LK REMEDIATE

Latifah McIntosh
Willmott Dixon Construction Ltd

Email: Latifah.McIntosh@willmottdixon.co.uk
Date: 22nd June 2023

Reference: LKR191016

Dear Latifah,

RE: MANCHESTER COLLEGE CAMPUS PHASE 2 DEVELOPMENT

The LK Group have been contacted to provide confirmation regarding the scope of remediation works at the Manchester College Campus Phase 2 Development (see appended drawings).

LK Remediate (LKR) undertook enabling and remediation works of both the Phase 1 and Phase 2 site areas in 2020. Prior to starting the enabling works the following reports were provided in support of the planning application;

- "Former Boddingtons Brewery Phase 1 Geo-Environmental Desk Study" undertaken by Capita (reference CS/084037-P1DS Revision 01, dated November 2015).
- "Ground Investigation Report – Manchester College" undertaken by AECOM (reference PR385460_002, dated September 2019).
- "Remediation Strategy" undertaken by LK Remediate Ltd (reference CLR 19 1016/PD06012020, dated January 2020).

The remediation strategy split the required works into 'pre-construction' (or enabling works) phase and the 'build phase' (i.e. during the residential development works) phase. The enabling phase of works comprised:

- Excavation, processing and stockpiling.
- Earthworks inspection and watching brief.
- Segregation & removal of unsuitable material.

The build phase remediation requirements included:

- 300mm of clean cover soils in soft landscaping, and;
- Barrier pipe (following a separate potable water risk assessment).

Upon completion of the enabling/remediation works, LKR provided an enabling works Verification Report, (reference CLR191016VR, dated 10th June 2020) detailing the works

undertaken *inter alia* grubbing out of in-ground structures, decommissioning of former abstraction wells, findings of the watching brief (including previously unidentified ground conditions), earthworks material re-use (note that an MMP verification report was completed under separate cover), waste management and assessment of site generated material.

The enabling works verification report concludes that works were undertaken in accordance with the agreed remediation strategy.

We confirm that the above referenced reports all pertain to both the 'Phase 1' and 'Phase 2' development areas.

In addition to the above, a separate 'build phase' site completion report (reference LKR191016_CR, dated 15th June 2022) was completed for the Phase 1 area. The scope of this report included validation of imported soils for use in clean cover soils, depth validation of cover soils and confirmation of the installation of barrier pipe (based upon UU risk assessment).

The report included laboratory analysis, photographic records and site records. The report concluded that (in reference to the Phase 1 area):

> *"…. LKR considers the development at Manchester College Campus [Phase 1 area]… is 'suitable for use'. The work onsite has been validated in accordance with the agreed Remediation Strategy. LKR considers there is sufficient information to discharge the outstanding contaminated land planning conditions by Manchester City Council."*

The LK Group do not consider that any additional site investigation or enabling (pre-construction) remediation works are necessary within the Phase 2 development area.

