GeoAssist Limited

Civil, Environmental & Geotechnical

Client:
Airshack Projects Ltd
Progress House
396 Wilmsow Road
Manchester
M20 3BN

Contractor:
Holborow& Ormesher Ltd
Station House
Adams Hill
Knutsford
Cheshire
WA16 6DN

Verification and Validation Report

Land to rear of 25 Ladybarn Road, Fallowfield, Manchester, Soils Verification

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU
Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

April 2025 Site Ref: 6070/VMF V1.00 VRTD

Client:
Airshack Projects Ltd
Progress House
396 Wilmsow Road
Manchester
M20 3BN

Contractor:
Holborow& Ormesher Ltd
Station House
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Knutsford
Cheshire
WA16 6DN

Verification and Validation Report

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Client:
Airshack Projects Ltd
Progress House
396 Wilmsow Road
Manchester
M20 3BN

Contractor:
Holborow& Ormesher Ltd
Station House
Adams Hill
Knutsford
Cheshire
WA16 6DN

Verification and Validation Report

1. Introduction

This report has been produced in order to provide information to verify the efficacy of the minor remediation measures (imported landscaping soils) as detailed within report referenced 6070 VMF Moseley Rd RSDP v1.00 2021 MB. The report presents the verification evidence for the remedial measures implemented across the soft landscaped areas of the site, as demarked by the magenta cross hatched areas on the plan in Appendix A, and the. The evidence provided will demonstrate that the soft landscaping across the site is suitable for the intended use. The approximate grid reference for the centre of the site is 385832, 393909 and the total area of the site is approximately 250 m^2. The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Previous

The site is located directly off Moseley Road, Fallowfield, Manchester.

The site forms a roughly rectangular shape, and the topography of the site is relatively flat with the surrounding area.

The site is bound by residential property to the east, south and west, Moseley Road bounds the site to the North over which lies Residential accommodation.

2.2 Present Development

The completed development comprises 2 number three storey semi detached residential properties with associated soft landscaping and private residential gardens.

3. Background Information

3.1 History of the Site

More Comprehensive information regarding the historical use of the site can be found in the Phase I report for the site undertaken by others and referenced 74124.01R1.

3.2 Previous Investigations

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 very brief description of the information contained within is also provided.

Author	Date	Ref	Title / description
Envirosmart	Dec 2020	74124.01R1	Full Phase I Preliminary Contaminated Land Risk Assessment & Desk Based Study to inform intrusive works
GeoAssist Limited	May 2021	6070 VMF-CLRA	Phase II Contaminated Land Risk Assessment
GeoAssist Limited	May 2021	6070 VMF-RSDP	Remediation Strategy & Deployment Plan

4. Remediation

4.1 Methodology

The remediation methodology pursued on this site follows a relatively simple engineering approach involving the removal and replacement of impacted soils and subsoils to whichever is the lessor, a maximum depth of 600mm or into the underlying orange natural clay strata. The final landscape plan is constructed of hardstanding to the front elevation and lawns with minimal boarders utilising imported 1st generation aggregate and a topsoil growth medium to the rear.

4.2 Remediation Objectives

The objectives of the remediation is to ensure that risks from isolated occurrences of elevated levels of heavy metals and PAH compounds identified in the Geoassist CLRA (Phase II Ground Investigation) in the upper made ground in localised pockets are removed and as a consequence the residual risks are reduced to an acceptable level for residential use following implementation of the final landscaping plan.

4.3 Verification Plan

In this instance, an approved soil sampling strategy was issued in order to demonstrate that the objectives of the remediation strategy had been met and that soils remaining on site are suitable for use. Waste Transfer Notes for all soils waste leaving site has been included within the verification report and will be retained in accordance with the law. Elsewhere use of photographs from the site engineer and watching brief site visits during the remediation works have been utilized along with validation testing.

5. Verification

5.1 Volumes of Soils Removed from Site.

In total Circa 50m^3 of soils have been removed from site by Licenced Subcontractor.

D&G Mckenna Haulage Ltd.

Contractor	Disposal Facility	Volume m^3	Carriers Licence	Waste Code	EPR No for Disposal Facility
D&G Mckenna Haulage Ltd	O'Gara Developments Leek Rd. Macclesfield	55 to 60	CBDU41668	17-05-04	49410
	Total	60			

WTNs and the Waste Carriers Licence and Permits for disposal sites, where available, form appendix B1 to this report.

5.2 Volumes of Imported Soils.

Approximately 20m^3 of 1st generation aggregate and 40m^3 of topsoil has been imported for the Landscaping of the rear gardens.

The soils were cleared for import based on the supplier declared certification (Appendix C1). Soils as imported were then sampled and tested. The Soils as imported were found to conform with the generic assessment criteria for residential without homegrown produce land use. One sample did contain a positive identification for asbestos fibre and a quantification has subsequently been requested the results of which are pending and will be addended to this report. Photographic evidence of the soils removal and replacement and also the subsequent sampling exercise along with a plan of the soils sampling locations are presented in appendix C2 to this report. The Soils laboratory analytical results form appendix C3, the soils risk assessment forms appendix C4 to this report.

5.3 Chemical & Physical Testing to Confirm Compliance with Objectives

Other than the afore mentioned soil testing certification for confirmation that the soils are low risk no additional chemical or physical test results were required.

5.4 Ongoing Monitoring

There is no ongoing monitoring programme associated with any remedial measures for this site.

6. Final Site Conditions

At present the area surrounding building C5 is nearing completion. The final development landscape plan is shown within appendix A1.

