



Rochdale Road Site Completion Report

Job Number
LKC 24 1033

Report Date
9th April 2026

Client
GMI Construction Group



www.thelkgroup.com

Ground Investigation | Land Remediation | Project Management



LK CONSULT

DOCUMENT QUALITY ASSURANCE

Site Address	Land at Rochdale Road, Manchester, M4 4HT.
Report Title	Tank Removal Validation Report
Job Number	LKC241033
Client	GMI Construction Group Ltd

Revision	0	Date of Issue	09/04/2026
Document Ref:	LKC241033-D1-TRR-Rochdale Road R0		
Status	Final		
Written By	Michael Berry		
Approved By	Rachel Peart		

DISCLAIMER

This report has been prepared by LK Consult Ltd (LKC) who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant, experienced in preparing reports of a similar scope.

However, to the extent that the report is based or relies upon information contained in records, reports or other materials provided to LKC, which have not been independently produced or verified, LKC gives no warranty, representation, or assurance as to the accuracy or completeness of such information.

This report is issued on the condition that LKC will not be held liable for any loss arising from ground conditions between sampling points (i.e., boreholes/trial pits/hand augers/surface samples) which have not been shown by the sampling points or related testing carried out during the investigation, nor for any loss arising from conditions below the maximum depth of the investigation. Opinions on such conditions, where given, are for general guidance only.

Other works including inter alia hotspot removal, drainage, soil texture, nutrients, permitting, invasive species management and geotechnical requirements are out with this scope and should be dealt with by others.

This report is prepared solely for the benefit of the client named above. It may not be relied upon by or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance, and regulatory approval until all invoices have been settled in full.

Those using this information in subsequent assessments or evaluations do so at their own risk.

TABLE OF CONTENTS

1.	Introduction.....	3
1.1.	Summary of Previous Work	3
1.2.	Summary of Required Validation Work.....	3
2.	Service Entry Pipes.....	4
3.	Unexpected Contamination	5
4.	Disposal Tickets	5
5.	Conclusions	5

Figures

Figure 1 – Site Location and Boundary Plan

Figure 2 – Proposed Development Plan

Appendices

Appendix A – Photographs of Completed Site

Appendix B – Photographs of the Installed Potable Supply Pipe

Appendix C – HSE Licence to Undertake Work with Asbestos

Appendix D – Waste Disposal Tickets

Appendix E – References

1. Introduction

LK Consult Ltd (LKC) has been commissioned to provide a Site Completion Report for Rochdale Road, Manchester.

A summary of the site details is presented in Table 1-1. Figure 1 indicates the site location and boundary plan. Figure 2 indicates the proposed development.

Location	End of Rochdale Road, to the south of Dyche Street, Manchester. Centred at approximate National Grid Reference 384540E, 398990N.
Area	1,300m ² .
Current Land Use	Active construction site. Demolition of main office building has taken place. Groundworks are being undertaken.
Proposed Development	Nine storey hotel building.

Table 1-1: Summary of site details.

The aim of the Site Completion Report will be to demonstrate to the Local Authority that the site has been suitably remediated in line with the Remediation Statement and in accordance with the National Planning Policy Framework (NPPF)¹, the site is 'suitable for use' for the proposed development.

The Site Completion Report should be sufficient to satisfy Contaminated Land Condition 5b. Details are provided in the following Sections.

Photographs of the finished site are provided in Appendix A.

1.1. Summary of Previous Work

The following reports have been undertaken for the site:

- Preliminary Risk Assessment (PRA) Report, undertaken by LKC in May 2020 (ref: LKC 20 1328)
- Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy was undertaken by LKC in June 2020 (ref: LKC 20 1328-02).
- Tank Removal Validation Report, undertaken by LKC in April 2026 (ref: LKC241033-D1-TRR-Rochdale Road R0).

It is assumed that the findings of the above reports have been agreed by Manchester City Council.

1.2. Summary of Required Validation Work

Based upon the findings of the above the following validation was required:

- Removal of the underground storage tanks and confirmation that no further contamination was identified following removal of the tanks, including the results of validation samples.
- Confirmation all in-ground structures were grubbed up during groundworks.
- Provision of waste transfer documents.
- Information on the installation of protective pipes.
- Details of any unexpected contamination identified on site, suitably risk assessed / validated.

Although the Remediation Strategy details 150mm cover of topsoil is required in soft landscaped areas, no soft landscaping has been included in the final build as shown in Figure 2. Therefore, no testing of imported soils or depth validation testing has been undertaken.

The above is detailed in the following Sections.

2. Underground Tank Removal

LKC attended site between the 9th and 12th September 2024 to supervise and validate the removal of 4no. Underground storage tanks located in the centre of the site.