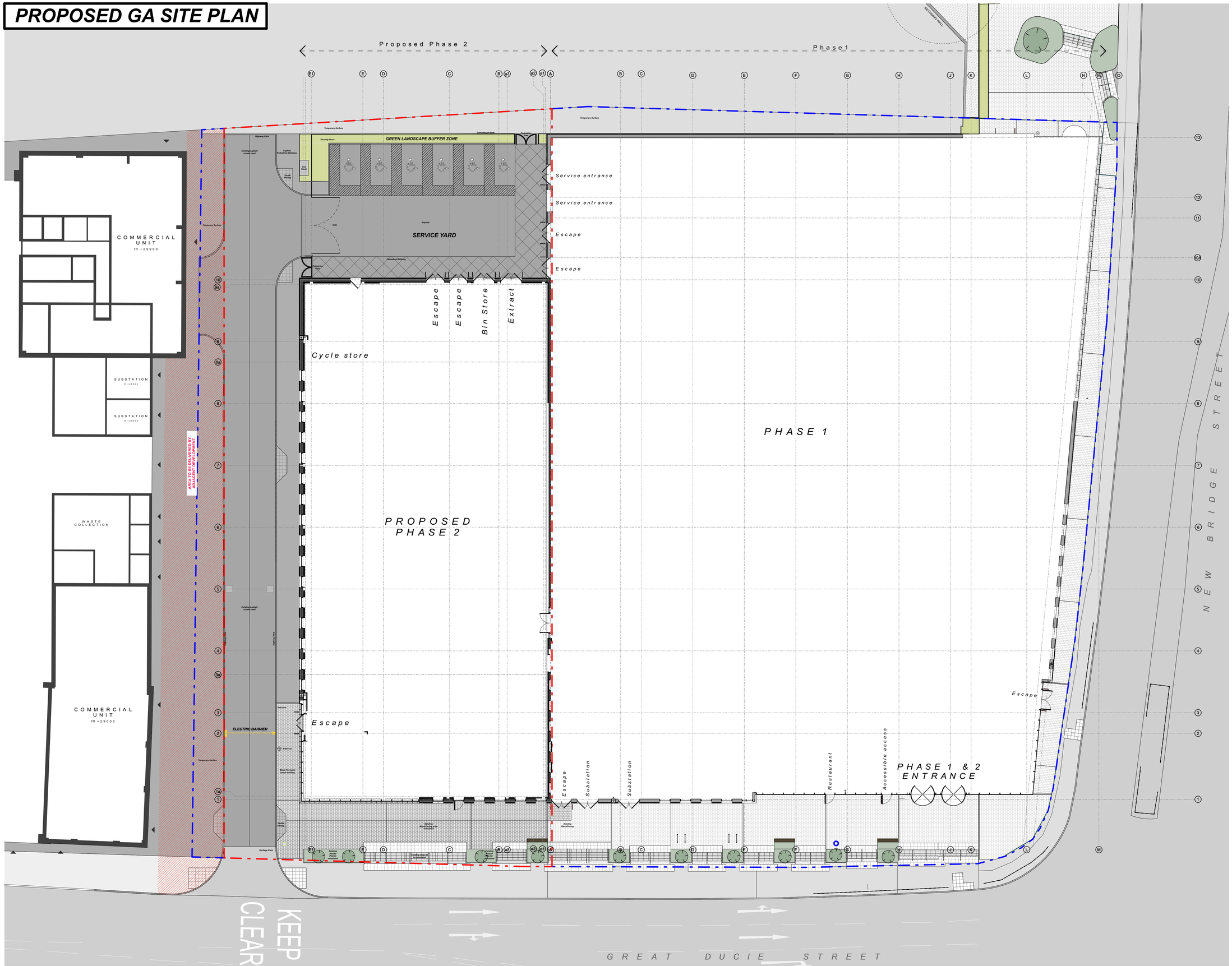
Build phase remediation (clean cover soils, barrier pipe, etc) strategy works will need to be completed and verification undertaken as per the submitted remediation strategy as part of the development of the Phase 2 area.

Yours Sincerely

PETER DUNN
PRINCIPAL GEO-ENVIRONMENTAL CONSULTANT

Enclosed: Drawings Showing Phase 1 & 2 Development Areas

PROPOSED GA SITE PLAN



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North

Notes

rev	description	drawn	checked	date
P11	Service yard gates updated.	GQ	GQ	15.06.23
P10	Amended to suit college comments	RM	RM	09.06.23
P09	Stage 4 Issue	RM	RM	31.03.23
P08	Issued for Planning	RM	RM	09.03.23
P07	Issued for Planning	RM	RM	15.02.23
P06	updated Red Line Boundary	RM	RM	13.02.23
P05	Draft for Planning Submission	TP	RM	31.01.23
P04	Draft red line boundary for planning	TP	RM	27.01.23
P03	Stage 3 Submission	TP	RM	18.11.22
P02	General update	RM	- -	16/03/22
P01.1	Draft issue for vehicle tracking	RM	RM	03/02/22
P01	First Issue	RM	JW	30/10/21

