

**VALIDATION REPORT
THE ISLAND
MANCHESTER
BOWMER & KIRKLAND
VR-20376M-24-88
MARCH 2024**

IDOM



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Document Issue Record

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Lucy Hayes		Amy Jones	

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SECTION 1 INTRODUCTION

- 1.1 IDOM Merebrook (IDOM) have been instructed by Bowmer & Kirkland (B&K) to produce a validation report to allow the Condition 14b to be discharged which relates to the site known as “The Island” at 17-27 John Dalton Street, Manchester, M2 6FW.
- 1.2 The Phase 1 Preliminary Risk Assessment produced by Curtins, Ref:070298-CUR-00-XX-RP-GE-001, V02, dated 16 April 2021 states:

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.

- 1.3 The Planning Application Reference for the site is 130553/FO/2021 and correspondence received from Manchester City Council and the Environment Health Officer requiring further details are below:

- 1.4 Condition 14b (Risk Assessment) – Condition application reference CDN/23/0580:

“We require a validation report upon completion to address part b). It was found that there wasn’t any remediation or gas protection measures required but we will still require a validation report with details of the watching brief during the work and details of any unexpected contamination, actions taken etc or confirmation that there wasn’t any unexpected contamination and the site met with the conditions of the assessment.

As such, a verification report is required to discharge the condition.”

- 1.5 B&K have informed IDOM that there was no contamination found at the site and therefore no remediation strategy was written for the site. This validation report will discuss the evidence provided to IDOM by B&K in relation to Condition 14b to determine whether the condition can be discharged.

- 1.6 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.*

- 1.7 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.

- 1.8 All the information has been provided by B&K 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 B&K show that approximately 10,727 tonnes of material were removed offsite. A breakdown of the types of material are as follows:

- i.* Approximately 1110 tonnes as “inert” waste
- ii.* Approximately 2500 tonnes as “old pile arisings”
- iii.* Approximately 7000 tonnes as “old pile mat”
- iv.* Approximately 117 tonnes as “non-hazardous”

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 B&K 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 There was no topsoil imported onto site as the plans show there is no soft landscaping around the building or on the building as per the floor plans available on the Manchester City Council planning portal.

SECTION 3 CONCLUSIONS

3.1 IDOM have reviewed the information provided and are satisfied that the condition CDN/23/0580 can be discharged.

APPENDIX 1 ▪ Waste Transfer Notes

P.P. O'CONNOR

Committed To Excellence

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Conveyance Note

No 418661

Delivery Code

P1

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

Drivers Name

Vehicle Registration

Signature

Delivery/Collection Address

Date and Time

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

GROSS WEIGHT OF
VEHICLE

TARE WEIGHT OF
VEHICLE

NETT WEIGHT

Imported Materials

Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

CUSTOMERS SIGNATURE

STATE REASON FOR WAITING TIME

PRINT NAME

Conditions of Sale: It is essential that all of the written particulars entered above should be checked by the consignee
note once signed by the consignee represents formal acceptance of the materials in good order and condition, and/or
the removal off site of the waste produced, and subsequent complaints and or claims cannot be accepted by P.P.
O'Connor. All complaints, whatever in nature must be made to the driver of the vehicle and be confirmed in writing to
P.P. O'Connor immediate.

P.P. O'Connor's Terms and Conditions prevail at all times

P.P. O'CONNOR

Committed To Excellence

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Conveyance Note

No 417110

Waste Carriers Licence Number CBDU101751

Delivery Code

P1

Customers Name: PPO Job

Contract No:

Drivers Name

Vehicle Registration

Signature

Ryan Brown

MK21 BZU

Date and Time

Delivery/Collection Address

The Island
John Dalton ST
M/C/R

18/1/23

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non
Hazardous

Spoil -
Hazardous

Other - State

Old Piling Mat

GROSS WEIGHT OF
VEHICLE

31900

TARE WEIGHT OF
VEHICLE

12400

NETT WEIGHT

19500

Imported Materials

Description

Material

Recycled
Aggregate

Quarried
Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

CUSTOMERS SIGNATURE

STATE REASON FOR WAITING TIME

PRINT NAME

IKJE

Conditions of Sale: It is essential that all of the written particulars entered above should be checked by the consignee
once signed by the consignee represents formal acceptance of the materials in good order and condition, and/or
removal off site of the waste produced, and subsequent complaints and or claims cannot be accepted by P.P.
Connor. All complaints, whatever in nature must be made to the driver of the vehicle and be confirmed in writing to
Connor immediate.

