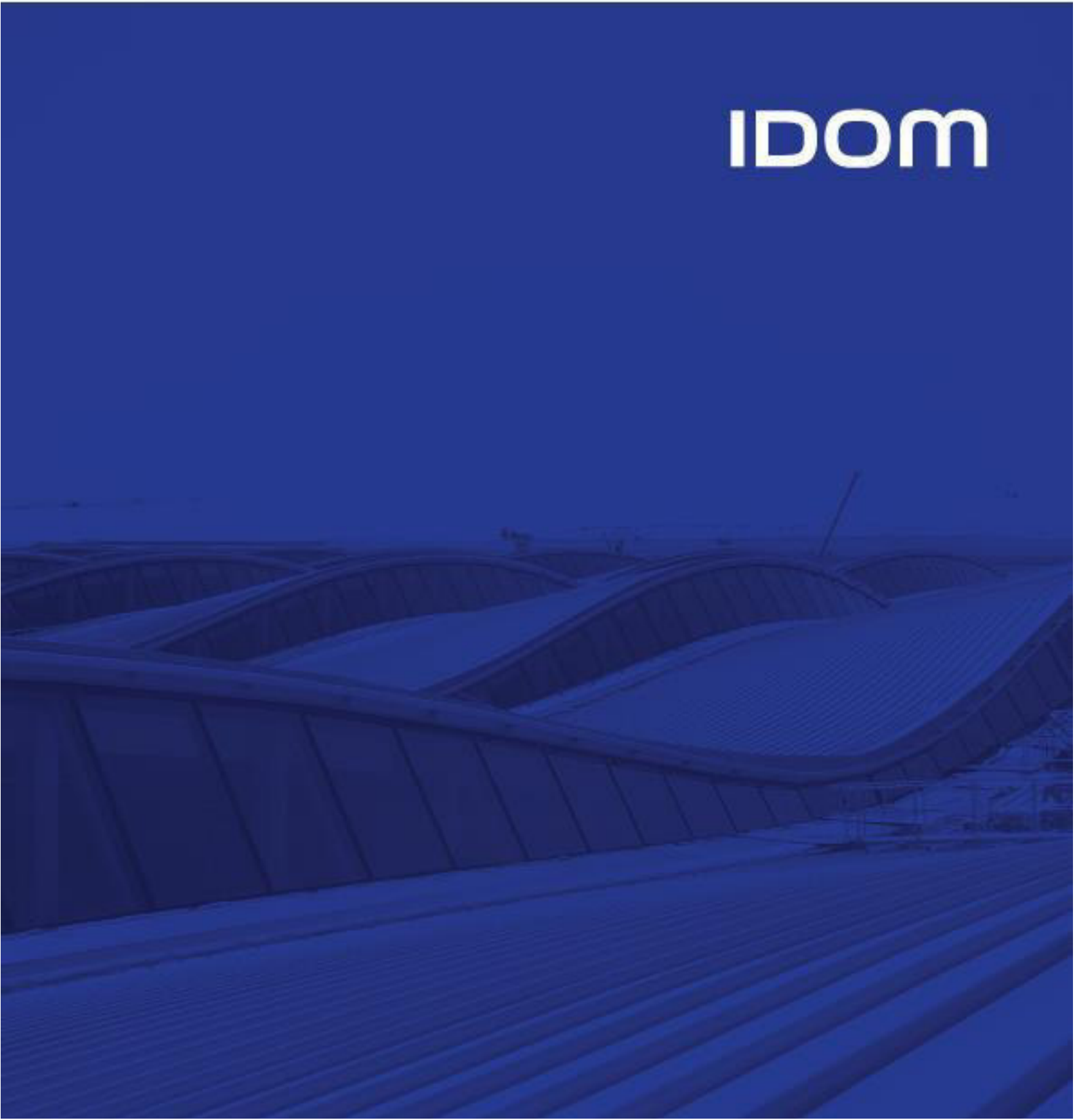


VALIDATION REPORT - INTERIM
CITY LABS 4.0
MANCHESTER
GMI
VR-22579B-24-357
OCTOBER 2024

IDOM



VALIDATION REPORT - INTERIM
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Document Issue Record

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Prepared by	Approved by
Lucy Hayes	Amy Jones

Rev	Prepared	Approved	Date of Issue	Reason(s) for Revision
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SECTION 1 INTRODUCTION

