



**BROWNFIELD
SOLUTIONS LTD**

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

ST MICHAELS UK PROPCO 2 LTD / DOMIS CONSTRUCTION LTD

St Michaels, Jackson Row, Manchester

Remediation Validation Report

AH/C5128/13796

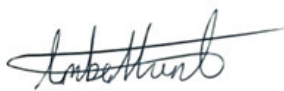
January 2025

PROJECT QUALITY CONTROL DATA SHEET

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Issued By:	Client:	Engineer:
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DRAWINGS

Drawing Number	Re	Title
S73-000	P03	Proposed Development Layout Plan
C5128/01	-	Site Location Plan
C5128/04	A	Exploratory Hole Location Plan
C5128/05	A	Hazardous Waste Location Plan

APPENDICES

Appendix	Title
Appendix A	Chemical Testing Results
Appendix B	Waste Transfer Notes
Appendix C	Photographic Volume – Excavation of the site to basement level

1.0 INTRODUCTION

1.1 Context

This Remediation Validation Report has been produced by Brownfield Solutions Limited (BSL) on behalf of St Michaels UK Propco 2 Ltd / Domis Construction Ltd for a site off Jacksons Row, Manchester.

1.2 Objectives

The objective of the validation works is to provide evidence demonstrating implementation of appropriate remediation measures. The remedial works were carried out in order to make the site suitable for the proposed mixed residential and commercial end use, as per the BSL Phase II Geo-Environmental Assessment Report & Outline Remedial Strategy, reference CM/C5128/11668 Rev F, dated January 2024, which is understood to have been accepted by the Local Planning Authority (Manchester City Council).

1.3 Proposed Development

The proposed development is for mixed residential and commercial end use comprising a 41-storey building with commercial uses in the ground level and basement level, with the remaining storeys comprising a mix of offices, a hotel and residential areas and associated hardstanding areas as shown on the proposed development plan, Drawing No. S73-000 provided to BSL by the client.

1.4 Previous Reports and Correspondence

The following reports and correspondence with regulators are applicable to the site and should be read in conjunction with this validation report:

-
- BSL, Geo-Environmental Assessment Report & Outline Remedial Strategy, reference CM/C5128/11668 Rev F, issued January 2024.
 - BSL, Piling Risk Assessment, reference JM/C5125/12015, issued April 2023.
-

It is assumed that the Local Planning Authority will have provided the above reports to the appropriate statutory consultees and the recommendations therein have been accepted.

1.5 Limitations

This report has been carried out based on information obtained from a number of areas, BSL have assumed that this information is correct.

There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this report and therefore not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, St Michaels UK Propco 2 Ltd / Domis Construction Ltd. No other third parties may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL). If any unauthorised third party comes into possession of this report, they rely on it at their own risk and BSL do not owe them any Duty of Care.

This report has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report.

Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Any recommendations made in this report should be confirmed with the Regulatory Authorities to ensure compliance.

2.0 GROUND MODEL SUMMARY

2.1 Description of Site

The site is located off Jacksons Row, Manchester, M2 5NH. It is situated approximately 200m south-west of Manchester City centre, centred on National Grid Reference 383645, 398043 as shown on the Site Location Plan, Drawing No. C5128/01.

The main site features and potential issues identified during the intrusive investigations are detailed below.

Feature	Description
Site Area	The site covers approximately 0.2 hectares.
Site Access	Access to the site is gained off Jackson Row to the north and Bootle Street to the south of the site.
Current Land Use and Site Features	The site comprises of an active construction site, operated by Domis Construction Ltd.
Potential Sources of Gross Contamination	No potential sources of gross contamination have been identified.
Vegetation	No vegetation is present onsite.
Topography	The site is topographically flat.
Site Boundaries	The site is bounded by Jackson Row to the north, Bootle Street to the south, a public house to the south-east, a construction site to the north-east, and a multi-storey block of residential apartments to the west.
Surrounding Area	The site is set within the centre of Manchester City and is surrounded by residential apartments, office blocks and retail/hospitality units.

2.2 Environmental Setting

Site History

The map evidence indicates that the site has had various residential and commercial historical uses including a public house, police station, car parking and a synagogue.

Published Geology

From the Phase I Desk Study Assessment and published geology, it was anticipated that ground conditions would comprise the following sequence of strata (top down):

- Made Ground; over
- Glacial Fluvial Deposits (sands and gravels); over
- Chester Pebble Beds (Sandstone).

Hydrogeology

The superficial deposits beneath the site are classified by the Environment Agency as Unproductive Strata, whilst the Sherwood Sandstone Formation is classified by the Environment Agency as a Principal Aquifer.

The site does not lie within 500m of a Source Protection Zone.

There are no active groundwater abstraction licences within 2000m of the site.

The closest BGS boreholes do not show any groundwater at shallow depth.

Hydrology

The nearest watercourse to the site is the Rochdale Canal, which lies at a distance of 270m south east of the site.

Potential Environmental Constraints

There are no landfill or waste treatment sites within 250m of the subject site.

Radon

Information from the environmental database report indicates the property is in a Radon Affected Area, as less than 1% of properties are above the action level. Therefore, no radon protective measures are necessary in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2015 Edition.

UXO Risk

A non-specialist review of online Zetica mapping indicates the site to be in an area where the bomb risk is a moderate.

2.3 Ground Conditions

Observed Geology

Made ground was encountered in all the exploratory holes down to between 1.20m bgl and 2.85m bgl. Tarmacadam/concrete was encountered across site to between 0.06m and 0.10m bgl. Underlying the tarmacadam was a sub-base generally comprising fine to coarse gravel. These strata were encountered to 0.25m and 0.30m bgl.

The sub-base was underlain by made ground gravel or sand with varying amounts of finer and coarser material as minor constituents.

The superficial deposits comprised a gravelly sand. The gravel predominantly comprised quarts and sandstone.

These strata were encountered from the base of the made ground at 1.20m bgl and 2.85m bgl, proven to a maximum depth of 4.70m bgl.

Bedrock was encountered from depths of 3.40m to 4.70m bgl and proven to depths between 19.00m and 45.00 bgl. The bedrock comprised a destructured sandstone recovered as gravelly sand. This is considered to be part of the Sherwood Sandstone present in the area.

2.4 Groundwater

Groundwater was encountered in three exploratory holes during the site investigation. The depths and locations are shown in the table below:

Location	Depth during site works (m bgl)	Depth during monitoring period (range) (m bgl)
BH01	NGW	10.75 – 11.07
BH04	NGW	11.30 – 11.60
BH05	NGW	NGW
BH07	NGW	17.52 – 17.55

*NGW- No groundwater.

3.0 SUMMARY OF RISK ASSESSMENTS

3.1 General

The previous site investigation has confirmed the following:

- Localised Heavy Metals contamination hotspots.
- Localised Asbestos contamination hotspots.

3.2 Human Health Risks

A low risk from soils contamination has been identified in respect to human health for a commercial end use due to the presence of localised heavy metals and areas of trace levels of asbestos.

3.3 Risks to Controlled Waters

The below summarises the Conceptual Site Model in respect to the controlled waters risk, based on the Geo-Environmental Assessment Report and Supplementary Investigation Letter Report:

- The superficial deposits beneath the site are classified by the Environment Agency as unproductive strata, whilst the Sherwood Sandstone Formation is classified by the Environment Agency as a Principal Aquifer.
- There is no indication under present conditions of significant pollution of controlled waters and conditions following development of the site will not be any worse.
- The site does not lie within 500m of a Source Protection Zone and there are no active groundwater abstraction licences within 2000m of the site.
- The nearest watercourse is the River Irwell over 400m away, which provides considerable distance for attenuation and contaminant degradation.
- BGS boreholes along the line of the river do not indicate the presence of any shallow groundwater.

Based on the above, no further action was deemed to be required. A separate Piling Risk Assessment carried out by BSL concluded a negligible to low risk from the proposed replacement type piled solution.

