



**Demeter Environmental Ltd**

**Head Office:**

54 St James Street

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L1 0AB

Tel: 0151 521 2539

Fax: 0151 909 3661

Brightwise Constructions Ltd  
39 Broughton Street  
Manchester  
M8 8LZ

Friday, 25<sup>th</sup> April 2025

FAO: Mr Zayn Saleemi

**Re: Ground Investigation at 67 Chetham Hill Road, Manchester, M4 4ES**

Brightwise Constructions Ltd Limited instructed the Demeter Environmental Ltd to undertake the Phase II site works proposed in the Phase I Desk Study Report 23-03-14 for Land at 67 Cheetham Hill Road. Four hand dug trial pits were excavated at the subject site (locations were positioned within the proposed foundation trenches) on the 7<sup>th</sup> April 2025, the site investigation layout, along with soil chemical analysis certificates are attached.

**General Sequence**

The general sequence encountered was SAND with brick, concrete, glass and slate (MG) to termination depth 0.25mbgl. The trial pits were terminated in the made ground layer. The natural drift and made ground geology was not confirmed in the ground investigation.

**Assessment of Risk to Concrete**

Four samples were recovered (one from each trial pit) for pH and water-soluble sulphate analysis. The risk to concrete was assessed in line with BRE Special Digest 1, for a brownfield location and based on a mobile groundwater table the ACEC Class is AC-1 and based on a working life of 100 years, the CS class will be DC-1, hence no protective measures will be required.

If you have any queries, please do not hesitate to contact the undersigned.

Yours sincerely,

**Despo Hadjikyriacou BEng(Hons) BSc(Hons) PGDip MInstP**

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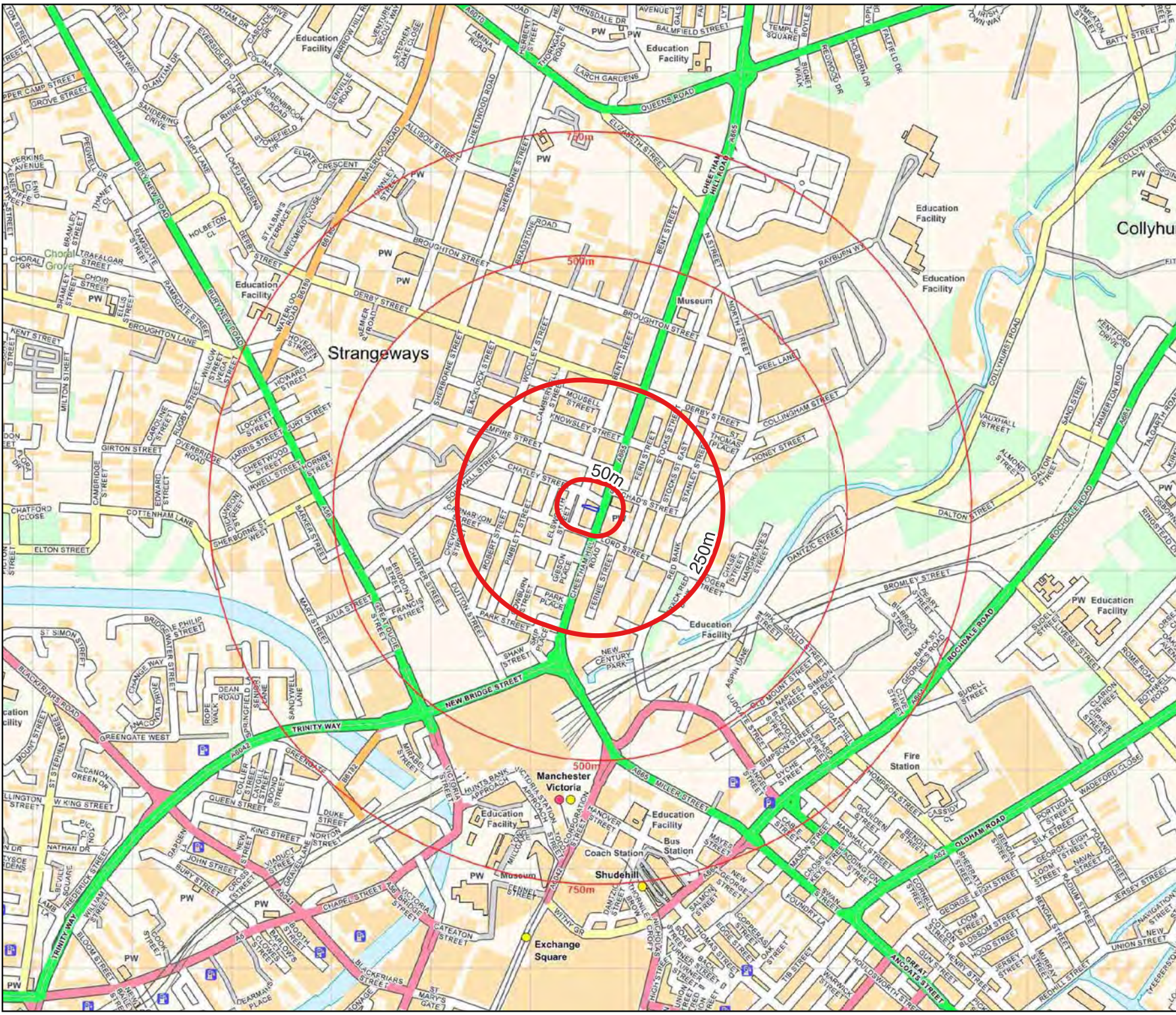
**Demeter Environmental Ltd**