Evidence provided herein demonstrates that the made ground materials have been removed and suitable growth medium has been imported for the final landscaping scheme. Insitu testing of imported soils has demonstrated that the soils are likely to be suitable for incorporation into the development and that they are unlikely to pose a significant risk to site end users by means of substances within. The site has been developed in accordance with the planning requirements for contaminated land. Evidence of any works that are not presently fully complete at this time will be provided in a supplementary verification addendum.

The developer and all contractors employed by the developer were required to monitor for, and report any, evidence of contamination found during construction. None was encountered or reported.

The evidence presented herein demonstrates that all reasonably practicable steps as set out in the Remediation Plan have been taken to ensure the site is fit for residential purposes and the risk to the occupiers from ground contamination is presently low in all reasonably foreseeable circumstances.

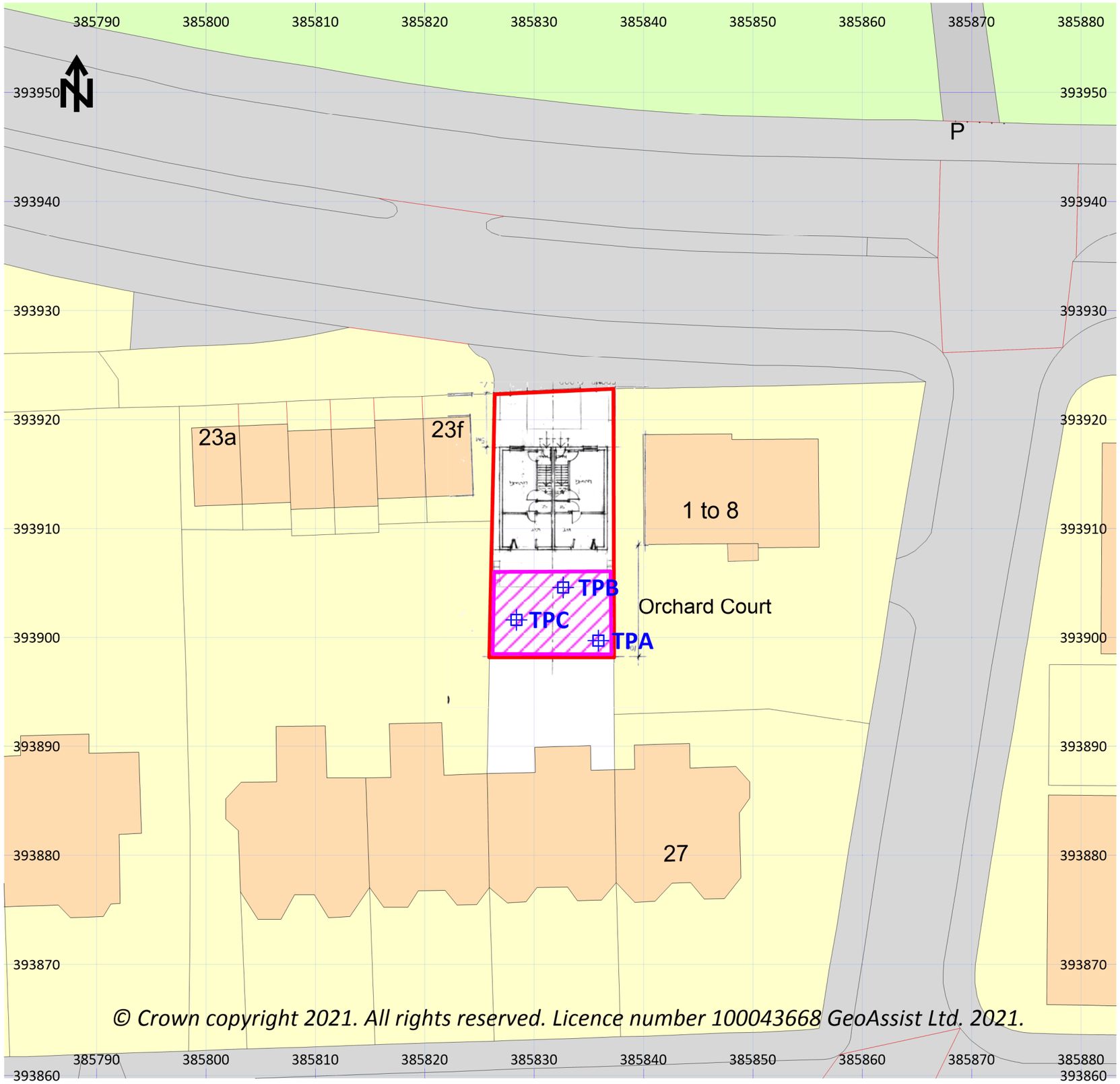
[redacted]

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Airshack Projects Ltd. The report is confidential to Airshack Projects Ltd, 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. Airshack Projects Ltd may use the report for their/her/his own purposes.
GeoAssist are not liable for any errors, omissions or facts contained within data provided by third parties.