3.4 Summary

A summary of the findings of the previous investigations and assessments where a risk is present (i.e. an unacceptable source-pathway-receptor linkage) which requires mitigation is presented in the table below.

Source	Receptor
<- Poses an unacceptable risk to ->	
Hot spot of heavy metal contamination (lead) and asbestos	Human Health

4.0 REMEDIATION STRATEGY

4.1 Outline

Based on the site investigations undertaken at the site and the contaminant sources identified within the CSM, the following require appraisal to determine the most suitable remedial options:

- General Made Ground – localised contamination in the form of lead and asbestos has been identified within the made ground, presenting a risk to human health (site end users).

4.2 Site Remediation Requirements.

Following an options appraisal within the Phase II Geo-Environmental Assessment Report and Outline Remedial Strategy (ref. CM/C5128/11668 Rev F) remedial measures were selected for each of the identified sources. Full details are available within the Outline Remedial Strategy, with the key requirements summarised in the table below.

Source	Contaminants of Concern	Remediation Method	Further Details / Remedial Requirements
1 – Made Ground	Asbestos, Lead	Removal of the made ground	Based on the risk assessments undertaken, removal of the made ground is required due to the presence of elevated lead and trace levels of asbestos within localised areas.

In addition to the specific remedial requirements listed in the tables above which are intended to mitigate the risks from known sources, it was recommended that a watching brief be maintained during the groundworks and construction for any evidence of contamination and BSL consulted for advice.

With reference to the remedial requirements, “clean” soils are defined by the site-specific Human Health Remediation Targets which are derived from C4SLs/S4ULs for a commercial end use.

Materials Management Plan

In order to enable the excavation and re-use of materials on site as part of the enabling works under the current regulatory regime and waste regulations, a Materials Management Plan was produced and declared to CL:AIRE.

5.0 SITE REMEDIATION AND VALIDATION

5.1 General

The remediation process was undertaken over several stages and site visits were undertaken between the dates of August 2023 and July 2024.

A summary of the site works undertaken is detailed below.

5.2 Source 1: Lead Impacted Soils

The approximate locations of the known lead and asbestos impacted soils and remedial requirements are outlined on the Hazardous Waste Location Plan, Drawing No. C5128/05 Rev A.

23rd-24th August 2023 – Hazardous Waste Removal.

Trial pits (TP01-TP12 and ASB01-05) were undertaken in the north-east and west of the site where exceedances of heavy metals (lead) and asbestos were identified to delineate the extents of the contamination and areas classified as hazardous waste. The total dimensions of the excavation were 72m² x 2.85m (total volume = 205.2m³) from Hotspot 1 and 35m² x 1.85m (total volume = 64.75m³) from Hotspot 2. The approximate locations are indicated on the Hazardous Waste Location Plan.

The chemical testing undertaken on the 23rd August 2023 to delineate the heavy metal hotspots identified some areas of elevated lead however only one additional sample identified the hotspot to be hazardous waste. The chemical testing results are presented in Appendix A within analytical report number 23-53821.

BSL were not requested to attend site during the removal of the Hazardous waste soils. The Hazardous waste soils were excavated, and riddled to remove the fines which were considered to be hazardous and separate these from inert brick that made up the majority of the made ground. The fines were placed on to Visqueen on the site for offsite disposal. No visual contamination was identified within the excavated soils other than one ACM. The records obtained of the hazardous waste removal given to BSL indicate 52.28 tonnes of hazardous waste soils were removed from the site.

Following the removal of the hazardous waste soils, additional sampling and testing was not undertaken on the sidewalls or bases of the hotspot removal areas due to further excavation of the soils occurring. The entirety of the remaining made ground and natural soils, along with a significant thickness of weathered bedrock, were excavated to allow for the proposed development to take place, with a total of 50,000 tonnes of material removed from the site.

Waste transfer notes/Consignment Notes are presented in Appendix B. A series of photographs are also presented in Appendix C.

Soil reuse

Reuse of 362m³ of the “clean” soils, excavated from the weathered bedrock, has occurred. The soils were left in bunds in each corner of the proposed building for sand blinding of the raft foundation and ground bearing slabs. Photographs of this are presented within Appendix C.

Watching Brief

A watching was maintained by the Groundworks Contractor throughout the remediation and redevelopment of the site. To the best of BSL’s knowledge, no unexpected sources of contamination were identified. The ground conditions encountered during the redevelopment phase were understood to be consistent with those encountered during the earlier ground investigations.

Therefore, no additional remedial measures with respect to petroleum hydrocarbons were considered necessary at the site over and above those already stipulated within the approved Phase II Geo-Environmental Assessment Report and Outline Remedial Strategy (ref. CM/C5128/11668 Rev F) and within this Verification report.

6.0 CONCLUSIONS

6.1 General

The remedial works described within this report were carried out between the dates of 23rd August 2023 and July 2024.

6.2 Heavy Metal Hotspot Excavations

A total of two recorded hotspots of heavy metal (lead) exceedances and two hotspots of trace level asbestos have been encountered on site.

The extent of the hotspots delineated by BSL on the site visit in August 2023 were excavated and removed off site as hazardous waste. Further removal of onsite materials comprising made ground and natural soils as well as weathered bedrock was also removed down to competent bedrock. The majority of this material was taken offsite however 362m³ of the “clean” soils remained onsite as a sand binding for the raft foundations and ground baring slabs of the proposed building.

In summary, based on the above remediation and validation works, the hazardous waste at the site is considered to have been removed and the requirements of the Phase II Geo-Environmental Assessment Report and Outline Remedial Strategy (ref. CM/C5128/11668 Rev F) have been met with respect to hazardous waste hotspots.

6.3 Watching Brief

A watching brief was maintained by the Principal Contractor throughout the remediation and redevelopment of the site. To the best of BSL’s knowledge, gross contamination was not identified, and the ground conditions were understood to be broadly consistent with those encountered during the earlier ground investigations. Therefore, no additional remedial measures were considered necessary at the site over and above those already stipulated within the approved Phase II Geo-Environmental Assessment Report and Outline Remedial Strategy (ref. CM/C5128/11668 Rev F).

6.4 Long Term Monitoring and Other Requirements

BSL can confirm that there are no long-term monitoring requirements at the site and that there are no further requirements in respect to remediation and validation.

DRAWINGS



ST. MICHAELS
DEVELOPMENT,
MANCHESTER

ST

M

S73 SUBMISSION

218739

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Interior Designer	Synagogue Consultant	Design Consultant	hodder+partners
BOWLER JAMES BRINDLEY	FDG fairhursts design group		
Civil Engineer	Curtins		
Services Engineer	HOARE LEA (H.)		
Fire Engineer	DESIGN FIRE CONSULTANTS		
Client	ST M		Landscape Designer
			p-ia
			Project Manager
		zerum	
Architect / Structural Engineer			
SOM			
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STM-SOM-XX-XX-DR-A-0000			
SOM Drawing No			Revision
S73-000			P03