The validation report can be found under a separate cover (LKC 24 1033-D1-TRR-Rochdale Road, Manchester R0) dated 9th April 2026.

The tanks were successfully removed and surrounding soils validated, proving no further contamination was present. No additional action was deemed necessary.

3. Grubbing Out of In-Ground Structures

LKC understands that all in-ground structures were grubbed up to allow for piling of the site to take place. Photographs of the site during groundworks are presented in Plate 3-1 below.



Plate 3-1: Photographs of groundworks at the site, including grubbing out of in-ground structures and piling operations.

4. Service Entry Pipes

A United Utilities (UU) Risk Assessment was undertaken for the site by LKC. Naphthalene (treated as a VOC) is above the threshold for PE pipe in several locations (5no. locations at max. concentration of 3.60mg/kg). Made ground with elevated naphthalene extended to within water pipeline depth range even when sample is tested from above that depth. Therefore, standard issue water pipes were not considered suitable and PE barrier pipe was recommended.

LKC understand that Protecta-Line pipe (barrier pipe) has been installed at the site. LKC considers the potable pipework is suitable. Photograph showing the installed pipework is provided in Appendix B. LKC understand that UU have signed off the site.

5. Unexpected Contamination

LKC understand that buried asbestos containing material (ACM) was encountered during development works.

LKC understand that an Asbestos Management Plan was in place at the site prior to development starting. Upon discovery of the ACMs, a licence to undertake work with asbestos was requested from and approved by Health and Safety Executive (HSE) (licence number: 102305482).

10no. bags of chrysotile cement debris (<10%) were removed from site following the procedure set out in the Method of Work submitted by Bradley Demolition to HSE. The ACMs were sent to Waste Wave Ltd, White Farm, Wilton Lane, WA3 4BA. A copy of the licence document is presented in Appendix C.

Due to the site being entirely hardstood, LKC consider there to be no pathway for asbestos to affect site end users. No further action is needed with regards to direct contact risk (PL1).

No other unexpected contamination was encountered during the works.

6. Disposal Tickets

Approximately 8,050m³ of soil went offsite to a licenced landfill by W Maher & Sons. Selected tickets have been provided in Appendix D as an example.