Appendix A

A1 Site Plan

6070GALv1.00



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GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

A1 Site Plan

Site Name	Land to rear of 25 Ladybarn Road
Location	Fallowfield, Manchester
GeoAssist Ref	6070VMF
Client	Airshack Projects Ltd
	Progress House 396 Wilmsow Road Manchester M20 3BN
Planning Consultant	
NGR (centre of site)	385832,393909
Production Date	April 2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

ace
consultancy engineering business environment

Appendix B

B1 Waste Transfer Notes, Licences & Permits

B2 Soil Import Notes

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: PN20FVM TIME: 09.30 DATE: 3.4.25

DRIVER'S NAME: Kieran Bradbury

Customer:	Address/Site:
A. Shaw	21 Ladybarn rd Manchester M14 6WN

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		[redacted] STONES 20 m - 4 m	17.05.04	1	20
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1

HOW IS THE WASTE CONTAINED: Loose

DISPOSER OF THE MATERIALS

*Company Name: Breedons / Buxton

*Disposed Address: .....

*Licence NO: .....

ALL MATERIALS D[redacted]

CO SIGNATURE

.....

PLEASE ALSO PR[redacted]

.....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: PST20LG TIME: ..... DATE: 3rd April 25

DRIVER'S NAME: Steve Pennington

Customer:	Address/Site:
Ashcroft	21 Ladybarn Rd. Fallowfield.

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		SOIL & STONES	17.05.04	1	
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

DISPOSER OF THE MATERIALS

*Company Name: Ocaro Developments

*Disposed Address: Leek Rd. Macclesfield.

*Licence NO: .....

ALL MATERIALS DELIVERED TO SITE REMAIN T[redacted] N FULL

CO SIGNATURE

.....

PLEASE ALSO PRINT

.....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: R372 DAG TIME: ..... DATE: 2nd April 25

DRIVER'S NAME: Steve Pennington

Customer:	Address/Site:
Airshack	21 Ladybarn Rd. Fallowfield.

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		SOIL & STONES	17.05.04	1	
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

DISPOSER OF THE MATERIALS

*Company Name: O'Cara Developments

*Disposed Address: Leek Rd. Macclesfield.

*Licence NO: .....

ALL MATERIALS DELIVERED TO SITE REMAIN THE PRO[redacted]ULL

CO SIGNATURE

.....

PLEASE ALSO PRINT

.....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: [illegible] TIME: 14.45 DATE: 3.4.25

DRIVER'S NAME: Mick Worthington

Customer:	Address/Site:
A. Shaer	21 Ladybarn rd Manchester M14 6WW

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		SOIL & STONES	17.05.04	1	16
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

DISPOSER OF THE MATERIALS

*Company Name: O'Cara developments

*Disposed Address: Leek rd, Macclesfield

*Licence NO: .....

Waste Carrier Broker Dealer Registration No: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: mefNL TIME: 09:00 DATE: 2.4.25

DRIVER'S NAME: Rich brotherton

Customer:	Address/Site:
Airsnail ~~Maintenance~~	21 Lockbarn rd M14 6WN

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04		1	16
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09			
OTHERS		OTHERS				

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: loose

DISPOSER OF THE MATERIALS

*Company Name: O Gara developments

*Disposed Address: Lees rd, Manchester.

*Licence NO: .....

ALL MATERIALS

CO SIGNATURE

.....

PLEASE ALSO

.....

[redacted]

Waste Carrier Broker Dealer Registration No: .....668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: mefNL TIME: 13.40 DATE: 2.4.25

DRIVER'S NAME: Richbrotherton

Customer:	Address/Site:
Airsnail	12 Fairborne Av SK9 6JQ

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04		1	16
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09			
OTHERS		OTHERS				

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: loose

DISPOSER OF THE MATERIALS

*Company Name: O Gara developments

*Disposed Address: Lees rd Manchester

*Licence NO: .....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRÀNSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: PJ72 OLG TIME: ..... DATE: 1st April 25

DRIVER'S NAME: Steve Pennington

Customer:	Address/Site:
Airshack	Ladybarn Rd. Fallowfield

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04			
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09		1	
OTHERS		OTHERS				

SIC CODE: 4 9 4 10

HOW IS THE WASTE CONTAINED: loose

DISPOSER OF THE MATERIALS

*Company Name: OCara Developments

*Disposed Address: Leek Rd. Macclesfield.

*Licence NO: .....

ALL MATERIALS DELIVERED TO SITE REMAIN THE PROPERTY OF THE [redacted]

CO SIGNATURE

.....

PLEASE ALSO PRINT

.....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: PJ72 OLG TIME: ..... DATE: 1st April 25

DRIVER'S NAME: Steve Pennington

Customer:	Address/Site:
Airshack	Ladybarn Rd. Fallowfield.

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04		1	
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09			
OTHERS		OTHERS				

SIC CODE: 4 9 4 10

HOW IS THE WASTE CONTAINED

DISPOSER OF THE MATERIALS

*Company Name: OCara Developments

*Disposed Address: Leek Rd. Macclesfield.

*Licence NO: .....

Breedon Trading Limited
Breedon on the Hill, Derby, DE73 8AP
Orders: 01298 77611
Sales: 01298 77611
H/Office: 01332 694010
www.breedongroup.com

FM33936

CONVEYANCE NOTE

LOADED AT: Dowlow Quarry

PROOF OF DELIVERY

CUSTOMER: DD536
D & G MCKENNA HAULAGE LIMITED

DELIVERY ADDRESS:
COLLECT EX DOWLOW

Mileage: 0.00

DESPATCHED
03/04/2025 05:53

TICKET No
2192669/61050

ORDER No
guy

CONTRACT No
Q60180/2000214

HAULIER NAME
D & G MCKENNA HAULAGE LTD

REG No
PE18VAJ

QUANTITY ORDERED	TOTAL DESPATCHED
40.000 Tonne	19.620 Tonne

TYPE
Bulk Aggregate Collect

SITE CONTACT: guy

WORKS ORDER No
W61050/2066422

DESCRIPTION	GROSS WEIGHT	TARE WEIGHT	QUANTITY	UNIT	INVOICE - CASH SALE ONLY		
					UNIT PRICE	TOTAL	VAT
4/20mm Graded LS	31.68	12.06	19.620	Tonne			

TOTAL PAYABLE

QUANTITY RETURNED:

RETURN AUTHORISED BY:

COMMENTS:

CONFIRMATION OF RECEIPT

I/We hereby accept the above goods in good condition subject to the standard terms of sale applicable to the relevant goods posted at www.breedongroup.com from time to time.