ABBREVIATIONS

ACO	Above
ABD	Above Ordnance Datum
ACC	Access Panel
APT	Apartment
BAC	Blockwork/Blockwork
BAC	Board type, see schedule
BMD	Board material, see schedule
BMJ	Building Maintenance
BRT	Boards
BLD	Building steps
BLT	Bathroom type
CBJ	Control joint
CO	Coatboard
COB	Coat
CLG	Cladding
CLG	Ceiling/light type, see schedule
CNR	Concrete
COR	Corner
CPT	C/Lt Car Operating Panel
CPT	Cover
CPT	Carpet type, see schedule
CPT	Carpet type, see schedule
CW	Curtain wall, see schedule
CW	Curtain Wall
DEF	Deflection
DM	Dimension
DLI	Dolomite
DR	Dr
DRD	Dr Dry Rise inlet
DRO	Dr Dry Rise Outlet
DWB	Dishwasher
DWR	Drawer(s)
E	East
E	East Facing
EL	Electrical Integrity/Insulation
EQ	Equal
EQ	Equal
ES	External system, see schedule
ELEC	Electrical utility schedule
EXT	External wall type, see schedule
EW	Exterior
FF	Finish Ridge
FFL	Finished floor level
FL	Floor
FL	Fireman's Lift
GL	Floor finish type, see schedule
GA	General Arrangement (drawing)
GL	Grid
GL	Glass type, see schedule
H	Height
HU	Heat exchanger
HW	Hard wood
INC	Inspection chamber, access door
INS	Insulation type, see schedule
INT	Interior Design
KT	Kitchen type
LAN	Landscape Design
LAN	Landscape Architect
LX	Louvre type, see schedule
MFR	Manufacturer
MFR	Manufacturer
MJ	Movement joint
MJ	Metal finish type, see schedule
MNR	Mechanical ventilation, see schedule
MNR	Mechanical ventilation heat recovery
N	North, north
NO	Normally
NO	Not used
OPM	Opening
OPM	Opposite hand
PAN	Panel & Board material, see schedule
PAN	Private Agency Space
PBD	Plasterboard
PBD	Plasterboard
PHL	Panel
PHL	Polyester powder schedule
PRT	Part type, see schedule
R	Radius
RC	Reinforced Concrete
REF	Reflux Out
REF	Reflected ceiling light
RES	Residential
RES	Residential
RFP	Residential Roofing type, see schedule
RFP	Residential Roofing type, see schedule
RFO	Rainwater outlet
RFO	Rainwater outlet
RWP	Rainwater pipe
S	South
SCR	Scribed
SEN	Sensitizing type, see schedule
SG	Sign
SG	Similar
SO	Structural Opening
STR	Stainless steel
SS	Stainless steel
SSH	Smoke shaft
SSH	Smoke shaft
STL	Storage type, see schedule
STL	Storage
STR	Steel
STR	Storage
SVP	Self vent pipe
SW	Softwood
T	Tread
T	Top of
TBC	To be confirmed
TBC	Tolerance
TYP	Typical
UNF	Under floor
UNF	Under floor heating
UNF	Under floor heating
VNR	Veneer type, see schedule
W	Width
W	West
W	Wood type, see schedule
W	Workshop type, see drawings
WKB	Workshop
WKB	Workshop
WPS	Waterproofing system, see schedule
WPS	Waterproof system, see schedule
WRT	Wired spot
WRT	Wired spot
WRT	Wet riser inlet
WRT	Wet riser outlet
WRT	Wet riser outlet

MATERIAL GRAPHIC

	EARTH
	GRAVEL / GRANULAR FILL
	MORTAR SETTING BED
	SCREED
	CONCRETE SCALES 1500 TO 150
	CONCRETE SCALES 120 TO 1
	WATERPROOFING / DAMPROOFING MEMBRANE
	CONCRETE BLOCKWORK
	BRICKWORK
	STONE
	STEEL
	ALUMINUM
	WOOD BLOCKING
	MDF BOARD
	PLYWOOD
	FINISHED SOLID STOCK WOOD
	PLASTERBOARD / CEMENT PLASTER
	BATT INSULATION
	RIGID INSULATION
	GLASS
	GASKET
	INTENSIVE GREEN ROOF
	EXTENSIVE GREEN ROOF
	VENTILATION LOUVRE
	PLASTERBOARD

ANNOTATION SYMBOLS

Symbol	Description:
	Detail Section Marks
	Section Marks
	Detail Callouts
	Grid Heads
	Level Marker
	Room Tags
	Room Tags with areas and room number
	Spot Elevation Symbols - Plans
	Spot Elevation Symbols - Sections
	Workpoint
	Centre Line
	North Arrow
	Specialty Equipment Tags
	Casework Tags
	Door Tags
	Furniture Tags
	Keynote Tags
	Lighting Fixture Tags
	Multi-Category Tags
	Wall Tags with acoustic and fire ratings
	Window Tags
	Revision Cloud Tags
	Ceiling Tags
	Wall and doors to be in interiors fit out package
	View Name
	View Title

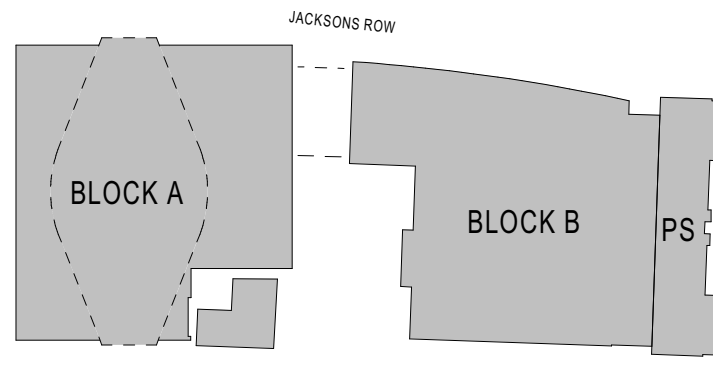
SYMBOLS

	GULLY
	STEP IN SLAB
	UPSTAND

GENERAL NOTES

- A.** These drawings are to be read in conjunction with project specifications.
 - 1 All references to books, specifications and standards referred to in the contract documents shall mean, and will continue to be, the latest edition, amendment or revision of such applicable standard unless otherwise indicated.
 - 2 The contractor shall be responsible for obtaining all applicable codes, specifications and standards.
- B.** Except where the contract documents include more stringent requirements, applicable construction laws and regulations shall have the same force and effect as if they were included in the contract documents to the extent referenced. Such standards are made a part of the contract documents by reference.
 - 1 When it appears to be a conflict between drawings and specifications, contractor to notify the architect of the discrepancy and seek clarification before proceeding with the work.
 - 2 In case of a conflict between drawings and specifications, the Order of Precedence shall apply. Details shown are indicative of the character, profiles, materials and systems required for the work, including those conditions not covered by specific details.
 - 3 Where there is a conflict at the detail level, the following shall prevail: Plumbing, electrical, fire protection and landscape for additional information and coordination of coordination. Contractor at all work shall observe the architect's appearance of the work.
 - 4 Where the client cannot be determined from the drawings or specifications, consult the Architect before proceeding with the work.
 - 5 The contractor shall be responsible for providing the means. The contractor shall investigate, verify and be responsible for all conditions of the project and shall notify the architect of any conditions requiring modification prior to proceeding with the work.
 - 6 The contractor shall make available to the architect all records pertaining to existing construction. The survey respondent shall acknowledge notice to the owner. Other construction, of which no records are maintained, may be encountered. The contractor shall be responsible for identifying the location of such construction, and shall notify the owner and the architect immediately if the survey appears to be at variance with the actual conditions.
 - 7 The contractor is solely responsible for the accuracy of the work and for all risks and measurements for the work.
- C.** The contractor shall submit logs, transmittals or identification on any exposed items, including doors and lifts. Only printed notes, window scheduling equipment and other notes apart by the general public are exempt from this requirement.
- D. Dimensioning**
 - 1 Unless noted otherwise, do not dimension drawings in millimeters.
 - 2 Dimensions shall govern, do not scale drawings. There may appear to be a conflict between dimensions or where dimensions cannot be determined from the drawings, consult the architect to clarify the work.
 - 3 Contractor shall verify the dimensions shown on the drawings before setting out the work and be responsible for any errors or inaccuracies resulting from his failure to do so. Contractor shall also be responsible for any discrepancies between the drawings and the actual work.
 - 4 All core walls and partitions (e.g. stairs, lifts, mechanical shafts and car/walkways walls) and all reinforcement in the middle floor walls relate to the clear opening requirements.
 - 5 Dimensions shall be taken from the face of the wall, unless otherwise specified.
 - 6 Unless shown otherwise, all doors shall be located such that there is a 50mm wall return between door frame and wall.
- E. Unless noted otherwise, typical floor elevations shown are to the top of the structural slab. Where structural slabs are depressed to receive an architectural floor finish, such as in public areas, the elevation shall be to the finished floor level.**
 - 1 Unless noted otherwise, roof elevations shown on the roof plan are to the high and low points of the prevailing windward and leeward slopes, or the high and low points of tapered roof eaves unless indicated in the case of flat structural slabs.