Registered in England and Wales: 07010088  
VAT Registration Number: 158 1690 89

**Brighton Office:**

The Offices  
57 Newtown Road  
Brighton  
East Sussex  
BN3 7BA  
Tel: 01273 741 629







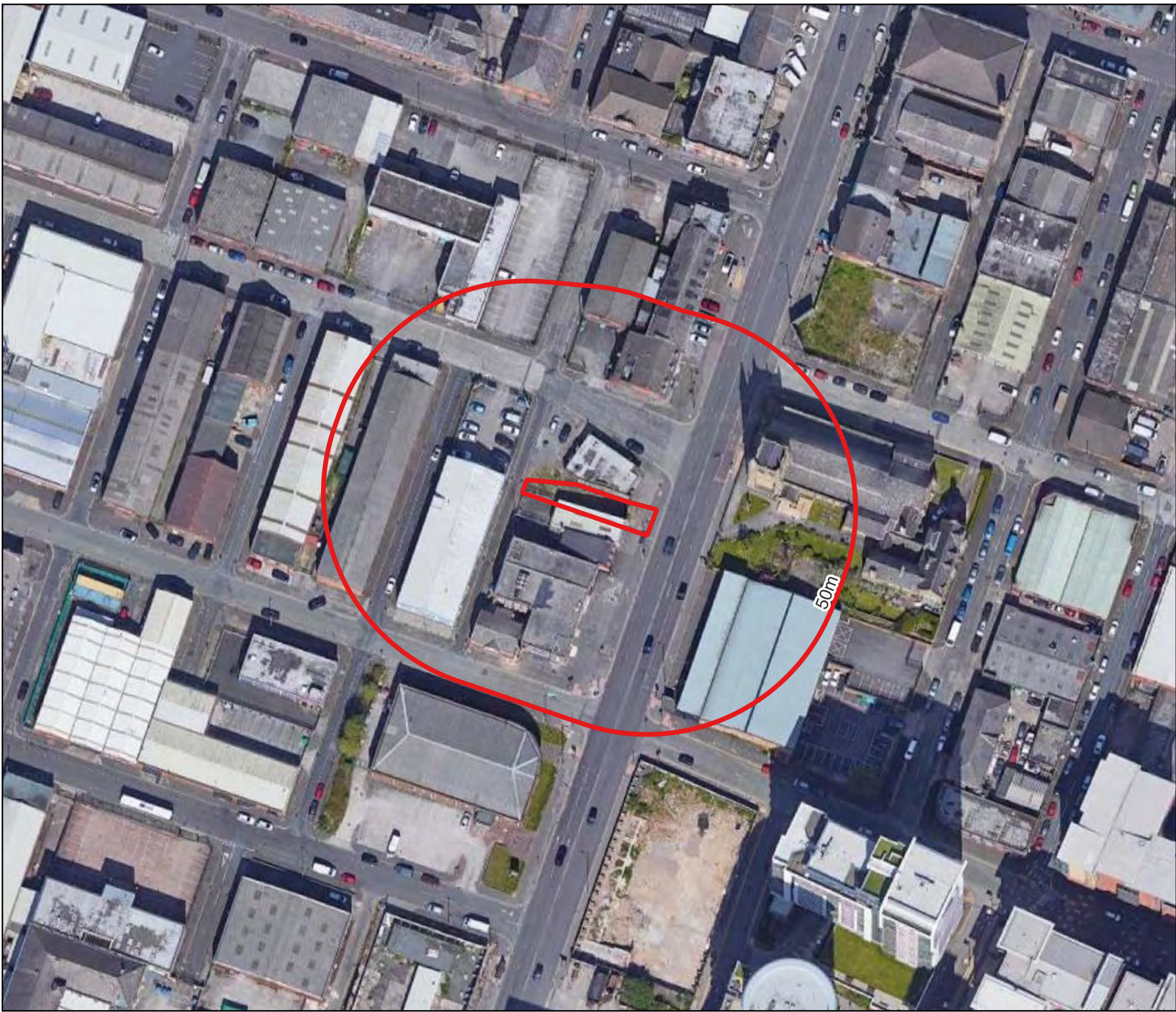
Demeter Environmental Ltd  
R o p e w a l k s  
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Drawing 1

