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Manchester M2 7LR
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info.manchester@idom.com
idom.com

Bowmer & Kirkland Construction Limited
Email only: j.rothman@bandk.co.uk

Jonathan Rothman
Senior Quantity Surveyor

19 February 2019

Subject: Remediation Verification Letter for New Wakefield Development
Our ref: L-21608-2.4.2-19-S93-AFJ

Dear Mr Rothman

Idom has undertaken additional soil investigation and soil analysis to further assess the contamination condition with regards underground storage tank(s) (UST), understood to be located adjacent to the western boundary of the New Wakefield Street development. As part of the Remediation Strategy produced by Curtin's there would also be materials removed from site as waste which would need to be witness and validated by a third party.

The purpose of this document is to summarise the Idom report which relates to the validation of the removal of the USTs and the underground. This document will also confirm the removal of any unsuitable materials which were removed to an waste disposal facility. It is intended that this letter be submitted to the local planning authority to discharge the planning conditions pertinent to the site and as a validation report for the Remediation Strategy.

This letter report has been prepared for Bowmer and Kirkland (B&K) for the purpose set out above and no duty of care to any third party is implied or offered. Third parties making reference to this report do so at their own risk.

Summary of site conditions

Idom Merebrook reviewed the preliminary Phase 2 Site Investigation report prepared by Curtin's (ref. 065614-CUR-00-XX-GE-002-V01) dated 16 February 2018. The findings of this report concluded that there were possibly two underground storage tanks located in the north west of the site.

Idom produced a Remediation Method Statement in April 2018 ref RMS-21608-18-190 which set out procedures to remove tanks and address any gross hydrocarbon contamination in soil and treatment of any smear zones in groundwater. Note the Curtin's investigation did not identify contamination and these procedures were proposed in view of the sparse investigation data.

Following demolition, Idom Merebrook was commissioned to undertake a supplementary intrusive investigation, the findings of which were report in letter L-21608-2.4.2-18-S317-AFJ. This comprised nine machine dug trial pits within the made ground with soil analysis and assessment of waste classification for the made ground and stockpiles.

FOR INFORMATION

The investigation identified heavy metals typical of urban made ground and there was no evidence of visual hydrocarbon impacted soils. Groundwater ingress was observed from a possible sewer and microbial analysis indicated possible sewage contamination. Analysis of stockpiled soil identified two samples which contained very low levels of asbestos fibres.

Following further chemical testing of soils, a Soils Management Strategy was prepared by Idom Merebrook (reference SMS-21608-18-259) dated June 2018. This set out protocols for management of soils destined for disposal as waste. The remedial action recommended was that prior to disposal of soils, location and segregation of relatively elevated contamination levels in three samples which could be considered hazardous as waste. See offsite disposal validation below.

During the reduced level dig across the site it became apparent that the area which was suspected to contain two USTs was outside of the red line boundary for the site. In order to confirm there was no contamination present on site from the adjacent USTs, three samples were taken from the side wall of the reduced level dig adjacent to the location of the suspected USTs. The samples confirmed there was no evidence of any contamination present from the suspected adjacent site.

Further details of the UST validation can be found in the Idom report New Wakefield Street. Verification of ground conditions adj. off-site USTs (ref: L-21608-2.4.2-18-S594-KRP).

Offsite Disposal / Remediation Validation

During the supplementary site investigation conducted by Idom, nine trial-pits were excavated on a grid pattern across the accessible areas of the site. From these trial pits nineteen samples were collected at varying depths to represent the different strata encountered. Each of the nineteen samples were scheduled for a basic waste classification suite including asbestos analysis.

The sample analysis results were input into HazWasteOnline and the output revealed three of the samples were classified as hazardous waste and the remaining samples as non-hazardous waste. The samples classified as hazardous waste were MTP2, MTP5 and MTP6 at 0.7, 1.3 and 0.3 m bgl respectively. The samples were classified hazardous waste due to the concentrations of lead, zinc and copper (further details provided in the Soils Management Strategy). Each “hotspot” was delineated as a circle with its centre point as the sample location, a radius half way to the nearest non-hazardous result and constrained vertically by the stratum in which the sample was taken. All the material segregated as part of the delineation was classified as hazardous waste. This material was removed from site as hazardous waste.

