GeoAssist Limited
Civil, Environmental & Geotechnical

Client:
Renaker Build Limited
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Architect/Consultant
Desimone Consulting Engineering
Suite 3, Unit 8
Pennine Industrial Park
Valley Road
Hebden Bridge
HX7 7BZ

Remediation Strategy & Deployment Plan

Plot E1 & E2 Great Jackson Street, Manchetser

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

[redacted]

December 2025

Site Ref: 6180/VTE-RSDP v1.00

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Remediation Strategy and Deployment Plan

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Appendices

A1. Site plan & exploratory hole locations

A2. Proposed plan

A3. Approximate basement excavation extent

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M4 6BB

Architect/Consultant

Remediation Strategy and Deployment Plan

1. Introduction

This report contains the details of the Remediation Strategy and Deployment Plan to be undertaken at the development site at Plot E1 & E2 Great Jackson Street, Manchetser.

The work was commissioned following the acceptance of the quotation and an instruction to proceed issued by the Client, Renaker Build Limited in 24th March 2025.

The purpose of this report is to provide adequate detail to ensure that where possible identified risks are mitigated or managed to an appropriate level for the intended land use following the conclusions of:

- A Geo-environmental Phase II Report by GeoAssist Limited referenced 6180 VTE.

The approximate grid reference for the centre of the site is 383310, 397310. The area of the Site is outlined with a solid red line on the Site plan in Appendix A1. The positions of exploratory holes are also indicated on the plan.

2. Description of the Site

2.1 Present

The site is a brownfield site located on an area of land between Owen Street and Great Jackson Street on the southwestern edge of Manchester City Centre. The site is rectangular in shape and covered by concrete hardstanding over its entirety. There are no buildings on the site and the southern half of the site is presently used as a construction storage yard for the Contour development (Plots F1 & F2) to the south and southeast. A small <1500 litre double bunded diesel tank present in the centre of the site and is used to refuel plant associated with the adjacent construction site. No particular evidence of spillage or leakage has been noted on the ground in the area. Elsewhere, floor slabs and cutoff columns from previous site warehouse uses are evident at locations across the site. The Northern half of the site is presently used as a Padel sports and leisure facility.

The topography of the site is flat and level and meets Owen Street at road level and Great Jackson Street. The site boundary is formed by a gravel surfaced carpark to the north, Owen Street to the east beyond which is the recently established Deansgate Square development, the ongoing Contour Development to the south and Great Jackson Street to the west beyond which is situated the Renaker Marketing Suite and the recently

completed Blade and Three60 developments.

2.2 Proposed

It is understood that the development for Plots E1 & E2 incorporates:

- The demolition and removal of all structures on site.
- Crown Street Phase 3 will be a residential development comprising of four towers totalling circa 1666 apartments. The towers will consist of unitised curtain walling to the main towers with a brick clad podium inclusive of residential space, commercial space, amenity space, landscaping and public realm as well as 2-3 levels of Basement Car Parking. The scope of this report encompasses the development of Towers E1 and E2.
- Tower E1 of Crown Street Phase 3 will provide circa 451 Apartments over circa 46 floors and will utilise a multi-level podium, Residential Amenity, Concierge and residents below ground car parking
- Tower E2 of Crown Street Phase 3 will provide circa 451 Apartments over circa 46 floors and will utilise a multi-level podium, Residential Amenity, Concierge and residents below ground car parking.
- The ground floor will be uses in a commercial capacity with retail units, concierge space, plant rooms and bin stores.

It is understood that the proposed construction will be achieved by removal of the made ground/drift material across the entire site down to, and in to, competent bedrock with foundations formed directly onto the bedrock.

The excavations will be supported by contiguous bored piling around the majority of site area with the contiguous bored piling along the south side of the site already installed as part of the development of Plot F1 Jackson Street. It is anticipated that the majority of the basement foundations will be located below the current groundwater level present within the sandstone bedrock in this area. The foundations for the main structure will also be located below the existing groundwater level.

Preliminary Information supplied by the Clients Engineer indicates that the proposals comprise reinforced concrete raft foundations 2.5m thick for the Tower blocks to be constructed on this site along with a ground floor and 3 basement levels throughout and are summarised below.