Terms and Conditions prevail at all times

P.P. O'CONNOR

Committed To Excellence

Conveyance Note

No 420304

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code

P1

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

PPO

Drivers Name

Vehicle Registration

Signature

George Cook

ML19 XEH

GR Cook

Delivery/Collection Address

Date and Time

John Dalton St
M'cr

3-2-23

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

Muck Away

GROSS WEIGHT OF
VEHICLE

32000

TARE WEIGHT OF
VEHICLE

12500

NETT WEIGHT

19500

Imported Materials

Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

CUSTOMERS SIGNATURE

STATE REASON FOR WAITING TIME

PRINT NAME

IKG

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P.P.O'Connor's Terms and Conditions prevail at all times

P.P. O'CONNOR

Committed To Excellence

Barta Moss

Conveyance Note

No 419347

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code

Waste Carriers Licence Number CBDU101751		Contract No:	
Customers Name: <i>PPD JOB</i>			
Drivers Name	Vehicle Registration	Signature	
<i>O'CONNOR</i>	<i>MK2152P</i>	<i>[Signature]</i>	
Delivery/Collection Address		Date and Time	
<i>JOHN DARTON MCR</i>		<i>2/2/2023</i>	
Off Site Material Category		Weight	Tonne
Spoil - inert		GROSS WEIGHT OF VEHICLE	<i>32000</i>
Spoil - Non Hazardous			
Spoil - Hazardous			
Other - State			
<i>OLD PILE MAT</i>		TARE WEIGHT OF VEHICLE	<i>12400</i>
Imported Materials		NETT WEIGHT	<i>19600</i>
- Material	Description		
Recycled Aggregate			
Quarried Aggregate			
Other State			
TIME ON SITE		STATE REASON FOR WAITING TIME	
TIME OFF SITE			
WAITING TIME			
DAYWORK			
CUSTOMERS SIGNATURE		PRINT NAME	
<i>[Signature]</i>		<i>Niall</i>	

Conditions of Sale: It is essential that all of the written particulars entered above should be checked by the consignee note once signed by the consignee represents formal acceptance of the materials in good order and condition, and/or the removal off site of the waste produced, and subsequent complaints and or claims cannot be accepted by P.P. O'Connor. All complaints, whatever in nature must be made to the driver of the vehicle and be confirmed in writing to P.P. O'Connor immediate.

P.P.O'Connor's Terms and Conditions prevail at all times

M/A. Old Piling Mat
out
2

P.P. O'CONNOR

Committed To Excellence

Conveyance Note

№ 390101

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code

PORT SARFORD

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

PPo/Demo

Drivers Name

Vehicle Registration

Signature

Mc Joseph Brennan

MV18 FUY

Delivery/Collection Address

Date and Time

John Dalton Plmd

1 11 22

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

GROSS WEIGHT OF
VEHICLE

31.58

TARE WEIGHT OF
VEHICLE

12.30

NETT WEIGHT

19.28

Imported Materials

Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

STATE REASON FOR WAITING TIME

CUSTOMERS SIGNATURE

PRINT NAME

Mc Joseph Brennan

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P.P. O'CONNOR

Committed To Excellence

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Conveyance Note

Nº 390103

Delivery Code

Port Salford

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

Drivers Name

Vehicle Registration

Signature

Delivery/Collection Address

Date and Time

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

GROSS WEIGHT OF
VEHICLE

TARE WEIGHT OF
VEHICLE

NETT WEIGHT

Imported Materials

- Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

CUSTOMERS SIGNATURE

STATE REASON FOR WAITING TIME

PRINT NAME

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O'Connor. All complaints, whatever in nature must be made to the driver of the vehicle and be confirmed in writing to
P.P. O'Connor immediate.