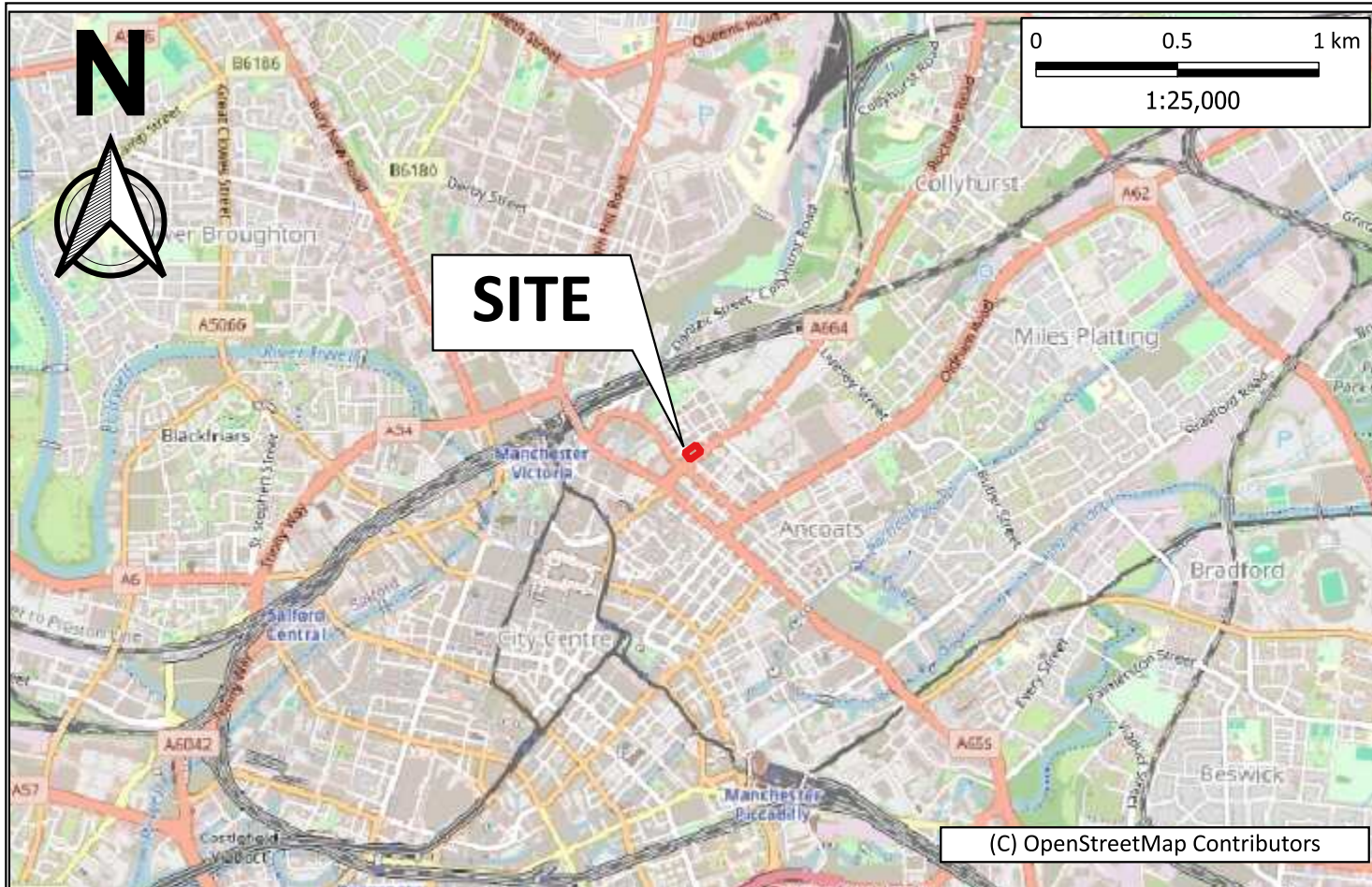
7. Conclusions

LKC consider that the work onsite to date has been validated in accordance with the agreed Remediation Strategy.

Based on the above information LKC considers the Rochdale Road, Manchester development site is 'suitable for use' for a commercial development.

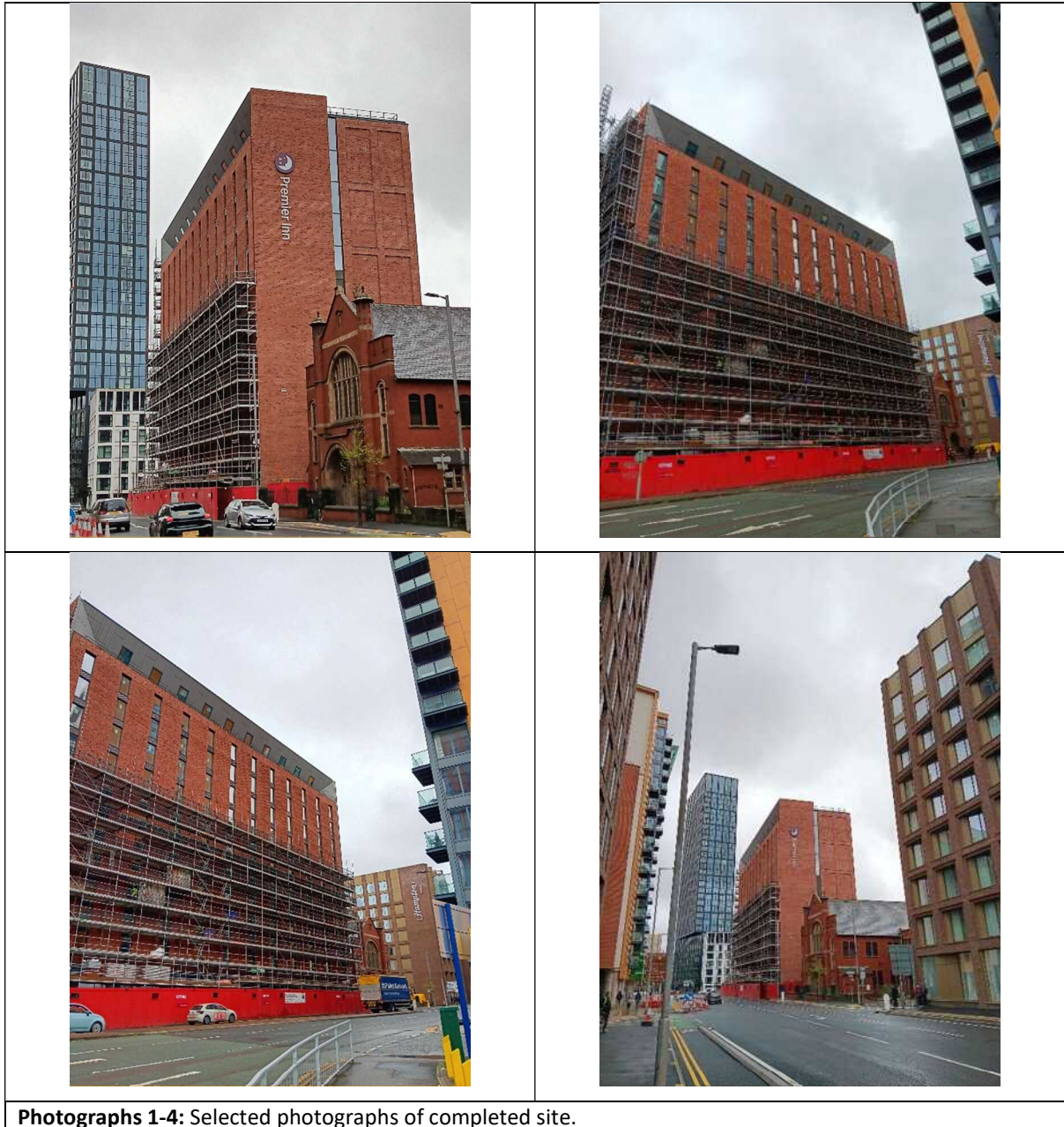
LKC considers there is sufficient information to discharge the outstanding contaminated land planning Condition 5b by Manchester City Council.