Key Plan



General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant FDG future design group	Design Consultant
Civil Engineer	Curtins	hodder+partners
Services Engineer	HOARE LEA 	
Fire Engineer		
Client		Landscape Designer 
	Project Manager 	

Architec

SOM

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Project Name

ST. MICHAELS DEVELOPMENT,
MANCHESTER

Drawing Title

GENERAL NOTES

Project No	Drawing No	Revision
218739	S73-002	P03
Scale @ A0 1 : 1250		

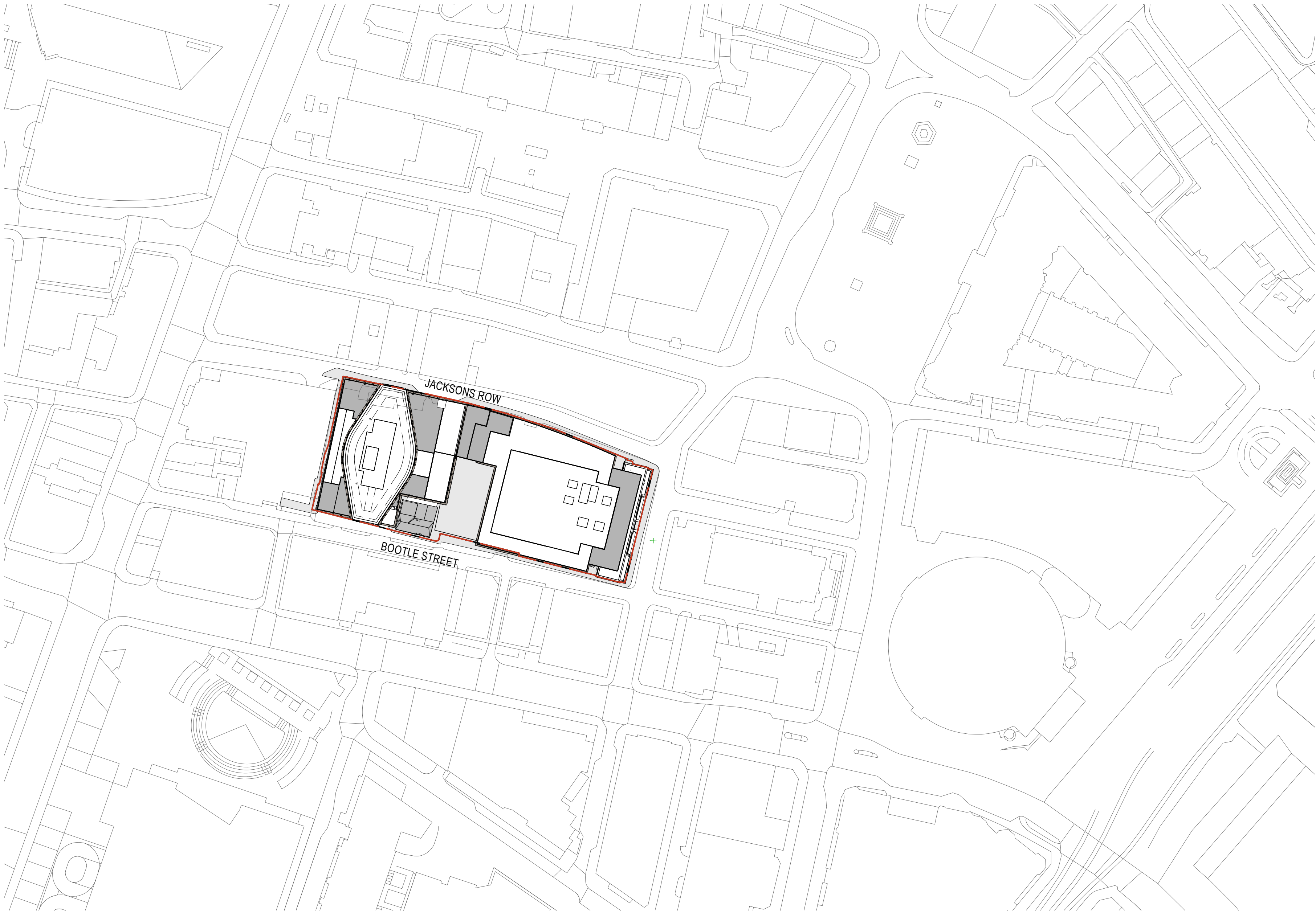
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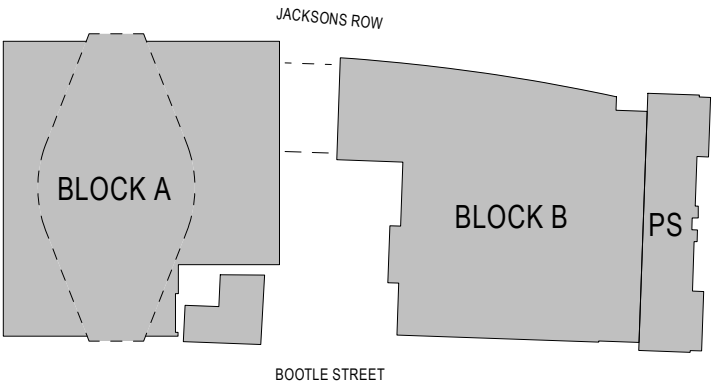
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SITE PLAN

1 : 1000



Key Plan



General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer BOWLER JAMES BRINDLEY	Synagogue Consultant FDG fairhurst design group	Design Consultant hodder+partners
Civil Engineer Curtins	Services Engineer HOARE LEA (H)	Fire Engineer DESIGN FIRE
Client ST!M	Landscape Designer p+pe	Project Manager zerum

Architect
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Project Name
**ST. MICHAELS DEVELOPMENT,
MANCHESTER**