Table 2.2 Major Structure Foundation Summary

	Size Nominal	Top of Concrete	Depth of concrete	Formation Level	Notes
E1 & E2 Tower Rafts	47m x 20m E1 & E2 similar	23.20mOD	2500mm	20.70mOD	Raft Foundations for E1 & E2 similar
B3 Podium Level Pads	3m x 3m	23.00mOD	750mm	22.25mOD	
B3 Level Slab	400mm thick	23.60mOD	400mm	23.20mOD	

3. Review Of Previous Reports

The following site investigation reports and advice notes are known to have been produced for this site and have been referenced where considered appropriate. A brief description of the information contained within is also provided.

Author	Date	Ref	Title / description
GeoAssist Ltd	July 2025	6180/VTE PCLRA v1.00	Phase I Preliminary Contaminated Land Risk Assessment & Desk Based Study to inform intrusive works on Plot E1 & E2
GeoAssist Ltd	July 2025	6180/VTE CLRA v1.00	Phase II Contaminated Land Risk Assessment Plot E1 & E2 including Ground Gas Risk Assessment
GeoAssist Ltd	July 2025	6180/VTE GIR v1.00	Ground Investigation Report Plot E1 & E2
GeoAssist Ltd	August 2025	6180/VTE GDR v1.00	Geotechnical Design Report. Plot E1 & E2

4. Conceptual Model

The conceptual model as originally presented within the GeoAssist Phase II report referenced in Section 13 is presented in table 1.0 below:

Table 1.0 Conceptual site model

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
	Previous & Present ON SITE Land uses:			
1. Terraced Housing (potential infilled cellars)	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk** **(Ciria C665)**	Low levels of Carbon Dioxide <5%v/v	Vertical and Lateral Migration	Site Users Future Buildings & Services
2. Commercial Warehouse Units	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk** **(Ciria C665)**	Low levels of Carbon Dioxide <5%v/v	Vertical and Lateral Migration	Site Users Future Buildings & Services
	Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:			
3. Fuel Station (shown as garage) Site Redeveloped under Temporary LPA planning permission	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk** **(Ciria C665)**	Low levels of Carbon Dioxide <5%v/v	Vertical and Lateral Migration	Site Users Future Buildings & Services
4. Iron Works & Foundry becomes Automobile Engineering Works then Car Park *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk**	None Site Redeveloped	Vertical and Lateral Migration Groundwater Inhalation	Site Users Future Buildings & Services
5. Reservoir & Corporation Yard *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk**	None Site Redeveloped	None	Site Users Future Buildings & Services
6. Timber Yard	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk**	None	None	Site Users Future Buildings & Services
7. Cotton Mills	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Commercial end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
	Gas from in-filled ground **Very Low Risk**	None	None	Site Users Future Buildings & Services
8. Refuse Heap *Site Redeveloped under LPA planning Framework inc. GI and remediation strategy	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk**	None	None	Site Users Future Buildings & Services
9. Others Smithy (small scale) General Engineering Works Warehouses Railway Land Coal Yard	Ground contamination **Low Risk**	None Identified	Dermal Contact Ingestion Inhalation	Site Users Construction workers Controlled Waters
	Gas from in-filled ground **Very Low Risk**	None	None	Site Users Future Buildings & Services
10. Coal Workings & Brine Extraction	Geotechnical Hazard **Low Risk**	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination **Low Risk**	None Identified	None	Site Users Services
	Mine Gas **Very Low Risk**	None	None	Humans (site users) Future Buildings

5. Remediation Strategy

The objective of the proposed remediation strategy is to ensure that the risks associated with the identified contaminants are mitigated to a negligible level or managed to an acceptable level post development and in particular that validation targets for imported soils are set out.

The ground gas risk assessment identified low levels of carbon dioxide in the made ground deposits on site and subsequent analysis using the BS5485:2016+A1:2019 methodology concludes that gas protection measures are not necessary.

5.2 Details of Proposed Works

The site specific remediation methodology selected for this site is based on the most effective, practicable and durable solution available not entailing excessive cost and also takes account of the proposed construction program for the site. Significant removal of near surface soils over the entire area of the Site and replacement at a reduced level with standard construction materials such as 1st generation aggregate sub-base and waterproof concrete slabs and walls, or hardstanding. In these areas the act of construction alone will suffice to;

- Remove any contaminant sources by excavation and
- Pathways by capping

and hence preclude any further possibility of the source from impacting end user receptors. Removal of all made ground and excavation into bedrock will eliminate minor carbon dioxide production and a significant

thickness of Grade 2 waterproof concrete walls and basement slabs along with the code compliant basement carpark ventilation will prevent carbon dioxide intrusion and build up.