Figures



Client: GMI Construction Group				Title: Site Location & Boundary Plan		 LK CONSULT	
Site: Rochdale Road, Manchester				Scale (see scale bar): 1:25,000 & 1:1,000 @ A4			
Job No.: LKC241033		Drawn By: MB	Checked By: RP	Drawn: Apr 2026	Figure: 1		

Appendix A – Photographs of Completed Site



Photographs 1-4: Selected photographs of completed site.

Appendix B – Photographs of the Installed Potable Supply Pipe



Photograph 1: Supply pipe installation.

Appendix C – HSE Licence to Undertake Work with Asbestos

Licence to undertake work with asbestos

Licence Number 102305482

The Health and Safety Executive, in pursuance of the powers conferred on it by the Control of Asbestos Regulations 2012, licences

**Bradley Demolition Limited
Bradley House
Kent Street
PRESTON
Lancashire
PR1 1PE**

(“the licensee”)

to undertake work with asbestos subject to the conditions below. The licence is granted from **12 July 2023** and shall remain valid until **11 July 2026** unless revoked in writing by an authorised Person.

CONDITIONS

1. This licence or a copy thereof, should be made available on request by the licensee for inspection by any person to whom the licensee submits a tender or quotation for work with asbestos and shall be available for inspection at all worksites.
2. The licensee shall give notice in writing of the work to the appropriate HSE or local authority office at least 14 days before the work is commenced, or such other period as the authority will allow. The notice shall specify the type of work to be carried out, the likely duration of the work, the address of the premises at which the work is to be carried out and the date of commencement of the work activity. The enforcing authority must be informed in writing as soon as possible if this information changes. This condition will only apply to licensable work with asbestos as defined in Regulation 2 of the Control of Asbestos Regulations 2012 or when the licensee hires out employees (at operative level) to other licensees.
3. (a) Prior to submitting the notice of work required by Condition 2 the following documents shall be prepared by the licence holder:
 - i) a suitable and sufficient written statement of the plan of work to be used.
 - ii) a suitable and sufficient written specification for the equipment for the protection and decontamination of those engaged in asbestos work and also for the protection of other persons, as appropriate to the work.(b) The licensee shall, on request by HSE and/or the local authority provide copies of the documents referred to in 3(a) and/or allow inspection of those documents as required.
(c) Work carried out under the notice of work required by Condition 2 shall be carried out in accordance with the suitable and sufficient plan of work and the equipment, as specified in (a) (i) and (ii).

The plan of work and written specification must be provided on request and be available at the time of notification.

Signature

A person authorised by the Health and Safety Executive to act in that capacity

Name: **Tariq Khan
H M Inspector of Health & Safety
Asbestos Licensing Unit**

Date: **06 June 2023**

The Hazardous Waste Regulations 2005: Consignment Note

PART A Notification details

- 1 Consignment note code: Bradley/51482
- 2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
Premier Inn, Rochdale Rd.
Manchester.
M4 4HZ
- 3 The waste will be taken to (name, address and postcode):
Waste Wave LTD.
White Farm, Wilton Ln. WA3 4BA
- 4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
N.A

PART B Description of the waste
If continuation sheet used, tick here ☐

- 1 The process giving rise to the waste(s) was: Demo
- 2 SIC (2007) for the process giving rise to the waste: 39.001
- 3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
<u>Cement Debris</u>	<u>170605</u>		<u>Hazardous</u>	<u><10%</u>	<u>Solid</u>	<u>HP7</u>	<u>Open Transport</u>
			<u>by EWC</u>				

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
<u>170605</u>	<u>2590</u>	<u>Asbestos Chrysotile</u>	<u>9</u>	<u>3</u>	<u>Double Bagged.</u>

PART C Carrier's certificate
PART D Consignor's certificate
(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

11 Carrier name: Bradley Demolition LTD.

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

BDL, Kent Street, Preston, PR1 1PE

2 Carrier registration no./reason for exemption:

CBDU 58 666

3 Vehicle registration no. (or mode of transport, if not road):

Signature

Date

Time

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

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.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

As Part C.

