

Our Ref: 078743-CUR-VV-XX-RP-C-0004-P01

25/02/2025

Vita Living T2 Limited
Horseshoe Farm
Elkington Way
Alderley Edge
SK9 7GU
United Kingdom

Dear James,

Re. Vita T2 St John's, Planning Condition 30 – Verification Report

1. Background and Information

Curtins completed a ground investigation at the site in 2018, an additional site investigation was undertaken in June 2021 due to an updated development layout. Ground conditions, generally, comprised of asphalt/concrete overlying granular Made Ground over interbedded cohesive and granular alluvium Deposits. Bedrock of Chester formation was encountered during the investigation and was described as extremely weak becoming very weak to medium strong, reddish brown sandstone.

No potential visual or olfactory contamination was observed during the ground investigation works, and chemical analysis of soil samples did not identify any concentrations of contaminants of concern above relevant generic assessment criteria screening thresholds. No suspected asbestos containing materials (ACMs) were identified during the works, or in laboratory screening.

The ground investigation report determined that remediation was not required prior to construction of the 36 storey building. A Remediation Strategy was therefore not produced as no remedial actions were recommended.

2. Scope of Letter

This letter has been prepared to facilitate the discharge of Condition 30, associated with planning application ref. 126648/FO/2020, prior to erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.

Condition 30 states that:

“No development hereby approved shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority.”

Which then lists 4 components within Condition 30. Components 1 and 2 have been completed and confirmed no remediation measures, which would relate to component 3, are required. Therefore component 4, in relation to a remediation strategy, is not required.

3. Summary of Site Operations

A total of 8000 tonnes of non-hazardous stone and soil were removed from site during construction. This is confirmed by Joshea & Sons Duty of Care Controlled Waste Transfer Note, ref. 2858, waste transfer tip ticket which confirms the waste transferred from site is non-hazardous. The waste transfer note is enclosed.

4. Confirmation of No Unexpected Contamination

Renaker, the Principal Contractor during the groundworks and construction works, have confirmed that no unexpected contamination was identified. This is confirmed in the enclosed e-mail correspondence.

5. Closure

This letter summarises the works undertaken during groundworks activities.

We trust this cover letter provides satisfactory detail to allow for the discharge of Conditions 30 for the site.

Yours faithfully,



Rebecca Baksh-Jones
Geo-Environmental Engineer

For and on behalf of
Curtins Consulting Ltd

Enclosed

- Joshea & Sons
- Renaker

Duty of care-controlled Waste Transfer Note, Transfer Note No. 2858
Correspondence confirming no further unexpected contamination

DUTY OF CARE-CONTROLLED WASTE TRANSFER NOTE

SECTION A - DESCRIPTION OF WASTE

- PLEASE DESCRIBE THE WASTE BEING TRANSFERRED NON-HAZARDOUS.
- EUROPEAN WASTE CODE: EWC 17.05.04
- WHAT IS THE QUANTITY OF WASTE (M³ / TONNES) 8,000 M³.

SECTION B - PRODUCER OF THE WASTE

- FULL NAME (BLOCK CAPITALS) RENAKER.
- ADDRESS 1st floor, NQ BUILDING, 47 BENCAL ST
ANCOATS, MANCHESTER, M4 6BB SIC CODE 41.201.

By signing in SECTION E below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of The Waste (England and Wales) Regulations 2011 ☒ YES

SECTION C - CARRIER OF THE WASTE

FULL NAME: J O'SHEA & SONS LTD. ORCHARD STREET, PENDLETON, SALFORD, MANCHESTER M6 6FL

REGISTERED WASTE CARRIER NUMBER: CB/CP3012JY - ISSUED BY EA NW REGION SOUTH AREA

SECTION D - DISPOSER OF THE WASTE

- COMPANY NAME (BLOCK CAPITALS)
- COMPANY ADDRESS

WML / PERMIT NUMBER ISSUED BY

- ☒ J O'SHEA & SONS LTD. ORCHARD STREET, PENDLETON, SALFORD, MANCHESTER M6 6FL
WASTE MANAGEMENT LICENCE NUMBER: EAWML50093