P.P.O'Connor's Terms and Conditions prevail at all times

P.P. O'CONNOR

Committed To Excellence

Conveyance Note

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Nº 409437

Delivery Code

PORT SALFORD

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

PPO

Drivers Name

Vehicle Registration

Signature

Jason Ferguson

MV71 WJL

JA

Delivery/Collection Address

Date and Time

THE ISLAND

John Dalton St

30.11.22

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non Hazardous

Spoil - Hazardous

Other - State

Pile Arising

GROSS WEIGHT OF
VEHICLE

31970

TARE WEIGHT OF
VEHICLE

12500

NETT WEIGHT

19470

Imported Materials

- Material

Description

Recycled Aggregate

Quarried Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

STATE REASON FOR WAITING TIME

CUSTOMERS SIGNATURE

PRINT NAME

Jordon.

Conditions of Sale: It is essential that all of the written particulars entered above should be checked by the consignee note once signed by the consignee represents formal acceptance of the materials in good order and condition, and/or the removal off site of the waste produced, and subsequent complaints and or claims cannot be accepted by P.P. O'Connor. All complaints, whatever in nature must be made to the driver of the vehicle and be confirmed in writing to P.P. O'Connor immediate.

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P.P. O'CONNOR

Committed To Excellence

Conveyance Note

NR 401910

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code

P1

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

PPO

Drivers Name

Vehicle Registration

Signature

MARTIN MCKELM

M179 XEL

[Signature]

Delivery/Collection Address

Date and Time

John Dalton St
Deensgate MCR

22/11/22

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

Piling Caps

GROSS WEIGHT OF
VEHICLE

32000

TARE WEIGHT OF
VEHICLE

12000

NETT WEIGHT

20000

Imported Materials

- Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

STATE REASON FOR WAITING TIME

CUSTOMERS SIGNATURE

PRINT NAME

[Signature]

S JENNER

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P.P. O'CONNOR
Committed To Excellence

Port Selfad

Conveyance Note

Nº 403903

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code

CAUST

Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name:

PPO

Drivers Name

Vehicle Registration

Signature

ASHG

MC19XON

[Signature]

Delivery/Collection Address

Date and Time

John Dalton SE
MCR

11/11/22

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non
Hazardous

Spoil -
Hazardous

Other - State

odd pile away

GROSS WEIGHT OF
VEHICLE

31.940

TARE WEIGHT OF
VEHICLE

12.200

NETT WEIGHT

19.760

Imported Materials

Material

Description

Recycled
Aggregate

Quarried
Aggregate

Other State

TIME ON SITE

TIME OFF SITE

WAITING TIME

DAYWORK

CUSTOMERS SIGNATURE

STATE REASON FOR WAITING TIME

PRINT NAME

[Signature]

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P.P. O'CONNOR

Committed To Excellence

Argyle

Conveyance Note

No 402537

61 Mosley Road, Trafford Park
Manchester M17 1GJ

This material has been produced in accordance with P.P. O'Connor's
Protocol for the production of Recycled Aggregates

Delivery Code



Waste Carriers Licence Number CBDU101751

Contract No:

Customers Name: PPO

Drivers Name

Vehicle Registration

Signature

A. Frankland

MU71 WKS

[Signature]

Delivery/Collection Address

Date and Time

The Island
John Dalton St
Manchester

11/11/22

Off Site Material Category

Weight

Tonne

Spoil - inert

Spoil - Non

Hazardous

Spoil -

Hazardous

Other - State

Old 6F2

GROSS WEIGHT OF
VEHICLE

31700

TARE WEIGHT OF
VEHICLE

13000

NETT WEIGHT

18700

Imported Materials

- Material

Description

Recycled

Aggregate

Quarried

Aggregate

Other State

TIME ON SITE

0910

TIME OFF SITE

0945

WAITING TIME

DAYWORK

STATE REASON FOR WAITING TIME

Waiting for Banksman

CUSTOMERS SIGNATURE

[Signature]

PRINT NAME

TKO

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APPENDIX 2 ▪ Photographs



Plate 1: Contextual overview of site post demolition demonstrating the topography of the area with the northern perimeter fence.