- 1.1 IDOM Merebrook (IDOM) have been instructed by GMI to produce an interim validation report to allow planning conditions 16c and d of consent reference 125592/FO/2019 to be discharged for the site known as "City Labs 4.0" at Citylabs Campus, 0 Hathersage Rd, Manchester M13 9NQ. The Condition cannot be fully discharged at this time as IDOM need to validate the imported topsoil for the soft landscaping.
- 1.2 The following reports are available for the site:
- i. ARUP, Geotechnical and Geoenvironmental Desk Study Report, Reference: GEO-REP-001, Dated May 2019.
 - ii. ARUP, Ground Investigation Report, Reference: GEO-REP-002, Dated April 2022, Issue 2.
- 1.3 The proposed development is described as follows:
- The proposed works comprise the demolition of the existing buildings and structures and the erection of a 10-storey plus basement office building (Use Class E(g)), with flexible ground floor and basement uses (Use Class E) and a rooftop garden, works to facilitate the pedestrianisation of the southern part of Ridgefield and other associated works.*
- 1.4 The Planning Application Reference for the site is 125592/FO/2019 and correspondence received from Manchester City Council and the Environment Health Officer requiring further details are below:
- Condition 16c – *"When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development."*
- Condition 16d – *"In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."*
- 1.5 The 2022 Arup report included a brief Remediation Strategy which sets out the following actions:
- i. Management of excavated materials;

- ii.* Validation of imported topsoil;
 - iii.* Assessment of environmental risks associated with piling;
 - iv.* Implementation of a contamination discovery strategy;
 - v.* Use of the appropriate class of concrete.
- 1.6 GMI have informed IDOM that there was no contamination found at the site and therefore no detailed remediation strategy was written for the site other than the brief strategy presented in the 2022 Arup report. This validation report will discuss the evidence provided to IDOM by GMI in relation to Condition 16 to determine whether the condition can be discharged.
- 1.7 The following information has been provided:
 - i.* Photographs taken throughout the project showing the ground conditions; and
 - ii.* Waste Transfer Notes for the material which was removed offsite.
- 1.8 IDOM were not required for attendance on site, as a watching brief was carried out by the Site Supervisor throughout the works, during which no contamination was identified by the Site Supervisor.
- 1.9 All the information has been provided by GMI therefore IDOM does not accept liability for the accuracy of the information.

SECTION 2 REVIEW OF INFORMATION

2.1 WASTE TRANSFER NOTES

- 2.2 The Waste Transfer Notes provided by GMI show that material was removed from site as waste.
- 2.3 As all the material was removed offsite as inert or non-hazardous waste it is assumed that there was no contamination found during the works.
- 2.4 Example Waste Transfer Notes are provided in Appendix 1. More can be provided upon request.

2.2 PHOTOGRAPHS

- 2.2.1 The photographs provided by GMI which were taken during the groundworks are provided in Appendix 2.
- 2.2.2 IDOM have reviewed the photographs and there is no evidence of visual contamination during the works. This is based solely on the photographs provided as the watching brief was carried out by the Site Supervisor.

2.3 IMPORTED MATERIALS

- 2.3.1 The topsoil has not been imported onto site at the time of this report.

SECTION 3 CONCLUSIONS

- 3.1 IDOM have reviewed the information provided and are satisfied that no remediation was required other than materials management during construction and verification of imported topsoils in due course. IDOM will attend site when appropriate to sample the topsoil materials to validate the clean cover within the soft landscaping areas.

APPENDIX 1 ▪ Waste Transfer Notes

Maher CN303134
W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA3 9EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
Tick ☒ 1 x 8 wh. load: Off Site Material: PA
Tick ☐ 1 x 8 wh. load: Delivered Material: rock
Daywork / Stewwork Hours Worked Travel Time Total Hours
Foreman or Agent's Signature: [Signature]

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.
All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.
All materials and title to same remain the property of supplier until paid in full.

THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD16 V.06 04/19

Maher CN 262144
W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA3 9EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
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THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD16 V.06 04/19

Maher CN303140
W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA3 9EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
Tick ☒ 1 x 8 wh. load: Off Site Material: PA
Tick ☐ 1 x 8 wh. load: Delivered Material: rock
Daywork / Stewwork Hours Worked Travel Time Total Hours
Foreman or Agent's Signature: [Signature]

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Delivered to: AOZ
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T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
Tick ☒ 1 x 8 wh. load: Off Site Material: PA
Tick ☐ 1 x 8 wh. load: Delivered Material: rock
Daywork / Stewwork Hours Worked Travel Time Total Hours
Foreman or Agent's Signature: [Signature]

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THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD16 V.06 04/19

Maher CN303137
W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA3 9EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
Tick ☒ 1 x 8 wh. load: Off Site Material: PA
Tick ☐ 1 x 8 wh. load: Delivered Material: rock
Daywork / Stewwork Hours Worked Travel Time Total Hours
Foreman or Agent's Signature: [Signature]

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.
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THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD16 V.06 04/19

Maher CN303133
W. MAHER & SONS LTD.
Rixton Old Hall, Manchester Road, Rixton, Warrington WA3 9EW
T: 0161 776 2200 E: enquiries@wmaherandsons.com

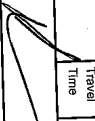
Bulk Excavation & Disposal • Ground Remediation
Quarried & Recycled Aggregates • Site Preparation

CONSIGNMENT NOTE

Customer: GM1 Date: 21/8/23
Loaded at: MAN
Delivered to: AOZ
Driver: McKenzie Veh. Reg: DE
Tick ☒ 1 x 8 wh. load: Off Site Material: PA
Tick ☐ 1 x 8 wh. load: Delivered Material: rock
Daywork / Stewwork Hours Worked Travel Time Total Hours
Foreman or Agent's Signature: [Signature]

CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee, represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted.
All complaints whether in respect of material or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.
All materials and title to same remain the property of supplier until paid in full.

THIS IS NOT A WASTE TRANSFER NOTE Form MAHOD16 V.06 04/19

Maher				CN 333437			
W. MAHER & SONS LTD. Rikton Old Hall, Manchester Road, Rikton, Warrington WA5 8EW							
T: 0161 776 2200 E: enquiries@wmaherandsons.com							
Bulk Excavation & Disposal • Ground Remediation Quarried & Recycled Aggregates • Site Preparation							
CONSIGNMENT NOTE							
Customer:		C.M.I		Date:		23.8.05	
Loaded at:		M/C					
Delivered to:		Rip					
Driver:		Greg		Veh. Reg:		WWS.	
Tick ☒ 1 x 8 wh. load: Off Site		Material					
Tick ☐ 1 x 8 wh. load: Delivered		P.D.					
Tick ☐ 1 x 8 wh. load: Delivered		Material					
Daywork /		Hours		Travel		Total	
Sightwork /		Worked		Time		Hours	
Foreman or Agent's							
SIGNATURE Signature							
CONDITIONS OF SALE: It is essential that all written particulars entered above should be carefully checked by the consignee since the delivery note, as issued by the contractor, represents formal acceptance of the material in good order and condition and subsequent complaint in respect of materials or circumstances of delivery must be made to the consignee immediately. The driver of the vehicle and be confirmed in writing directed to the company immediately. All materials and site to same remain the property of supplier until paid for in full.							
THIS IS NOT A WASTE TRANSFER NOTE							
Form MAH00016 V.06 04/15							