Signature

Date

Time

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)

1 I received this waste at the address given in A3 on: Date

Time

2 Vehicle registration no. (or mode of transport if not road):

Name:

3 Where waste is rejected please provide details:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

I certify that waste permit/exempt waste operation number:

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature

Date

Time



BRADLEY DEMOLITION LTD

complete service in demolition and deconstruction

Statement of cleanliness after non licensable acm removal

(Bradley Copy to be retained within site file)

Site:	PREMIER INN, NORTHERN QUARTER, MANCHESTER, M4 4HZ
Date:	21. 8. 24
Supervisor:	[REDACTED]
Acms removed:	CEMENT DEBRIS
Areas inspected and free of visible traces of dust and debris:	CEMENT DEBRIS REMOVED FROM PILE OF RUBBLE & SOIL AS REASONABLE PRACTICE.

I am satisfied that the above acms were removed, the areas were cleaned thoroughly and can be returned to their normal state.

Name (Inspector):	[REDACTED]
Date:	[REDACTED]
Signature:	[REDACTED]

This form must be completed prior to leaving site and after a thorough visual inspection of the work area ensuring that all work tasks have been completed.

Where a client is present a copy will be left with them for their records.

HOLD POINT 07		Date:
	Are the transit & waste to the waste loader to works vehicle	Supervisors Signature:
		Date:

SCOPE OF WORKS & METHOD	<u>SCOPE / DESCRIPTION OF WORKS</u>			
	IS PRE CLEANING PROCEDURE REQUIRED?:	YES:		NO: ✓
	ARE ADDITIONAL MEASURES NECESSARY FOR WASTE AND TRANSIT ROUTING PRIOR TO COMMENCEMENT OF WORKS?	YES:		NO: ✓
	NB: IF EITHER QUESTION ABOVE ANSWERED YES, SPECIFIC DETAILS OF ARRANGEMENTS MUST BE PROVIDED WITH DESCRIPTION OF WORK METHOD BELOW.			
	<u>METHOD OF WORK</u>			
	• Upon arrival to site, contact Site Manager, and attend site induction within site office/welfare area. Bradley Project Manager will then deliver the site specific plan of work and risk assessment. Waste daily plan right carried out each day. • Wash Station set up next to the area. • The work area will be cordoned off using barrier tape, temporary barriers and warning signs posted. • Water supply for the works will be via standpipes / water bowser with containers being utilized to fill the spray bottles. Power for the works will be taken from a 1 x 4 kva Generators • Operatives will wear white overalls, or a nasal half mask, protective gloves, headwear (as required) and footwear during all works. • To avoid repetition, all waste removed from the works enclosure will be bagged using red asbestos bags within the working area (Max approx. 20kg per bag). They will be then cleaned using cloths soaked in suppressant and H type vacuum cleaner. Where parcels are formed they will be done so using 1000gauge polythene and pcl tape and they will have asbestos warning tape attached to the outside to denote their hazard content. Waste bags will then be moved along the designated waste route to the designated waste compartment of works vehicle prior to transfer to licensed transfer station/landfill.			

