

FEC Ltd

Victoria Riverside:, Dantzic Street

Landscaped Areas Soil Validation Report

12070 R01 (00)

RSK GEOSCIENCES

August 2025

RSK GENERAL NOTES

Project No.: 12070

Title: Vicotria Riverside, Dantzic St, Manchester

Client: FEC

Date: August 2025

Office: RSK Environment Limited, Fourways House, 57 Hilton Street, Manchester, M1 2EJ. Tel 0161 2362757

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

This work has been undertaken in accordance with the quality management system of RSK Environment Ltd. No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

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1 INTRODUCTION

1.1 Commissioning

RSK Environment Limited (RSK) were engaged by RoC Consulting, acting on behalf of Far East Consortium (FEC) to carry out validation of the soft landscaping areas within the Victoria Riverside development, Dantzic Street, Manchester.

The works were undertaken by means of tender, dated 25 March from the Client.

References in this report to 'we', 'us', or 'our' shall mean RSK Geosciences as a trading name of RSK Environment Limited (company no.SC115530) at registered address 65 Sussex Street, Glasgow, G41 1DX.

The site location to which this report refers is presented in **Figure 1** with the redline boundary indicated on **Figure 2**.

The report should be read and used in accordance with the limitations and constraints identified in the report text, and at **Appendix A – Service Constraints**.

1.2 Objectives

The Site in question is under development for residential end use. Development layout drawings have been presented as **Appendix B** of this report. The report follows on from several site investigations and a site remediation strategy relating to the development site, specifically:

1. Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy. Report ref: CL-602-LKC 19 1267-02 by LK Consult dated November 2019.
2. Land South of Dantzic Street (Known as Victoria Riverside), Manchester Remediation Strategy. Report ref: CL-602-LKC 21 1194-01 by LK Consult dated April 2021.

It is recommended reference be made to the abovementioned reports when reviewing this validation report.

The following report has been completed to support the discharge of Condition 9b "When the phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority" of planning permission ref: 126944/FO/2020.

The objective of this validation report is to demonstrate in successful installation of all remaining remediation requirements as outlined in the aforementioned LK Consult Remediation Strategy, namely installation of soil capping systems in all landscaping plots, commentary around any sources of contamination reported during site works and details of gas protection measures employed. It is noted other remediation requirements associated with installation of below ground potable supply pipe work have been previously completed and agreed with United Utilities and do not form part of the scope of this report.

1.3 Limitations

This report is subject to the RSK service constraints given in **Appendix A** and limitations that may be described below and throughout this document.

This report was prepared in accordance with good practice guidance at the time of issue. Consideration should be considered in the light of changes in legislation, statutory requirements, or industry practices subsequent to the date of issue.

2 BACKGROUND INFORMATION

2.1 Site location

Site location details are presented in **Table 1** and a site location plan is provided on **Figure 1**.

Table 1: Site location details

Site name	Victoria Riverside
Full site address and postcode	Land South of Dantzic Street (known as Victoria Riverside), Strangeways, Manchester, M4 4EJ
National Grid reference (centre of site)	384531E 399375N

2.2 Site description

The site is located on an approximately 0.3 ha rectangular parcel of land adjacent southwest of River Street and north of Hulme Street, Manchester. The site comprises a high-rise residential apartment building and three-storey townhouse buildings with associated hard and soft landscaped areas and was still under construction at the time of writing. The site boundary is shown on **Figure 1**.

2.3 Surrounding land uses

Immediate surrounding land uses are described in **Table 2**.

Table 2: Surrounding land uses

North	Vacant former industrial use land and the river Irk
East	Vacant former industrial use land
South	Railway line and commercial use
West	The River Irk and industrial/commercial warehouses

2.4 Previous Reporting

Numerous investigations and report have been produced for the study site. A summary of the history of work undertaken is detailed in chronological order below.

Phase 2 Site Investigation completed by LK Consult dated November 2019 (ref. CL-602-LKC 19 1267-02)

The Phase 2 Site Investigation comprised a bespoke intrusive assessment of the site with respect to the proposed development, also investigating the risks identified by the previous report.

The site works comprised:

- Six Window Sampling Boreholes (ref. WS101 to WS106).
- Seven Rotary Boreholes (ref. BH1 to BH7).
- Twelve Trial Pits (ref. TP1 to TP12).
- Two Slot Trenches (ref. ST1 and ST7).
- Seven Slot Trenches (ref. ST8 to ST14).
- Two Soak Away Tests undertaken in TP9 and TP10.
- Subsequent borehole monitoring.
- Laboratory testing of soil samples.
- In-situ testing.

The investigation generally encountered geology of made ground overlying sand, with the underlying sandstone bedrock encountered from depths of between 2.60 m and 3.60 m. No visual and olfactory evidence of contamination was observed.

The laboratory testing observed exceedances of contaminants with respect to criteria for the residential without home ground produce land use in 7 of 15 sample locations. These comprise metals and organics (lead) and PAHs (specifically Naphthalene and Benzo(a)pyrene). Asbestos fibres were not detected in any of the samples scheduled for laboratory chemical analysis. Contaminants were believed to be associated with the historic rubber works and subsequent demolition of the structure. Consequently, the creating a remediation strategy was recommended to address risks to human health. There was no evidence of groundwater contamination.

United Utilities pipework risk assessment testing was undertaken on samples in land potentially affected by contamination. The results of testing indicate it is unlikely that metal/barrier pipes will be necessary despite the presence of elevated TVOC's and hydrocarbons within site soils due to the risk to potable water supplies being low. High pH was also noted within site soils with a maximum reported pH of 11.50.

Phase 3 Remediation Strategy completed by LK Consult dated April 2021 (ref. CL-602-LKC 21 1194-01)

Following completion of the Phase 2 Site Investigation works a remediation strategy was developed for the site to address identified contamination issues this included:

- Validation of imported material required to raise levels (already completed and validated during enabling earthworks phase by others).
- United Utilities risk assessment for potable water pipes and installation of barrier pipes, as required (already completed and validated during enabling earthworks phase by others).
- Validation of subsoil and topsoil used in areas of soft landscaping (covered in current report).
- Inspection of environmental cover system thickness and construction (covered in current report).

In addition to the above, the Phase 3 Remediation strategy noted the site did not require gas protection measures owing to the proposed well-ventilated basement structure present across the

entire footprint. Whilst in agreement with this approach, the regulatory authority (Manchester City Council) have requested details on ventilation measures installed within the basement to confirm the assumption it is well ventilated and preclude the need for gas protection measures.

2.5 Remedial Requirements

In line with the requirements of the aforementioned LK Phase 3a Remediation strategy, the following remediation requirements have been identified that form the basis of this validation report.

Construction of Soft Landscaped Zones

Any areas of soft landscaping (off podium) should be subject to a minimum 450 mm clean soil capping system or deeper where required in areas of proposed tree pits according to the landscape architect's specification. Soils used in capping should be of natural origin (of which 150 mm should be topsoil).

Construction of this capping system entails the excavation, removal, and replacement of existing soils with chemically verified either imported or site won natural strata. The replacement process will require independent validation to ensure conformity with our specification, details of which are provided below:

- Contractors shall source appropriate material for use in landscaped zones. Regardless of source, all replacement soils should be from natural sources and must not contain putrescible organic materials, demolition rubble, glass, ash, clinker, slag, colliery shale, or spoil. Additionally, the material must not appear to be contaminated or have odours that are not natural with the material brought on-site.
- Any materials being excavated from or brought onto the site for use in soft landscaped zones should be separated from site operations to ensure no cross contamination of soils can occur.
- At a suitable point in the programme, the construction contractors shall excavate soils within landscaped zones to a minimum depth of 450 mm below proposed finished floor levels (or deeper in the case of proposed tree pits). Any landscaping excavations that extend beyond these depths are to be completed as per the landscape architect's specification utilising verified soils that meet the criteria outlined in this strategy.
- Following placement of the cover system, inspection visits will be completed to obtain samples for chemical validation and obtain photographic records or the construction of the cover system. The sampling and analysis of soil will be completed at a frequency of 1 sample per 200 m^3 for imported replacement soil, with a minimum of three samples per soil source.
- The results of the above source and in-situ validation testing should be compared against published Environment Agency C4SL/LQM S4UL published values under a "Public Open Space" end use scenario, assuming 1% Soil Organic Matter. Failure to meet these criteria may result in the material being rejected.
- All excavated materials are to be removed off site to a suitable licensed facility/waste transfer station or (where possible) re-used on site beneath areas of building/hard standing.
- All areas of reduced excavation should be recorded by the use of digital photographs taken of the excavation with a suitable scale (such as survey level) prior to backfilling. All photographs should include landmarks or other indicators proving their location and indicate their entire area of backfilling, as well as detailed assessments of banks and boundaries.

The Principal Construction Contractor must maintain adequate site records regarding imported soil including date of delivery, type of material, location of stockpiles on-site, details of sampling and dates of rejection or approval for use.

Similarly, details should be provided for any site won materials used including the location and reason for excavation (e.g., sub soil excavated as part of foundation construction); approximate volume used and associated validation information.

Upon completion of remedial works, copies of all relevant supply notices, waste disposal records and tip tickets should be provided to assist with the completion of the aforementioned site validation report.

It should be noted that the testing outlined above is for environmental purposes only and assessment of the soil's suitability as a growing medium (to BS3882 or similar) is beyond the scope of the assessment. Such assessment is the responsibility of the landscape architect.

It is noted that is proposed to use land adjacent to the west of the building as a lawn as part of a meanwhile use. This area is outside of the area assessed by the Phase 2 report and thus assessed by this remediation strategy. Recommendations for any cover systems in this location should be based on site investigation in this location.

Other Remedial Requirements

In addition to the above, the following measures were specified as a requirement during the construction process.

1) Any sources of contamination uncovered during site development works should be brought to the immediate attention for consideration and comment. As required, the findings and recommendations of the current assessment may require amendment to reflect changes in site condition.
2) The operation of plant, refuelling facilities and general excavation works should include appropriate provision to reduce the risk of leakage/spillage, particularly into the site's groundwater table or exposed natural soils.
3) Evidence of basement construction and ventilation measures are required to confirm the omission of gas protection measures within the proposed structure.

3 REMEDIAL WORK AND VALIDATION

3.1 Construction of Soft Landscaped Zones

A series of public realm soft landscaped zones were proposed as part of the Victoria Riverside Development. These included both above ground landscaping (on a podium structure) as well as ground level planning.

In accordance with the requirements of the remediation strategy the principal contractors constructed simple cover system in areas of soft landscaping. The cover system has been designed to comprise a 450 mm thick soil capping system or deeper where required in areas of proposed tree pits according to the landscape architect's specification. Soils used in capping should be of natural origin (of which 150 mm should be topsoil).

For the purposes of validation works the inspection and testing of imported soils was divided between the works on top of the podium structure (validated by RSK Geosciences in June 2025) and those at ground level (inspected in July 2025). The overall volumes of material imported for use in soft landscaping during these works were as follows:

- 95 m^3 imported subsoil for use in landscaping.
- 191 m^3 imported topsoil for use in landscaping.

All the delivery tickets for these are in **Appendix C**. Further details of the validation of each area are provided below.

3.1.1 Podium areas

A total of six hand dug inspection pits were formed on the podium structure (ref: TP107 to TP112) to confirm installation of the clean cover system and allow permit the collection of samples for validation testing. The locations of these sample pits is provided in **Figure 3** and associated validation photographs are provided within **Appendix E**.

A general use topsoil consisting of a brown gravelly sand was encountered in soft landscaped planters on 'the podium'. Other strata encountered included a subsoil below the topsoil consisting of an orange gravelly sand, a basal subsoil stratum was also encountered consisting of a dark brown sandy gravelly silt.

Samples of the cover system in-situ were obtained on the 13/06/2025. A total of three samples of general use topsoil, three samples of subsoil and three samples of basal subsoil were submitted for laboratory analysis.

The locations samples were taken from are contained in **Table 3** below with the scope of validation testing shown in **Table 4**.

Table 3: Podium Sample Locations

Sample	Material	Location
0.10 m	Topsoil	TP109
0.20 m	Subsoil	TP109
0.35 m	Basal Subsoil	TP109
0.15 m	Topsoil	TP111
0.35 m	Subsoil	TP111
0.50 m	Basal Subsoil	TP111
0.05 m	Topsoil	TP108
0.20 m	Subsoil	TP108
0.30 m	Basal Subsoil	TP108

Table 4: Chemical Laboratory Testing Suite

Analyte	Samples (podium)	Samples (off podium)
Metals and Inorganics	9 (3 samples of topsoil, 3 samples of subsoil and 3 samples of basal subsoil material)	6 (6 samples of topsoil)
Asbestos	9 (3 samples of topsoil, 3 samples of subsoil and 3 samples of basal subsoil material)	6 (6 samples of topsoil)
Polycyclic Aromatic Hydrocarbons (PAH's)	9 (3 samples of topsoil, 3 samples of subsoil and 3 samples of basal subsoil material)	6 (6 samples of topsoil)
TPHCWG	9 (3 samples of topsoil, 3 samples of subsoil and 3 samples of basal subsoil material)	6 (6 samples of topsoil)

The results of chemical testing from the podium were screened against Public Open Space end use values to validate the suitability of soils for its intended use. **No exceedances** of tested determinands were reported when compared to a public open space in close proximity to residential GAC using a soil organic matter (SOM) of 1%.No asbestos was detected in soil samples. Chemical testing results and GAC outputs are contained within **Appendix D.1**.

3.1.2 Ground Level Landscaping

A total of six hand dug inspection pits were formed with ground level landscaping zones (ref: TP101 to TP106) to confirm installation of the clean cover system and allow permit the collection of samples for validation testing. The locations of these sample pits are provided in **Figure 3** and associated validation photographs are provided within **Appendix E**.

A general use topsoil consisting of a dark brown clayey slightly gravelly SAND was encountered in soft landscaping areas off “the podium” up to 300 mm depth. Directly below was a brown clayey slightly gravelly SAND was encountered up to 600 mm

Samples of the cover system were taken from stockpiled material in advance of placement on the 17/07/2025 and 31/07/2025 as described in **Table 5**. A total of three samples of general use topsoil and three samples of subsoil were obtained from stockpiled and submitted for laboratory analysis and tested for a contaminant suite shown in **Table 4**.

Table 5: Ground Level Landscaping Sample Locations

Sample	Material	Location
0.15	Topsoil	Topsoil stockpile
0.15	Topsoil	Topsoil stockpile
0.15	Topsoil	Topsoil stockpile
0.3 -0.6	Subsoil	Subsoil stockpile
0.3 -0.6	Subsoil	Subsoil stockpile
0.3.0.6	Subsoil	Subsoil stockpile

The results of chemical testing from the these soils were screened against Public Open Space end use values to validate the suitability of soils for its intended use. No exceedances of tested determinands were reported when compared to a public open space in close proximity to residential GAC using a soil organic matter (SOM) of 1%.

3.2 Physical validation of cover system soils

As previously discussed, a total of twelve hand dug inspection pits were formed across areas of both podium and ground level planting (the locations for which are provided on **Figure 3**).

On 13/06/2025 and 24/06/2025 a total of six (TP107 to TP112) inspection pits was formed to validate the thickness of the cover system achieving a minimum depth of 400 mm on ‘the podium’ area of the site. These validation pits confirmed the capping thickness had been achieved at all locations, refer to Photos 30 to 41 provided within **Appendix E**.

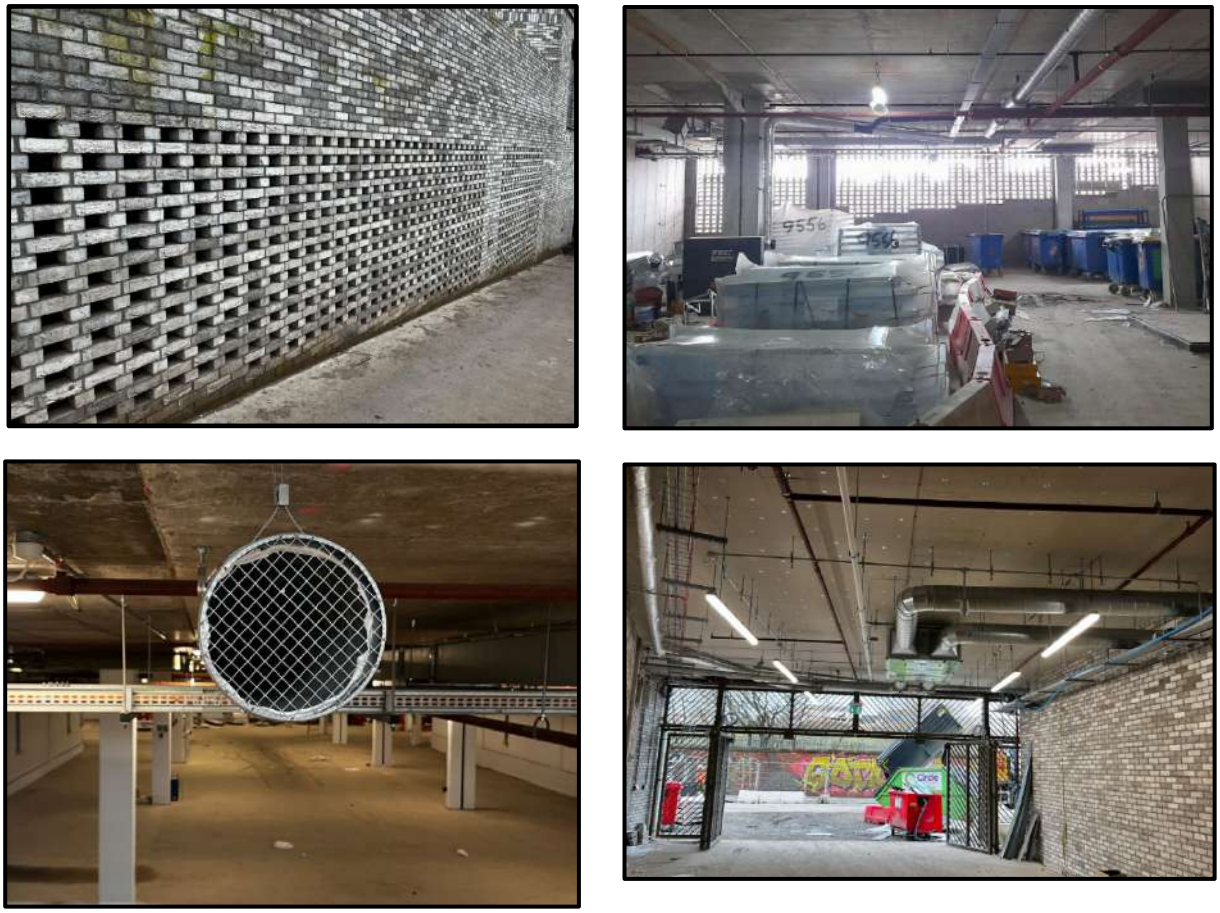
A second site inspection was completed on the 31/07/2025 to confirm the capping system depth within all ground level soft landscaping plots. A total of six pits (TP101 to 106) were formed to confirm capping depth, the results from which are provided on photographs 1 to 27 provided within **Appendix E**.