PRINT NAME: D[redacted]

SIGNATURE: [redacted]

AUDIT TRAIL:
03/04/2025 05:53 - Signature Recorded
03/04/2025 05:53 - Job Completed

Please note that if this product is specified by a UKCA mark, a certificate and Declaration of Performance can be requested from - **www.breedongroup.com** or calling telephone 01332 494010

All aggregates for concrete are produced in accordance with BS EN 12620
All aggregates for bituminous mixtures and surface treatments are produced in accordance with BS EN 13043
All aggregates for unbound & hydraulically bound materials are produced in accordance with BS EN 13242
All aggregates for mortar are produced in accordance with BS EN 13139

HOWARTH TIMBER & BUILDING SUPPLIES

Howarth Timber & Building Supplies Ltd
11 Ladybarn Road
Fallowfield
Manchester
M14 6WN

Tel: 01616108000

Web: www.howarth-timber.co.uk
Email: sales.fallowfield@howarth-timber.co.uk

Cash Invoice

Invoice Number
0073/73051723

Collected by:-
Trade Cash Sale Fallowfield
....

Invoice to:-
Trade Cash Sale Fallowfield
....

Account	Our Operator		Taxpoint Date Time	Order Number
00732	73 Wayne Bayley		03/04/2025 14:57	204672
Your Contact	**Mobile No.**	**Your Reference**	**Date Required**	**Page**
			03/04/2025	1

<F> = FSC Mix 70% SA-COC-003215
<P> = 70% PEFC certified SA-PEFC-COC-003215

Quantity	Product	Price	Total	V
2 EA	GWF22 GROWTIVATION GROUNDTEX WOVEN GEO FABRIC 2mx25m BEX00005176	29.99 EA	59.98	S

	Rate	Goods	VAT
S	20.00	59.98	12.00

Order Value	71.98
Previous payments	0.00
Current Payment	71.98
Goods supplied	71.98
Outstanding	0.00

All prices are in Sterling

GBP Sterling
Payment details:-
V Visa 71.98

Supplied by Fallowfield Branch

Usage Class Key: UC2 -Internal use only UC3 - External above ground use UC4 - Ground Contact use

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: MZOFNV TIME: 11.00 DATE: 3.4.25

DRIVER'S NAME: Ryan Brotherton

Customer:	Address/Site:
Arrowcroft	21 Ladybarn rd Manchester M14 6NW

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL 20 mill	20	CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		SOIL & STONES	17.05.04		
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

~~DISPOSER OF THE MATERIALS~~ Disposed from

*Company Name: Hyperacre

*Disposed Address: Wood gate rd WA14 8TB

*Licence NO: .....

ALL MA

CO SIG

.....

PLEASE

.....

[redacted]

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: MZOFNL TIME: 11.40 DATE: 4.4.25

DRIVER'S NAME: Ryan Brotherton

Customer:	Address/Site:
Arrowcroft	21 Ladybarn rd Manchester M14 6NW

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES		Number of loads	M/Tonnes
SOIL 20 mm	20	CONCRETE & BRICK	17.01.07		
RECYCLED MOT		BRICK	17.01.07		
6F2/6F5		SOIL & STONES	17.05.04		
TYPE 1 MOT		CONCRETE	17.01.01		
SAND		SAND & CLAY	01.04.09		
OTHERS		OTHERS			

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

~~DISPOSER OF THE MATERIALS~~ disposed from

*Company Name: .....

*Disposed Address: Hyperacre / WA14 5TB

*Licence NO: .....

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: mr06fnl TIME: 09.30 DATE: 4.4.25

DRIVER'S NAME: Mark brotherton

Customer:	Address/Site:
A. Shaen	2L Ladybarn rd Manchester M14 6NN

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL 20 mill	20	CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04			
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09			
OTHERS		OTHERS				

SIC CODE: 4 9 4 1 0

HOW IS THE WASTE CONTAINED: Loose

~~DISPOSER OF THE MATERIALS~~ Delivered from

*Company Name: Hyperacle

*Disposed Address: WA14 5TB

*Licence NO: .....

ALL MATERIALS DELIVERED TO SITE REMAIN THE PROPERTY OF THE VENDOR UNTIL PAID FOR IN FULL

CO SIGNATURE .....

PLEASE ALSO PRINT .....

DRIVER'S SIGNATURE .....

PLEASE ALSO PRINT M Brotherton

Waste Carrier Broker Dealer Registration No : CBDU41668 NO: .....

CONTROLLED WASTE TRANSFER NOTE

D & G Mckenna Haulage LTD
Unit 12, Sandfold Lane, Levenshulme M19 3BJ
Email: info@mckennahaulage.co.uk

By signing below, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England & Wales) Regulations 2011.