SECTION E - FIRST TRANSFER (Producer to Carrier)

- SITE ADDRESS T2, WATER ST, MANCHESTER, M3 4JQ.
- DATE OF TRANSFER 14.04.22. 3) TIME(S) OF TRANSFER (FOR MULTIPLE TRANSFERS, GIVE BETWEEN DATES) 14.04.22 - 30.09.22.
- PRODUCERS REPRESENTATIVE
NAME (PRINT) ADEIAN ROBINSON
SIGNATURE [Signature]
- CARRIERS REPRESENTATIVE
NAME (PRINT) PAUL O'SHEA
SIGNATURE [Signature]

SECTION F - SECOND TRANSFER (Carrier to Disposer)

- DISPOSAL SITE
☒ J O'SHEA & SONS LTD. ORCHARD STREET, PENDLETON, SALFORD, MANCHESTER M6 6FL
- DATE OF TRANSFER 14.04.22 3) TIME(S) OF TRANSFER (FOR MULTIPLE TRANSFERS, GIVE BETWEEN DATES) 14.04.22 - 30.09.22.
- CARRIERS REPRESENTATIVE
NAME (PRINT) PAUL O'SHEA
SIGNATURE [Signature]
- DISPOSERS REPRESENTATIVE
NAME (PRINT) PAUL O'SHEA
SIGNATURE [Signature]

Rob Allen

Subject: FW: Union T2 - Condition Discharge Team Catch Up

From: John Messer <JohnMesser@renaker.com>
Sent: 04 February 2025 08:49
To: Jon Moister <Jon.Moister@curtins.com>
Cc: James Wale <James.Wale@vitagroup.com>
Subject: RE: Union T2 - Condition Discharge Team Catch Up

Hi Jon,

I trust you are well.

Talking with James and with reference to the below email from Chloe, RBL can confirm that no unexpected contamination was identified during our works on T2.

I trust this confirmation will assist in progressing the discharge of the planning condition in question.

Regards,

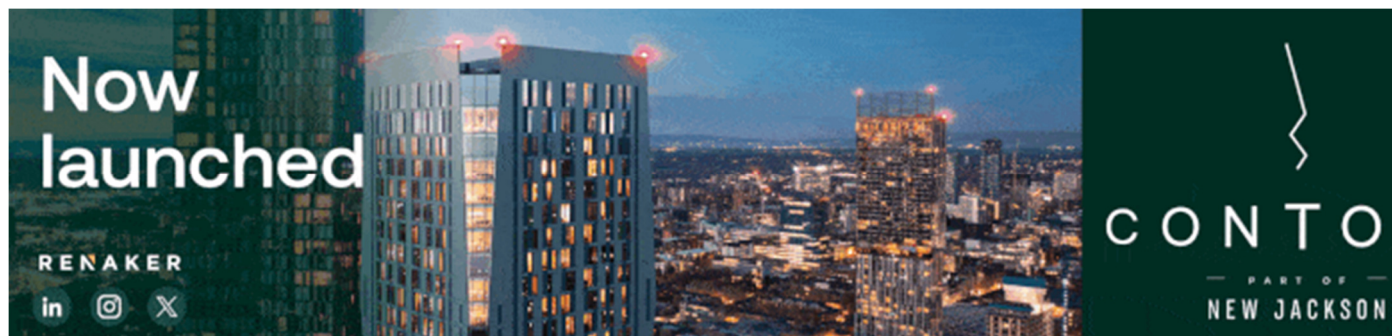
John

John Messer | Senior Project Manager | Renaker

Head Office: 1st Floor, NQ Building, 47 Bengal Street, Ancoats, Manchester M4 6BB

Site Address: T1 VITA, Water Street, Manchester M3 4JQ

T: 0161 245 1150 M: 07557 968 548



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