All inspection pits formed both on the podium and in ground level landscaping found the capping thickness **to be in accordance** with the requirements stipulated within the LK Consult Phase 3 Remediation Strategy.

3.3 Validation of gas protection in basement areas

As noted in the LK Phase 3a Remediation Strategy, Section 2.3, risks relating to ground gas were deemed to not warrant remediation measures, owing to the construction of well-ventilated basement car park across the entire building footprint.

Following completion of the construction process we can confirm the footprint of the site contains the basement car park/cycle store across its entire footprint. The basement structure is of a well-ventilated nature, with a portion acting more as an under croft with air bricks/well-ventilated walls noted. Away from these areas a fume extraction system is present to remove vehicle exhaust emissions at a rate much greater than would typically be required for ground gases. Photographic evidence of these systems is provided on Plates 1-4 below as evidence of their construction.



Selection of photographs showing ventilation provision within basement area.

3.4 Watching brief during remediation works

The LK Phase 3a Remediation Strategy also advised a watching brief during site works for the presence of any unanticipated contamination, or sources of contamination identified during

earthworks, piling or development operations that were not identified during ground investigation works.

Following discussions with the site management team and the client we can confirm no areas of new contamination were reported during the course of site development process, and that no deviations or amendments of the original remediation scope were required.

4 CONCLUSIONS

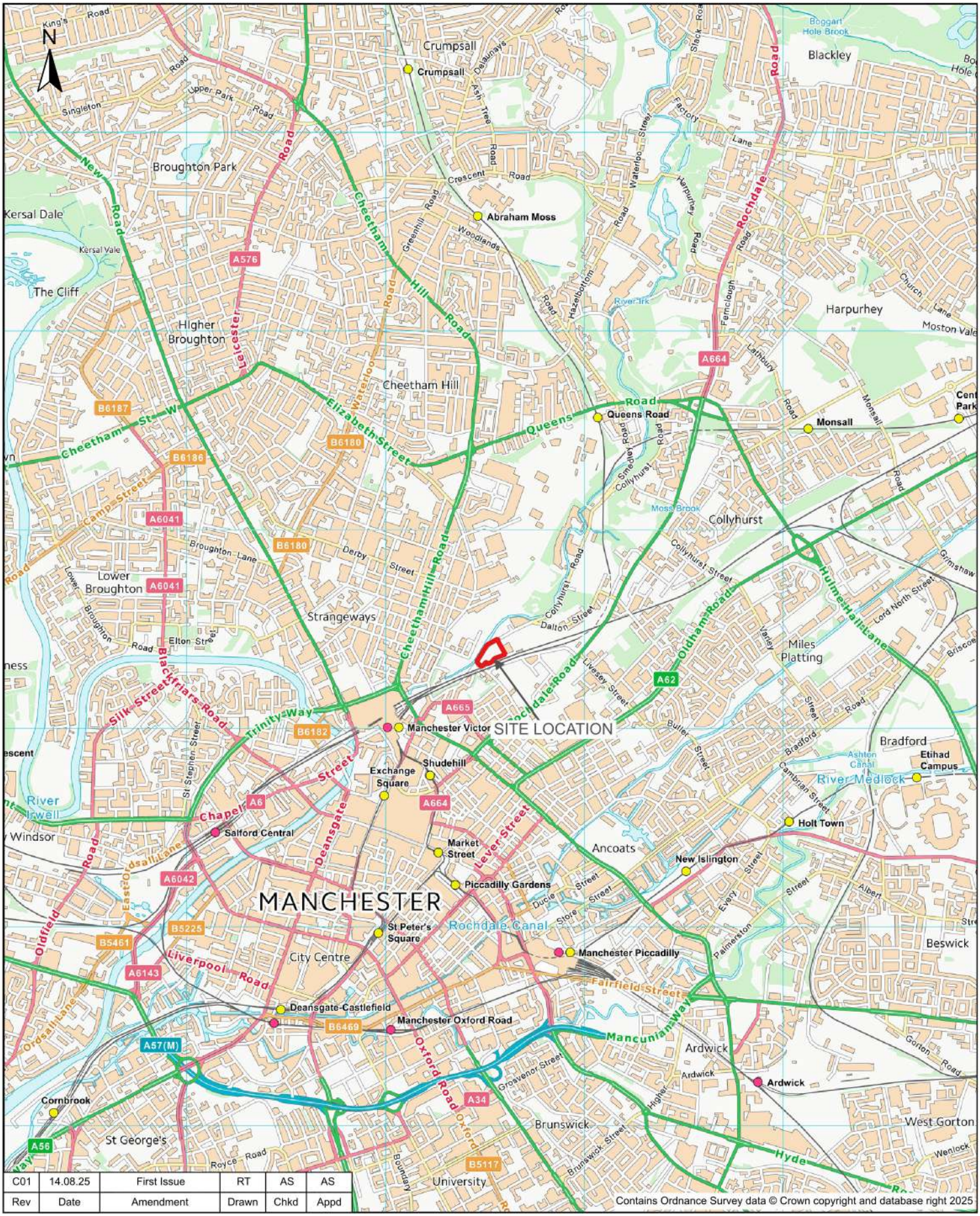
RSK can confirm that the following activities have been actioned in line with the approved Remediation Strategy:

- A total of 12 inspection pits were undertaken in areas of soft landscaping which found the cover system to be in accordance with the requirements stipulated in the remediation strategy.
- Chemical testing has also been undertaken on general topsoil, subsoil and a basal subsoil from the inspection pits. The results of chemical testing have been screened against published 'public open space' values. The concentrations of determinants were found to be within the allowable concentrations.
- Importation of chemically suitable topsoil, subsoil and basal subsoil for use in soft landscaping areas.
- As such the installation of all landscaped zones on site were completed and validated in accordance with remediation requirements.
- Evidence of the well ventilated nature of the now completed basement structure has also bee obtained as justification for the omission of has protection measures within the new development. This structure was found to align with the expectations outlined in the Phase 3a Remediation strategy and the omission of gas protection measures is justified.
- There are no further remediation requirements or validation works required for the new building.

It is recommended copies of this site validation report along with associated appendices are issued to the Local Planning authority to support the discharge of associated planning conditions. Where required, any feedback or commentary from these regulatory authorities should be shared back to RSK at the earliest opportunity for our consideration.

FIGURES

Figure 1 SITE LOCATION PLAN



Rev	Date	Amendment	Drawn	Chkd	Appd
C01	14.08.25	First Issue	RT	AS	AS

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Web: www.rskgeosciences.co.uk

Client: RoC Consulting

Project Name: Victoria Riverside

Description: Site Location Plan

Dimension	Size	Scale	Geolocation	Project ID	Drawing no	Rev	File name
m	A4	1:25,000	384566, 399307	12070	11101	C01	12070-MA-111-XX-D-G-11101-C01

Figure 2 INSPECTION PIT LOCATION PLAN

DO NOT SCALE FROM THIS DRAWING

N

ROGER STREET

CHASE STREET

HARGREAVE'S STREET

DANTZIC STREET

IRK STREET

WILLIAMSON STREET

GOULD STREET

ASPIN LANE

LEGEND

Site Boundary

Notes:

Contains Ordnance Survey data © Crown copyright and database right 2025

Rev	Date	Amendment	Drawn	Chkd	Appd
C01	14.08.25	First Issue	RT	AS	AS

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Client: RoC Consulting

Project Name: Victoria Riverside

Description: Site Boundary Plan

Project ID	Drawing no.	Revision
12070	11201	C01

File name: 12070-MA-112-XX-D-G-11201-C01

Dimensions	Scale	Size
m	1:1,250	A3

0 10 20 30 40 50 m

Figure 3 TRAIL PIT LOCATION PLAN

DO NOT SCALE FROM THIS DRAWING

N

TP101
TP102
TP103
TP104
TP105
TP107
TP108
TP109
TP110
TP111
TP112
PODIUM A
PODIUM B
Building Rubble
Building
1
2
3
4
5
6
7

LEGEND

- Site Boundary
- Trial Pit Location

Notes:

Base map provided by the client.
Drawing Ref: 1768.1-PLA-XX-XX-DR-L-04 "Landscape Masterplan"

Rev	Date	Amendment	Drawn	Chkd	Appd
C01	14.08.25	First Issue	RT	AS	AS

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Client
RoC Consulting

Project Name
Victoria Riverside

Description
Sampling Location Plan

Project ID	Drawing no.	Revision
12070	22201	C01

File name
12070-MA-222-XX-D-G-22201-C01

Dimensions	Scale	Size
m	1:500	A3

0 5 10 15 20 25 m

APPENDICES

APPENDIX A
SERVICE CONSTRAINTS

1. Service Constraints

1.1. This Report (the “Report”) and any study, inspection, investigation, sampling, testing and or interpretation carried out in connection with the Report (together the "Services") were compiled and carried out by RSK Environment Limited (RSK) trading as Carbon Zero Consulting, Leap Environmental or RSK Geosciences, for the Client named in the first paragraph of the Report (the "Client") in accordance with the terms of an RSK Fee Proposal including RSK Environment Standard Terms and Conditions (the “Appointment”) between RSK and the Client, unless otherwise stated in the first paragraph of the Report. The Services were performed by RSK with the reasonable skill and care ordinarily exercised by a geo-environmental consultant at the time the Services were performed. Nothing in this Report shall be construed as imposing any fitness for purpose obligation. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the Client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the Client.

1.2 Other than that, expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services. RSK shall not be liable in respect of any action or proceedings arising out of or in connection with this Report whether in contract, in tort, for breach of statutory duty or otherwise after the expiry of six (6) years from either (i) the date of the Report or (ii) such earlier date as prescribed by law, unless varied in the terms of the Appointment.

1.3 Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the Client. RSK is not aware of any interest of or reliance by any party other than the Client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent, or condone any party, other than the Client relying upon the Services. Should this Report or any part of this Report, or details of the Services or any part of the Services, be made known to any such party, and such party relies thereon, that party does so wholly at its own and sole risk, and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent geo-environmental consultant and/or lawyer.

1.4 The Client shall not, without the prior written consent of RSK, assign, transfer, charge, mortgage, subcontract, or deal in any other manner with all or any of the benefits provided in this Report. Unless specified in the Appointment, RSK shall not be obliged to assign the benefit of the Report whether by collateral warranty, third party rights pursuant to the Contracts (Rights of Third Parties) Act 1999, letter of reliance or otherwise. If RSK agrees to any assignment of the benefit of this Report, in whatever form, benefits to third parties through collateral warranties, third party rights or letters of reliance shall not be provided unless a fee for each right, warranty or letter is agreed. The form of wording used in the warranty or letter shall be provided by RSK for agreement by the Client. Any reasonable changes to the form of wording will be implemented by mutual agreement, however the terms in the warranty or letter cannot offer the third party any greater benefit than the Appointment offered to the Client.

1.5 It is the understanding of RSK that this Report is to be used for the purpose described in the introduction to the Report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the Report is used, or the proposed use of the site change, this Report may no longer be valid and any further use of or reliance upon the Report in those circumstances by the Client without the review and advice of RSK shall be at the Client's sole and own risk. RSK shall not be liable for any use of this Report for any purpose other than that for which it was provided.

1.6 The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions contained in this Report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the Report in the future shall be at the Client's own and sole risk.

1.7 The observations and conclusions described in this Report are based solely upon the Services which were provided pursuant to the agreement between the Client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out, or required by the Appointment between the Client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this Report, RSK did not seek to evaluate the presence on or off site of asbestos, invasive plants, electromagnetic fields, lead paint, heavy metals, radon gas, fuel storage, persistent bio-accumulative or toxic chemicals (including PFAS and related compounds) or other radioactive or hazardous materials, unless specifically identified in the Services.

1.8 The Services are based upon RSK's observations of existing physical conditions at the Site gained from a visual inspection of the site together with RSK's interpretation of desk based publicly available information, including documentation, obtained from third parties and from the Client on the history and usage of the site, unless specifically identified in the Services and the limitations below:

a. The Services were based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely.

b. The Services were limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the visual inspection.

c. The Services did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the Client or third parties, including laboratories and information services, during the performance of the Services.

d. The Client has identified in writing to RSK, the information, reports, findings, surveys and preliminary works RSK may not rely upon when providing the Services.

RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK, and including the doing of any independent investigation of the information provided to RSK, save as otherwise provided in the terms of the Appointment between the Client and RSK.

1.9 Any site drawing(s) provided in this Report is (are) not meant to be an accurate base plan for scale measurement but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for accurate setting out and should be considered indicative only.

1.10 Should RSK be requested to review the Report after the date of issue of this Report, RSK shall be entitled to additional payment at the existing rates, or such other terms as agreed between RSK and the Client.

2. Service Constraints where the Report provides an intrusive assessment of ground conditions:

2.1 The intrusive environmental ground investigation aspects of the Services are a limited sampling of soil from the site, at pre-determined locations based on the known historic / operational configuration of the site. The conclusions given in this Report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent

of the limited area depends on the properties of the materials adjacent and local conditions, together with the position of any current structures and underground utilities and facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters (as stipulated in the scope agreed between the Client and RSK, based on an understanding of the available operational and historical information) and it should not be inferred that other chemical species (not tested) are not present.

2.2 The comments given in this Report and the opinions expressed are based on the ground conditions encountered during the site work and on the results of tests made in the field and in the laboratory. The extent of the exploratory holes, laboratory testing and monitoring undertaken may have been restricted due to a number of factors including accessibility, the presence of buried or overhead services, current development, site usage, timescales or the Client's specification. The exploratory holes only assess a small proportion of the site area with respect to the site as a whole, and as such may only provide an indicative assessment of ground conditions on site. There may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account. In particular, it should be noted that there may be areas of made ground not detected due to the limited nature of the investigation or the thickness and quality of made ground across the site may be variable. In addition, groundwater levels and ground gas concentrations and flows, may vary from those reported due to seasonal, or other, effects and the limitations stated in the data should be recognised. The presence of hotspots of undisclosed contamination or exceptional and unforeseen ground conditions cannot be discounted.

2.3 Where the Services include Investigation of an exploratory nature or relating to physical ground works, any costings and prices provided in the Report are estimated and provided for guidance purposes only. The actual cost and time quantities shall be remeasured and shall be dependent upon the ground or other conditions, constraints present, and number and depth of the investigation locations, which shall influence the number of samples and tests required, and the quantities of soil being classified.

2.4 Asbestos is often observed to be present in soils in discrete areas. Whilst asbestos-containing materials may have been locally encountered during the fieldworks or supporting laboratory analysis, the history of brownfield and demolition sites indicates that asbestos fibres may be present more widely in soils and aggregates, which could be encountered during more extensive ground works. However, this Report does not constitute an asbestos survey. On this basis, the presence of asbestos on site cannot be discounted and a full asbestos survey should be undertaken.

2.5 Unless stated otherwise, only preliminary geotechnical recommendations are presented in this Report and these should be verified in a Geotechnical Design Report, once proposed construction and structural design proposals are confirmed. Eurocode 7 gives guidance on the type of sampling, sample quality, number and spacing of intrusive investigations, and number of laboratory tests required. It is intended that the Geotechnical Information section of this Report will fulfil the general requirements of the Ground Investigation Report as set out in section 6 of Eurocode7, although this is subject to the restrictions imposed on the investigation, as listed above. For geotechnical design, Eurocode 7 requires the Geotechnical Design Report to address both the geotechnical and structural aspects of the geotechnical design for both the limit and serviceability states. The Geotechnical Appraisal section of this Report will not meet the requirements of a Geotechnical Design Report (GDR) and should therefore be used for preliminary guidance only.

3. Service Constraints where the Report relates to Surface Water Management:

3.1 The Surface Water Management Inspection (SWMI) Report, documents provided, observations, actions, and recommendations, with respect to the management of potential pollution issues to surface waters, made during the site Inspection visit, are those present at the time of the visit, and may not represent those recorded by others on the same day.

3.2 The comments given in this Report and the opinions expressed are based on the weather, ground and ground water conditions encountered during the site work and on the results of tests made in the field and in the laboratory. However, there may be conditions pertaining to the site that have not been disclosed by the inspection and therefore could not be taken into account. In addition, groundwater levels and flows, may vary from those Reported due to seasonal, or other, effects and the limitations stated in the data should be recognised.

3.3 RSK places a degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this Report was prepared.

3.4 This Report is a live document, to be continually reviewed and updated as the development progresses or other changes occur on site. RSK can only maintain the currency of this Report through the Client requesting support with supplementary site visits or attendance at meetings ahead of key stages of the development in relation to surface water management. Our risk rating assesses a number of risk factors in line with the source-pathway- receptor model and is therefore subject to constant change.