WASTE COLLECTOR

VEHICLE REG NO: BT72 ACG TIME: ..... DATE: 4th April 25

DRIVER'S NAME: Steve Pennington

Customer:	Address/Site:
Airsheck	21 Ladybarn Rd Fallowfield

SUPPLY	TONNAGE	DESCRIPTION/EWC CODES			Number of loads	M/Tonnes
SOIL		CONCRETE & BRICK	17.01.07			
RECYCLED MOT		BRICK	17.01.07			
6F2/6F5		SOIL & STONES	17.05.04			
TYPE 1 MOT		CONCRETE	17.01.01			
SAND		SAND & CLAY	01.04.09			
OTHERS 4-20mm	20	OTHERS				

SIC CODE: ☐ ☐ ☐ ☐

HOW IS THE WASTE CONTAINED

DISPOSER OF THE MATERIALS

*Company Name: .....

*Disposed Address: .....

*Licence NO: .....

ALL MATERIALS DELIVERED TO SITE REMAIN THE PROPERTY OF THE VENDOR UNTIL PAID FOR IN FULL

CO SIGNATURE ..... DRIVER'S SIGNATURE .....

PLEASE ALSO PRINT ..... PLEASE ALSO PRINT S Pennington

Appendix C

C1 Supplier Declared Soils Analysis
C2 Site Photographs
C3 Imported Soils Analytical Test Results i2
C4 Assessment of Analytical Test Results

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	24-31588-1
Initial Date of Issue:	09-Oct-2024
Re-Issue Details:	
Client	Huperade Ltd
Client Address:	Bridge House Farm Brooks Drive Timperley Cheshire WA15 7DQ
Contact(s):	Lesley Cox
Project	Soil Testing
Quotation No.:	Q24-33623
Date Received:	30-Sep-2024
Order No.:	
Date Instructed:	30-Sep-2024
No. of Samples:	1
Turnaround (Wkdays):	8
Results Due:	09-Oct-2024
Date Approved:	09-Oct-2024
Subcon Results Due:	21-Oct-2024

[redacted]

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: Soil Testing

Client: Huperade Ltd				**Chemtest Job No.:**		24-31588
Quotation No.: Q24-33623				**Chemtest Sample ID.:**		1874124
				Client Sample ID.:		1
				Sample Type:		SOIL
Determinand	**HWOL Code**	**Accred.**	**SOP**	**Units**	**LOD**	
Moisture		N	2030	%	0.020	15
Soil Colour		N	2040		N/A	Brown
Other Material		N	2040		N/A	Stones
Soil Texture		N	2040		N/A	Loam