APPENDIX 2 ▪ Photographs

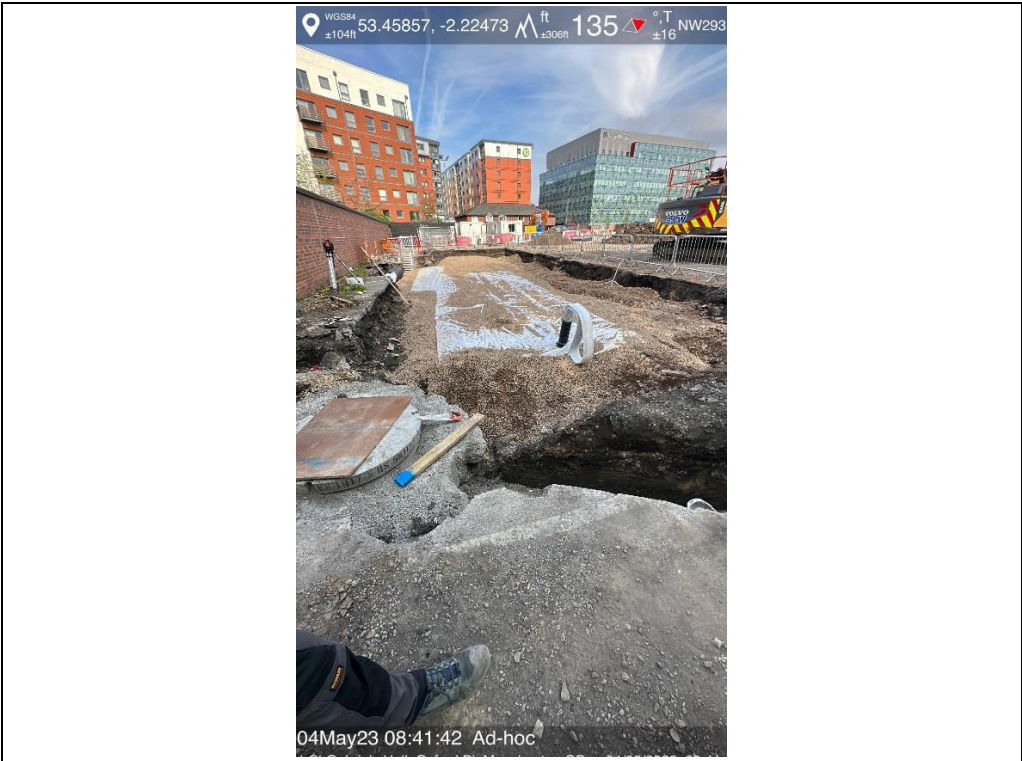


Plate 1: May 4th, overview of a pit, with imported stone scatted on top.

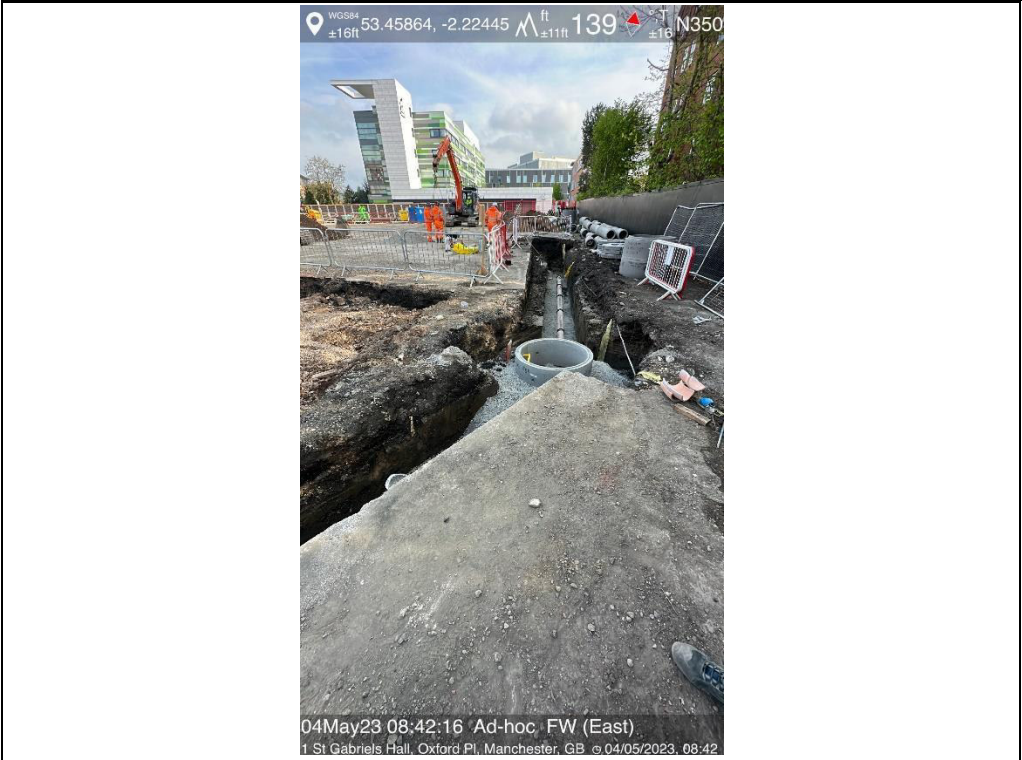


Plate 2: May 4th, utilities trench.