3.5 Standard design drawings are indicative. Material types, dimensions and construction details will need to be adjusted by the Client to suit the specific conditions / flows on Site.

3.6 The full responsibly for implementing the site-specific protection and maintenance measures to protect the surface water system as stated in this Report, remains with the Client and their site management team. Additional control measures may be required to achieve the objectives set out in the Surface Water Management Plan to be implemented and financed by the Client.

4. Service Constraints where the Report relates to Waste Management:

4.1 In accordance with the definition provided in the Waste Framework Directive (WFD), materials are only considered waste if 'they are discarded, intended to be discarded or required to be discarded, by the holder'. Naturally occurring soils are not considered waste if re-used on the site of origin for the purposes of development. Soils such as made ground that are not of clean and natural origin (irrespective of whether they are contaminated or not) and other materials such as recycled aggregate, do not necessarily become waste until the criteria above are met. Excavation arisings from the development may therefore be classified as waste if surplus to requirements and/or unsuitable for re-use.

4.2 It is the duty of the waste producer, to ensure that all waste is accurately classified prior to waste disposal. Technical Guidance WM3 (EA, 2018) sets out in its Appendix D requirements for waste sampling. It is a legal requirement to correctly assess and classify waste. The level of sampling should be proportionate to the volume of waste and its heterogeneity. Unless otherwise stated, the waste assessment presented in this Report should be considered as preliminary and further testing and assessment of the waste under the provisions of a Waste Sampling Plan may be required to obtain the necessary level of data required for basic characterisation of the waste in support of disposal.

4.3 Unless stated otherwise in the Report, information relating to historical operations at the site was not reviewed as part of the assessment by RSK. In addition, unless otherwise stated in the Services, RSK was not present during the collection of the samples nor had any input on the chemical testing suite. Therefore, the waste assessment and classification detailed in this Report are based solely on any information that were provided to RSK (e.g., laboratory chemical data, exploratory hole records) and were completed without prejudice for our Client.

4.4 RSK's assumes that any ground investigation data, chemical testing results etc., that were provided by the Client to inform the waste assessment and supporting review were carried out in accordance with current best practice and relevant guidance/ standards, where applicable. Thus, the

comments given in this Report and the opinions expressed are based solely on the information provided by the Client. However, it is noted that there may be conditions pertaining to the site that have not been disclosed by the investigation and therefore could not be taken into account as part of the RSK assessment.

5. Service Constraints for Construction Environmental Management Plan Reports:

5.1 This Report should be considered in the light of any changes in legislation, statutory requirement or industry practices that may have occurred subsequent to the date of issue.

5.2 The measures and comments outlined in this Report and any opinions expressed are based on the plans provided at the time and discussions with relevant parties. However, there may be conditions pertaining to the site that have not been disclosed by investigations and therefore could not be taken into account.

5.3 This CEMP is a live document and is subject to change throughout the project, as and when necessary, to ensure management of environmental aspects remains relevant, and to ensure continued compliance with legislation and commitments as they may change. RSK understands that this CEMP will be reviewed by the Client every six months and updated as and when necessary.

5.4 It is the full responsibility of the Principal Contractor/ Client to ensure that their works do not contravene legal requirements, and adherence to this CEMP alone cannot be a full defence regarding legal action against the Principal Contractor.

6. Service Constraints where the Report relates to Ground Gas Membrane Verification:

6.1 This Report is limited to the verification of the gas resistant membrane/vapour membrane/ radon barrier after installation and no inspections were undertaken of the substrate (i.e. prepared ground). The Report therefore does not constitute as a full verification of ground gas protection system.

6.2 The comments given in this Report and the opinions expressed, are based on the condition of the ground gas membrane as encountered at the time of inspection by suitably qualified personnel. RSK cannot accept liability for any subsequent change to the status of the gas membrane by follow-on trades or other construction activity.

6.3 Where not designed by RSK, the verification of protection measures is carried out with reference to the gas protection design provided by the Client. RSK assume the scope of gas protection measures as determined by third parties to be correct and to have achieved any required approval from authorities.

6.4 The Ground Gas Design Report/Remediation Strategy and Verification Plan contains details of the procedures to be adopted for inspection and validation of the works. However, it should be noted that responsibility for the correct implementation of the strategy lies with the appointed contractor. RSK cannot be held responsible for any remedial works that are carried out without the agreed procedures involving either direct supervision by RSK, or inspection and validation of the works by a representative from RSK.

7. Service Constraints for Environmental Due Diligence (EDD)Reports:

7.1 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the site, therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information.

7.2 This Report describes the results of the EDD exercise. The scope of this EDD Report, where appropriate, covers legal or regulatory compliance with respect to UK or international regulations associated with environmental matters.

7.3 As with any EDD exercise, there is a certain degree of dependence upon information provided by the target company. The EDD does not include a site walkover / visit or liaison with site representatives unless identified in the Services. Therefore, the assessment is based on the available desk study information. Also, there is a certain degree of dependence upon oral information provided by site representatives, which is not readily verifiable through visual inspection, or supported by any available written documentation. RSK shall not be held responsible for conditions or consequences arising from relevant facts that were not fully disclosed by facility or site representatives at the time this EDD exercise was performed.

7.4 This Report, including all supporting data and notes (collectively referred to hereinafter as "information"), was prepared or collected by RSK for the benefit of its Client.

7.5 The comments given in this Report and the opinions expressed are based on the information obtained and reviewed as part of the desk-based assessment and the site inspection visit. However, there may be conditions pertaining to the Site that have not been disclosed by the assessment and therefore could not be taken into account. Furthermore, no intrusive investigations, monitoring or sampling have been undertaken to confirm the environmental status of the Site therefore any comments relating to ground conditions and subsurface contamination are based solely on a review of desk-based information and observations collected during the site inspection visit.

8. Service Constraints for Ground source heat energy Reports:

8.1 It is understood that this is a desktop survey only and that there are no requirements for a site walkover, service utility survey, or provision of service plans. These services can be provided upon request if required.

8.2 At a later stage, it is possible that a thermal response test (TRT) will need to be completed, for which a test borehole will have to be drilled, and these would be costed at the time. RSK can provide all aspects of subsequent site work for a GSHP system if required.

9. Service Constraints for Water Abstraction Borehole Reports:

9.1 The Report aims principally to only identify and assess the suitability of the site for a water abstraction borehole. This Report should be considered in the light of any changes in legislation, statutory requirements, and industry practices, that have occurred subsequent to the date of the Report.

9.2 Unless stated in the Report, the opinions expressed in this Report including all comments and recommendations provided are on the basis of the information obtained from a desk-based assessment.

Appendix B
DEVELOPMENT DRAWINGS

STATUS B COMMENTS TO BE ADDRESSED



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7. Order of construction and setting out to be agreed on site.

Red line boundary

OFF PODIUM SOFTWORKS KEY

Ornamental planting
Refer to softworks plan and planting schedule for associated planting plans

Rain garden planting
Refer to softworks plan and planting schedule for associated planting plans

Ivy green screen - hoarding line along the arches interface
Product: Living Green Screen
Dimensions: 1800mm(H) x 1200mm(W)
Supplier: Mobilane or other equal and approved

Proposed tree planting
Refer to tree planting plan and schedule for details

For tree planting plan refer to drawing 1768.1-PLA-XX-XX-DR-L-2005

For tree pit details refer to drawing 1768.1-PLA-XX-XX-DR-L-6000

For off-podium planting plans refer to drawing 1768.1-PLA-XX-XX-DR-L-2008
For planting schedule refer to drawing 1768.1-PLA-XX-XX-DR-L-2009

Revision Notes
1.Tree positions updated to dog area
2.Hedge omitted from dog area

Revision	Date	Description	Drawn	Apprvd.
S4-C02	31-10-24	Update to dog area	EKH	MS
S4-C01	03-05-24	Construction Issue	EKH	MS
S3-P08	24-01-24	DRAFT for review & comment	JN	MS
S4-P07	28-07-23	Stage 4 Issue	JN	MS
S4-P06	06-11-20	Tender	AT	AT
S4-P05	23-10-20	Tender	AT	AT
S4-P04	05-05-20	Planning	AT	AT
S4-P03	24-04-20	Planning	AT	AT
S4-P02	15-04-20	Planning	AT	AT
S4-P01	27-03-20	DRAFT PLANNING	AT	GB

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Client FEC

Project Victoria Riverside Northern Gateway

Drg Title Softworks GA off podium

Created on	Created by	Approved by
17.06.19	AT	GB

Scale	Size	Workstage
1:250	A1	Stage 5

Drg No.	Suitability	Revision
1768.1-PLA-XX-XX-DR-L-2000	S4	C02

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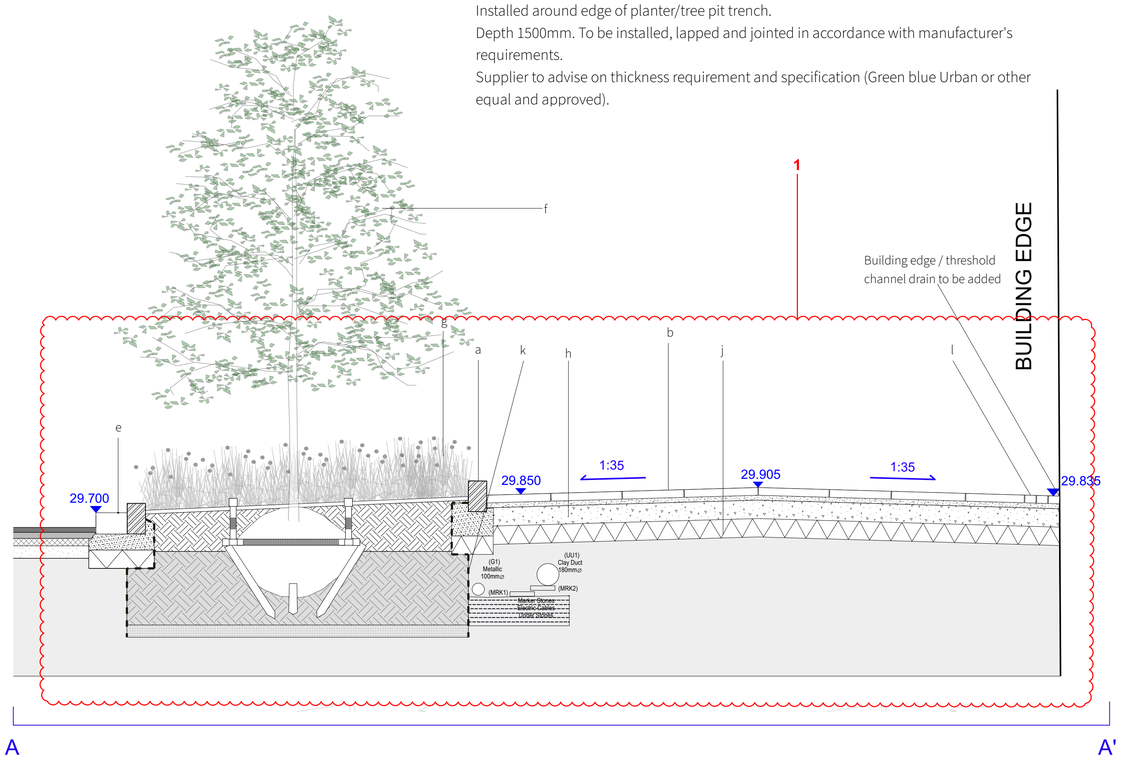
STATUS B COMMENTS TO BE ADDRESSED

STATUS B COMMENTS TO BE ADDRESSED

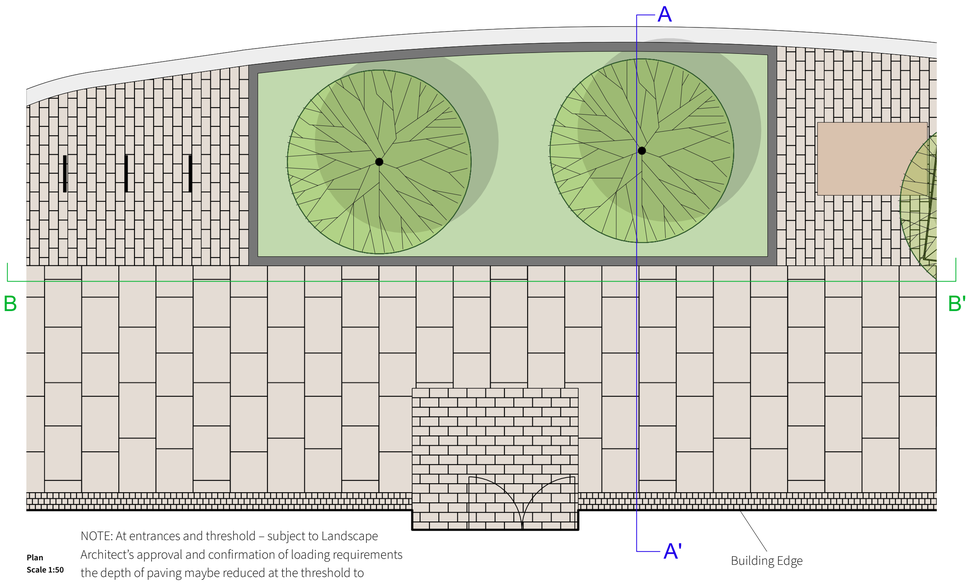
STATUS B COMMENTS TO BE ADDRESSED

Dantzic Street Planter

a) E3 Granite raised planter edging - 150mm (h) with 450mm (w) x 250mm (d)
b) S1 Large Yorkstone natural stone slab paving - 150mm (w) x 600-900mm (l) x 63mm (d)
c) S3 Medium Yorkstone natural stone slab paving - 150mm (w) x 300mm (l) x 63mm (d)
d) F1 Vestre Kong bench with back and arm rests. 1800mm (l) x 450mm (h) x 513mm (w)
e) K1 proposed road kerb
f) Street tree. Refer to tree plan for more information.
g) Planting- refer to planting schedule for more information.
h) Concrete to engineer's details
i) F5 Vestre Vroom cyclestands
j) Sub-base to engineer's details
k) Re-root 2000 linear root barrier.
Installed around edge of planter/tree pit trench.
Depth 1500mm. To be installed, lapped and jointed in accordance with manufacturer's requirements.
Supplier to advise on thickness requirement and specification (Green blue Urban or other equal and approved).

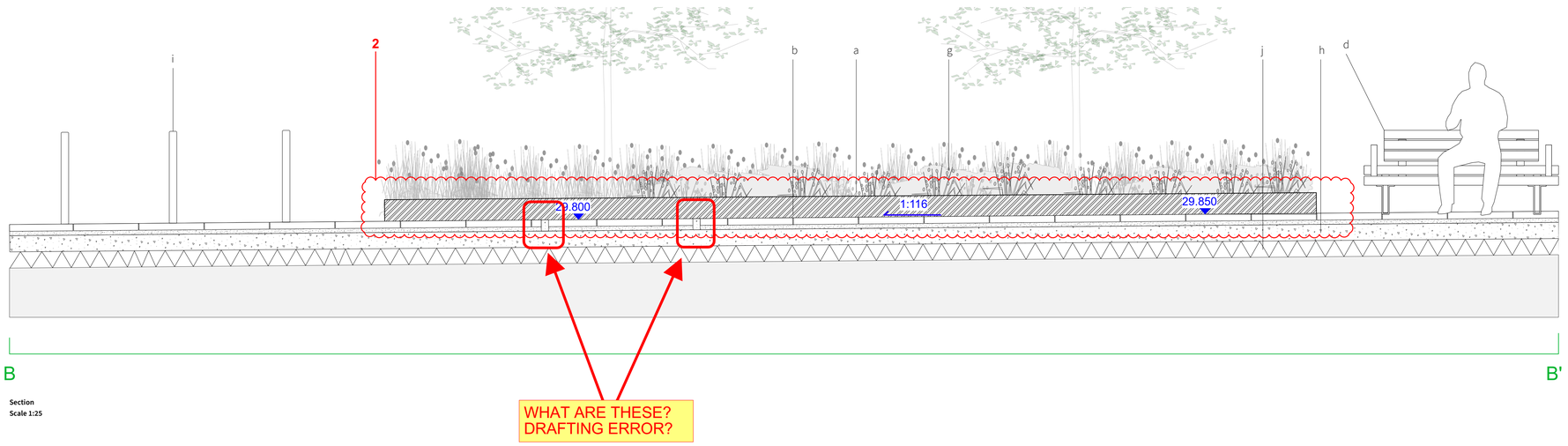


Section
Scale 1:25



Plan
Scale 1:50

NOTE: At entrances and threshold – subject to Landscape Architect's approval and confirmation of loading requirements the depth of paving maybe reduced at the threshold to entrances to 38mm as there is a lack of space due to insulation from the building.