Site Name: LA 67 Cheetham Hill Road

Site Location

Scale: 1:10,000at A4



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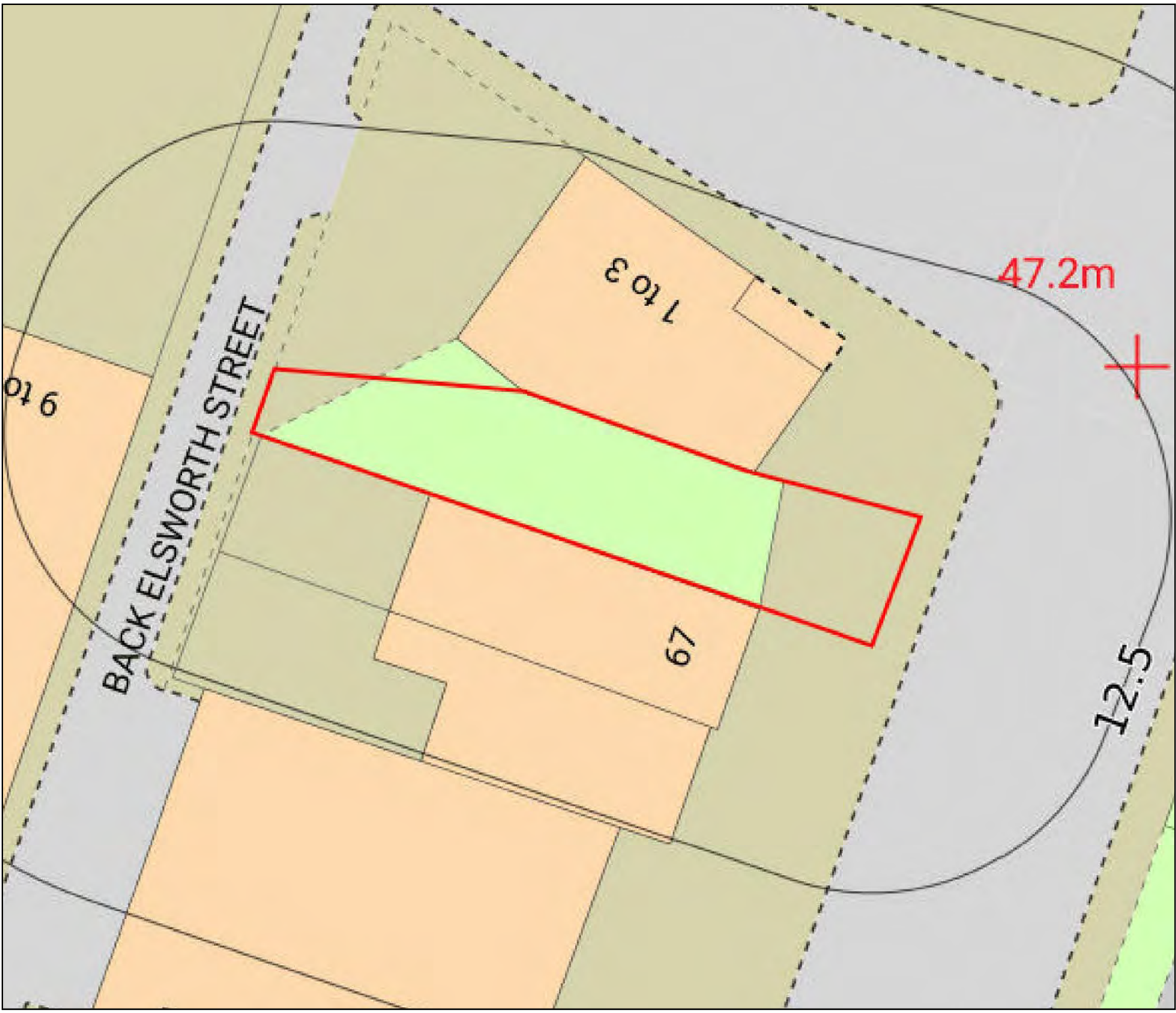
E m a i l :  
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Drawing: 2