The soils deemed unsuitable for re-use on site as per the remediation criteria have been removed from site as a consequence of the reduced level dig (made ground predominantly removed). The exception to this is the localised site area to the north west corner of the site – where the made ground remains in-situ.

The removal of material was witnessed by an Idom Engineer. A sample of photographs of the removal of material from site and waste transfer notes are provided as an addendum to this report.

Amy Jones

For Idom Merebrook Ltd

cc File

enc Terms and Conditions

FOR INFORMATION



Plate 1: Removal of Made Ground



Plate 2: Removal of Made Ground Offsite

FOR INFORMATION



Plate 3: Removal of Made Ground



Plate 4: Removal of Made Ground

FOR REVIEW



Plate 5: Soils removal wagon

FOR INFORMATION



Plate 6: Removal of Made Ground

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SWINTON • MANCHESTER • M27 8BQ
T: 0161 736 2020 • E: info@a1services-manchester.co.uk

OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 90439

Date: 18/6/18

Time:

☑ **Off Site** Customer: Murrayswood

Site Address: New Warefield Street
Manchester

SIC Code *(Tick as Applicable)*

- ☑ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PE17 FPL Driver: Derek

Material Supplied: Description:

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

No. of Loads 1x8w2

Waste Disposal Point

Astley

Consignee Signature:

Print Name: Aaron Inman

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

It is essential that all written particulars entered above should be carefully checked by the consignee since this consignment note once signed by the consignee represents total acceptance and no subsequent complaints can be accepted. It is the responsibility of the Customer to supply a Banksman if the vehicle is required to travel off the public highway. The customer is also responsible for any damage caused to vehicles and property.

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 86971

Date: 18-6-18

Time: 16-10

☑ **Off Site** Customer: MULLAYWOOD CONSTRUCTION

Site Address: NEW WAKEFIELD ST
MANCHESTER

SILVER FORS FLEET OPERATOR RECOGNITION SCHEME

SIC Code *(Tick as Applicable)*

- ☑ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PF67 EAS Driver: RICK

Material Supplied: Description: .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

No. of Loads 1 x 8W

Waste Disposal Point

ASTON

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

Consignee Signature: .....

Print Name: .....

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 90436

Date: 18/6/18

Time: .....

☑ **Off Site** Customer: Murrawood

Site Address: Abu Inkerman Street

Manchester

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.....

SIC Code *(Tick as Applicable)*

- ☑ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PE17 FPE Driver: D Walls

Material Supplied: Description: .....

No. of Loads 1x8w

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

.....

.....

Consignee Signature: .....

Print Name: .....

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Consignment / Waste Transfer Note

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T: 0161 736 2020 • E: info@a1services-manchester.co.uk

A1 86970

Date: 18-6-14

Time: 15-00

OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

FORS SILVER FLEET OPERATOR RECOGNITION SCHEME

☑ **Off Site** Customer: MURPHY NOVA CONSTRUCTION

Site Address: NEW WAKEFIELD ST MANCHESTER

SIC Code *(Tick as Applicable)*

- ☑ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PF67 EAS Driver: KICK

Material Supplied: Description: .....

No. of Loads 1 x 8 W

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

ASTEN

Consignee Signature: .....

Print Name: ASHLEY INMAN.

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

It is essential that all written particulars entered above should be carefully checked by the consignee since this consignment note once signed by the consignee represents total acceptance and no subsequent complaints can be accepted. It is the responsibility of the Customer to supply a Banksman if the vehicle is required to travel off the public highway. The customer is also responsible for any damage caused to vehicles and property.

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 90437

Date: 8/6/18

Time: .....

☐ **Off Site** Customer: Murawood

Site Address: New Wakefield Street Manchester

SIC Code *(Tick as Applicable)*

- ☑ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PE12 SBT Driver: Dudley

Material Supplied: Description: .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

No. of Loads 1 Load

Waste Disposal Point

Consignee Signature: A Lunan

Print Name: Aaron Lunan

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

It is essential that all written particulars entered above should be carefully checked by the consignee since this consignment note once signed by the consignee represents total acceptance and no subsequent complaints can be accepted. It is the responsibility of the Customer to supply a Banksman if the vehicle is required to travel off the public highway. The customer is also responsible for any damage caused to vehicles and property.