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City Centre Phase 2

City Centre Site

-

The Manchester College

PROPOSED SITE GA PLAN

project	originator	volume	level	type	role	number
CCPH2	BBA	ZZ	ZZ	DR	A	1003

Originator project ref: **21187**

Purpose of Issue: **DESIGN**

scale(s): **1:200**

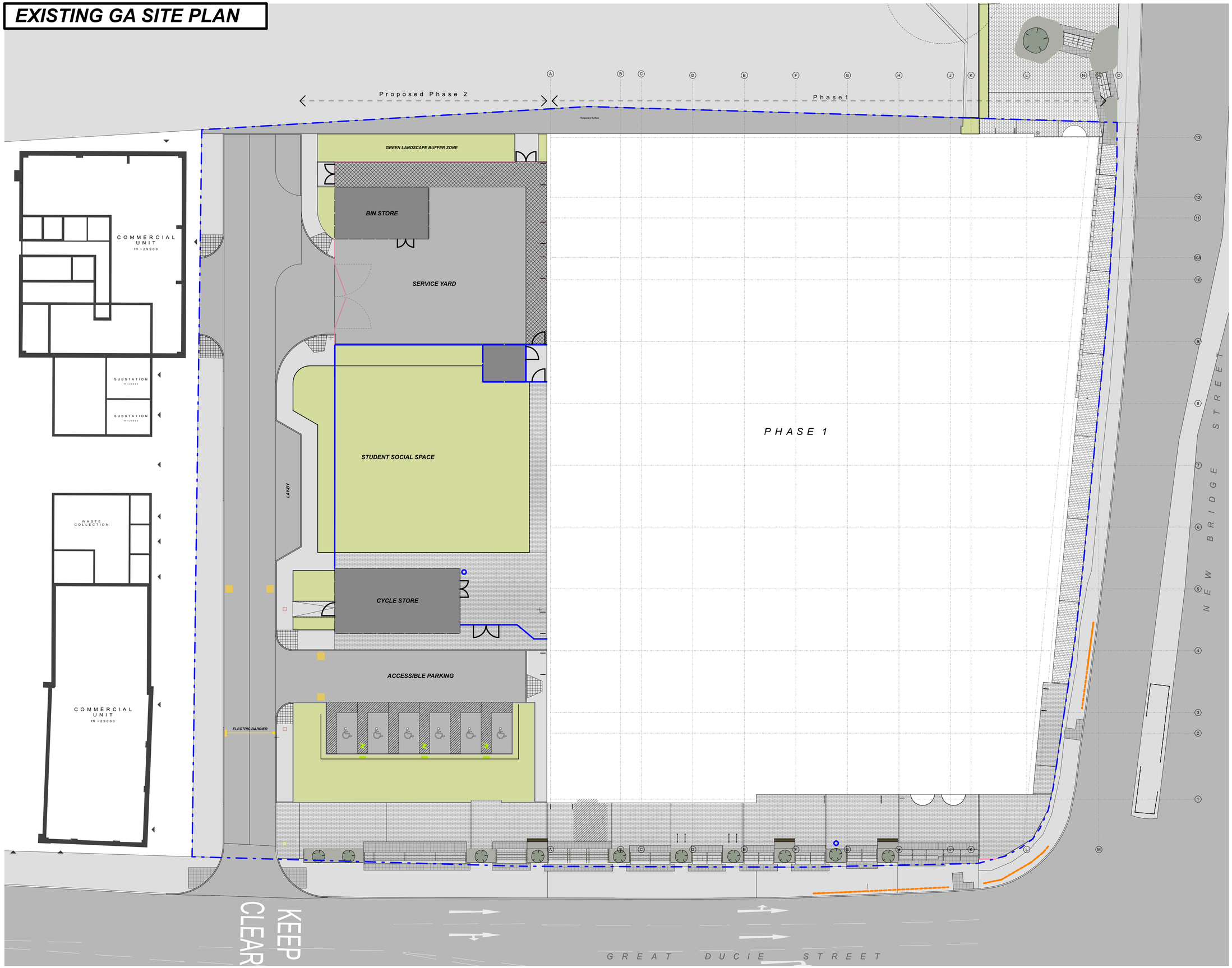
status : **S4** **SUITABLE FOR STAGE APPROVAL**

original paper size: **A1**

revision : **P11**

PRELIMINARY

EXISTING GA SITE PLAN



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North

Notes

rev	description	drawn	checked	date
P01	First Issue - Stage 3 Submission	TP	RM	18.11.22

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City Centre Phase 2

City Centre Site

-

The Manchester College

EXISTING SITE PLAN

project	originator	volume	level	type	role	number
CCPH2	BBA	ZZ	00	DR	A	1002

Originator project ref
21187

Purpose of Issue:
DESIGN

scale(s)
1:200

status : **S4**
SUITABLE FOR STAGE APPROVAL

original paper size
A1

revision : **P01**
PRELIMINARY