It is estimated that including pile arisings between 41,000 and 43,500m^3 of made ground, natural drift deposits and bedrock will be removed from site as part of the works. This breaks down to approximately 6,000m^3 to 8,000m^3 of made ground materials, 13,500m^3 of superficial drift incorporating clays, sands and gravels and 21,500m^3 of sandstone bedrock. Waste transfer notes should be retained in accordance with the law and will be required to demonstrate compliance with the remediation plan. For the most part the removed soils will be replaced by structures to form the basement level car parks. Imported materials and any site won materials will be tested to demonstrate conformance with the specification and the results included within the remediation validation and completion report. A plan indicating the area of the bulk excavation is provided in appendix A3.

Construction/Remediation will be achieved using standard 360 backhoe excavation plant. Deposits will be excavated, stockpiled and loaded into 8 wheel tippers with dust covers and taken off site to a suitable materials handling facility. Foundation arisings in the affected areas will be treated in the same manner as the earthworks for remediation and will not be reused on site. The disposal operation will be conducted under a subcontract with a registered waste carrier. The enabling works will be undertaken by the developer. General site preparation works are planned to begin in January and February 2026 and bulk excavation/earthworks are anticipated to begin soon after.

5.3 Details of Type and Form of Contamination to be Remediated

The elevated levels of contamination identified were found to be present in the shallow made ground strata. The type and nature of the contamination can thus be summarized as such;

Table 5.0 Summary of Type and form of contamination to be remediated.

Determinand	GAC (mg/kg) Comm.	Max Value (mg/kg)	Sample Location(s)	Impacted Strata	Action
Lead	2300	400 No exceedance of GAC	WS1 ES2 – 0.80	Made Ground	Remove as part of site prep works
BaP	77	44 No exceedance of GAC	WS5 ES2 – 0.80 WS1 ES2 – 0.80	Made Ground	Remove as part of site prep works

Full details of the ground conditions on the site are provided in the exploratory hole logs in the GeoAssist Limited Phase II contaminated land risk assessment.

6. Site Management Procedures

6.1 Details of Consents & Licenses

All contractors engaged by client in relation to remediation will have appropriate licenses in place where required.

At present Renaker has Arrangements with the following Contractors on adjacent site in the area:

WASTE PRODUCER			WASTE CARRIER		DISPOSAL SITE		
Contractor	**Waste Stream (Generated)**	**(Permitted) EWC Code (s)**	**Name**	**Registration No.**	**Disposer Name**	**Licence No.**	**Disposal Facility** (Transfer / Recycling / Landfill / Exempt Site)
Principal Contractor	General Waste Skip (Mixed Construction Waste)	15 01 06/17 01 07/ 17 02 01/17 02 02/ 17 02 03/17 04 07/ 17 05 04/17 06 04/ 17 08 02/17 09 04/	**W Leeson & Sons**	CBDU100836	W Leeson & Sons	EAWML 50114	Transfer
PC	Municipal Waste	20 03 01	**Kennys**	CBDU76122			
PC	Mixed Metals	17 04 07	**EMR**	CBDU188448	EMR	EAWML 50065	Transfer
PC	Wood	17 02 01	**W Leeson & Sons**	CBDU100836	W Leeson & Sons	EAWML 50114	Transfer
	Plasterboard	17 08 02	**W Leeson & Sons**	CBDU100836	W Leeson & Sons	EAWML 50114	Transfer
Various	Packaging	15 01 06	**W Leeson & Sons**	CBDU100836	W Leeson &	EAWML 50114	Transfer
PC	Soil / Earth	20 03 03	**UBU**	CBDU101690	UBU	EAWML50112	Transfer
PC	Muck Away	17 05 04	**PP Oconnor (To Be Confirmed)**	CBDU101751			

6.2 Site Waste Management Plan

A range of measures will be adhered to during the construction process to mitigate against commonly encountered risks on construction sites. These mitigation measures centre on the standard requirements for construction contractors with regard to the protection of site operatives, the general public and wider environment when developing sites.

The made ground is the only distinct source of potential contamination to have been identified by the ground investigation that could have an impact (be it low) on human receptors. Impacts are likely to be restricted to direct contact only with a negligible risk to the wider environment and off site receptors as a consequence of the limited volume of the identified source material.

The development proposal for the Site includes bulk excavation with a materials management plan and standard measures, which are typically applied on construction sites, will be employed during excavation works to prevent and minimise the release of potentially contaminated materials into the environment from their original source location.