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 94266

Date: 28.6.18

Time: .....

☐ **Off Site** Customer: Murray Wood

Site Address: New Wakefield St mcr

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FORS SILVER FLEET OPERATOR RECOGNITION SCHEME

SIC Code *(Tick as Applicable)*

- ☐ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

INV 76075

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PF67 CAE Driver: A REEVE

Material Supplied: Description: .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

No. of Loads

.....

Waste Disposal Point

Whitehead Astley

.....

.....

Consignee Signature: .....

Print Name: S Tyrer

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

It is essential that all written particulars entered above should be carefully checked by the consignee since this consignment note once signed by the consignee represents total acceptance and no subsequent complaints can be accepted. It is the responsibility of the Customer to supply a Banksman if the vehicle is required to travel off the public highway. The customer is also responsible for any damage caused to vehicles and property.

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 94269

Date: 28-6-18

Time: .....

☐ **Off Site** Customer: Murray Wood

Site Address: New Wakefield St Mcr

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.....

SIC Code *(Tick as Applicable)*

- ☐ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone — WV 76075
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PF67 BAS Driver: A REEVE

Material Supplied: Description: .....

No. of Loads .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

..... Whitehead Astley

.....

Consignee Signature: .....

Print Name: .....

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 94268

Date: 28-6-18

Time: .....

☐ **Off Site** Customer: Murray Wood

Site Address: New Wakefield St
Mcr

.....

.....

FORS SILVER FLEET OPERATOR RECOGNITION SCHEME

SIC Code *(Tick as Applicable)*

- ☐ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PE67 RAJ Driver: A REEVE

Material Supplied: Description: .....

Weight:

No. of Loads .....

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

..... Whitehead Astley

.....

Consignee Signature: .....

Print Name: D Burke

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 94267

Date: 28.6.18

Time: .....

☐ **Off Site** Customer: Murray Wood

Site Address: New Wakefield St

M1 5QR

SIC Code *(Tick as Applicable)*

- ☐ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PF67 EAS Driver: A REEVE

Material Supplied: Description: .....

No. of Loads .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

Whitehead Astley

.....

Consignee Signature: .....

Print Name: S Thorpe

Recycled Aggregates are produced in compliance with WRAP Quality Protocol

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OFF SITE DISPOSAL OF HAZARDOUS NON HAZARDOUS & INERT SOILS

Consignment / Waste Transfer Note

A1 94270

Date: 28.6.18

Time: .....

☐ **Off Site** Customer: Murray Wood

Site Address: New Wakefield St Mcr

.....

.....

FORS SILVER FLEET OPERATOR RECOGNITION SCHEME

SIC Code *(Tick as Applicable)*

- ☐ 41202 Construction of Domestic Buildings
- ☐ 41201 Construction of Commercial Buildings
- ☐ 42110 Construction of Roads & Motorways
- ☐ 43990 Other Specialised Construction Activities

Description of Waste *(Tick as Applicable)*

- ☑ EWC 17 05 04 Soils & Stone
- ☐ EWC 17 01 01 Concrete
- ☐ EWC 17 01 02 Bricks
- ☐ EWC 17 03 02 Bituminous Mixtures (Tarmac)
- ☐ EWC 17 01 07 Mixture of Concrete, Brick, Tiles, Ceramics

Additional Information: E.G. Wet Material .....

I confirm that I have fulfilled my duty to apply the waste hierarchy as requested by Regulation 12 of the Waste (England & Wales) Regulations 2011.

Vehicle Reg. No. PE67 KAJ Driver: IA FLEEVE

Material Supplied: Description: .....

No. of Loads .....

Weight:

GROSS WEIGHT		KG
TARE		KG
NETT WEIGHT		KG

Waste Disposal Point

..... Whitehead Ashley

.....

Consignee Signature: .....

Print Name: ASTON INMAN.

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