Results - Topsoil Report

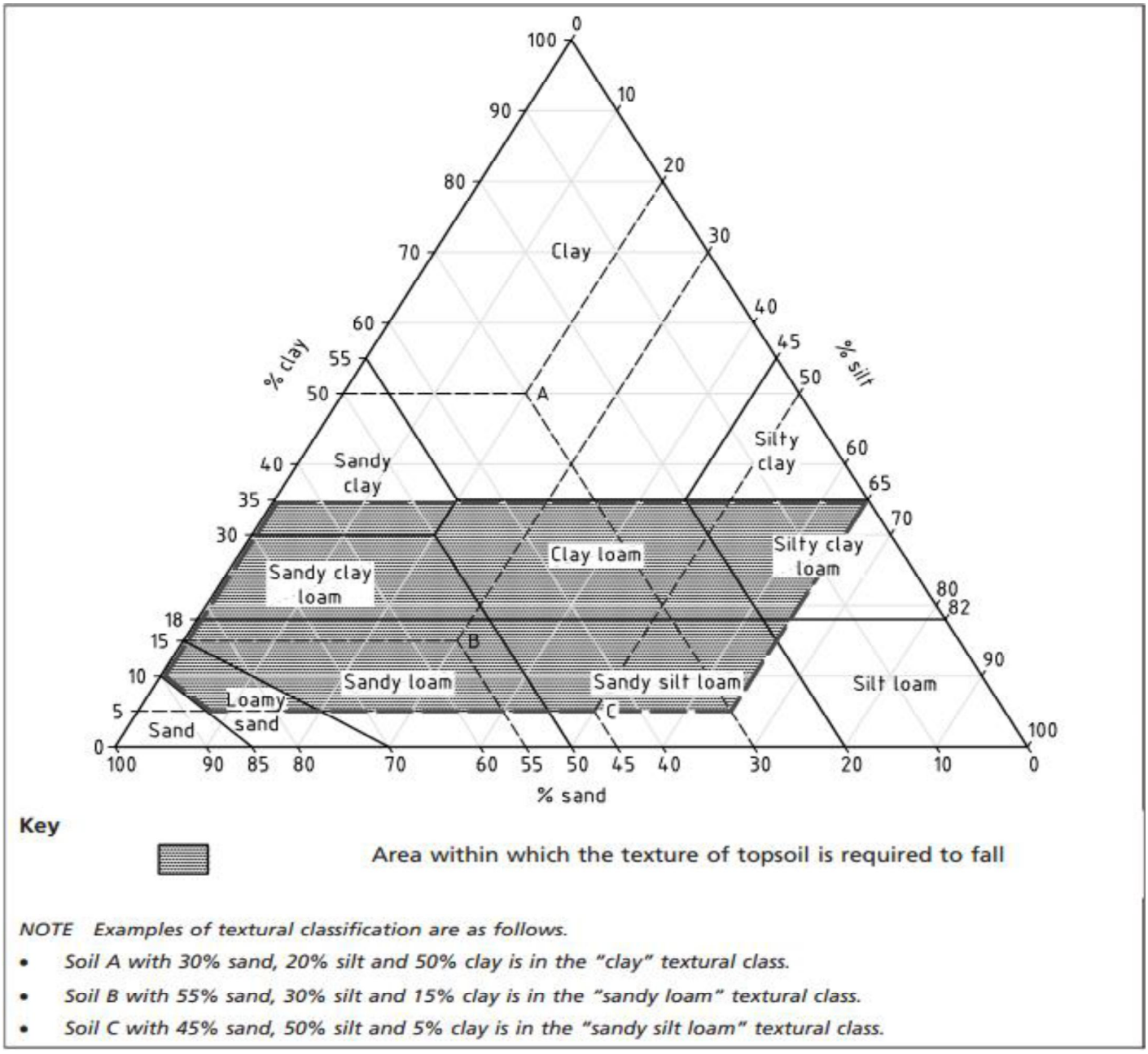
BS3882:2015

Chemtest Job No.: 24-31588
Chemtest Sample ID.: 1874124
Client Sample Ref.:
Sample Location:
Client Sample ID.: 1
Top Depth (m):
Bottom Depth (m):
Date Sampled:
Time Sampled:

Parameter	Units	Multipurpose Range			Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture							**Acid**	**Low F**	**Calc.**
Clay content (Sub Contracted)	%				11				
Silt content (Sub Contracted)	%				19				
Sand content (Sub Contracted)	%				71				
Soil texture class		See Attached Chart			Sandy Loam	YES			
Mass Loss on Ignition									
Clay 5-20%		3.0-20			3.9	YES	YES	YES	YES
Clay 20-35%		5.0-20							
Stone Content	**% m/m**								
>2mm (Sub Contracted)		0-30			6.4	YES			
>20mm (Sub Contracted)		0-10			< 0.10	YES			
>50mm (Sub Contracted)		0			< 0.10	YES			
Soil pH value		5.5-8.5			[A] 7.5	YES	NO	YES	YES
Carbonate (Calcareous only)	%				0.60				NO
Electrical Conductivity	µS/cm	If >3300 do ESP			[A] 2600	YES			
Available Nutrient Content									
Nitrogen %		>0.15			0.25	YES	YES		YES
Extractable phosphorus	mg/l	16-140			36	YES	YES	NO	YES
Extractable potassium	mg/l	121-1500			220	YES	YES		YES
Extractable magnesium	mg/l	51-600			100	YES	YES		YES
Carbon : Nitrogen Ratio		<20:1			9.1/1	YES	YES	YES	YES
Exchangeable sodium	**%**	<15			2.6				
Available Calcium	mg/l				3700				
Available Sodium	mg/l				120				
Phytotoxic Contaminants (by soil pH)		**< 6.0**	**6.0-7.0**	**> 7.0**					
Zinc (Nitric Acid extract)	mg/kg	<200	<200	<300	48	YES			
Copper (Nitric Acid extract)	mg/kg	<100	<135	<200	12	YES			
Nickel (Nitric Acid extract)	mg/kg	<60	<75	<110	13	YES			
Visible Contaminants	**% mm**								
>2mm		<0.5			0.000	YES			
….. of which plastics		<0.25			0.000	YES			
….. man-made sharps		zero in 1kg			0.000	YES			

Topsoil:
Texture Classification Chart

BS3882:2015



Key

Area within which the texture of topsoil is required to fall

NOTE Examples of textural classification are as follows.

- *Soil A with 30% sand, 20% silt and 50% clay is in the "clay" textural class.*
- *Soil B with 55% sand, 30% silt and 15% clay is in the "sandy loam" textural class.*
- *Soil C with 45% sand, 50% silt and 5% clay is in the "sandy silt loam" textural class.*

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Deviations

In accordance with UKAS Policy on Deviating Samples TPS 63. Chemtest have a procedure to ensure 'upon receipt of each sample a competent laboratory shall assess whether the sample is suitable with regard to the requested test(s)'. This policy and the respective holding times applied, can be supplied upon request.The reason a sample is declared as deviating is detailed below. Where applicable the analysis remains UKAS/MCERTs accredited but the results may be compromised.

Sample:	Sample Ref:	Sample ID:	Sample Location:	Sampled Date:	Deviation Code(s):	Containers Received:
1874124		1			A	Plastic Bag

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2020	Electrical Conductivity	Electrical conductivity (EC) of aqueous extract or calcium sulphate solution for topsoil	Measurement of the electrical resistance of a 2:1 water/soil extract.	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930	
2115	Total Nitrogen in Soils	Nitrogen	Determination by elemental analyser	
2260	Carbonate	Carbonate	Titration	
2400	Cations	Cations	ICP-MS	
2420	Phosphate	Phosphate	Spectrophotometry - Discrete analyser	
2450	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2620	LOI 440	LOI 440 Trommel Fines	Determination of the proportion by mass that is lost from a soil by ignition at 440°C.	