--

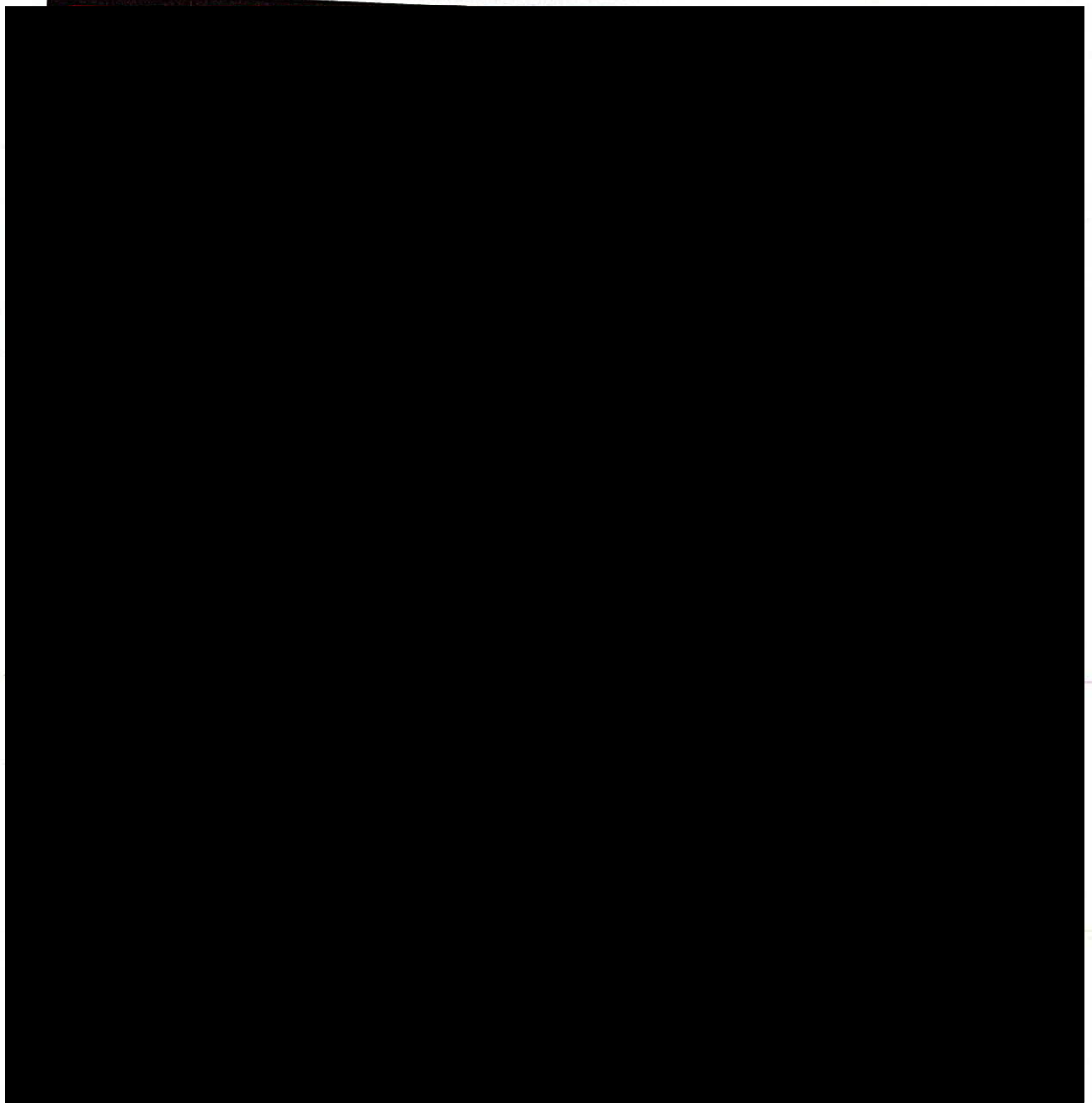
METHOD OF WORK (CONTINUED)

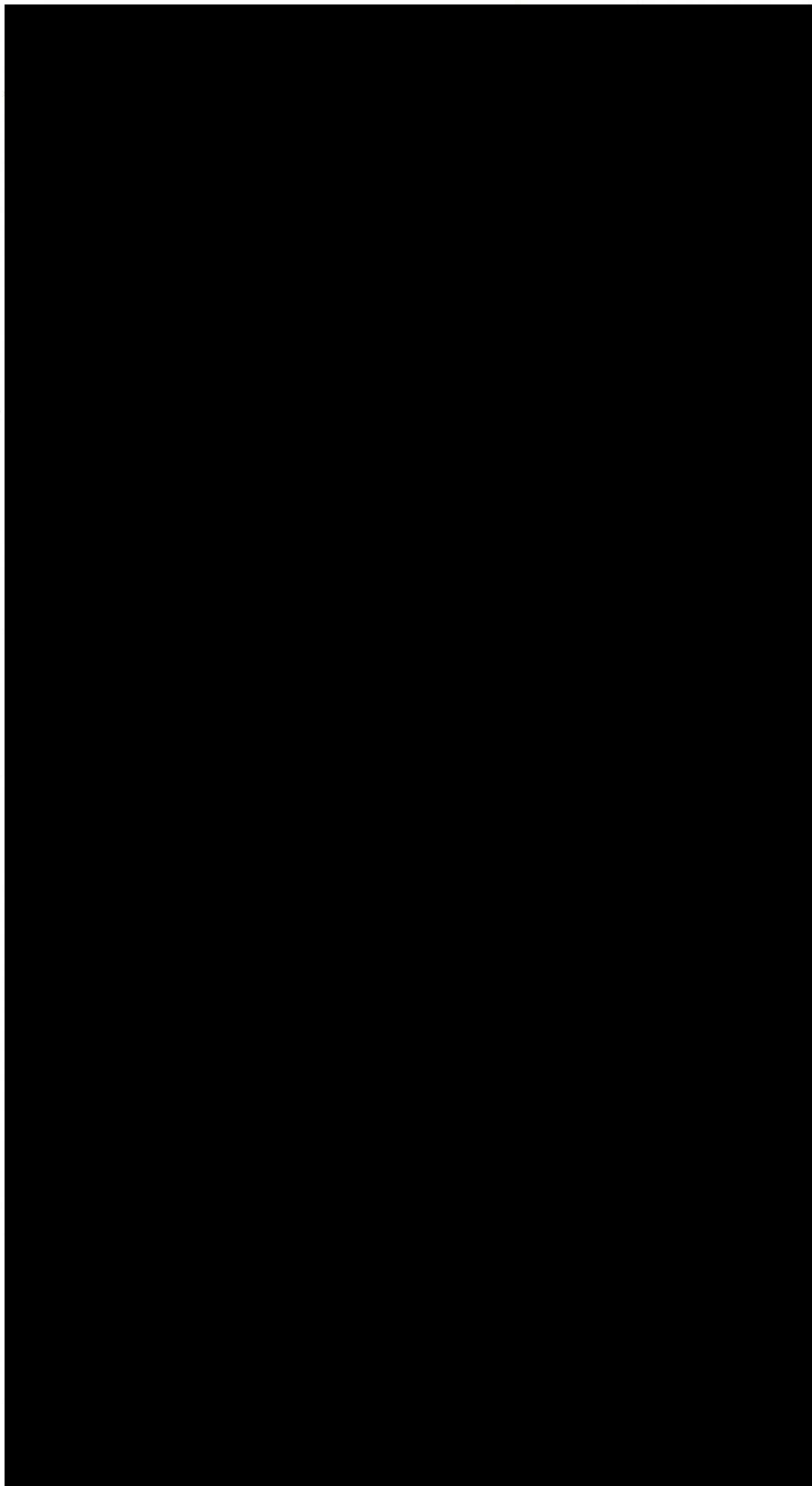
Removal of Asbestos Debris to the ground Controlled Conditions

