe have been placed on our public register of exempt activities. If the details above are incorrect, please contact us on 08708 506 506.

The activity will only continue to be exempt if it meets the criteria set out in schedule 3 of the above regulations and does not endanger human health or involve processes which could harm the environment. In particular, it should not:

- pose a risk to water, air, soil, plants or animals
- cause nuisance through noise or odours
- adversely affect the countryside or places of special interest

You are required to keep a record of the quantity, nature, origin, destination and treatment method of all waste disposed of or recovered in the course of your exempt activity. These records must be kept for at least two years. They must also be made available to us on request. *If your exemption is for a Paragraph 9 or 19 and uses less than 2,500 cubic metres of waste, you do not need to do this.*

PSC (Complex Exemptions), Environment Agency, Quadrant 2, 99 Parkway Avenue, Sheffield, S9 4WF  
Customer Services Line: 08708 506 506 Fax 0114 262 6660  
Email: [psc@environment-agency.gov.uk](mailto:psc@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)



INVESTOR IN PEOPLE