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at ≤ 30°C prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Sample Deviation Codes

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Water Sample Category Key for Accreditation

DW - Drinking Water

GW - Ground Water

LE - Land Leachate

NA - Not Applicable

Report Information

PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

6129GALv1.00


















GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

C2 Photographs

Site Name	Crown Street Phase 2 Tower C5
Location	Manchester
GeoAssist Ref	6129VCV
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	3838196,397227
Production Date	April 2025
Survey Method	Photographic Record
Surveyor	Others
Status	Final v1.00
Base Survey	na

Photograph Subject

Soils removal to reduce level	Soils removal to reduce level	Soils removal to reduce level	Soils removal to reduce level
Soils removal to reduce level	Soils removal to reduce level	Soils removal to reduce level	Placed clean soils
Placed clean soils	Placed clean soils	TPA Validation sampling	TPA Validation sampling
TPB Validation sampling	TPB Validation sampling	TPC Validation sampling	TPC Validation sampling

ace
consultancy engineering business environment

GeoAssist Ltd
Unit 4, Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

e: mark@geoassist.co.uk
info@geoassist.co.uk

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 25-018604

Project / Site name:	Land to rear of 25 Ladybarn Road, Fallowfeild	**Samples received on:**	11/04/2025
Your job number:	6070/VMF	**Samples instructed on/ Analysis started on:**	11/04/2025
Your order number:	2250410	**Analysis completed by:**	23/04/2025
Report Issue Number:	1	**Report issued on:**	23/04/2025
Samples Analysed:	6 soil samples		

[redacted]

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild
Your Order No: 2250410

Lab Sample Number				511197	511198	511199	511200	511201
Sample Reference				TPA-C1	TPA-C2	TPB-C1	TPB-C2	TPC-C1
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10	0.50	0.10	0.50	0.10
Date Sampled				04/05/2025	04/05/2025	04/05/2025	04/05/2025	04/05/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	18	19	18	19	17
Total mass of sample received	kg	0.1	NONE	0.7	0.3	0.7	0.3	0.7
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Detected
Asbestos Analyst ID	N/A	N/A	N/A	DSA	-	DSA	-	DSA
Analysis completed	N/A	N/A	N/A	23/04/2025	-	23/04/2025	-	23/04/2025
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	Detected
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	Not-detected
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	Loose Fibrous Debris
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.9	7.8	7.7	6.9	7.1
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.077	0.075	0.065	0.074	0.071
Sulphide	mg/kg	1	MCERTS	1.4	1.6	1.1	2.7	< 1.0
Total Sulphur	mg/kg	50	MCERTS	450	480	460	500	440
Total Sulphur	%	0.005	MCERTS	0.045	0.048	0.046	0.05	0.044
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-	3	-	-	3
Total Phenols								
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.06	0.05	0.06	0.09	0.06
Acenaphthylene	mg/kg	0.05	MCERTS	0.08	< 0.05	0.06	0.07	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.29	0.14	0.13	0.24	0.28
Fluorene	mg/kg	0.05	MCERTS	0.22	0.12	0.09	0.17	0.19
Phenanthrene	mg/kg	0.05	MCERTS	2.2	1.4	1.2	2.1	2.5
Anthracene	mg/kg	0.05	MCERTS	0.46	0.33	0.31	0.5	0.56
Fluoranthene	mg/kg	0.05	MCERTS	4.2	2.8	3	4.2	4.9
Pyrene	mg/kg	0.05	MCERTS	4	2.7	3	4.1	4.8
Benzo(a)anthracene	mg/kg	0.05	MCERTS	2	1.3	1.5	2.1	1.9
Chrysene	mg/kg	0.05	MCERTS	2	1.5	1.7	2	2.3
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.2	1.6	1.8	2.4	2.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	1.2	0.84	0.92	1	0.95
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.3	1.7	1.9	2.3	2.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1	0.76	0.84	1	1.2
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.17	0.12	0.15	0.19	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.1	0.86	0.93	1.2	1.2
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	23.5	16.2	17.6	23.8	25

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild
Your Order No: 2250410

Lab Sample Number				511197	511198	511199	511200	511201
Sample Reference				TPA-C1	TPA-C2	TPB-C1	TPB-C2	TPC-C1
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.10	0.50	0.10	0.50	0.10
Date Sampled				04/05/2025	04/05/2025	04/05/2025	04/05/2025	04/05/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	13	13	14	12
Barium (aqua regia extractable)	mg/kg	1	MCERTS	120	140	120	130	120
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.75	0.74	0.71	0.81	0.67
Boron (water soluble)	mg/kg	0.2	MCERTS	1.1	1.2	1.1	1.1	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.5	0.4	0.5	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	19	20	18	21	17
Copper (aqua regia extractable)	mg/kg	1	MCERTS	44	45	44	46	97
Lead (aqua regia extractable)	mg/kg	1	MCERTS	100	110	99	100	98
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.3	0.4	0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16	16	16	17	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	23	23	23	25	21
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	98	100	98	100	97

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild
Your Order No: 2250410

Lab Sample Number				511202
Sample Reference				TPC-C2
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.50
Date Sampled				04/05/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	17
Total mass of sample received	kg	0.1	NONE	0.2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-
Asbestos Analyst ID	N/A	N/A	N/A	-
Analysis completed	N/A	N/A	N/A	-
Actinolite detected	Type	N/A	ISO 17025	-
Amosite detected	Type	N/A	ISO 17025	-
Anthophyllite detected	Type	N/A	ISO 17025	-
Chrysotile detected	Type	N/A	ISO 17025	-
Crocidolite detected	Type	N/A	ISO 17025	-
Tremolite detected	Type	N/A	ISO 17025	-
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.074
Sulphide	mg/kg	1	MCERTS	1.7
Total Sulphur	mg/kg	50	MCERTS	450
Total Sulphur	%	0.005	MCERTS	0.045
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.06
Acenaphthene	mg/kg	0.05	MCERTS	0.15
Fluorene	mg/kg	0.05	MCERTS	0.08
Phenanthrene	mg/kg	0.05	MCERTS	1.2
Anthracene	mg/kg	0.05	MCERTS	0.3
Fluoranthene	mg/kg	0.05	MCERTS	3.3
Pyrene	mg/kg	0.05	MCERTS	3.1
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.4
Chrysene	mg/kg	0.05	MCERTS	1.5
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.6
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.92
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.6
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.9
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.25
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.97