Drawing Title
SITE PLAN

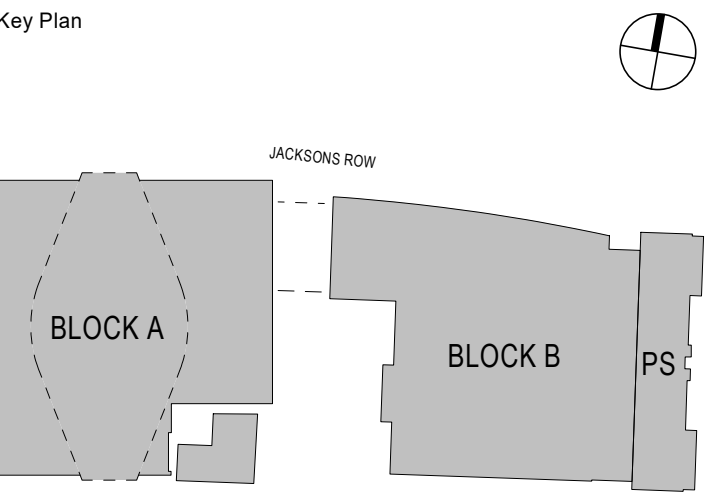
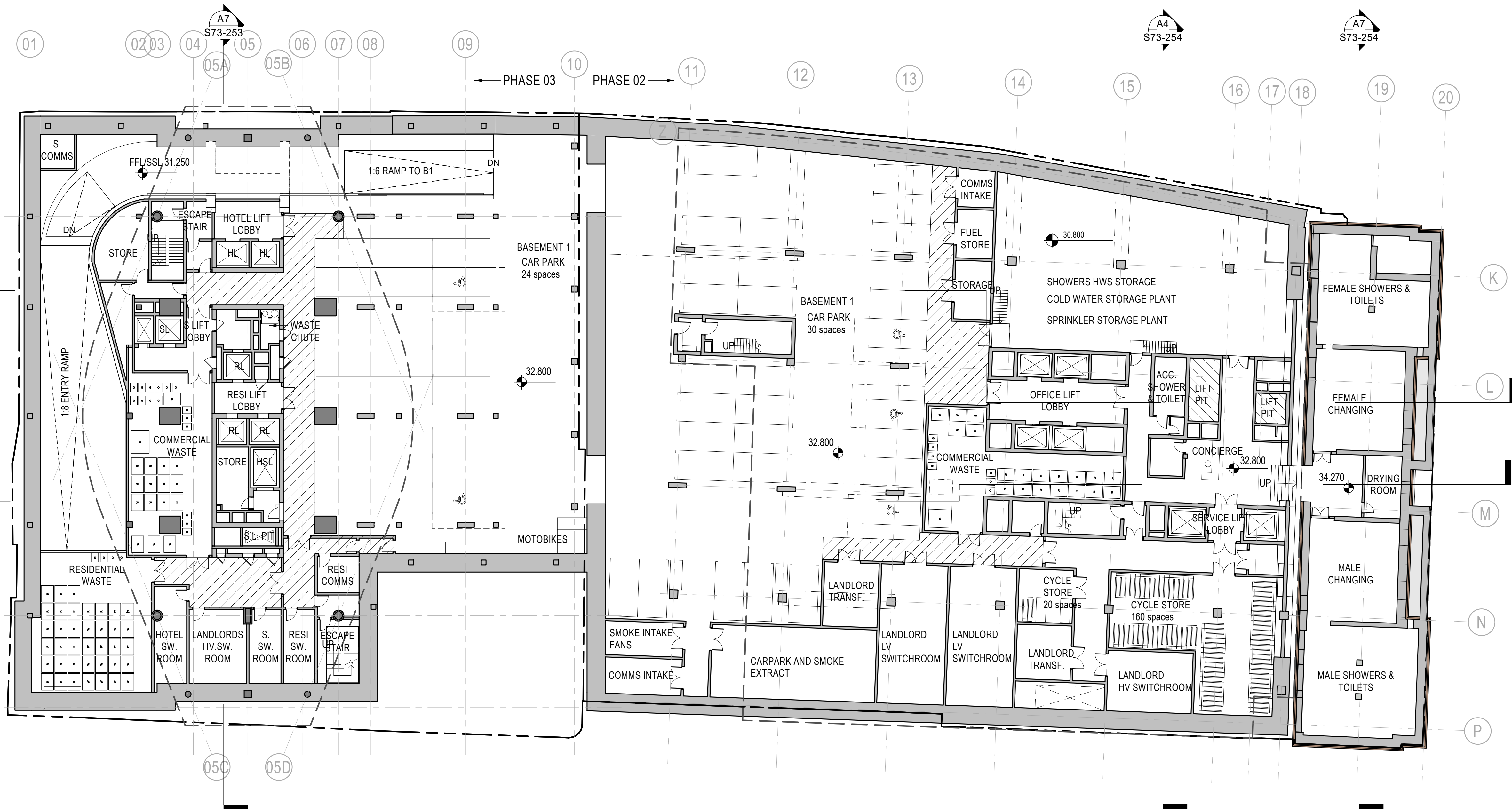
Project No 218739	Drawing No S73-011	Revision P03
Scale @ A0 As indicated		