Section
Scale 1:25



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6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

For detailed hardworks and edgings key information refer to drawings:
1768.1-PLA-XX-XX-DR-L-1000
1768.1-PLA-XX-XX-DR-L-1003

Revision Notes
1. Section line adjusted - services below and footway levels added
2. Levels and gradients of footway added

Revision	Date	Description	Drawn	Apprvd.
S4-C01	15-09-24	Construction Issue	EKH	MS
S3-P04	13-12-23	For Review & Comment	JN	MS
S4-P03	28-07-23	Stage 4 Issue	JN	MS
S4-P02	06-11-20	Tender	HT	AT
S4-P01	30-10-20	Tender	HT	AT

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Client FEC

Project Victoria Riverside Northern Gateway

Drg Title Dantzic Street planter detail

Created on	Created by	Approved by
10.09.20	HT	GB

Scale	Size	Workstage
1:25/50	A1	Stage 5

Drg No.	Suitability	Revision
1768.1-PLA-XX-XX-DR-L-5010	S4	C01

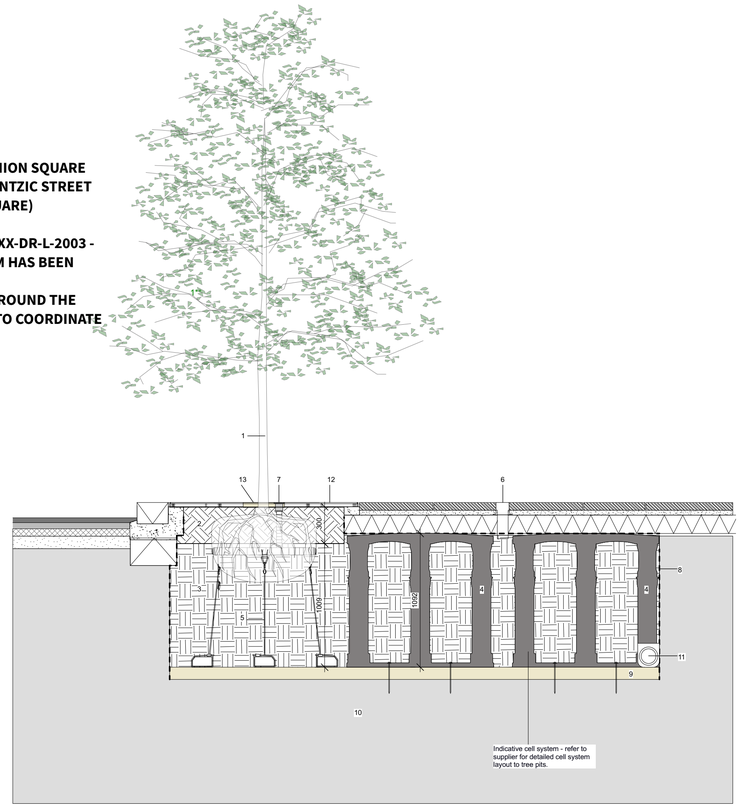
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STATUS B COMMENTS TO BE ADDRESSED

STATUS B COMMENTS TO BE ADDRESSED

TREE PIT DETAILS
SCALE 1:25
LOCATION: DANTZIC STREET AND UNION SQUARE
(DETAIL HERE IS IN RELATION TO DANTZIC STREET BUT CAN BE APPLIED TO UNION SQUARE)

REFER TO DRAWING 1768.1-PLA-XX-XX-DR-L-2003 - INDICATIVE LAYOUT OF CELL SYSTEM HAS BEEN PROVIDED BY SUPPLIER.
NOTE: CELLS CAN BE INTEGRATED AROUND THE EXISTING UTILITIES. CONTRACTOR TO COORDINATE WITH THE UTILITY PROVIDERS.



TREE PIT IN HARD LANDSCAPE
SILVA CELL SYSTEM

Tree pit notes:
1) Semi-mature tree - refer to Softworks plan and schedule.

2) Imported topsoil.
Top third of tree pit filled with imported topsoil to 300mm minimum depth. To BS3882:2015.

3) Imported subsoil.
Bottom two thirds of tree pit filled with imported subsoil to 1092mm minimum depth. To BS8601:2013.

4) Silva Cell system (deck, base and posts)
Product: Silva Cell
Supplier: Deeproot or other equal and approved
Note: Cell system to have opportunity for configuration as required to avoid utilities.

5) Deadman anchor system. Arborguy by GreenBlueUrban or other equal and approved.

6) Irrigation/aeration system
Double inlet irrigation/aeration system using perforated plastic pipe laid flush with tree surround.
Product: HDPE perforated pipe and aeration system by Green Tech or other equal and approved.
To include metal cap.

7) Irrigation system - HDPE perforated pipe 100mm diam. with metal cap.

8) Re-root 2000 linear root barrier.
Installed around sides of the tree pit trench
Depth 1500mm. To be installed, lapped and jointed in accordance with manufacturer's requirements.
Supplier to advise on thickness requirement and specification (Green blue Urban or other equal and approved).

9) Drainage layer - clean crushed gritstone 16-32mm gauge, no fines.

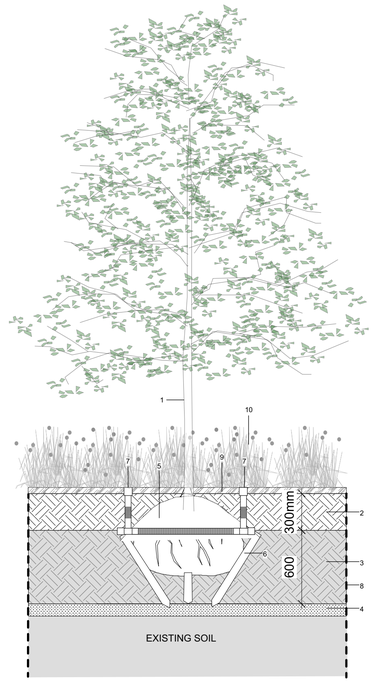
10) Existing ground broken up to depth of 200mm.

11) Active tree pit drainage to be assessed by the engineer and suitable drainage pipework installed if needed.

12) Recessed tree pit cover and tray filled with paving to match adjacent paving.
Product: Arboslot
Supplier: Jones of Oswestry or othere equal and approved.
Infill material around trunk to be porous resin bound gravel. SureSet porous resin bound paving syustem or orther equal and approved. To finish flush with paving.

13) Aperture in tree grille to base of tree to have aggregate fill of 10-20mm of 10-20mm gauge flint gravel (colour to be agreed) filled to underside of grille.

TREE PIT DETAIL IN SOFT LANDSCAPE
SCALE 1:25
LOCATION: BOTTOM OF BROMLEY STREET AND BROMLEY SQUARE



TREE PIT IN SOFT LANDSCAPE

Tree pit notes:
1) Semi-mature tree - refer to Softworks plan and schedule.

2) Imported topsoil.
Top third of tree pit filled with imported topsoil to 300mm minimum depth. To BS3882:2015.

3) Imported subsoil.
Bottom two thirds of tree pit filled with imported subsoil to 600mm minimum depth. To BS8601:2013.

4) 100mm depth of clean stone drainage layer to base of tree pit.

5) Galvanised wire attached to stakes.

6) Triple stake - 3no underground rootball anshor fixing system with tensioned galvanised wire attached to stakes to secure rootball.

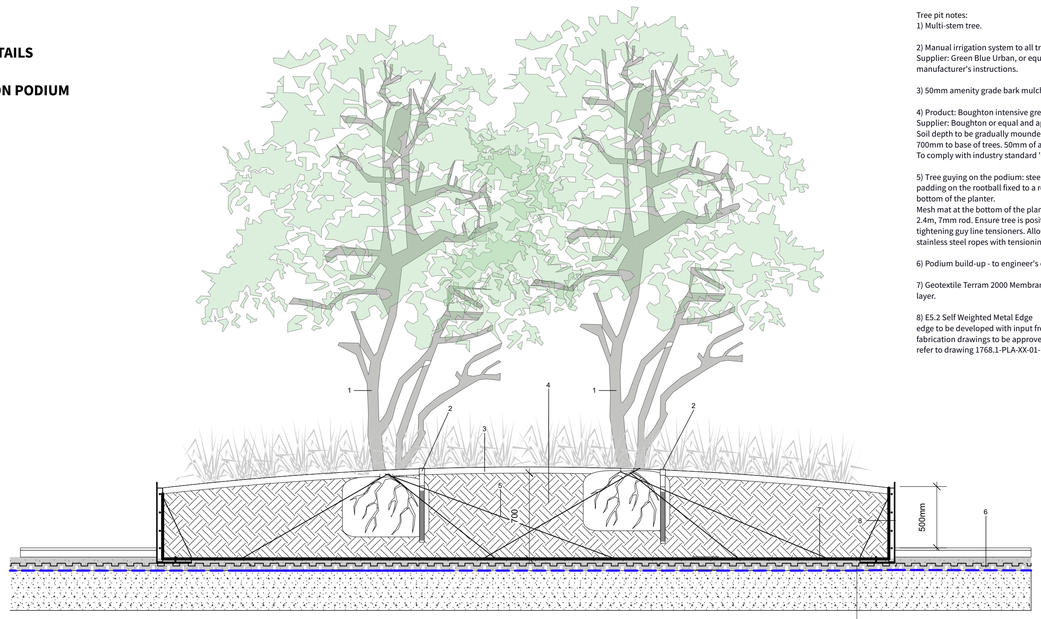
7) Irrigation/aeration system
Double inlet irrigation/aeration system using perforated plastic pipe laid flush with tree surround.
Product: HDPE perforated pipe and aeration system by Green Tech or other equal and approved.
To include metal cap.

8) Re-root 2000 linear root barrier.
Installed around edge of planter/tree pit trench.
Depth 1500mm. To be installed, lapped and jointed in accordance with manufacturer's requirements.
Supplier to advise on thickness requirement and specification (Green blue Urban or other equal and approved).

9) Bark mulch layer. 50mm compacted depth to a 1m diameter ring around the trunk.

10) Shrub planting - refer to Planting plan and schedule.

TREE PIT DETAILS
SCALE 1:25
LOCATION: ON PODIUM



TREE PLANTING - ON PODIUM

Tree pit notes:
1) Multi-stem tree.

2) Manual irrigation system to all trees.
Supplier: Green Blue Urban, or equal and approved. Installed to manufacturer's instructions.

3) 50mm amenity grade bark mulch.

4) Product: Boughton intensive green roof substrate 1
Supplier: Boughton or equal and approved.
Soil depth to be gradually mounded up to form a minimum depth 700mm to base of trees. 50mm of approved grade A bark mulch.
To comply with industry standard 'Green Roofing Guideline' (FLL2008).

5) Tree guying on the podium: steel rope tensioning system with padding on the rootball fixed to a reinforcement steel mesh mat at the bottom of the planter.
Mesh mat at the bottom of the planter: Rebar mesh to be A193 4.8m x 2.4m, 7mm rod. Ensure tree is positioned correctly and vertically prior to tightening guy line tensioners. Allow for 1 mesh per tree. Allow for 4 stainless steel ropes with tensioning straps per tree.

6) Podium build-up - to engineer's details

7) Geotextile Terram 2000 Membrane to base of tree pit, above drainage layer.

8) E5.2 Self Weighted Metal Edge
edge to be developed with input from supplier
fabrication drawings to be approved
refer to drawing 1768.1-PLA-XX-01-DR-L-5002 for further details

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7. Order of construction and setting out to be agreed on site.

Revision Notes
Podium planter detail updated

Revision	Date	Description	Drawn	Apprvd.
S4-C01	17-05-24	Construction Issue	RT	MS
S4-P04	28-07-23	Stage 4 Issue	JN	MS
S4-P03	06-11-20	TENDER	AT	AT
S4-P02	23-10-20	Tender	AT	GB
S4-P01	08-10-20	Draft stage 3 info	AT	AT

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Client FEC

Project Victoria Riverside Northern Gateway

Drg Title Tree pit details

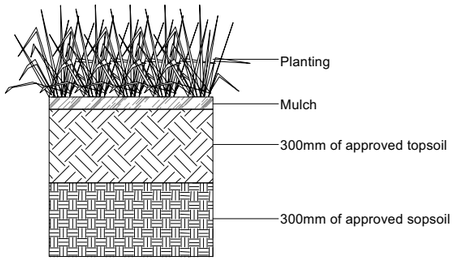
Created on	Created by	Approved by
26.03.20	AT	GB

Scale	Size	Workstage
1:25	A1	Stage 5

Drg No.	Suitability	Revision
1768.1-PLA-XX-XX-DR-L-6000	S4	C01

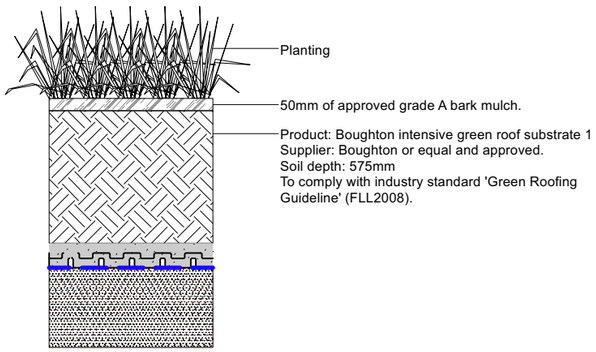
© Planit I.E. Limited

GENERIC SOFTWORKS DETAILS - OFF PODIUM
SCALE 1:25

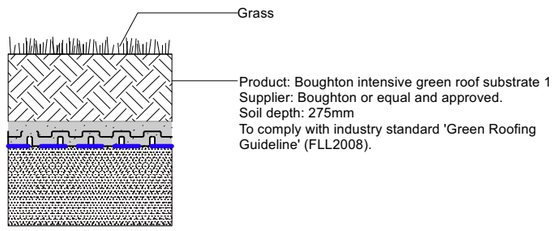


PLANTING DETAIL - OFF PODIUM

GENERIC SOFTWORKS DETAILS - ON PODIUM
SCALE 1:25

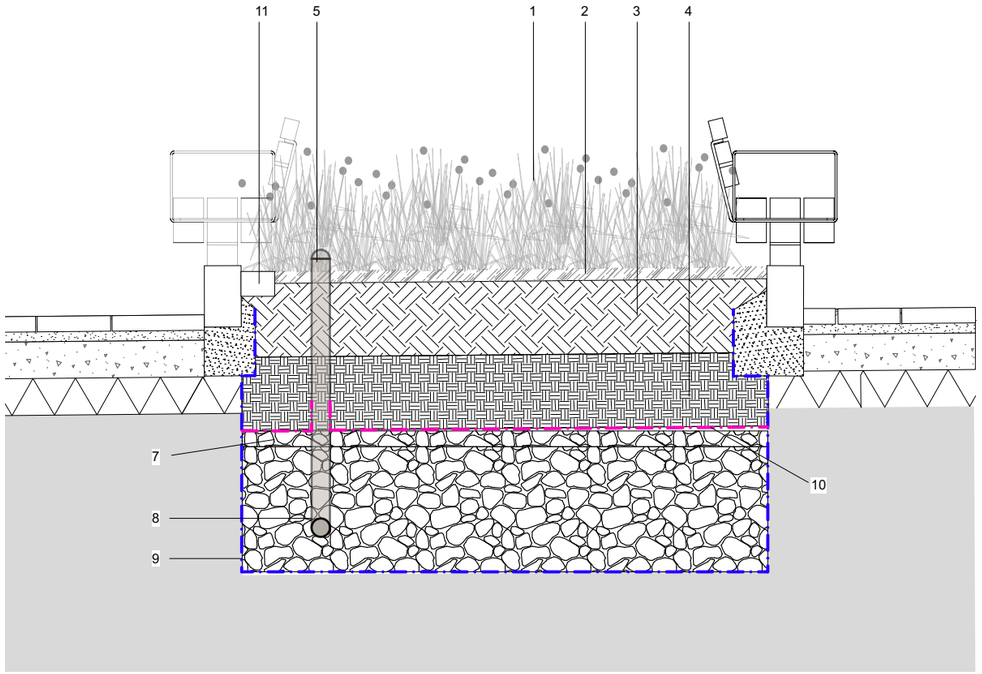


PLANTING DETAIL - ON PODIUM



LAWN DETAIL - ON PODIUM

RAIN GARDEN DETAIL
SCALE 1:25



Refer to engineer's details for rain garden information.
Rain garden subject to review as part of S278 works.

RAIN GARDEN DETAIL

1) Planting

2) 50mm depth of amenity grade bark mulch.

3) 300mm depth of imported topsoil to BS3882:2015.

4) 300mm depth of imported subsoil to BS8601:2013.

5) Ø150mm stainless steel high-infiltration pipe sat on stone drainage layer to provide high-rate filtered flow to the underlying drainage layer - to engineer's details.

6) Type 3 MOT crushed stone drainage layer - to engineer's details.

7) Granite grit drainage layer - to engineer's details

8) Perforated outlet pipe connected to a controlled outfall chamber - to engineer's details

9) Geomembrane - to engineer's details

10) Separation layer geotextile with laps at joints - to engineer's details.