- The asbestos is in the form of asbestos containing debris to the soil small amount 10 bags.
- Form a respirator zone and delineate the works area by the use of barriers and/or barrier tape and post suitable warning signs. Restrict access to suitably trained personnel only.
- Post warning signs.
- Waste into red and clear bags and transit to waste compartment of works vehicle.

Removal

- Using a low pressure sprayer suppress (5 mins). Spray the area to be removed.
- Using the handheld shovels remove the small amount off loose acms, pick through the asbestos and removed as hazardous waste.
- Once the ACMs has been removed the area will be fine cleaned using h type vacuum cleaners with operatives working systematically from one end to the other as previously described.
- Supervisor will inspect the working area during the works and prior to the issue a statement of Cleanliness and a reassurance test.





Score report

Health, safety and
environment test



Test title: Test for Operative
Candidate: James Field
CITB testing ID: CITB003686579
Date tested: 14 February 2011
Test centre: 48973
Result: Pass

Maure Dawe
Project Coordinator

Feedback

Congratulations, you have passed this test

Listed below are the areas where you have not answered all of the questions correctly. It is strongly recommended that these areas are revisited to ensure you have the full breadth of knowledge, even though you have passed your test.

- Health and welfare
- Electrical safety, tools & equipment

Next step: carry on learning

The Health, safety and environment test is an important step in the process towards competency in health and safety, but it is not the end of the process and there are many questions we did not ask you today, so make sure that you strive to keep your knowledge up-to-date.

Next step: apply for a card

A Health, safety and environment test pass is often a necessary requirement when applying to join a construction industry card scheme. Different schemes exist in different trades and professions. Membership of a relevant scheme helps you prove that you can do your job, and that you can do it safely. Access to construction sites may require a relevant scheme card.