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LEVEL B1 PLAN

1 : 200

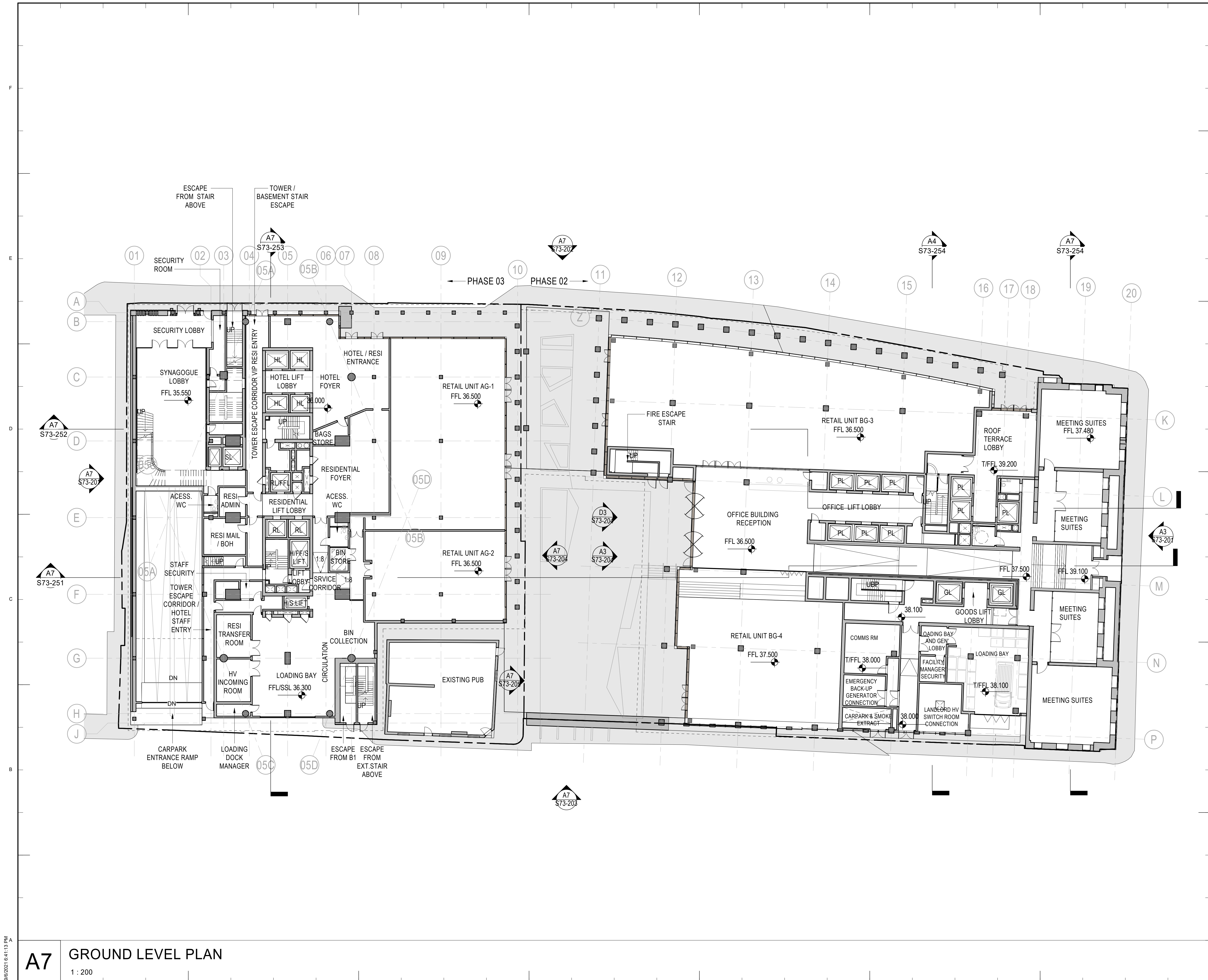


General Notes

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GROUND LEVEL PLAN

1 : 200



Key Plan

General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

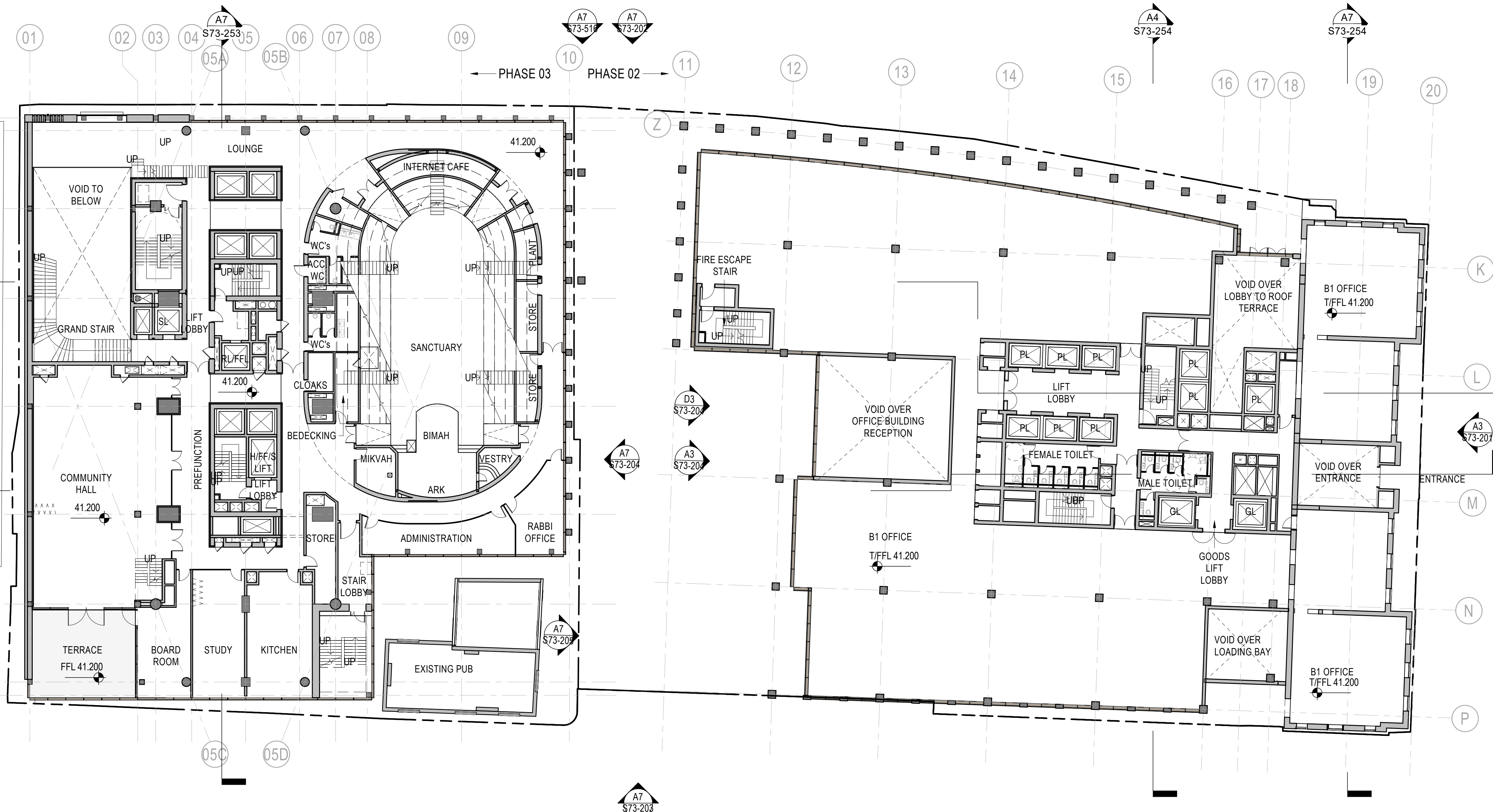
FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
ROWLER JAMES BRINDLEY	FDG	hoddler+partners
Civil Engineer	Curtins	
Services Engineer	HOARE LEA	
Fire Engineer	DESIGN FIRE	
Client	ST M	Landscape Designer
		Project Manager
		zerum
Architect	SOM	
Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100		
Project Name		
ST. MICHAELS DEVELOPMENT, MANCHESTER		
Drawing Title		
GROUND LEVEL GA PLAN		
Project No	Drawing No	Revision
218739	S73-103	P03
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LEVEL 01 PLAN

1 : 200



Key Plan

General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

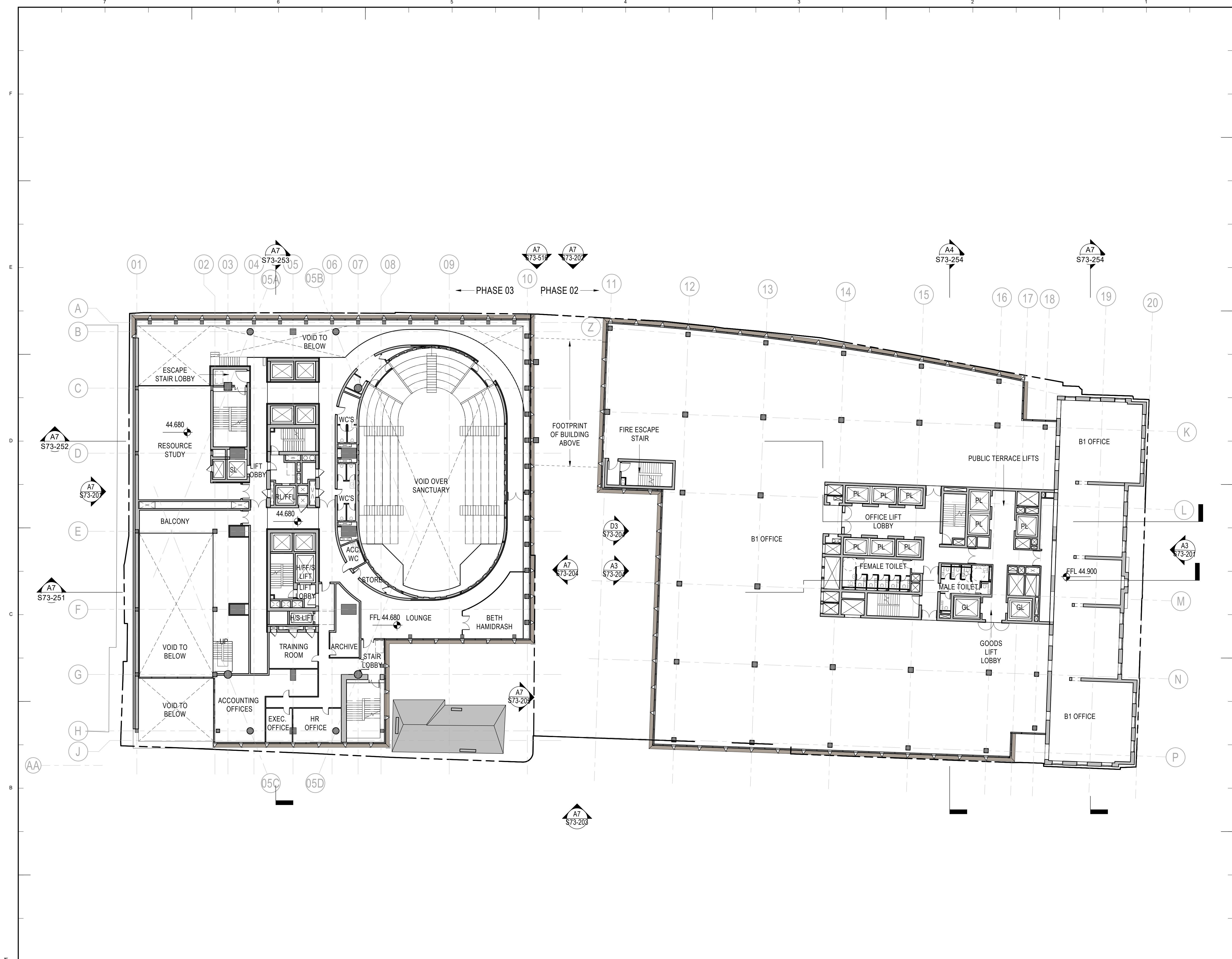
FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
ROWLER JAMES BRINDLEY	FDG	hodder+partners
Civil Engineer	Curatins	
Services Engineer	HOARE LEA	
Fire Engineer	DESIGN FIRE	
Client	ST M	Landscape Designer
		p-10
Project Manager	zerum	
Architect	SOM	
Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100		
Project Name		
ST. MICHAELS DEVELOPMENT, MANCHESTER		
Drawing Title		
LEVEL 01 GA PLAN		
Project No	Drawing No	Revision
218739	S73-104	P03
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LEVEL 02 PLAN