Plate 5: May 4th, broken stone in dug pits.



Plate 6: May 18th, lorry outside site.



Plate 7: Dug pit with 360 digger adjacent.



Plate 8: May 18th, containing a stockpile of sand.



Plate 9: May 18th, plant adjacent to sand stockpile.



Plate 10: May 18th, plant adjacent to pit.



Plate 11: May 19th, overview of pit.



Plate 12: May 19th, overview of the pit.

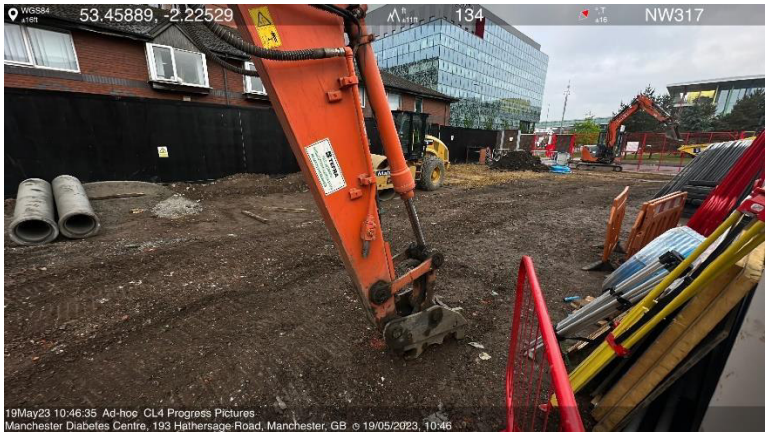


Plate 13: May 19th, digger bucket within sand.



Plate 14: May 31th, central area of site.



Plate 15: May 31th, concrete foundations.

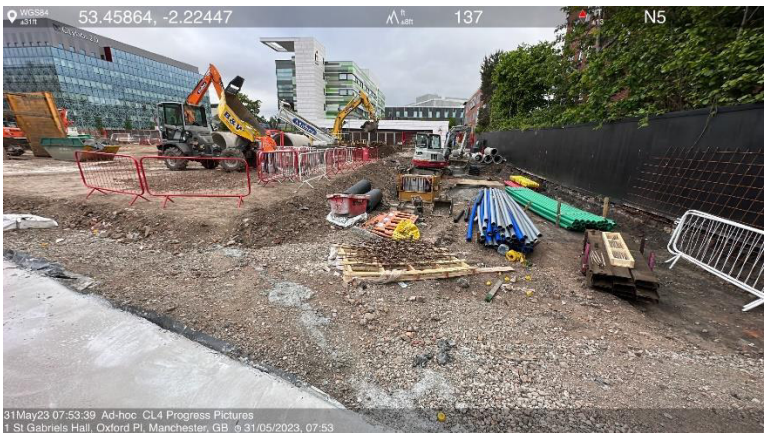


Plate 16: May 31th, pit containing building materials.

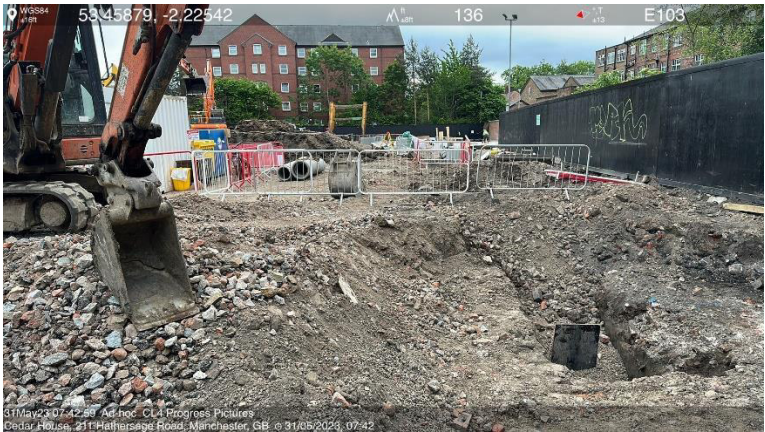


Plate 17: May 31th, pit with varied fill.



Plate 18: May 31th, 360 digger excavating material.