Such measures will include the following:

- The use of personal protective equipment and respiratory protective equipment for construction workers where necessary.
- Dust suppression measures where necessary, in order to prevent the generation of dust on, and migration of dust off, site. This is likely to take the form of damping down using road sweeping plant or hoses.
- Bunded containment of fuel for construction plant if on site and appropriately controlled refuelling areas with drip mats / trays where applicable
- The provision of emergency spill kits for fuel and oils
- The provision of environmental awareness training for site workers including the findings of the Phase II ground investigation (This can be in the form of toolbox talks).

6.3 Watching Brief

Careful observations will be made during excavation works to confirm the current assessment of site conditions. Any evidence of additional contamination not previously identified within the Contaminated Land Risk Assessment referenced in section 3 of this report will be brought to the attention of the LPA as soon as is practicably possible.

6.4 Variations/Deviations from the Deployment Plan

Any variation from the remediation strategy shall be reported in writing to the LPA as soon as is practicably possible, by an appropriately qualified person detailing what, if any, actions have been taken along with a justification for the decisions taken. Where actions have not yet been taken a method to deal with the variation will be provided. Where appropriate, photographic and or written evidence supporting such decisions should be provided within the verification report.

7. Validation & Verification of Remedial Measures

7.1 Objectives

To provide evidence to demonstrate that the remediation has been implemented as per the methods of the remediation strategy and or deployment plan and thereby the remediation has been successful, and the risks managed to the desired level or mitigated in the whole.

7.2 Sampling Strategy & Lines of Evidence

In this instance, Waste Transfer Notes covering the volume of soils waste leaving site will be included within the verification report and will be retained in accordance with the law.

Elsewhere the use of site notes and photographs from the site engineer and watching brief site visits during the earthworks and foundation installation will be utilised where appropriate.

Tabulated PID results from formation level inspections in the area of WS3 should be incorporated if and where appropriate.

7.3 Post Development Analysis and Targets

Landscaped public realm areas of the site will include limited above ground planters and tree pits, where this is the case site won soils will not be used. All Imported soils materials intended for use on site will be tested at a rate of not less than 1 sample per $50m^3$, a minimum of 3 samples will be tested to ensure they meet assessment criteria provided in Table 7.0. For the most part the soil criteria is based on EA Soil Guideline Values (SGVs), The Category 4 Screening Levels (C4SL) and Suitable For Use (S4U) assessment criteria published by Land Quality Management. These are considered to be appropriately protective of human health for the residential land use. Where LQM criteria are not available other equally health protective criteria derived using the UK methodology have been utilised from sources as indicated within Table 7.0.