1 : 200



Key Plan

General Notes

P03	06/09/21	S73 Submission
P02	20/08/21	S73 Submission DRAFT
P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer	Synagogue Consultant	Design Consultant
ROWLER JAMES BRINDLEY	FDG	hodder+partners
Civil Engineer	Curatins	
Services Engineer	HOARE LEA	
Fire Engineer	DESIGN FIRE	
Client	ST!M	Landscape Designer
		p-1e
Architect	SOM	Project Manager
	Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100	zerum

Project Name

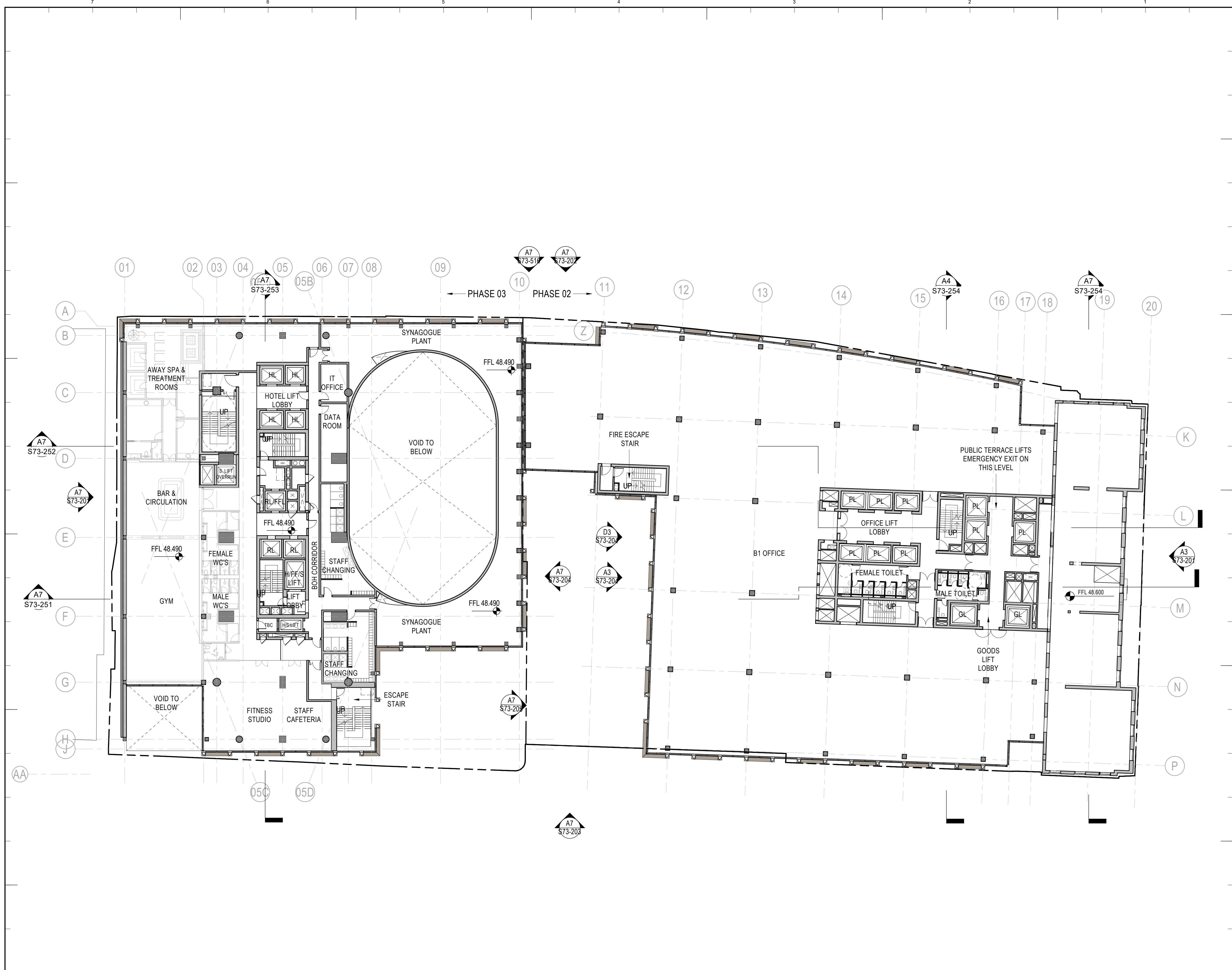
ST. MICHAELS DEVELOPMENT,
MANCHESTER

Drawing Title

LEVEL 02 GA PLAN

Project No	Drawing No	Revision
218739	S73-105	P03
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1 : 200

JACKSONS ROW

BLOCK A

BLOCK B

PS

BOOTLE STREET

General Notes

P03	06/09/21	S73 Submission
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P01	15/11/19	S73 Submission
NO:	DATE:	ISSUE:

Status

FOR INFORMATION

Interior Designer BIWLER JAMES BRINDLEY	Synagogue Consultant FDG fairhurst design group	Design Consultant
Civil Engineer Gcurtins		
Services Engineer HOARE LEA (H)		
Fire Engineer DESIGN FIRE CONSULTANTS		
Client S!M	Landscape Designer (P) ie	
	Project Manager zerum	
Architect SOM Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100		

Project Name

ST. MICHAELS DEVELOPMENT,
MANCHESTER

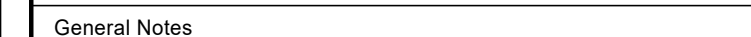
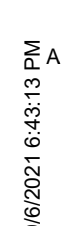
Drawing Title

LEVEL 03 GA PLAN

Project No 218739	Drawing No S73-106	Revision
Scale @ A0 As indicated		P03

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	Status
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Civil Engineer	