11) Erosion control at each kerb opening location - to engineer's details

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

LOCATION PLAN

KEY

Revision	Date	Description	Drawn	Apprvd.
S4-C01	19-07-24	Construction Issue	JN	MS
S4-P03	28-07-23	Stage 4 Issue	JN	MS
S4-P02	06-11-20	Tender	AT	GB
S4-P01	23-10-20	Tender	AT	GB

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2 Back Grafton St , Altrincham, WA14 1DY
T: 0161 928 9281
LONDON
Unit 6 Waterside, 44-48 Wharf Road, London, N1 7UX
T: 0207 253 5678
LIVERPOOL
No. 8 Princes Parade, Princes Dock, Liverpool, L3 1DL
T: 0151 705 6746

Client FEC

Project Victoria Riverside Northern Gateway

Drg Title Softworks details

Created on	Created by	Approved by
10.09.20	HT	GB

Scale	Size	Workstage
1:25	A3	Stage 5

Drg No.	Suitability	Revision
1768.1-PLA-XX-XX-DR-L-6001	S4	C01

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Appendix C
IMPORTED SOIL SOURCE INFORMATION

C.1 : On podium Imported Soil Records

AGGREGATES - MUCK AWAY - READY MIX CONCRETE

11 HAMMOND CLOSE
ATTLEBOROUGH FIELDS IND. EST.
NUNEATON CV11 6RY
TEL: 024 7634 4590

CONVEYANCE NOTE No. 428471

TIP/SOURCE TICKET 22259

THIS SALE/TRANSFER IS MADE IN ACCORDANCE WITH THE COMPANY'S TERMS & CONDITIONS

NAME & ADDRESS OF BUYER/TRANSFEROR:
BOUGHTON LOAM
TURF MANAGEMENT LTD

DATE: 15.05.2025
REG NO. [redacted]
DRIVER: MARK
HAULIER
WASTE CARRIER LICENCE NO. _____
☐ KSD WASTE CARRIER LICENCE NO. CBDU90254

SITE (Address of Place of Loading):
TELFORD WAY
KETTERING

TIP (Address of Place of Delivery):
C/O PIONEER CIVIL ENGINEERING LTD / MANCHESTER

PERMIT NO: [redacted]
☐ DUNTON RECYCLING CENTRE B76 0BB, PERMIT EPR/GB3635RB

Site Signature:
Print Name:

Signature of Ac[redacted]
Print Name: R. Coxon

IS THIS A WASTE TRANSFER? YES ☐ NO ☐
By signing the above, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England & Wales) Regulation 2011

In order to deliver material I have asked the driver to leave the road and I accept responsibility for any damage caused

SIC CODE (2007) 38.11

Description of Material: TOPSOIL

EWC CODE:
MIXED SOIL & STONES 170504 ☐
ROAD BREAKOUT/TARMAC 170302 ☐
MIXED CONC/BRICKS 170107 ☐
CONCRETE 170101 ☐
SOIL EX-GARDENS/PARKS 20 02 02 ☐
OTHER _____ ☐

LOAD DETAILS

8W	6W	GRAB	NO. OF LOADS
✓			1

GROSS WEIGHT	31.140
TARE WEIGHT	12.680
NET WEIGHT	18.460

DAY WORK DETAILS
Travelling Time:
Time On Site:
Time Off Site:
Waiting Time:
Total Time:

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VAT No. 545 117 752

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 680963

Duty of Care-Controlled Waste Transfer Note

Registered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	T4507	VEHICLE REG.	[redacted]	DAY & DATE	8/7/25

CUSTOMER/HOLDER - PRODUCER: Pioneer

ADDRESS:- Dantzic RD Manchester

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

1x8wL Top Soil Delivered

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	
MIX OF CONCRETE & BRICK	EWC 17-01-07	

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					✓	NOP

No. OF LOOSE WAGON LOADS TO TIP		TOTAL HOURS WORKED	

BY SIGNING I CONFIRM THAT I HAVE FULFILLED MY DUTY TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WAL[redacted]

	HIRER / HOLDER	DISPOSER
SIGNATURE	M Manfalun	
PRINT NAME		

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS.

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 680958

Duty of Care-Controlled Waste Transfer Note

Registered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	VEHICLE REG.	DAY & DATE
T4507	[redacted]	7/7/25

CUSTOMER/HOLDER - PRODUCER: Pioneer

ADDRESS: Donzic ST Manchester

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

1x6 WL Top Soil - Delivered

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	
MIX OF CONCRETE & BRICK	EWC 17-01-07	

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					✓	None

No. OF LOOSE WAGON LOADS TO TIP		TOTAL HOURS WORKED	

BY SIGNING I CONFIRM THAT I HAVE FULFILLED MY DUTY TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

	[redacted]	HIRER / HOLDER	DISPOSER
SIGNATURE			
PRINT NAME		[illegible]	

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS.

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 679032

Duty of Care-Controlled Waste Transfer Note

Registered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	VEHICLE REG.	DAY & DATE
T4507	[redacted]	27/6/25

CUSTOMER/HOLDER - PRODUCER: Pioneer

ADDRESS:- Dantzic St Manchester M4 4JW

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

1x8WL Top Soil Delivered

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	
MIX OF CONCRETE & BRICK	EWC 17-01-07	

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					✓	none

No. OF LOOSE WAGON LOADS TO TIP

TOTAL HOURS WORKED

BY SIGNING I CONFI[redacted]Y TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WA

	HIRER / HOLDER	DISPOSER
SIGNATURE	[signature]	
PRINT NAME		

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS.

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 670794

Duty of Care-Controlled Waste Transfer Note [redacted] tered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	40178	VEHICLE REG.	[redacted]	DAY & DATE	5-6-25

CUSTOMER/HOLDER - PRODUCER: Pioneer

ADDR: Dantzic St Manchester

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

1x Down Top Soil To Site

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	
MIX OF CONCRETE & BRICK	EWC 17-01-07	

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					☑	NO

No. OF LOOSE WAGON LOADS TO TIP		TOTAL HOURS WORKED	

BY SIGNING I CONFIRM THAT I HAVE FULFILLED MY DUTY TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

	[redacted]	HIRER / HOLDER	DISPOSER
SIGNATURE		[signature]	
PRINT NAME		Ross Coxon	

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS.

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 670775

Duty of Care-Controlled Waste Transfer Note [redacted] gistered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	4048	VEHICLE REG.	[redacted]	DAY & DATE	29-6-25

CUSTOMER/HOLDER - PRODUCER: Pioneer C.V

ADDRESS:- Dantzic St Manchester

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

1 x 8 cub Top Soil To Site

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	
MIX OF CONCRETE & BRICK	EWC 17-01-07	

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					✓	NO

No. OF LOOSE WAGON LOADS TO TIP		TOTAL HOURS WORKED	

BY SIGNING I CONFIRM THAT I HAVE FULFILLED MY DUTY TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

	CARRIER	HIRER / HOLDER	DISPOSER
SIGNATURE	[redacted]	F Conroy	F Conroy
PRINT NAME			

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS.

11 HAMMOND CLOSE
ATTLEBOROUGH FIELDS IND. EST.
NUNEATON CV11 6RY
TEL: 024 7634 4590

No. 421506

TIP/SOURCE TICKET 22300

THIS SALE/TRANSFER IS MADE IN ACCORDANCE WITH THE COMPANY'S TERMS & CONDITIONS

& ADDRESS OF BUYER/TRANSFEROR:
BOUGHTON LOAM & MANAGEMENT LTD

DATE: 14/5/25
REG NO. [redacted]
DRIVER: G12 0902
HAULIER
WASTE CARRIER LICENCE NO.
☑ KSD WASTE CARRIER LICENCE NO. CBDU90254

ddress of Place of Loading):
UGHTON LOAM & TURF
NAGEMENT LTD TELFORD
Y INDUSTRIAL
KETTERING

TIP (Address of Place of Delivery):
C/O PIONEER CIVIL ENGINEERING
DANTZIC ST.
MANCHESTER

PERMIT [redacted]
☐ DUNTON RECYCLING CENTRE B76 0BB, PERMIT EPR/GB3635RB

nature:
Print Name:
Signatu [redacted]
Print Name: L Coxon.

A WASTE TRANSFER? YES ☐ NO ☐
By signing the above, I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England & Wales) Regulation 2011

In order to deliver material I have asked the driver to leave the road and I accept responsibility for any damage caused

DE (2007) 38.11	Description of Material
ODE:	Topsoil
SOIL & STONES 170504 ☐	
BREAKOUT/TARMAC 170302 ☐	
CONC/BRICKS 170107 ☐	
ETE 170101 ☐	
-GARDENS/PARKS 20 02 02 ☐	
☐	

LOAD DETAILS				DAY WORK DETAILS
8W	6W	GRAB	NO. OF LOADS	Travelling Time:
✓			1	Time On Site:
GROSS WEIGHT		31,620		Time Off Site:
TARE WEIGHT		12,840		Waiting Time:
NET WEIGHT		18,780		Total Time:

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VAT No. 545 117 752

Ruttle Plant Hire Ltd.

Lancaster House, Ackhurst Road, Chorley. Tel: 01257 266511.

No. 670773

Duty of Care-Controlled Waste Transfer Note

Registered Carrier . Reg. No. CB/DU88771 - Issued by Environment Agency

FLEET No.	VEHICLE REG.	DAY & DATE
4048	[redacted]	29-6-25

CUSTOMER/HOLDER - PRODUCER: Pioneer
ADDRESS: Dantzic St Manchester

DESCRIPTION OF WASTE:- TICK THE APPROPRIATE BOX

DEMOLITION & CONSTRUCTION WASTE	EWC 17-09-04	
SOILS & STONE	EWC 17-05-04	✓
MIX OF CONCRETE & BRICK	EWC 17-01-07	

1x 8 wheeler Top Soil To Site

SIC CODE 42.99 - OTHER PLEASE SPECIFY

DISPOSER OF WASTE - NAME AND ADDRESS:-

LICENCE No.

ISSUED BY

START	FINISH	TOTAL STOPPAGE	TOTAL ON SITE HRS	TRAVELLING TIME	TYRES CHECKED	DEFECTS FOUND
					✓	NO

No. OF LOOSE WAGON LOADS TO TIP

TOTAL HOURS WORKED

BY SIGNING I CONFIRM THAT I HAVE FULFILLED MY DUTY TO COMPLY WITH THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATIONS 2011

	CARRIER	HIRER / HOLDER	DISPOSER
SIGNATURE	[redacted]		
PRINT NAME			F Connolly

THIS WAGON IS HIRED UNDER C.P.A. MODEL CONDITIONS OF HIRE AND ACCEPTANCE OF THIS WAGON ON SITE SIGNIFIES ACCEPTANCE OF THESE CONDITIONS

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 23012 **Date** 04/07/2025 **Source** HOME

Customer	PIO001 Pioneer Civil Engineering	**Products**	**Quantity**
Destination	Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD	Intensive 1 Lightweight 1.0m3 Bag Lightweight Subsoil 1.0m3 BB	3 3
Phone No.	[redacted]		

Customer Ord No.	**Sales Ord No.** 30838

Vehicle: [redacted] **Haulier:** DG Noble **Driver:** Paul

	Weight	Timestamp
1st	0 kg (Pt)	04/07/2025 14:33:42
2nd	17,280 kg	04/07/2025 14:34:09
Net	17,280 kg	OUTBOUND

Delivery Notes: Kevin Griffiths - [redacted]

Operator Name	**Customer Print** Paul
Operator Signature [redacted]	**Customer Signa** [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY. (REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

Sold subject to our conditions of sale, for certificates & licenses please refer to our website.

Boughton Loam Ltd
Telford Way Industrial Estate, Telford Way, Kettering, Northamptonshire, NN16 8UN
T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22278 **Date** 13/05/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Lightweight Subsoil Loose 19140
Customer Ord No. PC363 MRQ 001	**Sales Ord No.** 29352
Vehicle: [redacted] **Haulier:** Bennie Haulage **Driver:** Taff	

	Weight	Timestamp
1st	12,880 kg	13/05/2025 15:56:06
2nd	32,020 kg	13/05/2025 16:03:45
Net	19,140 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Taff

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

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T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22300 **Date** 14/05/2025 **Source** HOME

Customer	PIO001 Pioneer Civil Engineering	**Products**	**Quantity**
Destination	Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD	Lightweight Subsoil Loose	18780
Phone No.	[redacted]		

Customer Ord No. PC363 MRQ 001 **Sales Ord No.** 29352

Vehicle: [redacted] **Haulier:** General Collect **Driver:** Greg

	Weight	Timestamp
1st	12,840 kg	14/05/2025 14:10:07
2nd	31,620 kg	14/05/2025 14:22:21
Net	18,780 kg	OUTBOUND

Delivery Notes: N/A

Operator Name [redacted]

Operator Signature [redacted]

Customer Print Greg

Customer Sign [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

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Telford Way Industrial Estate, Telford Way, Kettering, Northamptonshire, NN16 8UN
T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22275 **Date** 13/05/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Lightweight Subsoil Loose 19120
Customer Ord No. PC363 MRQ 001	**Sales Ord No.** 29352
Vehicle: [redacted]	**Haulier:** Bennie Haulage **Driver:** Rosie

	Weight	Timestamp
1st	12,760 kg	13/05/2025 15:11:17
2nd	31,880 kg	13/05/2025 15:22:16
Net	19,120 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Rosie

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

Sold subject to our conditions of sale, for certificates & licenses please refer to our website.

Boughton Loam Ltd
Telford Way Industrial Estate, Telford Way, Kettering, Northamptonshire, NN16 8UN
T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22299 **Date** 14/05/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Lightweight Subsoil Loose 18460
Customer Ord No. PC363 MRQ 001	**Sales Ord No.** 29352
Vehicle: [redacted]	**Haulier:** General Collect **Driver:** Marcin

	Weight	Timestamp
1st	12,680 kg	14/05/2025 14:08:52
2nd	31,140 kg	14/05/2025 14:16:46
Net	18,460 kg	OUTBOUND

Delivery Notes: N/A

Operator Name	**Customer Print** Marcin
Operator Signature [redacted]	**Customer Signa** [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

Sold subject to our conditions of sale, for certificates & licenses please refer to our website.

Boughton Loam Ltd
Telford Way Industrial Estate, Telford Way, Kettering, Northamptonshire, NN16 8UN
T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22729 **Date** 11/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 16760
Customer Ord No. PC363 MRQ 048	**Sales Ord No.** 30126
Vehicle: [redacted] **Haulier:** General Collect	**Driver:** Gary

	Weight	Timestamp
1st	12,580 kg	11/06/2025 09:04:15
2nd	29,340 kg	11/06/2025 09:13:42
Net	16,760 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Gary

Customer Sig [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

Sold subject to our conditions of sale, for certificates & licenses please refer to our website.

Boughton Loam Ltd
Telford Way Industrial Estate, Telford Way, Kettering, Northamptonshire, NN16 8UN
T 01536 510515 E info@boughton.co.uk www.boughton.co.uk
Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22726 **Date** 10/06/2025 **Source** HOME

Customer	PIO001 Pioneer Civil Engineering	**Products**	**Quantity**
Destination	Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD	Lightweight Subsoil Loose	19360
Phone No.	[redacted]		

Customer Ord No. PC363 MRQ 048 **Sales Ord No.** 30126

Vehicle: [redacted] **Haulier:** General Collect **Driver:** Gary

	Weight	Timestamp
1st	11,960 kg	10/06/2025 15:16:05
2nd	31,320 kg	10/06/2025 15:30:34
Net	19,360 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Gary

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
A RECORD OF THIS TRANSACTION IS AVAILABLE FOR 6 MONTHS

Sold subject to our conditions of sale, for certificates & licenses please refer to our website.

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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22741 **Date** 11/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 19060
Customer Ord No. PC363 MRQ 048	**Sales Ord No.** 30126
Vehicle: [redacted] **Haulier:** Bennie Haulage	**Driver:** Taff

	Weight	Timestamp
1st	12,880 kg	11/06/2025 15:56:59
2nd	31,940 kg	11/06/2025 16:25:18
Net	19,060 kg	OUTBOUND

Delivery Notes: N/A

Operator Name [redacted]

Operator Signature

Customer Print Taff

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22746 **Date** 12/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 19460
Customer Ord No. PC363 MRQ 048	**Sales Ord No.** 30126
Vehicle: [redacted] **Haulier:** General Collect	**Driver:** Amanda

	Weight	Timestamp
1st	12,020 kg	12/06/2025 08:35:11
2nd	31,480 kg	12/06/2025 08:52:50
Net	19,460 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Amanda

Customer Signa

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22763 **Date** 13/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 20040
Customer Ord No.	**Sales Ord No.** 30126
Vehicle: [redacted] **Haulier:** General Collect	**Driver:** Gary

	Weight	Timestamp
1st	12,020 kg	13/06/2025 07:16:29
2nd	32,060 kg	13/06/2025 07:27:58
Net	20,040 kg	OUTBOUND

Delivery Notes: [redacted]

Operator Name

Operator Signature [redacted]

Customer Print Gary

Customer Sig [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22779 **Date** 13/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 18980
Customer Ord No.	**Sales Ord No.** 30271
Vehicle: [redacted] **Haulier:** Bennie Haulage	**Driver:** Taff

	Weight	Timestamp
1st	12,980 kg (Pt)	13/06/2025 13:03:16
2nd	31,960 kg	13/06/2025 13:12:06
Net	18,980 kg	OUTBOUND

Delivery Notes: N/A

Operator Name

Operator Signature [redacted]

Customer Print Taff

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22782 **Date** 13/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 18660
Customer Ord No.	**Sales Ord No.** 30271
Vehicle: [redacted] **Haulier:** Bennie Haulage	**Driver:** Rosie

	Weight	Timestamp
1st	12,920 kg (Pt)	13/06/2025 15:18:28
2nd	31,580 kg	13/06/2025 15:34:20
Net	18,660 kg	OUTBOUND

Delivery Notes: Rob - 07786 821 987

Operator Name	**Customer Print** Rosie
Operator Signature [redacted]	**Customer Signa** [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY. (REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
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Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22761 **Date** 12/06/2025 **Source** HOME
Customer PIO001 Pioneer Civil Engineering **Destination** Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD **Phone No.** [redacted]	**Products** / **Quantity** Intensive 1 Lightweight Loose 18920
Customer Ord No. PC363 MRQ 048	**Sales Ord No.** 30126
Vehicle: [redacted] **Haulier:** Bennie Haulage	**Driver:** Taff

	Weight	Timestamp
1st	12,800 kg	12/06/2025 15:30:30
2nd	31,720 kg	12/06/2025 15:37:35
Net	18,920 kg	OUTBOUND

Delivery Notes: N/A

Operator Name [redacted]

Operator Signature [redacted]

Customer Print Taff

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY. (REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
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Registered in England & Wales: 954594. Boughton Loam Ltd is part of The Bennie Group

Weighbridge Ticket

Boughton

Site Address: 12 Telford Way Kettering NN168UN	**Ticket No.** 22761 **Date** 12/06/2025 **Source** HOME

Customer	PIO001 Pioneer Civil Engineering	**Products**	**Quantity**
Destination	Pioneer Civil Engineering Ltd Dantzic St Manchester, M4 4DD	Intensive 1 Lightweight Loose	18920
Phone No.	[redacted]		

Customer Ord No. PC363 MRQ 048 **Sales Ord No.** 30126

Vehicle: [redacted] **Haulier:** Bennie Haulage **Driver:** Taff

	Weight	Timestamp
1st	12,800 kg	12/06/2025 15:30:30
2nd	31,720 kg	12/06/2025 15:37:35
Net	18,920 kg	OUTBOUND