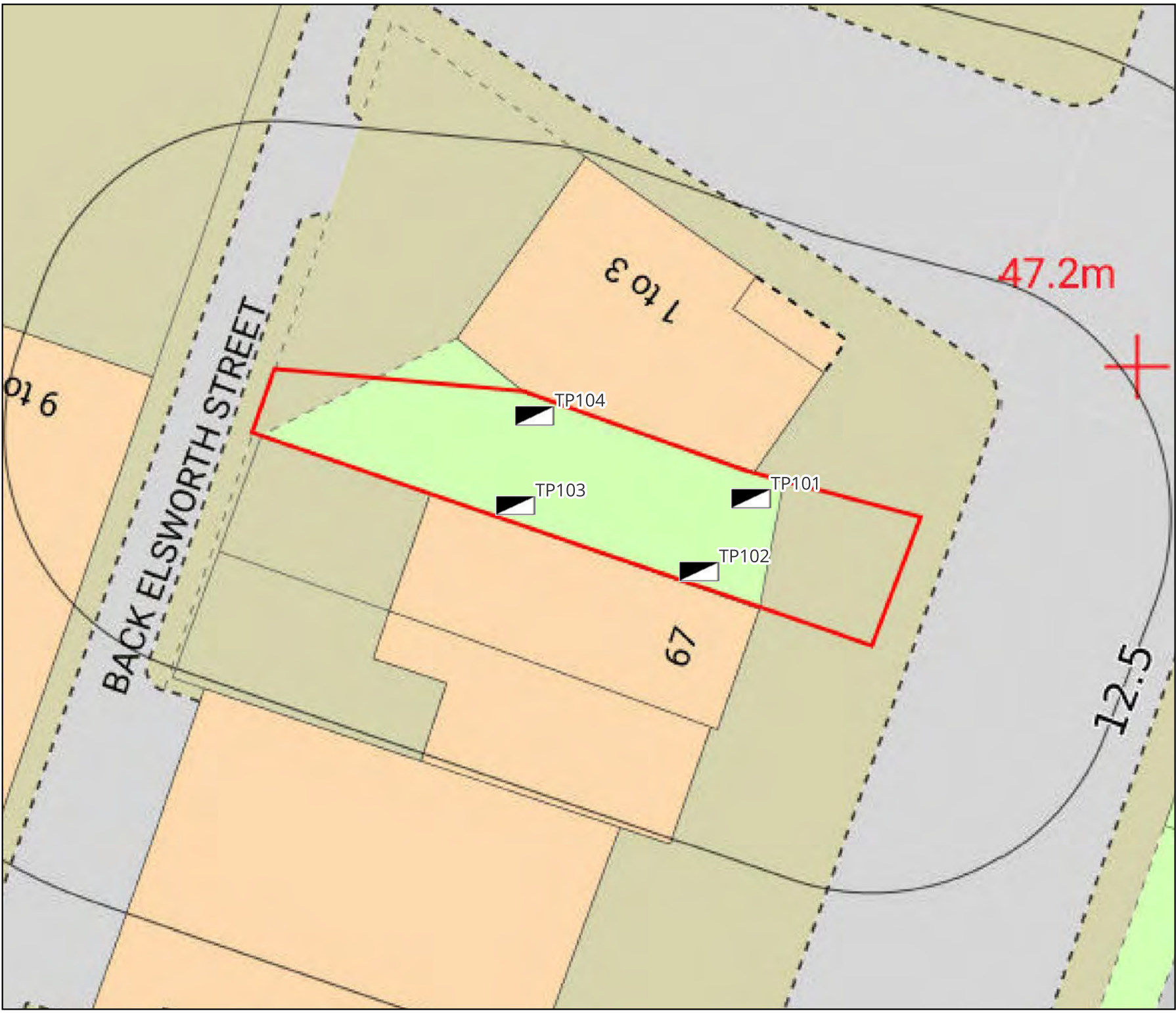
Site Name: LA 67 Cheetham  
Hill Road

Aerial Plate

Scale: 1:1,250 at A4



|                                                                                                                              |  |
|------------------------------------------------------------------------------------------------------------------------------|--|
|  <b>DEMETER</b><br>ENVIRONMENTAL LTD        |  |
| Demeter Environmental Ltd<br>R o p e w a l k s<br>301 Tea Factory,<br>St Peters Square,<br>Fleet Street<br>Liverpool, L1 4DQ |  |
| Tel: 0151 521 2539<br>Fax: 0151 909 3661                                                                                     |  |
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| E m a i l :<br>enquiries@demeter-environmental.co.uk                                                                         |  |
| Drawing 3                                                                                                                    |  |
| Site Name: LA 67 Cheetham<br>Hill Road                                                                                       |  |
| Site Layout                                                                                                                  |  |
| Scale: 1:250 at A4                                                                                                           |  |



|                                                                                                                         |  |  |
|-------------------------------------------------------------------------------------------------------------------------|--|--|
|  <b>DEMETER</b><br>ENVIRONMENTAL LTD   |  |  |
| Demeter Environmental Ltd<br>Ropewalks<br>301 Tea Factory,<br>St Peters Square,<br>Fleet Street<br>Liverpool, L1 4DQ    |  |  |
