

CR CONSTRUCTION BUILDING LIMITED.

Address: Charter Street Mission, 142 Dantzic Street, Manchester, M4 4DN



Project: Red Bank NT02, Dantzic Street, Manchester, M4 4HF

Planning Permission Reference: 136814/FO/2023

Condition: 11 – Construction Phase Plan

Included within this submission is the document showcasing the construction phase plan for the Red Bank NT02 on Dantzic Street, Manchester.

Documents

Construction Phase Plan

4328-ROC-ZZ-XX-RP-ES-P2-101 R5

RSK Document 11834 R02 (04)

Well Point Location Plan

Construction Phase Plan Ground Remediation Statement

Phasing Boundaries - The phasing boundaries for the construction of the project have been determined through splitting the relevant spaces and buildings allowing for space to undertake the works of each project and for them to become operational at the time of completion while works on other phases continue. Once the construction phase begins the site for the NT02 works will be hoarded as a barrier between the ongoing enabling works and the main construction works. This will result in one of the well points (RBH504) being within the next phases area but no restrictions will be in place for the continued monitoring of this well point.

Remediation Documentation - The site for the construction of NT02 is currently being remediated as a part of the enabling works with the site investigation and remediation strategy provided for reference.

Remediation Progression - At the time of the enabling working being completed and CR UK beginning the construction phase the key objectives of the Remediation Strategy (RSK Document 11834 R02 (04)) will have been completed and subject to LPA/EA/EHO agreement via reporting of an 'Interim Verification Report' (4328-ROC-ZZ-XX-RP-ES-P3B101) and we will have had the partial discharge of Planning Condition 18.

The TCE soil contamination will have been removed/remediated at this time, although trace levels of contamination, particularly along the site boundary may still exist. The ground water is being treated using Insitu Chemical Reduction (ISCR). This treatment work has been completed and is subject to ongoing monitoring to validate achievement of remedial targets. Monitoring will continue into the construction phase with monitoring points outside the footprint of the building. These selective boreholes outside the footprint of the building will be maintained, protected and decommissioned during the relevant construction phase with all others decommissioned prior to the main construction works taking place.

Residual soils retained on site are typical brown field soils and will contain trace elements of heavy metals, asbestos and TPH's. Reference to the site investigation and remediation strategy will be made for ongoing site contamination risks and mitigations during the main construction period.

Water Monitoring Well Points – The Well Points that are to be retained or decommissioned prior to the main construction phase works are shown on the Well Points Location Plan as a part of this submission. The well points that are retained within the footprint of the building during the piling works will be protected using concrete manhole rings to avoid any damage being caused to them before they are decommissioned and those outside the footprint will be protected in the same way to reduce the risk of damage from general site works.

Validation Requirements and Obligations During Main Works - As a part of the construction phase we will be responsible for providing to the planners the final validation report at the end of the project that will include the final ground water remediation following the conclusion of the ground water remediation works as well as the works undertaken for the protection of the building such as the gas membrane installation etc.

Main Works On Site Discovery Strategy - During the groundworks period of the construction phase, piling, foundations, drainage etc, as the main contractor, we will have in place inspections, testing and reporting strategies that will ensure that any contaminated materials that are unearthed will be responded to correctly. If contaminants are found that highlight deterioration of the ground quality additional remediation of the ground might be required and the strategy to undertake these additional works will be determined based on the findings of the sampling.