Delivery Notes: N/A

Operator Name [redacted]

Operator Signature

Customer Print Taff

Customer Signa [redacted]

I/WE CONFIRM THAT WE HAVE TAKEN ALL REASONABLE MEASURE TO COMPLY WITH THE WASTE HIERARCHY.
(REDUCE, REUSE, RECYCLE, RECOVER).
I/WE CONFIRM THAT I/WE HAVE READ AND UNDERSTOOD THE SITE RULES.
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Boughton Loam Limited

Marshall House
Cranford Road
Burton Latimer
Northamptonshire
NN15 5TB

Invoice

Pioneer Civil Engineering
Unit 2 Denfield Smithy
Chester Rd
Bucklow Hill
Knutsford
WA06 6RP
Great Britain

Invoice No:	0000040469
Date:	21/05/2025
Customer Ref:	PC363 MRQ 001
Account Ref:	PIO001
All Amounts in:	Pound Sterling

Your VAT Number GB 341674109

Item Code	Description	Quantity	Unit Price	VAT Code	Net	Gross
BLIGHTSUBL	Lightweight Subsoil Loose - 22275	19.12				
BLIGHTSUBL	Lightweight Subsoil Loose - 22278	19.14				
BLIGHTSUBL	Lightweight Subsoil Loose - 22299	18.46				
BLIGHTSUBL	Lightweight Subsoil Loose - 22300	18.78				
	Delivered Loose on 8 - Wheel Tippers					
	Site Contact: Rob - 07786 821 987					
	ksd loads on the 15/5- to be loaded 14/5 pm					

---------- VAT Analysis ----------

Code	%	Net	VAT
1	20.00 Standard Rate		

NET

VAT

GROSS

Payment Terms are strictly nett 30 days from date of invoice

Boughton Loam Limited

Marshall House
Cranford Road
Burton Latimer
Northamptonshire
NN15 5TB

Invoice

Pioneer Civil Engineering
Unit 2 Denfield Smithy
Chester Rd
Bucklow Hill
Knutsford
WA06 6RP
Great Britain

Invoice No:	0000041359
Date:	13/06/2025
Customer Ref:	PC363 MRQ 048
Account Ref:	PIO001
All Amounts in:	Pound Sterling

Your VAT Number GB 341674109

Item Code	Description	Quantity	Unit Price	VAT Code	Net	Gross
BLIGHTSUBL	Lightweight Subsoil Loose - 22726	19.36				
BLIGHTINL	Intensive 1 Lightweight Loose - 22729	16.76				
BLIGHTINL	Intensive 1 Lightweight Loose - 22741	19.06				
BLIGHTINL	Intensive 1 Lightweight Loose - 22746	19.46				
BLIGHTINL	Intensive 1 Lightweight Loose - 22761	18.92				
BLIGHTINL	Intensive 1 Lightweight Loose - 22763	20.04				
	Site Contact: Rob - 07786 821 987					
	Delivered Loose On 8 Wheel Tippers					

---------- VAT Analysis ----------

Code	%		Net	VAT
1	20.00	Standard Rate		

NET

VAT

GROSS

Payment Terms are strictly nett 30 days from date of invoice

[redacted]

Boughton Loam Limited

Marshall House
Cranford Road
Burton Latimer
Northamptonshire
NN15 5TB

Invoice

Pioneer Civil Engineering
Unit 2 Denfield Smithy
Chester Rd
Bucklow Hill
Knutsford
WA06 6RP
Great Britain

Invoice No: 0000041399
Date: 17/06/2025
Customer Ref:
Account Ref: PIO001
All Amounts in: Pound Sterling

Your VAT Number GB 341674109

Item Code	Description	Quantity	Unit Price	VAT Code	Net	Gross
BLIGHTINL	Intensive 1 Lightweight Loose - 22779	18.98				
BLIGHTINL	Intensive 1 Lightweight Loose - 22782	18.66				
	Site contact: Rob - 07786 821 987					
	Delivered loose on 8 wheel tippers					

---------- VAT Analysis ----------

Code	%		Net	VAT
1	20.00	Standard Rate		

NET

VAT

GROSS

Payment Terms are strictly nett 30 days from date of invoice

[redacted]

Boughton Loam Limited

Marshall House
Cranford Road
Burton Latimer
Northamptonshire
NN15 5TB

Invoice

Pioneer Civil Engineering
Unit 2 Denfield Smithy
Chester Rd
Bucklow Hill
Knutsford
WA06 6RP
Great Britain

Invoice No: 0000042098
Date: 08/07/2025
Customer Ref:
Account Ref: PIO001
All Amounts in: Pound Sterling

Your VAT Number GB 341674109

Item Code	Description	Quantity	Unit Price	VAT Code	Net	Gross
BLIGHTINTTB	Intensive 1 Lightweight 1.0m3 Bag - 23012	3				
BLIGHTSUBBM3	Lightweight Subsoil 1.0m3 BB - 23012	3				
	Delivered with HIAB Offload					
	Kevin Griffiths- 07519 782 418					

---------- **VAT Analysis** ----------

Code	%		Net	VAT
1	20.00	Standard Rate		

NET

VAT

GROSS

Payment Terms are strictly nett 30 days from date of invoice

[redacted]

C.2 : Ground Level Landscaping Imported Soil Records

Ruttle Plant Hire Ltd
Lancaster House, Ackhurst Road, Chorley PR7 1NH
Telephone: (01257) 266511 Fax: (01257) 260625
email: sales@ruttle.co.uk www.ruttle.co.uk
VAT REGISTRATION No. GB 604 310 887

HIRE INVOICE

Invoice No: 113408

PIONEER CIVIL ENGINEERING LTD
Denfield Smithy
Chester Road
Knutsford WA16 6RP

PION02

Site: DANTZIC STREET MANCHESTER M4 4DD

Invoice Date: 11/06/2025

Contract No. 20470

Date	Description	Order No	Value
02/06/2025	TOP SOIL TO SITE PER TONNE (8W). Ticket(s): 670773 670775 28042 28044. 39.68 Tonnes	PC 363 MRQ 025	
05/06/2025	TOP SOIL TO SITE PER TONNE (8W). Ticket(s): 670794 28063. 19.84 Tonnes	PC 363 MRQ 036	
06/06/2025	TOP SOIL TO SITE PER TONNE (8W). Ticket(s): 673630 28068. 18 Tonnes	PC363 MRQ036	

VAT No. 604 310 887

Payment Terms: NETT 30 days from date of invoice.
Non-payment in the agreed terms will incur charges in accordance with the Late Payment of Commercial Debts (Interest) Act 1998.
Any Queries regarding this Invoice must be notified within 14 days of Invoice Date.
We retain title to all goods & materials supplied until payment is received in full.

Sub-Total	
VAT at 20%	
TOTAL	

Ruttle Plant Hire Ltd
Lancaster House, Ackhurst Road, Chorley PR7 1NH
Telephone: (01257) 266511 Fax: (01257) 260625
email: sales@ruttle.co.uk www.ruttle.co.uk
VAT REGISTRATION No. GB 604 310 887

HIRE INVOICE

Invoice No: 113770

PIONEER CIVIL ENGINEERING LTD
Denfield Smithy
Chester Road
Knutsford WA16 6RP

PION02

Site: DANTZIC STREET MANCHESTER M4 4DD

Invoice Date: 30/06/2025

Order No: DC 363 MPQ 096

Contract No. 20470

Date	Description	Value
27/06/2025	TOP SOIL TO SITE PER TONNE (8W). Ticket(s): 679032. 18.2 Tonnes	

VAT No. 604 310 887

Payment Terms: NETT 30 days from date of invoice.
Non-payment in the agreed terms will incur charges in accordance with the Late Payment of Commercial Debts (Interest) Act 1998.
Any Queries regarding this Invoice must be notified within 14 days of Invoice Date.
We retain title to all goods & materials supplied until payment is received in full.

Sub-Total	
VAT at 20%	
TOTAL	

Ruttle Plant Hire Ltd
Lancaster House, Ackhurst Road, Chorley PR7 1NH
Telephone: (01257) 266511 Fax: (01257) 260625
email: sales@ruttle.co.uk www.ruttle.co.uk
VAT REGISTRATION No. GB 604 310 887

HIRE INVOICE

Invoice No: 114174

PIONEER CIVIL ENGINEERING LTD
Denfield Smithy
Chester Road
Knutsford WA16 6RP

PION02

Site: DANTZIC STREET MANCHESTER M4 4DD

Invoice Date: 15/07/2025

Order No: n

Contract No. 20470

Date From	Date To	Description	Value
07/07/2025	08/07/2025	TOP SOIL TO SITE PER TONNE (8W). Ticket(s): 680963 680958. 37.56 Tonnes	

VAT No. 604 310 887

Payment Terms: NETT 30 days from date of invoice.
Non-payment in the agreed terms will incur charges in accordance with the Late Payment of Commercial Debts (Interest) Act 1998.
Any Queries regarding this Invoice must be notified within 14 days of Invoice Date.
We retain title to all goods & materials supplied until payment is received in full.

Sub-Total	
VAT at 20%	
TOTAL	

Appendix D
TOPSOIL AND SUBSOIL LABORATORY TESTING & GAC OUTPUT

D.1 : On podium Validation Chemical Certificates

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/06356
Issue Number: 1 **Date:** 24 June, 2025

Client: ROCP LIMITED
Commercial Wharf 6 Commercial Street
Castlefield
Manchester
M15 4PZ

Project Manager: Reece McGuinness
Project Name: Not specified
Project Ref: 12070
Order No: PBJ20605
Date Samples Received: 16/06/25
Date Instructions Received: 16/06/25
Date Analysis Completed: 24/06/25

Approved by:

[redacted]

Richard Wong
Client Manager

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/1	25/06356/2	25/06356/3	25/06356/4	25/06356/5	25/06356/6	25/06356/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP109	TP109	TP109	TP111	TP111	TP111	TP108			
Depth to Top	0.10	0.20	0.35	0.15	0.35	0.50	0.05			
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4A	1A	4AE	1A	4A	1A	4A			
% Moisture at <40C$_A$	9.3	8.6	23.2	9.0	23.0	7.8	9.1	% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1	% w/w	0.1	A-T-044
pH$_D$$^{M\#}$	8.84	8.72	9.15	8.93	8.30	8.64	8.79	pH	0.01	A-T-031s
Sulphate BRE (water sol 2:1)$_D$$^{M\#}$	37	19	82	81	<10	<10	81	mg/l	10	A-T-026s
Cyanide (total)$_A$$^{M\#}$	<1	<1	1	<1	1	<1	<1	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2	mg/kg	0.2	A-T-050s
Fraction of organic carbon$_D$$^{\#}$	0.0116	0.0052	0.0377	0.0334	0.0379	0.0062	0.0196	N/A	0.0008	A-T-032s
Antimony$_D$	<5	<5	<5	<5	<5	<5	<5	mg/kg	5	A-T-024s
Arsenic$_D$$^{M\#}$	38	37	12	9	11	39	13	mg/kg	1	A-T-024s
Barium$_D$$^{\#}$	17	15	27	18	35	20	15	mg/kg	3	A-T-024s
Beryllium$_D$	0.7	1.1	<0.5	<0.5	<0.5	1.2	<0.5	mg/kg	0.5	A-T-024s
Boron (water soluble)$_D$$^{M\#}$	1.2	<1.0	1.9	1.9	1.3	<1.0	1.5	mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	1.0	<1.0	<1.0	<1.0	1.1	<1.0	mg/kg	1	A-T-024s
Copper$_D$$^{M\#}$	11	11	25	10	18	10	9	mg/kg	1	A-T-024s
Chromium$_D$$^{M\#}$	20	29	12	12	11	33	16	mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-040s
Chromium (trivalent)	20	29	12	12	11	33	16	mg/kg	1	Calc
Lead$_D$$^{M\#}$	12	14	20	12	23	15	10	mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	mg/kg	0.17	A-T-024s
Molybdenum$_D$$^{M\#}$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024s
Nickel$_D$$^{M\#}$	19	28	11	11	11	28	14	mg/kg	1	A-T-024s
Selenium$_D$$^{M\#}$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024s
Vanadium$_D$$^{M\#}$	49	66	24	30	23	74	38	mg/kg	1	A-T-024s
Zinc$_D$$^{M\#}$	49	78	60	36	58	85	41	mg/kg	1	A-T-024s

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/1	25/06356/2	25/06356/3	25/06356/4	25/06356/5	25/06356/6	25/06356/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP109	TP109	TP109	TP111	TP111	TP111	TP108			
Depth to Top	0.10	0.20	0.35	0.15	0.35	0.50	0.05			
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4A	1A	4AE	1A	4A	1A	4A			
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD	NAD	NAD	NAD	NAD			A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A	N/A	N/A	N/A			A-T-045

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/1	25/06356/2	25/06356/3	25/06356/4	25/06356/5	25/06356/6	25/06356/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP109	TP109	TP109	TP111	TP111	TP111	TP108			
Depth to Top	0.10	0.20	0.35	0.15	0.35	0.50	0.05			
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4A	1A	4AE	1A	4A	1A	4A			
PAH-16MS										
Acenaphthene$_A^{M\#}$	<0.01	<0.01	<0.01	0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	<0.02	mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	<0.05	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	<0.07	mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	<0.06	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	<0.08^U	<0.08^U	<0.08^U	0.15^U	<0.08^U	<0.08^U	0.11^U	mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	<0.03	<0.03	<0.03	0.08	0.06	<0.03	0.06	mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	<0.07	<0.07	<0.07	0.13	0.10	<0.07	0.09	mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	<0.08	<0.08	<0.08	0.37	0.16	<0.08	0.26	mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/1	25/06356/2	25/06356/3	25/06356/4	25/06356/5	25/06356/6	25/06356/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP109	TP109	TP109	TP111	TP111	TP111	TP108			
Depth to Top	0.10	0.20	0.35	0.15	0.35	0.50	0.05			
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25	13-Jun-25			
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL			
Sample Matrix Code	4A	1A	4AE	1A	4A	1A	4A			
TPH CWG with Clean Up										
Ali >C5-C6$_A$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Ali >C6-C8$_A$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	2	<1	4	2	4	<1	2	mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	28	3	39	30	40	7	24	mg/kg	1	A-T-055s
Total Aliphatics$_A$	30	3	43	32	44	7	26	mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Aro >C7-C8$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C10-C12$_A$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-055s
Aro >C12-C16$_A$	2	<1	4	2	3	1	2	mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	8	<1	16	9	10	1	7	mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	12	2	30	15	18	4	12	mg/kg	1	A-T-055s
Total Aromatics$_A$	22	2	49	26	31	7	21	mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35)$_A$	52	5	92	58	75	13	47	mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - Toluene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s
MTBE$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-022s

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/8	25/06356/9						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP108	TP108								
Depth to Top	0.20	0.30								
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25								
Sample Type	SOIL	SOIL								
Sample Matrix Code	1A	4A								
% Moisture at <40C$_A$	7.3	21.6						% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1						% w/w	0.1	A-T-044
pH$_D^{M\#}$	8.61	8.89						pH	0.01	A-T-031s
Sulphate BRE (water sol 2:1)$_D^{M\#}$	19	69						mg/l	10	A-T-026s
Cyanide (total)$_A^{M\#}$	<1	<1						mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2						mg/kg	0.2	A-T-050s
Fraction of organic carbon$_D^{\#}$	0.0053	0.0496						N/A	0.0008	A-T-032s
Antimony$_D$	<5	<5						mg/kg	5	A-T-024s
Arsenic$_D^{M\#}$	33	17						mg/kg	1	A-T-024s
Barium$_D^{\#}$	15	28						mg/kg	3	A-T-024s
Beryllium$_D$	1.0	0.5						mg/kg	0.5	A-T-024s
Boron (water soluble)$_D^{M\#}$	<1.0	2.0						mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0						mg/kg	1	A-T-024s
Copper$_D^{M\#}$	9	15						mg/kg	1	A-T-024s
Chromium$_D^{M\#}$	28	13						mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1						mg/kg	1	A-T-040s
Chromium (trivalent)	28	13						mg/kg	1	Calc
Lead$_D^{M\#}$	12	21						mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17						mg/kg	0.17	A-T-024s
Molybdenum$_D^{M\#}$	<1	<1						mg/kg	1	A-T-024s
Nickel$_D^{M\#}$	24	13						mg/kg	1	A-T-024s
Selenium$_D^{M\#}$	<1	<1						mg/kg	1	A-T-024s
Vanadium$_D^{M\#}$	65	29						mg/kg	1	A-T-024s
Zinc$_D^{M\#}$	82	59						mg/kg	1	A-T-024s

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/8	25/06356/9						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP108	TP108								
Depth to Top	0.20	0.30								
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25								
Sample Type	SOIL	SOIL								
Sample Matrix Code	1A	4A								
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD								A-T-045
Asbestos Matrix (visual)$_{D}$	-	-								A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-								A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A								A-T-045

Envirolab Job Number: 25/06356

Client Project Name: Not specified

Client Project Ref: 12070

Lab Sample ID	25/06356/8	25/06356/9						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP108	TP108								
Depth to Top	0.20	0.30								
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25								
Sample Type	SOIL	SOIL								
Sample Matrix Code	1A	4A								
PAH-16MS										
Acenaphthene$_A^{M\#}$	<0.01	0.15						mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	<0.01						mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	<0.02	0.22						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	<0.04	0.31						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	<0.04	0.22						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	<0.05	0.29						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	<0.05	0.13						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	<0.07	<0.07						mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	<0.06	0.37						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04						mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	<0.08^U	0.92^U						mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	<0.01	0.13						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	<0.03	0.13						mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	<0.03	0.80						mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	<0.07	0.75						mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	<0.08	4.42						mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/06356 **Client Project Name: Not specified**