Plate 2: Contextual overview of site post demolition from a viewpoint at the eastern perimeter fence.



Plate 3: Contextual overview of site post demolition showing the breakdown of waste material generated on site from a viewpoint of the western perimeter fence.



Plate 4: The northern perimeter fence of the site and rubble with damaged concrete in the foreground.



Plate 5: Contextual overview of site post demolition displaying the proximity of local buildings and waste generated from a viewpoint on the eastern perimeter fence.



Plate 6: View of pits created from demolition and waste including reinforced concrete, rubble and wiring from a viewpoint on the western perimeter fence.



Plate 7: Contextual overview of site post demolition showing the vehicles used.



Plate 8: Contextual overview of site post demolition with further vehicles.



Plate 9: Contextual overview of site post demolition demonstrating safe practise through the wetting of dust.



Plate 10: Contextual overview of site post demolition demonstrating safe practise through the wetting of dust from a northern view point.



Plate 11: Contextual overview of the site from a southern viewpoint.



Plate 12: View of vehicles used during demolition showing the terrain and the surrounding buildings.



Plate 13: The angle of the site in comparison to perimeter wall.



Plate 14: Contextual overview of site post demolition demonstrating safe practise through the wetting of dust.



Plate 15: Some of the waste generated through demolition including concrete, wiring and metal rods.



Plate 16: Contextual overview of the site showing rubble and vehicle used in demolition and waste removal.



Plate 17: Contextual overview of site with vehicle used from a southern viewpoint.



Plate 18: View of the northern perimeter fence with old foundations and rubble.

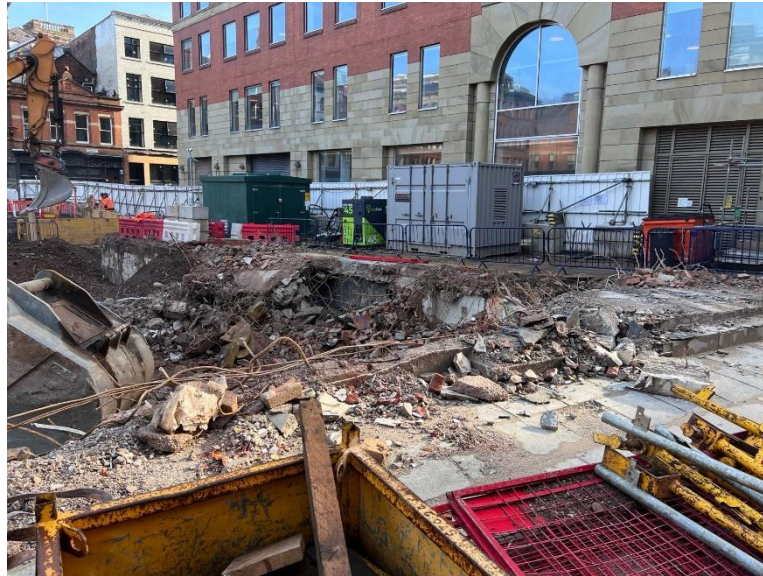


Plate 19: The waste generated from demolition in proximity to eastern perimeter fence.



Plate 20: Vehicle used in waste removal within pit.



Plate 21: Southern perimeter fence with the generated waste.



Plate 22: Western perimeter showing wetting of dust with waste removal.



Plate 23: Waste generated from demolition with vehicles shown.



Plate 24: Contextual overview of site from eastern perimeter fence.



Plate 25: A view from the western perimeter fence showing the pit created from demolition with waste and the northern perimeter fence.



Plate 26: A view of the eastern area of the site with vehicles used in demolition and waste removal.



Plate 27: Waste generated from site including concrete, reinforced concrete, bricks and various forms of rubble.



Plate 28: Contextual overview of site displaying foundations.



Plate 29: Foundations of pavement.



Plate 30: Contextual overview of site.



Plate 31: Contextual overview of site.



Plate 32: View of ground at site with vehicles used in waste removal.



Plate 33: View of steel rods being inserted into ground.

IDOM

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