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	17.3

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild
Your Order No: 2250410

Lab Sample Number				511202
Sample Reference				TPC-C2
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.50
Date Sampled				04/05/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
Heavy Metals / Metalloids				
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12
Barium (aqua regia extractable)	mg/kg	1	MCERTS	120
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.67
Boron (water soluble)	mg/kg	0.2	MCERTS	1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17
Copper (aqua regia extractable)	mg/kg	1	MCERTS	44
Lead (aqua regia extractable)	mg/kg	1	MCERTS	94
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	22
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	95

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

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Analytical Report Number : 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
511197	TPA-C1	None Supplied	0.1	Brown loam and clay with gravel and vegetation
511198	TPA-C2	None Supplied	0.5	Black clay and loam
511199	TPB-C1	None Supplied	0.1	Black clay and loam with vegetation
511200	TPB-C2	None Supplied	0.5	Black clay and loam
511201	TPC-C1	None Supplied	0.1	Black loam and clay with gravel and vegetation
511202	TPC-C2	None Supplied	0.5	Black loam and clay with gravel and vegetation

Analytical Report Number : 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil (low level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 25-018604
Project / Site name: Land to rear of 25 Ladybarn Road, Fallowfeild

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

Soils Risk Assessment

Site Reference: 6070 VMF
Project Site: Land to rear of 25 Ladybarn Road
Project Location: Fallowfield, Manchester
Client: Airshack Projects Ltd

i2 Reference	Residential	TPA-C1	TPA-C2	TPB-C1	TPB-C2	TPC-C1	TPC-C2
Customer Sample Ref:	C4SL / S4UL	0.10	0.50	0.10	0.50	0.10	0.50
	SOM 1% GAC	04/05/2025	04/05/2025	04/05/2025	04/05/2025	04/05/2025	04/05/2025
Determinand							
Arsenic	37	12	13	13	14	12	12
Boron (water-soluble)	290	1.1	1.2	1.1	1.1	0.8	1
Cadmium	9	0.4	0.5	0.4	0.5	0.2	0.4
Chromium*	910	19	20	18	21	17	17
Chromium VI	21	1.2	1.2	1.2	1.2	1.2	1.2
Copper	2400	44	45	44	46	97	44
Cyanide(Total)	-	1	1	1	1	1	1
Cyanide(free)**	34	1	1	1	1	1	1
Lead	200	100	110	99	100	98	94
Mercury[1]	199	0.3	0.4	0.3	0.3	0.3	0.3
Nickel	130	16	16	16	17	15	16
pH	-	7.9	7.8	7.7	6.9	7.1	8
Phenols(Mono)	280	1	1	1	1	1	1
Selenium	434	1	1	1	1	1	1
SO4(Total)	-	0.077	0.075	0.065	0.074	0.071	0.074
Sulphide	-	1.4	1.6	1.1	2.7	1	1.7
Sulphur(Free)	-	450	480	460	500	440	450
Thiocyanate	-	0	0	0	0	0	0
Zinc	3700	98	100	98	100	97	95
Acenaphthene	210	0.29	0.14	0.13	0.24	0.28	0.15
Acenaphthylene	170	0.08	0.05	0.06	0.07	0.05	0.06
Anthracene	2400	0.46	0.33	0.31	0.5	0.56	0.3
Benzo(a)Anthracene	-	2	1.3	1.5	2.1	1.9	1.4
Benzo(a)Pyrene [SM]	5	2.3	1.7	1.9	2.3	2.1	1.6
Benzo(b)Fluoranthene	-	2.2	1.6	1.8	2.4	2.2	1.6
Benzo(ghi)Perylene	-	1.1	0.86	0.93	1.2	1.2	0.97
Benzo(k)Fluoranthene	-	1.2	0.84	0.92	1	0.95	0.92
Chrysene	-	2	1.5	1.7	2	2.3	1.5
Dibenzo(ah)Anthracene	-	0.17	0.12	0.15	0.19	0.05	0.25
Fluoranthene	280	4.2	2.8	3	4.2	4.9	3.3
Fluorene	170	0.22	0.12	0.09	0.17	0.19	0.08
Indeno(123-cd)Pyrene	-	1	0.76	0.84	1	1.2	0.9
Naphthalene	2.3	0.06	0.05	0.06	0.09	0.06	0.05
Phenanthrene	95	2.2	1.4	1.2	2.1	2.5	1.2
Pyrene	620	4	2.7	3	4.1	4.8	3.1
PAH(total)	500	23.5	16.2	17.6	23.8	25	17.3
Asbestos	Not-detected	Not-detected	-	Not-detected	-	Detected	-
SOM[#]	-	0	0	0	0	0	0

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

Where no SOM is reported 1% SOM Criteria are used. For individual samples SOM value is used to adjust the assessment crieteria accordingly that that sample.

*Criteria Assumes Chromium III [SM] = Surrogate Marker Approach Culp *et al*

**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

[1] GAC for inorganic mercury can normally be compared with chemical analysis for total mercury content because the equilibrium concentrations of elemental and methylmercury are likely to be very low

[#] Criteria reported to zero decimal places

Basis of Assessment Criteria: CLEA v1.071 EA 2005 WAC (Human Health Value) C4SL

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