Client Project Ref: 12070

Lab Sample ID	25/06356/8	25/06356/9						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP108	TP108								
Depth to Top	0.20	0.30								
Depth To Bottom										
Date Sampled	13-Jun-25	13-Jun-25								
Sample Type	SOIL	SOIL								
Sample Matrix Code	1A	4A								
TPH CWG with Clean Up										
Ali >C5-C6$_A$	<0.01	<0.01						mg/kg	0.01	A-T-022s
Ali >C6-C8$_A$	<0.01	<0.01						mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1						mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1						mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	<1	<1						mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	<1	3						mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	1	31						mg/kg	1	A-T-055s
Total Aliphatics$_A$	1	33						mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
Aro >C7-C8$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	<1	<1						mg/kg	1	A-T-055s
Aro >C10-C12$_A$	<1	<1						mg/kg	1	A-T-055s
Aro >C12-C16$_A$	<1	4						mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	<1	11						mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	1	18						mg/kg	1	A-T-055s
Total Aromatics$_A$	1	33						mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35)$_A$	2	66						mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - Toluene$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s
MTBE$_A^{\#}$	<0.01	<0.01						mg/kg	0.01	A-T-022s

Report Notes

General

•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript "#"	Accredited to ISO 17025
Superscript "M"	Accredited to MCertS
Superscript "U"	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "D" on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:
For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:
EPH CWG results have humics mathematically subtracted through instrument calculation.
Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^0C / 11550µS/cm @ 20^0C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: ROCP LIMITED, Commercial Wharf 6 Commercial Street, Castlefield, Manchester, M15 4PZ

Project:

Clients Project No: 12070

Project No: 25/06356

Date Received: 16/06/2025 (am)

Cool Box Temperatures (°C): 17.8

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/06356/1	25/06356/2	25/06356/3	25/06356/4	25/06356/5	25/06356/6	25/06356/7	25/06356/8	25/06356/9
Client Sample No									
Client Sample ID/Depth	TP109 0.10m	TP109 0.20m	TP109 0.35m	TP111 0.15m	TP111 0.35m	TP111 0.50m	TP108 0.05m	TP108 0.20m	TP108 0.30m
Date Sampled	13/06/25	13/06/25	13/06/25	13/06/25	13/06/25	13/06/25	13/06/25	13/06/25	13/06/25
A-T-019s	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025
A-T-022s	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-024s	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025
A-T-026s	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-027s	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-031s	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025
A-T-032s	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	20/06/2025	20/06/2025
A-T-040s	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-042sTCN	23/06/2025	23/06/2025	23/06/2025	23/06/2025	23/06/2025	23/06/2025	23/06/2025	23/06/2025	23/06/2025
A-T-044	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-045	18/06/2025	18/06/2025	18/06/2025	18/06/2025	18/06/2025	18/06/2025	18/06/2025	18/06/2025	18/06/2025
A-T-050s	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025
A-T-055s	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025	19/06/2025
Calc	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025	24/06/2025
Calc-As Recd	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025	20/06/2025

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Project name	Victoria Riverside
Project code	12070
Client name	RoC
Address	
NGR	
Land use	Public Open Space in close proximity to residential housing
SOM	1%
GAC version	2021_00

Notes

Lab sample ID									25/06356/9	25/06356/3	25/06356/6								
Client sample ID									TP108	TP109	TP111								
Depth to top									0.3	0.35	0.5								
Depth to bottom																			
Date sampled									13/06/25	13/06/25	13/06/25								
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects											
Metals and Inorganics																			
Antimony	mg/kg				<5	3	0	3	<5	<5	<5								
Arsenic	mg/kg	79		39	12	3	3	0	17	12	39								
Barium	mg/kg	2680		28	20	3	3	0	28	27	20								
Beryllium	mg/kg	2.2		1.2	<0.5	3	2	1	0.5	<0.5	1.2								
Boron (water soluble)	mg/kg	21500		2	<1.0	3	2	1	2	1.9	<1.0								
Cadmium	mg/kg	220		1.1	<1.0	3	1	2	<1.0	<1.0	1.1								
Chromium	mg/kg	1540	21	33	12	3	3	0	13	12	33								
Chromium (trivalent)	mg/kg	1540		33	12	3	3	0	13	12	33								
Chromium (hexavalent)	mg/kg	21			<1	3	0	3	<1	<1	<1								
Copper	mg/kg	12000		25	10	3	3	0	15	25	10								
Lead	mg/kg	630		21	15	3	3	0	21	20	15								
Mercury	mg/kg	120	16		<0.17	3	0	3	<0.17	<0.17	<0.17								
Molybdenum	mg/kg				<1	3	0	3	<1	<1	<1								
Nickel	mg/kg	230		28	11	3	3	0	13	11	28								
Selenium	mg/kg	1100			<1	3	0	3	<1	<1	<1								
Vanadium	mg/kg	1990		74	24	3	3	0	29	24	74								
Zinc	mg/kg	81000		85	59	3	3	0	59	60	85								
Cyanide (total)	mg/kg		24	1	<1	3	1	2	<1	1	<1								
Asbestos																			
Asbestos in soil						3	0	3	NAD	NAD	NAD								
Petroleum Hydrocarbons																			
Ali >C5-C6	mg/kg	570000	304		<0.01	3	0	3	<0.01	<0.01	<0.01								
Ali >C6-C8	mg/kg	600000			<0.01	3	0	3	<0.01	<0.01	<0.01								
Ali >C8-C10	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C10-C12	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C12-C16	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C16-C21	mg/kg			4	<1	3	2	1	3	4	<1								
Ali >C21-C35	mg/kg			39	7	3	3	0	31	39	7								
Ali >C16-C35 calculated	mg/kg	250000		43	7	3	3	0	34	43	7								
Total Aliphatics	mg/kg			43	7	3	3	0	33	43	7								
Aro >C5-C7	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01								
Aro >C7-C8	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01								
Aro >C8-C10	mg/kg	5000			<1	3	0	3	<1	<1	<1								
Aro >C10-C12	mg/kg	5000			<1	3	0	3	<1	<1	<1								
Aro >C12-C16	mg/kg	5000		4	1	3	3	0	4	4	1								
Aro >C16-C21	mg/kg	3800		16	1	3	3	0	11	16	1								
Aro >C21-C35	mg/kg	3800		30	4	3	3	0	18	30	4								
Total Aromatics	mg/kg			49	7	3	3	0	33	49	7								

Lab sample ID									25/06356/9	25/06356/3	25/06356/6								
Client sample ID									TP108	TP109	TP111								
Depth to top									0.3	0.35	0.5								
Depth to bottom																			
Date sampled									13/06/25	13/06/25	13/06/25								
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects											
TPH (Ali & Aro)	mg/kg			92	13	3	3	0	66	92	13								
BTEX - Benzene	mg/kg	140			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - Toluene	mg/kg	55700			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - Ethyl Benzene	mg/kg	23900			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - o Xylene	mg/kg	41000			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - m & p Xylene	mg/kg	40800			<0.01	3	0	3	<0.01	<0.01	<0.01								
Fuel oxygenates																			
MTBE	mg/kg	74600			<0.01	3	0	3	<0.01	<0.01	<0.01								
Polycyclic aromatic hydrocarbons																			
Acenaphthene	mg/kg	14800		0.15	<0.01	3	1	2	0.15	<0.01	<0.01								
Acenaphthylene	mg/kg	14800			<0.01	3	0	3	<0.01	<0.01	<0.01								
Anthracene	mg/kg	74100		0.22	<0.02	3	1	2	0.22	<0.02	<0.02								
Benzo(a)anthracene	mg/kg	29		0.31	<0.04	3	1	2	0.31	<0.04	<0.04								
Benzo(a)pyrene	mg/kg	10		0.22	<0.04	3	1	2	0.22	<0.04	<0.04								
Benzo(b)fluoranthene	mg/kg	7		0.29	<0.05	3	1	2	0.29	<0.05	<0.05								
Benzo(ghi)perylene	mg/kg	640		0.13	<0.05	3	1	2	0.13	<0.05	<0.05								
Benzo(k)fluoranthene	mg/kg	190			<0.07	3	0	3	<0.07	<0.07	<0.07								
Chrysene	mg/kg	57		0.37	<0.06	3	1	2	0.37	<0.06	<0.06								
Dibenzo(ah)anthracene	mg/kg	0.57			<0.04	3	0	3	<0.04	<0.04	<0.04								
Fluoranthene	mg/kg	3100		0.92	<0.08	3	1	2	0.92	<0.08	<0.08								
Fluorene	mg/kg	9900		0.13	<0.01	3	1	2	0.13	<0.01	<0.01								
Indeno(123-cd)pyrene	mg/kg	82		0.13	<0.03	3	1	2	0.13	<0.03	<0.03								
Naphthalene	mg/kg	4900			<0.03	3	0	3	<0.03	<0.03	<0.03								
Phenanthrene	mg/kg	3100		0.8	<0.03	3	1	2	0.8	<0.03	<0.03								
Pyrene	mg/kg	7400		0.75	<0.07	3	1	2	0.75	<0.07	<0.07								
Total PAH-16MS	mg/kg			4.42	<0.08	3	1	2	4.42	<0.08	<0.08								
Phenols																			
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2								
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2								
Other analytes																			
% Moisture	% w/w			23.2	7.8	3	3	0	21.6	23.2	7.8								
% Stones >10mm	% w/w				<0.1	3	0	3	<0.1	<0.1	<0.1								
Fraction of organic carbon	N/A			0.0496	0.0062	3	3	0	0.0496	0.0377	0.0062								
pH	pH			9.15	8.64	3	3	0	8.89	9.15	8.64								

Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects	# exceeding GAC	# exceeding T1	Max sample (ID and depth)
Metals and Inorganics											
Chromium	mg/kg	1540	21	29	11	3	3	0		2	TP109 - 0.2

Project name	Victoria Riverside
Project code	12070
Client name	RoC
Address	
NGR	
Land use	Public Open Space in close proximity to residential housing
SOM	1%
GAC version	2021_00

Notes

Lab sample ID									25/06356/7	25/06356/1	25/06356/4												
Client sample ID									TP108	TP109	TP111												
Depth to top									0.05	0.1	0.15												
Depth to bottom																							
Date sampled									13/06/25	13/06/25	13/06/25												
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects															
Metals and Inorganics																							
Antimony	mg/kg				<5	3	0	3	<5	<5	<5												
Arsenic	mg/kg	79		38	9	3	3	0	13	38	9												
Barium	mg/kg	2680		18	15	3	3	0	15	17	18												
Beryllium	mg/kg	2.2		0.7	<0.5	3	1	2	<0.5	0.7	<0.5												
Boron (water soluble)	mg/kg	21500		1.9	1.2	3	3	0	1.5	1.2	1.9												
Cadmium	mg/kg	220			<1.0	3	0	3	<1.0	<1.0	<1.0												
Chromium	mg/kg	1540	21	20	12	3	3	0	16	20	12												
Chromium (trivalent)	mg/kg	1540		20	12	3	3	0	16	20	12												
Chromium (hexavalent)	mg/kg	21			<1	3	0	3	<1	<1	<1												
Copper	mg/kg	12000		11	9	3	3	0	9	11	10												
Lead	mg/kg	630		12	10	3	3	0	10	12	12												
Mercury	mg/kg	120	16		<0.17	3	0	3	<0.17	<0.17	<0.17												
Molybdenum	mg/kg				<1	3	0	3	<1	<1	<1												
Nickel	mg/kg	230		19	11	3	3	0	14	19	11												
Selenium	mg/kg	1100			<1	3	0	3	<1	<1	<1												
Vanadium	mg/kg	1990		49	30	3	3	0	38	49	30												
Zinc	mg/kg	81000		49	36	3	3	0	41	49	36												
Cyanide (total)	mg/kg		24		<1	3	0	3	<1	<1	<1												
Asbestos																							
Asbestos in soil						3	0	3	NAD	NAD	NAD												
Petroleum Hydrocarbons																							
Ali >C5-C6	mg/kg	570000	304		<0.01	3	0	3	<0.01	<0.01	<0.01												
Ali >C6-C8	mg/kg	600000			<0.01	3	0	3	<0.01	<0.01	<0.01												
Ali >C8-C10	mg/kg	13000			<1	3	0	3	<1	<1	<1												
Ali >C10-C12	mg/kg	13000			<1	3	0	3	<1	<1	<1												
Ali >C12-C16	mg/kg	13000			<1	3	0	3	<1	<1	<1												
Ali >C16-C21	mg/kg			2	2	3	3	0	2	2	2												
Ali >C21-C35	mg/kg			30	24	3	3	0	24	28	30												
Ali >C16-C35 calculated	mg/kg	250000		32	26	3	3	0	26	30	32												
Total Aliphatics	mg/kg			32	26	3	3	0	26	30	32												
Aro >C5-C7	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01												
Aro >C7-C8	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01												
Aro >C8-C10	mg/kg	5000			<1	3	0	3	<1	<1	<1												
Aro >C10-C12	mg/kg	5000			<1	3	0	3	<1	<1	<1												
Aro >C12-C16	mg/kg	5000		2	2	3	3	0	2	2	2												
Aro >C16-C21	mg/kg	3800		9	7	3	3	0	7	8	9												
Aro >C21-C35	mg/kg	3800		15	12	3	3	0	12	12	15												
Total Aromatics	mg/kg			26	21	3	3	0	21	22	26												

Lab sample ID									25/06356/7	25/06356/1	25/06356/4								
Client sample ID									TP108	TP109	TP111								
Depth to top									0.05	0.1	0.15								
Depth to bottom																			
Date sampled									13/06/25	13/06/25	13/06/25								
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects											
TPH (Ali & Aro)	mg/kg			58	47	3	3	0	47	52	58								
BTEX - Benzene	mg/kg	140			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - Toluene	mg/kg	55700			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - Ethyl Benzene	mg/kg	23900			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - o Xylene	mg/kg	41000			<0.01	3	0	3	<0.01	<0.01	<0.01								
BTEX - m & p Xylene	mg/kg	40800			<0.01	3	0	3	<0.01	<0.01	<0.01								
Fuel oxygenates																			
MTBE	mg/kg	74600			<0.01	3	0	3	<0.01	<0.01	<0.01								
Polycyclic aromatic hydrocarbons																			
Acenaphthene	mg/kg	14800		0.01	<0.01	3	1	2	<0.01	<0.01	0.01								
Acenaphthylene	mg/kg	14800			<0.01	3	0	3	<0.01	<0.01	<0.01								
Anthracene	mg/kg	74100			<0.02	3	0	3	<0.02	<0.02	<0.02								
Benzo(a)anthracene	mg/kg	29			<0.04	3	0	3	<0.04	<0.04	<0.04								
Benzo(a)pyrene	mg/kg	10			<0.04	3	0	3	<0.04	<0.04	<0.04								
Benzo(b)fluoranthene	mg/kg	7			<0.05	3	0	3	<0.05	<0.05	<0.05								
Benzo(ghi)perylene	mg/kg	640			<0.05	3	0	3	<0.05	<0.05	<0.05								
Benzo(k)fluoranthene	mg/kg	190			<0.07	3	0	3	<0.07	<0.07	<0.07								
Chrysene	mg/kg	57			<0.06	3	0	3	<0.06	<0.06	<0.06								
Dibenzo(ah)anthracene	mg/kg	0.57			<0.04	3	0	3	<0.04	<0.04	<0.04								
Fluoranthene	mg/kg	3100		0.15	<0.08	3	2	1	0.11	<0.08	0.15								
Fluorene	mg/kg	9900			<0.01	3	0	3	<0.01	<0.01	<0.01								
Indeno(123-cd)pyrene	mg/kg	82			<0.03	3	0	3	<0.03	<0.03	<0.03								
Naphthalene	mg/kg	4900			<0.03	3	0	3	<0.03	<0.03	<0.03								
Phenanthrene	mg/kg	3100		0.08	<0.03	3	2	1	0.06	<0.03	0.08								
Pyrene	mg/kg	7400		0.13	<0.07	3	2	1	0.09	<0.07	0.13								
Total PAH-16MS	mg/kg			0.37	<0.08	3	2	1	0.26	<0.08	0.37								
Phenols																			
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2								
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2								
Other analytes																			
% Moisture	% w/w			9.3	9	3	3	0	9.1	9.3	9								
% Stones >10mm	% w/w				<0.1	3	0	3	<0.1	<0.1	<0.1								
Fraction of organic carbon	N/A			0.0334	0.0116	3	3	0	0.0196	0.0116	0.0334								
pH	pH			8.93	8.79	3	3	0	8.79	8.84	8.93								

D.2 : Ground Level Landscaping Validation Chemical Certificates

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/07747
Issue Number: 1 **Date:** 25 July, 2025

Client:
RSK Environment Ltd Manchester
Fourways House
57 Hilton Street
Manchester
Lancashire
UK
M1 2EJ

Project Manager: Alex Smiles/Reece McGuinness
Project Name: Victoria Riverside
Project Ref: 12070
Order No: N/A
Date Samples Received: 17/07/25
Date Instructions Received: 17/07/25
Date Analysis Completed: 25/07/25

Approved by:

[redacted]