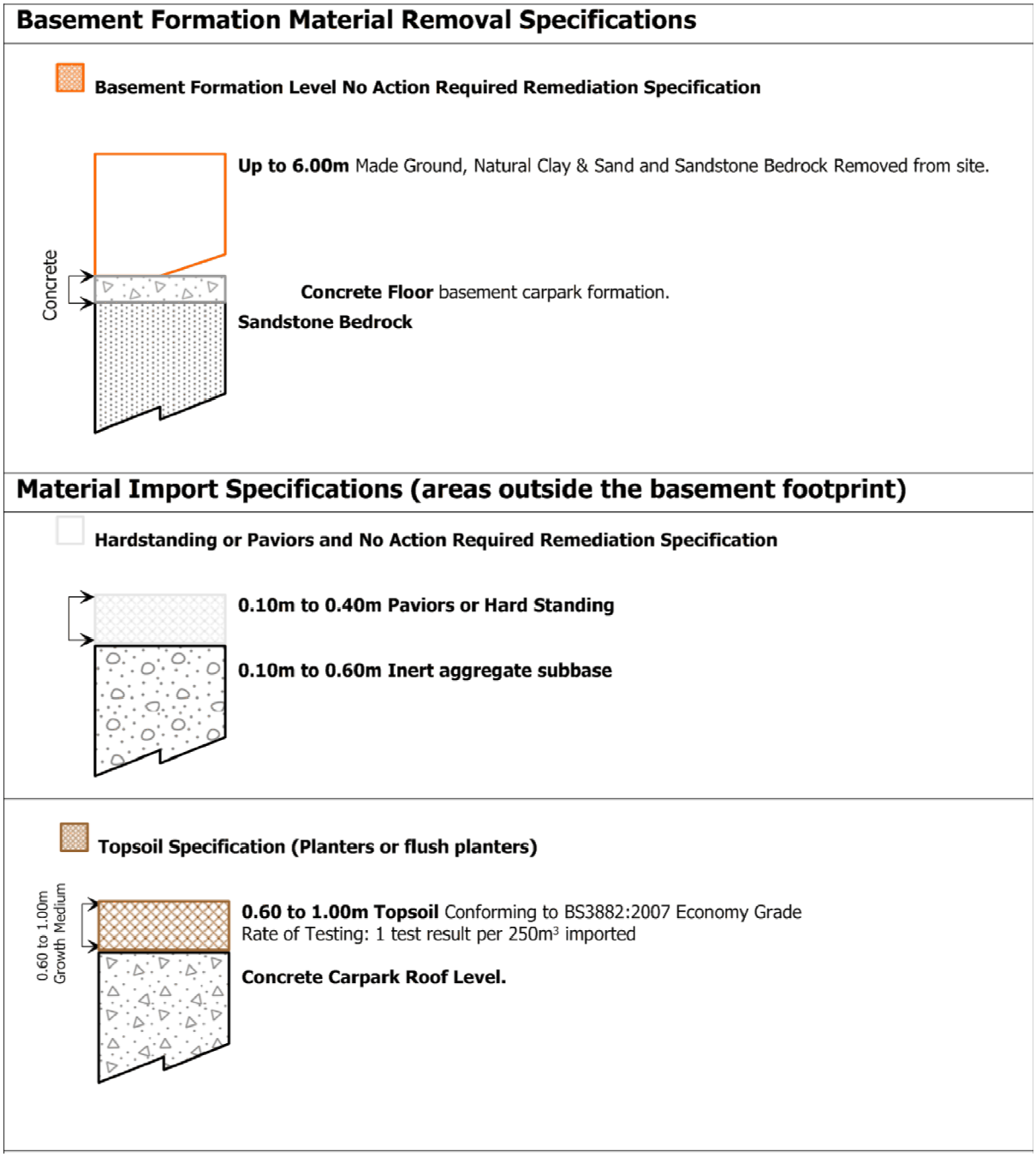


Figure 7.0 Material Import Specifications

Delivery notes for imported soil materials will be retained and incorporated into the verification and validation report. Photographic evidence of the insitu soils will also be provided clearly showing the depth of placement.

Table 7.0 Soils Import Criteria

SAL Reference Customer Sample Ref: Determinand	**RES** **C4SL / S4UL** **SOM 6%** **GAC LQM II**
Arsenic	37
Boron (water-soluble)	290
Cadmium	22
Chromium*	910
Chromium VI	21
Copper	2400
Cyanide(Total)	-
Cyanide(free)**	34
Lead	200
Mercury	1.2
Nickel	130
pH	-
Phenols(Mono)	1100
Selenium	250
SO4(Total)	-
Sulphide	-
Sulphur(Free)	-
Thiocyanate	-
Zinc	3700
Acenaphthene	1100
Acenaphthylene	920
Anthracene	11000
Benzo(a)Anthracene	-
Benzo(a)Pyrene SM	5
Benzo(b/k)Fluoranthene	-
Benzo(ghi)Perylene	-
Chrysene	-
Dibenzo(ah)Anthracene	-
Fluoranthene	890
Fluorene	860
Indeno(123-cd)Pyrene	-
Naphthalene	13
Phenanthrene	440
Pyrene	2000
PAH(total)	500
Asbestos id	ND

All Units mg/kg unless otherwise stated — Indicates Exceedance of Applicable Level

*Criteria Assumes Chromium III

**Criteria is derrived considering acute effects on 1-2yo Female Receptor ingesting a single dose of 3g of soil

**Criteria is derrived considering Total TPH (C10 to C35) is formed entirley of a 50:50 Aliphatic and Aromatic Split C8-C10 range

Basis of Assessment Criteria:	EA 2005 WAC (Human Health Value)	C4SL
	LQM S4UL	Atrisk 06

7.4 Verification Report

Upon substantial completion of the project a verification report containing the lines of evidence and test results discussed in Section 7.2 and 7.3 herein, shall be submitted to the LPA along with a completion statement confirming that the development has been subjected to the remediation strategy detailed herein and has met the stated objectives. It is the duty of the developer to maintain adequate lines of evidence that work has been completed in accordance with this remediation strategy and failure to provide the necessary evidential information such as waste transfer notes, photographs, delivery notes for imported soils will lead to planning delays and cost increases in the final completion stages of the development for which the developer will be responsible.