Services Engineer

Fire Engineer 

Client **CSA** Landscape Designer **CSA**

COM

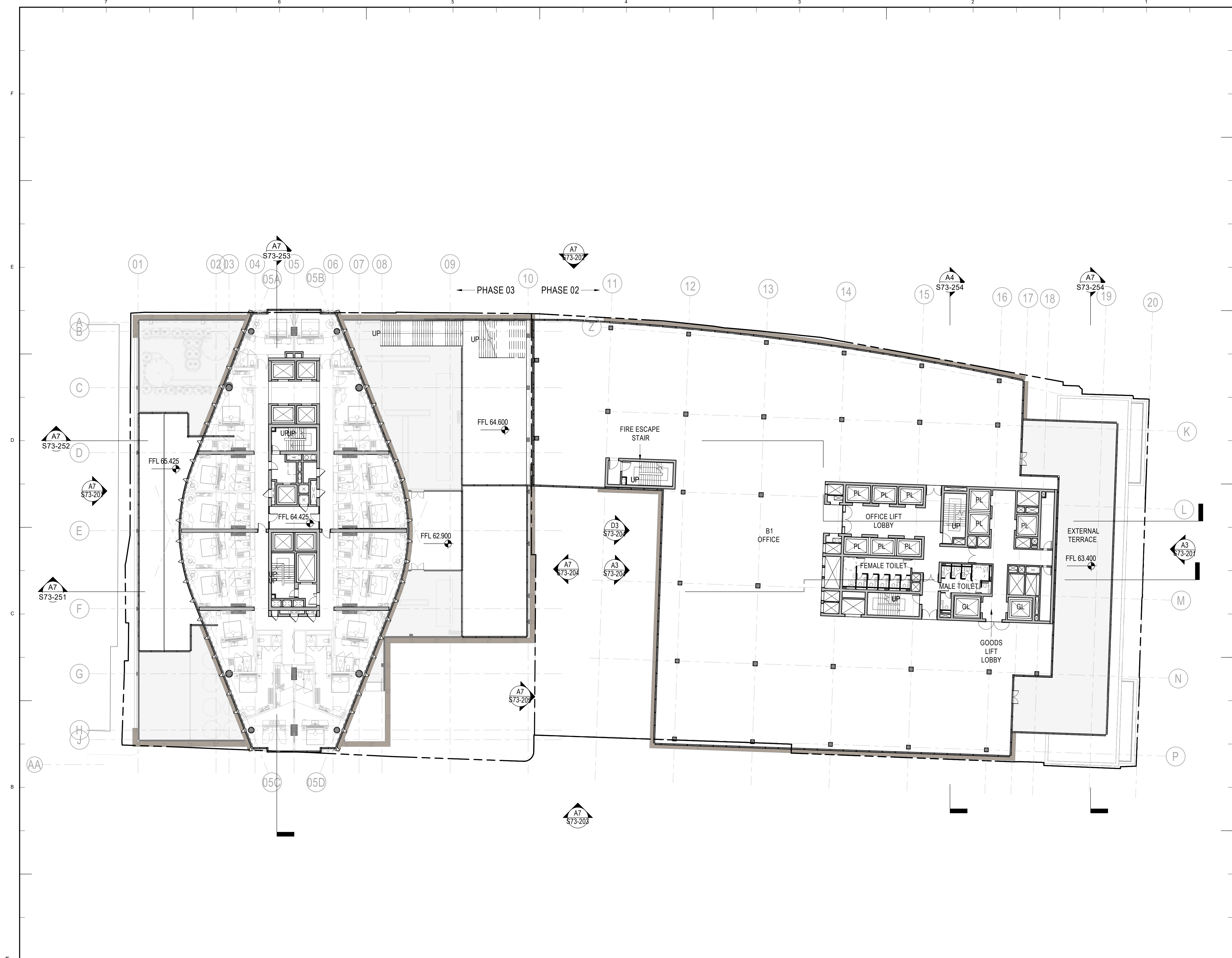
Project Name

Drawing Title

Project No	Drawing No	Revision
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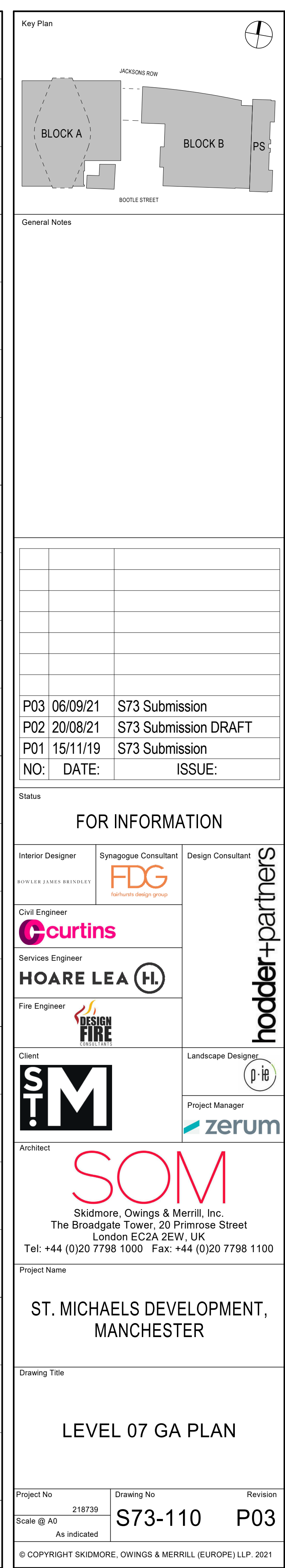
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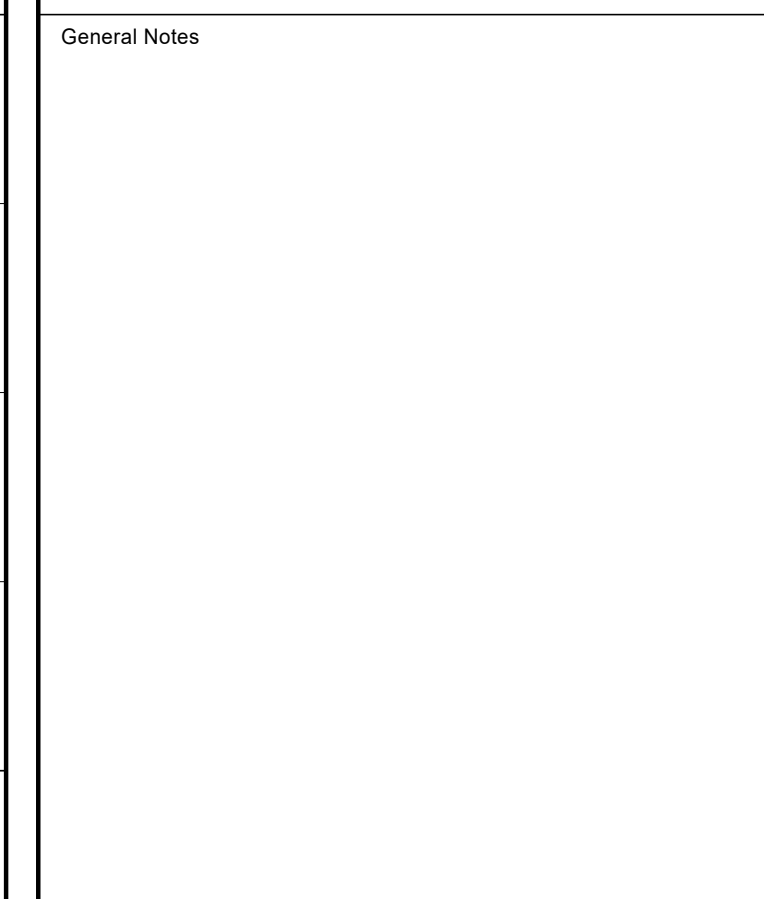
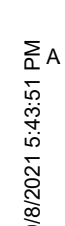


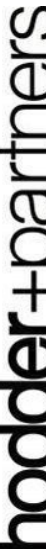
LEVEL 07 PLAN

1 : 200



Key Plan			
JACKSONS ROW BLOCK A BLOCK B PS BOTTLE STREET			
General Notes			
P03	06/09/21	S73 Submission	
P02	20/08/21	S73 Submission DRAFT	
P01	15/11/19	S73 Submission	
NO:	DATE:	ISSUE:	
Status			
FOR INFORMATION			
Interior Designer SOWLER JAMES BRINDLEY	Synagogue Consultant for historic design group	Design Consultant 	
Civil Engineer 	Services Engineer HOARE LEA	Landscape Designer 	
Fire Engineer 			
Client 		Project Manager 	
Architect Skidmore, Owings & Merrill, Inc. The Broadgate Tower, 20 Primrose Street London EC2A 2EW, UK Tel: +44 (0)20 7798 1000 Fax: +44 (0)20 7798 1100			
Project Name ST. MICHAELS DEVELOPMENT, MANCHESTER			
Drawing Title LEVEL 07 GA PLAN			
Project No 218739	Drawing No S73-110	Revision P03	
Scale @ A0 As indicated			
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Status FOR INFORMATION		
Interior Designer ROWLER JAMES BRINDLEY	Synagogue Consultant 	Design Consultant 
Civil Engineer 		
Services Engineer HOARE LEA 		
Fire Engineer 		
Client 		Landscape Designer 
		Project Manager 

Project Name

ST. MICHAELS DEVELOPMENT,
MANCHESTER

Project No	Drawing No	Revision
218739	S73-111	P03
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