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| Email: enquiries@demeter-environmental.co.uk                                                                            |  |  |
| Drawing 4                                                                                                               |  |  |
| Site Name: LA 67 Cheetham Hill Road                                                                                     |  |  |
| Site Investigation Layout                                                                                               |  |  |
| Scale: 1:250 at A4                                                                                                      |  |  |



## ANALYTICAL TEST REPORT

**Report Number** 25-03336, issue number 1

**Contract name:** Land adjacent to 67 Cheetham Hill Road

**Client reference:** Not Supplied

**Clients name:** Demeter Environmental Ltd

**Clients address:** DEMENV  
54 St James Street  
Liverpool  
L1 0AB

**Samples received:** 09/04/2025

**Analysis started:** 09/04/2025

**Analysis completed:** 11/04/2025

**Report issued:** 11/04/2025

**Key**

|     |                                               |
|-----|-----------------------------------------------|
| U   | UKAS accredited test                          |
| M   | MCERTS & UKAS accredited test                 |
| \$  | Test carried out by an approved subcontractor |
| I/S | Insufficient sample to carry out test         |
| U/S | Sample not suitable for testing               |
| NAD | No Asbestos Detected                          |

**Approved by:** Georgia Hunter  
Reporting Administrator

SAMPLE INFORMATION

**MCERTS (Soils):**

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.