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer

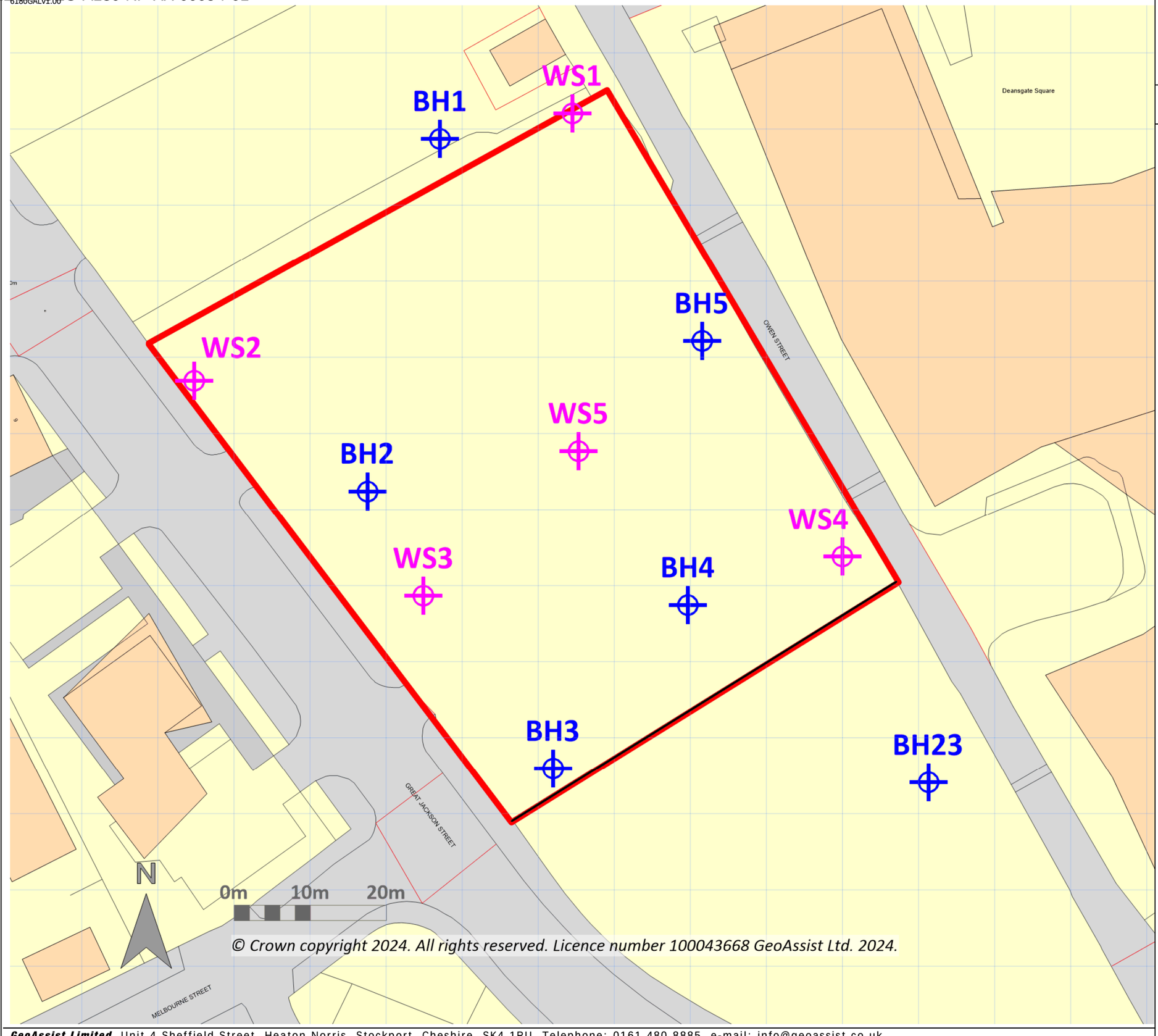


Mark Richardson MSc CEng MICE
Technical Director

Field investigations have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions are, and can be, variable and have only been tested at isolated locations across the Site. Therefore the potential exists for ground conditions to be encountered which are different to those considered in this report. Chemical analysis was conducted for a number of parameters based on an expert understanding of the historical and operational data available at the time and it should not be inferred or otherwise, that other chemical species are not present.