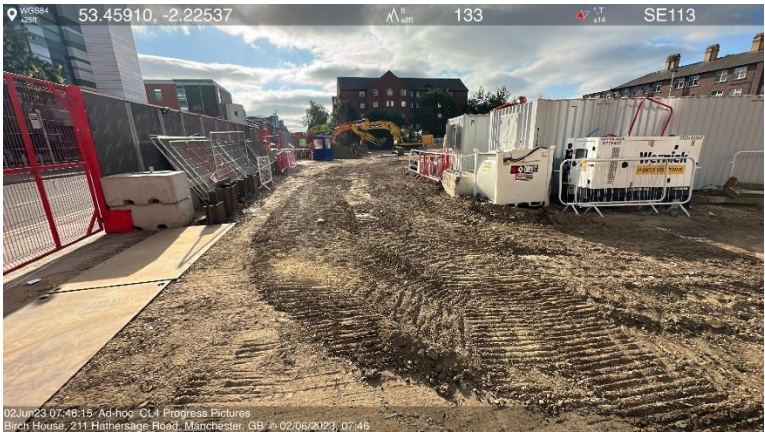


Plate 19: June 2nd, flat central area.



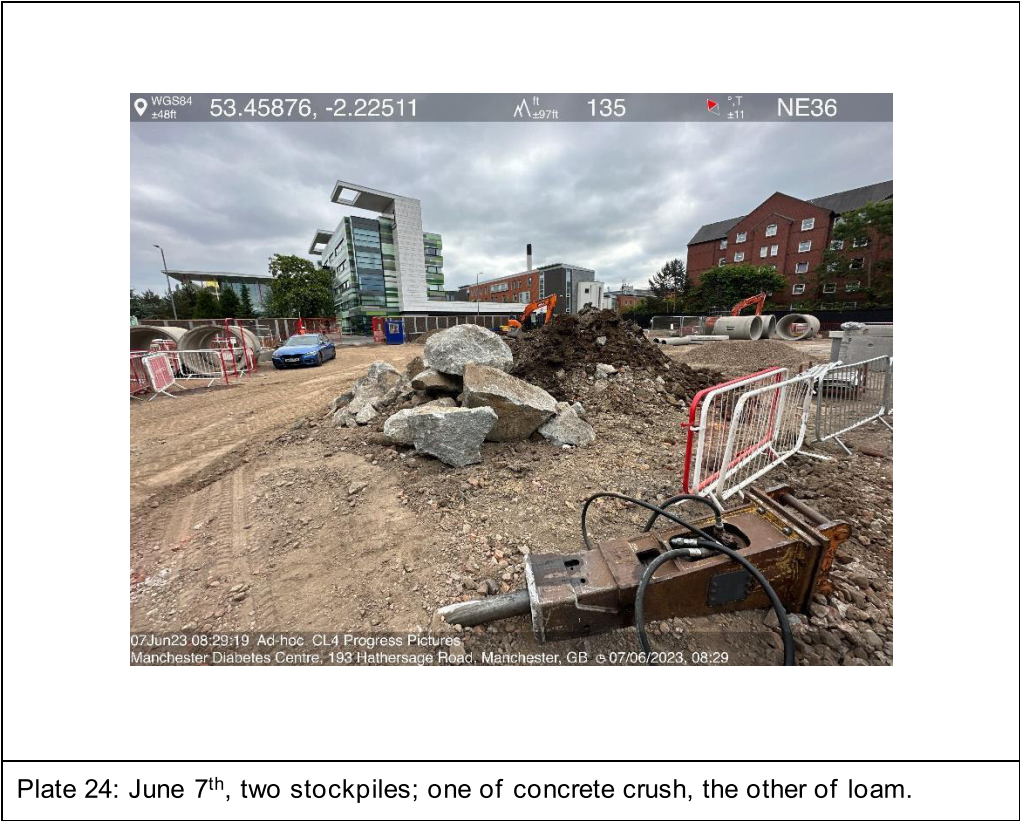
Plate 20: June 2nd, re-enforced utility trench.