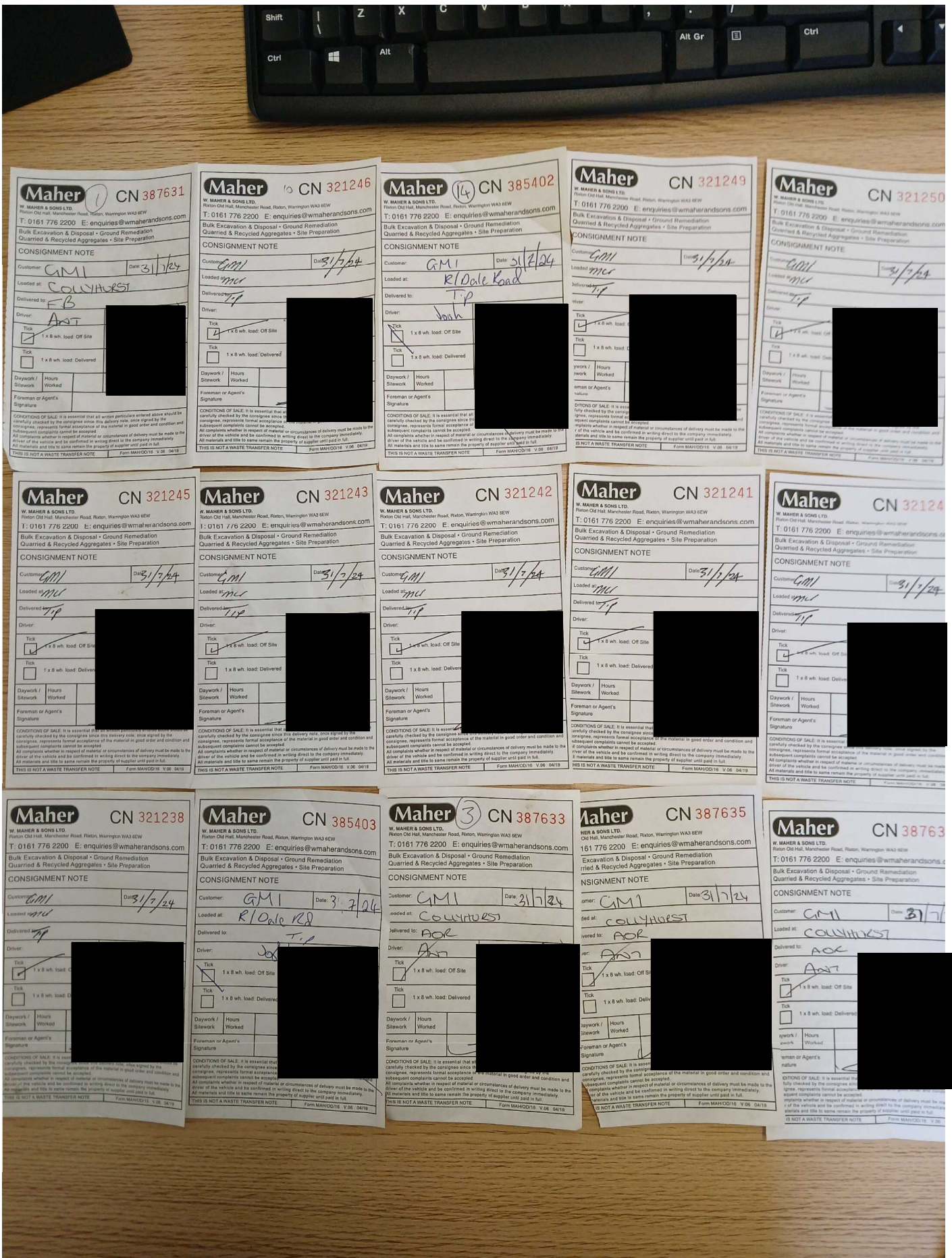
Once you have passed your test, you should, if you have not done so already, consider applying to join the relevant card scheme. However, please be aware that you may need to complete further training, assessment and/or testing to meet their specific entry requirements.

To find out more about many of the recognised schemes you can:

- go online at www.citb.co.uk/cards-testing
- telephone Construction Skills Certification Scheme (CSCS) on 0344 994 4777
- telephone Construction Plant Competence Scheme (CPCS) on 0844 816 7274
- telephone Construction Industry Scaffolders Record Scheme (CISRS) on 0844 816 7220
- telephone Joint Industry Board for Plumbing and Mechanical Engineering Services (JIB-PMES) on 01480 476 925, or Scottish and Northern Ireland Joint Industry Board (SNJIB) on 0131 556 0600

Continue your construction training with Plant, Health and Safety or Scaffolding courses from National Construction College - first-class instruction in more locations than any other training provider in the UK. Get FREE professional advice and find the right training and funding for you. Visit www.citb.co.uk/training or call 0344 994 4433.

Appendix D- Waste Disposal Tickets



Appendix E - References

¹ DCL (2024). "National Planning Policy Framework." Department of Communities and Local Government.

Based across the UK with offices
in Manchester, Swindon and
Glasgow.

Manchester (Head Office)

Unit 29
Eton Business Park
Eton Hill Rd, Radcliffe
M26 2ZS

0161 763 7200
info@thelkgroup.com

Manchester (Ancoats Office)

84 Silk Street
Ancoats
Manchester
M4 6BJ

0161 763 7200
info@thelkgroup.com

Glasgow

Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

0141 773 6269
info@thelkgroup.com

Swindon

39 Bowman House Business Centre
Bowman Court
Whitehill Lane
Royal Wootton Bassett
Swindon
SN4 7DB

01793 987390
info@thelkgroup.com



LK GROUP