This report excludes consideration of potential hazards arising from any activities at the Site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities

This report has been prepared by GeoAssist Limited with all reasonable professional skill and care within the terms of the contract with Renaker Build Limited. The report is confidential to Renaker Build Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Limited may use the report for their/her/his own purposes.



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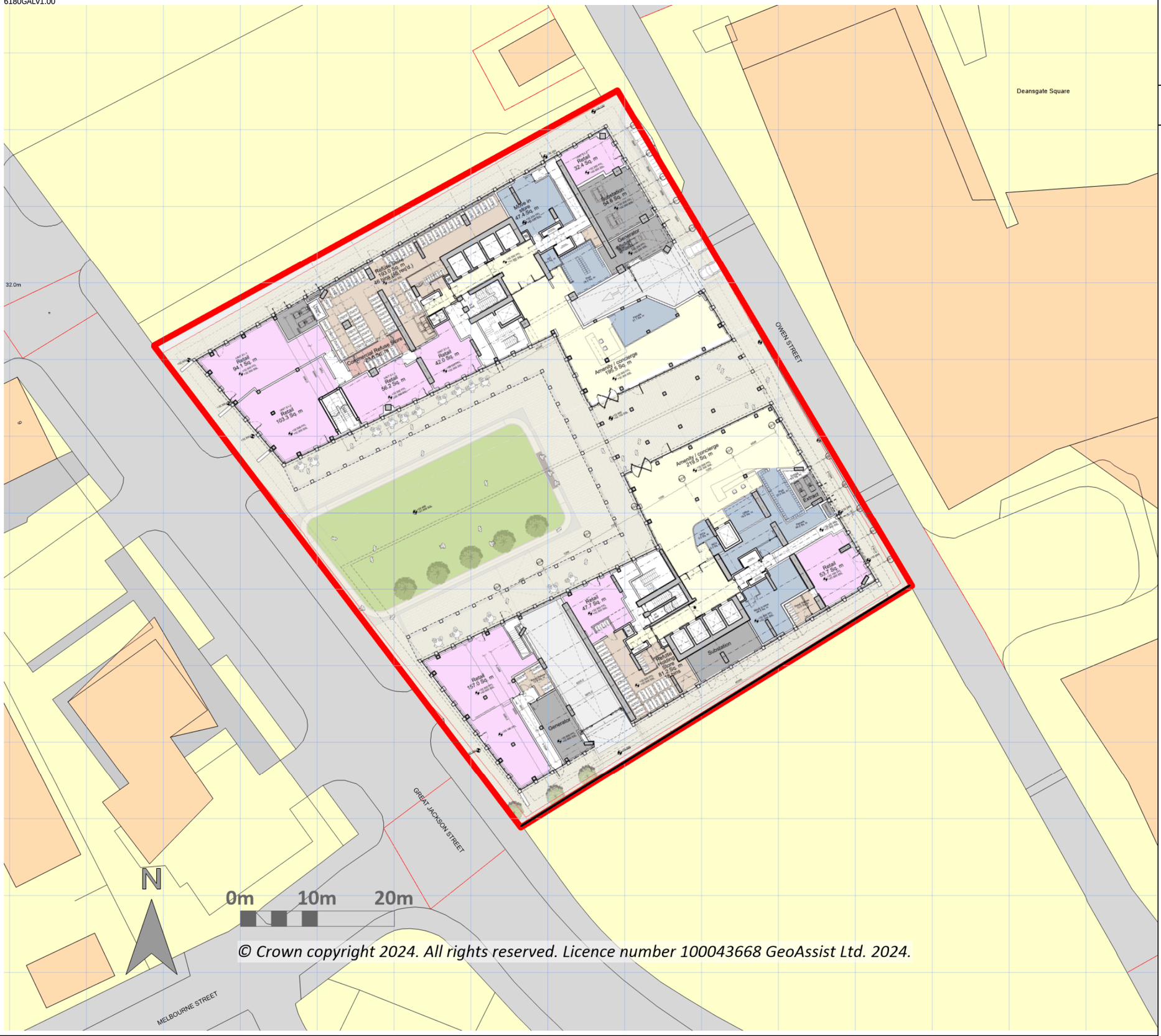
A1 Site Plan With Exploratory Hole Positions

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	Dec 2025
Survey Method	
Surveyor	Others
Status	v1.00
Base Survey	OSGB36