| Lab ref | Sample ID | Depth (m) | Sample description                     | Material removed | % Removed | % Moisture |
|---------|-----------|-----------|----------------------------------------|------------------|-----------|------------|
| 43539   | TP101     | 0.1       | Brown Sand with Gravel and Vegetation. | -                | -         | 7.0        |
| 43540   | TP102     | 0.2       | Brown Sand with Gravel and Vegetation. | -                | -         | 8.1        |
| 43541   | TP103     | 0.1       | Brown Sand with Gravel and Vegetation. | -                | -         | 9.2        |
| 43542   | TP104     | 0.05      | Brown Sand with Gravel and Vegetation. | -                | -         | 12.5       |

# DEVIATING SAMPLE INFORMATION

**Comments**

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.  
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.  
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

**Key**

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

| Lab ref | Sample ID | Depth (m) | Deviating | Tests (Reason for deviation) |
|---------|-----------|-----------|-----------|------------------------------|
| 43539   | TP101     | 0.1       | N         |                              |
| 43540   | TP102     | 0.2       | N         |                              |
| 43541   | TP103     | 0.1       | N         |                              |
| 43542   | TP104     | 0.05      | N         |                              |

# SOILS

|                        |        |        |     |          |            |            |            |            |
|------------------------|--------|--------|-----|----------|------------|------------|------------|------------|
| Lab Number             |        |        |     |          | 43539      | 43540      | 43541      | 43542      |
| Client Reference       |        |        |     |          | SOIL       | SOIL       | SOIL       | SOIL       |
| Sample ID              |        |        |     |          | TP101      | TP102      | TP103      | TP104      |
| Depth (m)              |        |        |     |          | 0.1        | 0.2        | 0.1        | 0.05       |
| Sampling Date          |        |        |     |          | 07/04/2025 | 07/04/2025 | 07/04/2025 | 07/04/2025 |
| Test                   | Method | Accred | LoD | Units    |            |            |            |            |
| Metals                 |        |        |     |          |            |            |            |            |
| Water Soluble Sulphate | CE061  | M      | 10  | mg/l     | 201        | 254        | 47.6       | 72.6       |
| Combustion             |        |        |     |          |            |            |            |            |
| Moisture Content       | CE001  | N      | 0.1 | %        | 7.0        | 8.1        | 9.2        | 12.5       |
| Wet Chem               |        |        |     |          |            |            |            |            |
| pH                     | CE004  | M      | 0.1 | pH units | 8.1        | 8.3        | 8.1        | 8.0        |

## METHOD DETAILS

| METHOD | TESTNAME      | METHOD SUMMARY | ANALYSIS BASIS      |
|--------|---------------|----------------|---------------------|
| CE061  | W. Sol Metals | ICPOES         | Air dried sample    |
| CE004  | pH of Solids  | Potentiometric | As submitted sample |

## REPORT INFORMATION

**Report No.:25-03336, issue number 1**

### Key

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|     |                                                         |
|-----|---------------------------------------------------------|
| U   | ISO17025 Accredited Result                              |
| M   | ISO17025 and MCERTS Accredited Result                   |
| N   | Do not currently hold accreditation                     |
| ^   | MCERTS accreditation not applicable for sample matrix   |
| *   | ISO17025 accreditation not applicable for sample matrix |
| S   | Subcontracted                                           |
| I/S | Insufficient Sample                                     |
| U/S | Unsuitable sample                                       |
| N/T | Not tested                                              |
| <   | Means "less than"                                       |
| >   | Means "greater than"                                    |

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Sampling was undertaken by Chemtech Environmental Limited and is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis. Samples dried at no more than 30°C in a drying

For soils and solids, analytical results are inclusive of stones, where applicable.

### Sample Retention and Disposal

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All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

### TPH Classification - HWOL Acronym System

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|       |                                                                     |
|-------|---------------------------------------------------------------------|
| 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    | Aromatics only                                                      |
| 2D    | GC-GC - Double coil gas chromatography                              |
| #1    | EH_Total but with humics mathematically subtracted                  |
| #2    | EH_Total but with fatty acids mathematically subtracted             |
| _     | Operator - underscore to separate acronyms (exception for +)        |
| +     | Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total  |
| MS    | Mass Spectrometry                                                   |