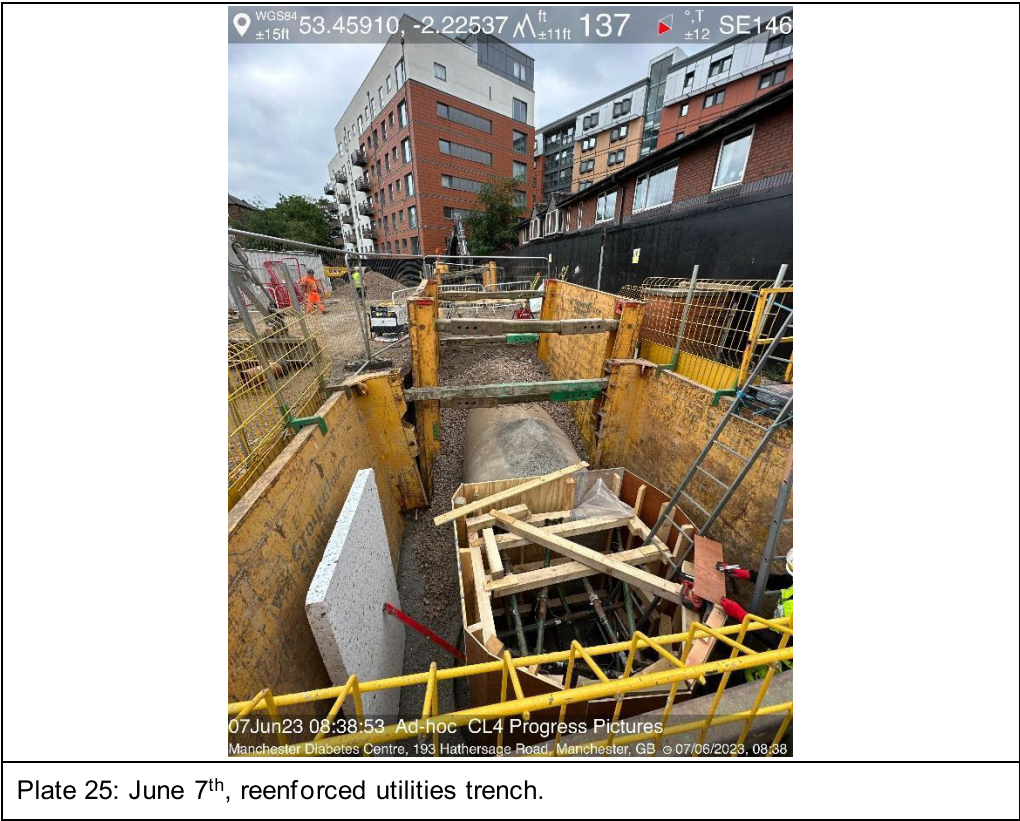


Plate 21: June 2nd, stockpile material over gravel and loam ground.



Plate 22: June 7th, stone stockpile.





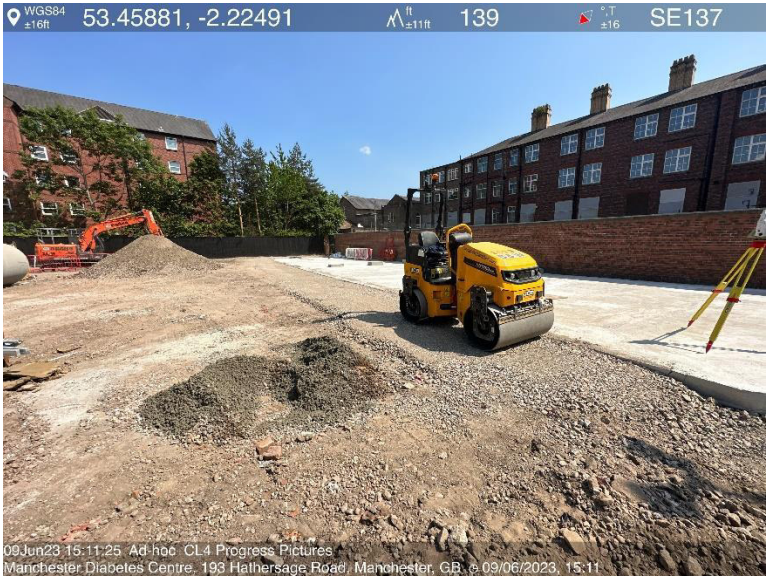


Plate 27: June 9th, flat area.



Plate 28: June 9th, flat area.



IDOM

IDOM Cromford Mills, Mill Lane, Matlock, Derbyshire DE4 3RQ
t +44 (0)1773 829 988 e info.derbyshire@idom.com **idom.com**
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