Note:

ace
consultancy engineering business environment

6180GALv1.00



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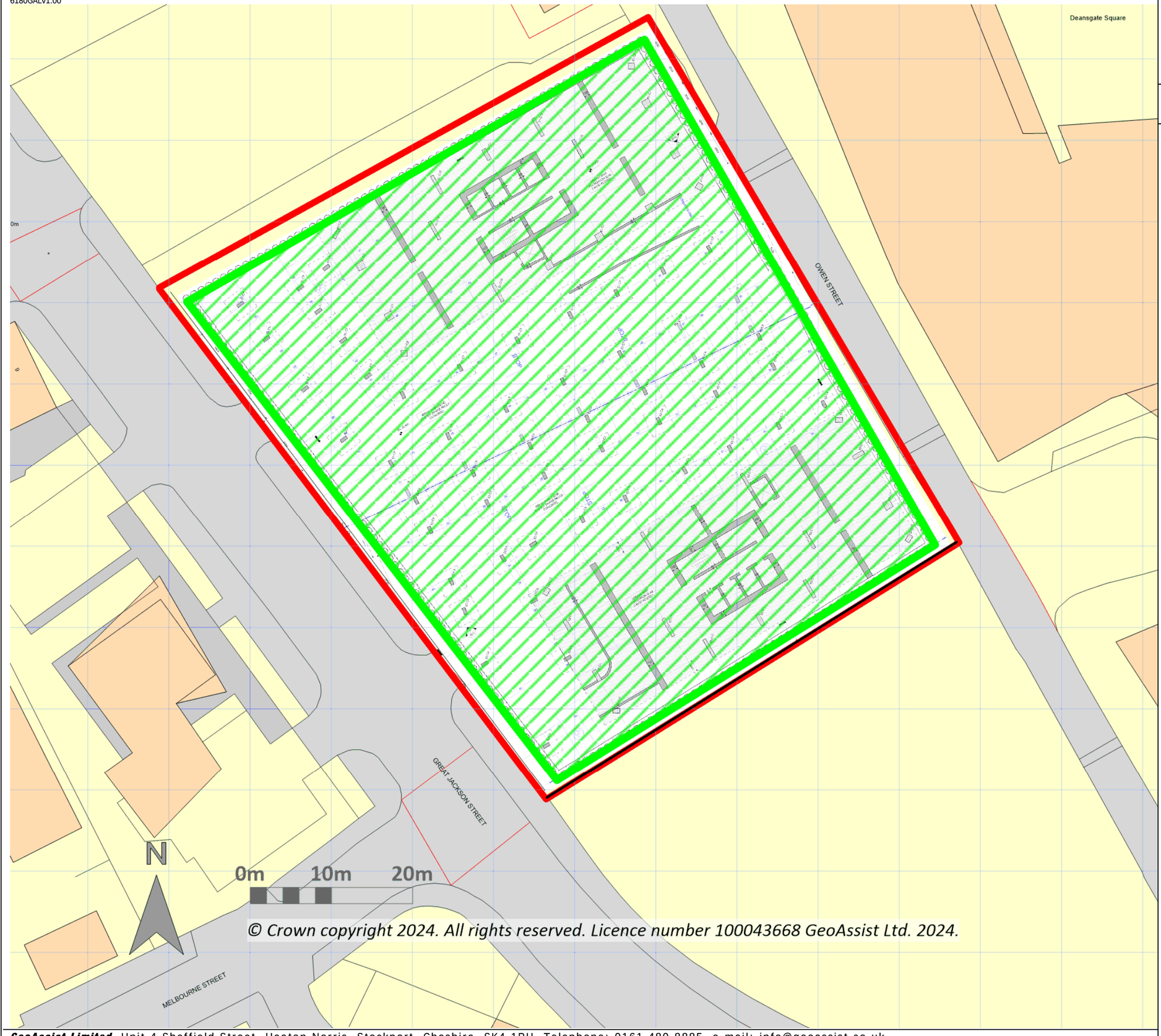
A2 Proposed Site Plan

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	Dec 2025
Survey Method	
Surveyor	Others
Status	v1.00
Base Survey	OSGB36

Note:

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A3 Site Plan
Extent of Basement Excavation

Site Name	Plot E1 & E2 Great Jackson Street
Location	Manchetser
GeoAssist Ref	6180VTE
Client	Renaker Build Limited
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	Desimone Consulting Engineering
NGR (centre of site)	383310,397310
Production Date	Dec 2025
Survey Method	
Surveyor	Others
Status	v1.00
Base Survey	OSGB36

Note: Approximate extent of basement excavation denoted by green hatching

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