Richard Wong
Client Manager

Envirolab Job Number: 25/07747

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/07747/1	25/07747/2	25/07747/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	TS01	TS02	TS03							
Depth to Top	0	0	0							
Depth To Bottom	0.15	0.15	0.15							
Date Sampled	17-Jul-25	17-Jul-25	17-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
% Moisture at <40C$_A$	15.1	12.7	12.5					% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH$_D$$^{M\#}$	8.10	8.17	8.09					pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$$^{M\#}$	0.26	0.23	0.26					g/l	0.01	A-T-026s
Sulphate BRE (water sol 2:1)$_D$$^{M\#}$	260	230	255					mg/l	10	A-T-026s
Cyanide (total)$_A$$^{M\#}$	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Organic Matter$_D$$^{M\#}$	5.95	6.49	6.90					% w/w	0.14	A-T-032s
Fraction of organic carbon$_D$$^{\#}$	0.0345	0.0377	0.0400					N/A	0.0008	A-T-032s
Antimony$_D$	<5	<5	<5					mg/kg	5	A-T-024s
Arsenic$_D$$^{M\#}$	5	4	5					mg/kg	1	A-T-024s
Barium$_D$$^{\#}$	72	119	74					mg/kg	3	A-T-024s
Beryllium$_D$	<0.5	0.5	0.5					mg/kg	0.5	A-T-024s
Boron (water soluble)$_D$$^{M\#}$	<1.0	<1.0	1.1					mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper$_D$$^{M\#}$	31	28	32					mg/kg	1	A-T-024s
Chromium$_D$$^{M\#}$	12	10	10					mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1					mg/kg	1	A-T-040s
Chromium (trivalent)	12	10	10					mg/kg	1	Calc
Lead$_D$$^{M\#}$	61	59	57					mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Molybdenum$_D$$^{M\#}$	<1	<1	<1					mg/kg	1	A-T-024s
Nickel$_D$$^{M\#}$	14	11	11					mg/kg	1	A-T-024s
Selenium$_D$$^{M\#}$	<1	1	<1					mg/kg	1	A-T-024s
Vanadium$_D$$^{M\#}$	13	12	13					mg/kg	1	A-T-024s
Zinc$_D$$^{M\#}$	69	60	64					mg/kg	1	A-T-024s

Envirolab Job Number: 25/07747

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/07747/1	25/07747/2	25/07747/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	TS01	TS02	TS03							
Depth to Top	0	0	0							
Depth To Bottom	0.15	0.15	0.15							
Date Sampled	17-Jul-25	17-Jul-25	17-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-							A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 25/07747

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/07747/1	25/07747/2	25/07747/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	TS01	TS02	TS03							
Depth to Top	0	0	0							
Depth To Bottom	0.15	0.15	0.15							
Date Sampled	17-Jul-25	17-Jul-25	17-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.06	0.06	0.07					mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	0.02	0.01	0.01					mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.13	0.11	0.11					mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.61	0.60	0.47					mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.59	0.49	0.37					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.61	0.58	0.46					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.41	0.37	0.27					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.24	0.21	0.15					mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.71	0.68	0.55					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	0.09	0.08	0.06					mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	1.10	1.09	0.88					mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.05	0.05	0.05					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.41	0.37	0.27					mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	0.05					mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.47	0.49	0.46					mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	1.11	1.12	0.93					mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	6.61	6.31	5.16					mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/07747

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/07747/1	25/07747/2	25/07747/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	TS01	TS02	TS03							
Depth to Top	0	0	0							
Depth To Bottom	0.15	0.15	0.15							
Date Sampled	17-Jul-25	17-Jul-25	17-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
TPH CWG with Clean Up										
Ali >C5-C6$_A$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8$_A$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	1	1	1					mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	8	7	6					mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	67	60	57					mg/kg	1	A-T-055s
Total Aliphatics$_A$	77	68	64					mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	1	1	2					mg/kg	1	A-T-055s
Aro >C10-C12$_A$	1	2	1					mg/kg	1	A-T-055s
Aro >C12-C16$_A$	6	15	5					mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	25	61	25					mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	48	97	54					mg/kg	1	A-T-055s
Total Aromatics$_A$	81	176	87					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35)$_A$	158	244	151					mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s

Report Notes

General

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•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript "#"	Accredited to ISO 17025
Superscript "M"	Accredited to MCertS
Superscript "U"	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "D" on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:
For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:
EPH CWG results have humics mathematically subtracted through instrument calculation.
Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^0C / 11550µS/cm @ 20^0C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: RSK Environment Ltd Manchester, Fourways House, 57 Hilton Street, Manchester, Lancashire , UK, M1 2EJ

Project: Victoria Riverside

Clients Project No: 12070

Project No: 25/07747

Date Received: 17/07/2025 (am)

Cool Box Temperatures (°C): 22.8

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/07747/1	25/07747/2	25/07747/3
Client Sample No	1	2	3
Client Sample ID/Depth	TS01 0-0.15m	TS02 0-0.15m	TS03 0-0.15m
Date Sampled	17/07/25	17/07/25	17/07/25
A-T-019s	23/07/2025	23/07/2025	23/07/2025
A-T-022s	25/07/2025	25/07/2025	25/07/2025
A-T-024s	23/07/2025	23/07/2025	23/07/2025
A-T-026s	24/07/2025	24/07/2025	24/07/2025
A-T-027s	24/07/2025	24/07/2025	24/07/2025
A-T-031s	23/07/2025	23/07/2025	23/07/2025
A-T-032s	23/07/2025	23/07/2025	23/07/2025
A-T-040s	25/07/2025	25/07/2025	25/07/2025
A-T-042sTCN	25/07/2025	25/07/2025	25/07/2025
A-T-044	23/07/2025	23/07/2025	23/07/2025
A-T-045	19/07/2025	19/07/2025	19/07/2025
A-T-050s	25/07/2025	25/07/2025	25/07/2025
A-T-055s	25/07/2025	25/07/2025	25/07/2025
Calc	25/07/2025	25/07/2025	25/07/2025
Calc-As Recd	25/07/2025	25/07/2025	25/07/2025

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/08382
Issue Number: 1 **Date:** 07 August, 2025

Client: ROCP LIMITED
Commercial Wharf 6 Commercial Street
Castlefield
Manchester
M15 4PZ

Project Manager: Reece McGuinness
Project Name: Victoria Riverside
Project Ref: 12070
Order No: PBJ20633
Date Samples Received: 31/07/25
Date Instructions Received: 01/08/25
Date Analysis Completed: 07/08/25

Approved by:

[redacted]

Richard Wong
Client Manager

Envirolab Job Number: 25/08382

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/08382/1	25/08382/2	25/08382/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	SS01	SS02	SS03							
Depth to Top	0.30	0.30	0.30							
Depth To Bottom	0.60	0.60	0.60							
Date Sampled	31-Jul-25	31-Jul-25	31-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6A	6A							
% Moisture at <40C$_A$	18.2	17.8	18.4					% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH$_D^{M\#}$	7.54	7.54	7.37					pH	0.01	A-T-031s
Sulphate BRE (water sol 2:1)$_D^{M\#}$	133	131	128					mg/l	10	A-T-026s
Cyanide (total)$_A^{M\#}$	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Fraction of organic carbon$_D^{\#}$	0.0370	0.0351	0.0370					N/A	0.0008	A-T-032s
Antimony$_D$	6	<5	<5					mg/kg	5	A-T-024s
Arsenic$_D^{M\#}$	9	6	5					mg/kg	1	A-T-024s
Barium$_D^{\#}$	114	50	59					mg/kg	3	A-T-024s
Beryllium$_D$	0.6	0.7	0.6					mg/kg	0.5	A-T-024s
Boron (water soluble)$_D^{M\#}$	1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper$_D^{M\#}$	38	7	7					mg/kg	1	A-T-024s
Chromium$_D^{M\#}$	17	21	20					mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1					mg/kg	1	A-T-040s
Chromium (trivalent)	17	21	20					mg/kg	1	Calc
Lead$_D^{M\#}$	489	17	20					mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Molybdenum$_D^{M\#}$	1	<1	<1					mg/kg	1	A-T-024s
Nickel$_D^{M\#}$	14	16	17					mg/kg	1	A-T-024s
Selenium$_D^{M\#}$	<1	<1	<1					mg/kg	1	A-T-024s
Vanadium$_D^{M\#}$	20	26	27					mg/kg	1	A-T-024s
Zinc$_D^{M\#}$	77	34	37					mg/kg	1	A-T-024s

Envirolab Job Number: 25/08382

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/08382/1	25/08382/2	25/08382/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	SS01	SS02	SS03							
Depth to Top	0.30	0.30	0.30							
Depth To Bottom	0.60	0.60	0.60							
Date Sampled	31-Jul-25	31-Jul-25	31-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6A	6A							
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-							A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 25/08382

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/08382/1	25/08382/2	25/08382/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	SS01	SS02	SS03							
Depth to Top	0.30	0.30	0.30							
Depth To Bottom	0.60	0.60	0.60							
Date Sampled	31-Jul-25	31-Jul-25	31-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6A	6A							
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.05	0.06	0.09					mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	0.01	0.01					mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.09	0.11	0.13					mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.46	0.52	0.61					mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.46	0.55	0.63					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.51	0.60	0.67					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.31	0.40	0.43					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.17	0.23	0.23					mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.54	0.61	0.69					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	0.06	0.10	0.07					mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.99	1.09	1.26					mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.04	0.05	0.05					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.37	0.47	0.49					mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.45	0.50	0.64					mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.94	1.02	1.19					mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	5.44	6.32	7.19					mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/08382

Client Project Name: Victoria Riverside

Client Project Ref: 12070

Lab Sample ID	25/08382/1	25/08382/2	25/08382/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	SS01	SS02	SS03							
Depth to Top	0.30	0.30	0.30							
Depth To Bottom	0.60	0.60	0.60							
Date Sampled	31-Jul-25	31-Jul-25	31-Jul-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6A	6A							
TPH CWG with Clean Up										
Ali >C5-C6$_A$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8$_A$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	1	2	2					mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	27	34	32					mg/kg	1	A-T-055s
Total Aliphatics$_A$	28	36	34					mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C10-C12$_A$	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C12-C16$_A$	2	4	4					mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	9	16	17					mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	35	54	70					mg/kg	1	A-T-055s
Total Aromatics$_A$	46	73	91					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35)$_A$	75	109	125					mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE$_A^{\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s

Report Notes

General

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•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
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•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

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Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "D" on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
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"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:
For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:
EPH CWG results have humics mathematically subtracted through instrument calculation.
Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^0C / 11550µS/cm @ 20^0C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: ROCP LIMITED, Commercial Wharf 6 Commercial Street, Castlefield, Manchester, M15 4PZ

Project: Victoria Riverside

Clients Project No: 12070

Project No: 25/08382

Date Received: 01/08/2025 (am)

Cool Box Temperatures (°C): 15.4

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/08382/1	25/08382/2	25/08382/3
Client Sample No	1	2	3
Client Sample ID/Depth	SS01 0.30-0.60m	SS02 0.30-0.60m	SS03 0.30-0.60m
Date Sampled	31/07/25	31/07/25	31/07/25
A-T-019s	05/08/2025	05/08/2025	05/08/2025
A-T-022s	06/08/2025	06/08/2025	07/08/2025
A-T-024s	07/08/2025	07/08/2025	07/08/2025
A-T-026s	06/08/2025	06/08/2025	06/08/2025
A-T-027s	07/08/2025	07/08/2025	07/08/2025
A-T-031s	07/08/2025	07/08/2025	06/08/2025
A-T-032s	07/08/2025	07/08/2025	07/08/2025
A-T-040s	06/08/2025	06/08/2025	06/08/2025
A-T-042sTCN	06/08/2025	06/08/2025	06/08/2025
A-T-044	06/08/2025	06/08/2025	06/08/2025
A-T-045	04/08/2025	04/08/2025	04/08/2025
A-T-050s	06/08/2025	06/08/2025	06/08/2025
A-T-055s	05/08/2025	05/08/2025	05/08/2025
Calc	07/08/2025	07/08/2025	07/08/2025
Calc-As Recd	06/08/2025	06/08/2025	07/08/2025

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Project name	
Project code	
Client name	
Address	
NGR	
Land use	Public Open Space in close proximity to residential housing
SOM	1%
GAC version	2021_00

Notes

Lab sample ID									25/08382/1	25/08382/2	25/08382/3								
Client sample ID									SS01	SS02	SS03								
Depth to top									0.3	0.3	0.3								
Depth to bottom									0.6	0.6	0.6								
Date sampled									31/07/25	31/07/25	31/07/25								
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects											
Metals and Inorganics																			
Antimony	mg/kg			6	<5	3	1	2	6	<5	<5								
Arsenic	mg/kg	79		9	5	3	3	0	9	6	5								
Barium	mg/kg	2680		114	50	3	3	0	114	50	59								
Beryllium	mg/kg	2.2		0.7	0.6	3	3	0	0.6	0.7	0.6								
Boron (water soluble)	mg/kg	21500		1	<1.0	3	1	2	1	<1.0	<1.0								
Cadmium	mg/kg	220			<1.0	3	0	3	<1.0	<1.0	<1.0								
Chromium	mg/kg	1540	21	21	17	3	3	0	17	21	20								
Chromium (trivalent)	mg/kg	1540		21	17	3	3	0	17	21	20								
Chromium (hexavalent)	mg/kg	21			<1	3	0	3	<1	<1	<1								
Copper	mg/kg	12000		38	7	3	3	0	38	7	7								
Lead	mg/kg	630		489	17	3	3	0	489	17	20								
Mercury	mg/kg	120	16		<0.17	3	0	3	<0.17	<0.17	<0.17								
Molybdenum	mg/kg			1	<1	3	1	2	1	<1	<1								
Nickel	mg/kg	230		17	14	3	3	0	14	16	17								
Selenium	mg/kg	1100			<1	3	0	3	<1	<1	<1								
Vanadium	mg/kg	1990		27	20	3	3	0	20	26	27								
Zinc	mg/kg	81000		77	34	3	3	0	77	34	37								
Cyanide (total)	mg/kg		24		<1	3	0	3	<1	<1	<1								
Asbestos																			
Asbestos in soil						3	0	3	NAD	NAD	NAD								
Petroleum Hydrocarbons																			
Ali >C5-C6	mg/kg	570000	304		<0.01	3	0	3	<0.01	<0.01	<0.01								
Ali >C6-C8	mg/kg	600000			<0.01	3	0	3	<0.01	<0.01	<0.01								
Ali >C8-C10	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C10-C12	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C12-C16	mg/kg	13000			<1	3	0	3	<1	<1	<1								
Ali >C16-C21	mg/kg			2	1	3	3	0	1	2	2								
Ali >C21-C35	mg/kg			34	27	3	3	0	27	34	32								
Ali >C16-C35 calculated	mg/kg	250000		36	28	3	3	0	28	36	34								
Total Aliphatics	mg/kg			36	28	3	3	0	28	36	34								
Aro >C5-C7	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01								
Aro >C7-C8	mg/kg				<0.01	3	0	3	<0.01	<0.01	<0.01								
Aro >C8-C10	mg/kg	5000			<1	3	0	3	<1	<1	<1								
Aro >C10-C12	mg/kg	5000			<1	3	0	3	<1	<1	<1								
Aro >C12-C16	mg/kg	5000		4	2	3	3	0	2	4	4								
Aro >C16-C21	mg/kg	3800		17	9	3	3	0	9	16	17								
Aro >C21-C35	mg/kg	3800		70	35	3	3	0	35	54	70								
Total Aromatics	mg/kg			91	46	3	3	0	46	73	91								

Project code:

Land use: Public Open Space in close proximity to residential housing

SOM: 1%

Lab sample ID									25/08382/1	25/08382/2	25/08382/3							
Client sample ID									SS01	SS02	SS03							
Depth to top									0.3	0.3	0.3							
Depth to bottom									0.6	0.6	0.6							
Date sampled									31/07/25	31/07/25	31/07/25							
Analyte	Unit	GAC	T1	Max	Min	Count	# Detects	# Non-detects										
TPH (Ali & Aro)	mg/kg			125	75	3	3	0	75	109	125							
BTEX - Benzene	mg/kg	140			<0.01	3	0	3	<0.01	<0.01	<0.01							
BTEX - Toluene	mg/kg	55700			<0.01	3	0	3	<0.01	<0.01	<0.01							
BTEX - Ethyl Benzene	mg/kg	23900			<0.01	3	0	3	<0.01	<0.01	<0.01							
BTEX - o Xylene	mg/kg	41000			<0.01	3	0	3	<0.01	<0.01	<0.01							
BTEX - m & p Xylene	mg/kg	40800			<0.01	3	0	3	<0.01	<0.01	<0.01							
Fuel oxygenates																		
MTBE	mg/kg	74600			<0.01	3	0	3	<0.01	<0.01	<0.01							
Polycyclic aromatic hydrocarbons																		
Acenaphthene	mg/kg	14800		0.09	0.05	3	3	0	0.05	0.06	0.09							
Acenaphthylene	mg/kg	14800		0.01	<0.01	3	2	1	<0.01	0.01	0.01							
Anthracene	mg/kg	74100		0.13	0.09	3	3	0	0.09	0.11	0.13							
Benzo(a)anthracene	mg/kg	29		0.61	0.46	3	3	0	0.46	0.52	0.61							
Benzo(a)pyrene	mg/kg	10		0.63	0.46	3	3	0	0.46	0.55	0.63							
Benzo(b)fluoranthene	mg/kg	7		0.67	0.51	3	3	0	0.51	0.6	0.67							
Benzo(ghi)perylene	mg/kg	640		0.43	0.31	3	3	0	0.31	0.4	0.43							
Benzo(k)fluoranthene	mg/kg	190		0.23	0.17	3	3	0	0.17	0.23	0.23							
Chrysene	mg/kg	57		0.69	0.54	3	3	0	0.54	0.61	0.69							
Dibenzo(ah)anthracene	mg/kg	0.57		0.1	0.06	3	3	0	0.06	0.1	0.07							
Fluoranthene	mg/kg	3100		1.26	0.99	3	3	0	0.99	1.09	1.26							
Fluorene	mg/kg	9900		0.05	0.04	3	3	0	0.04	0.05	0.05							
Indeno(123-cd)pyrene	mg/kg	82		0.49	0.37	3	3	0	0.37	0.47	0.49							
Naphthalene	mg/kg	4900			<0.03	3	0	3	<0.03	<0.03	<0.03							
Phenanthrene	mg/kg	3100		0.64	0.45	3	3	0	0.45	0.5	0.64							
Pyrene	mg/kg	7400		1.19	0.94	3	3	0	0.94	1.02	1.19							
Total PAH-16MS	mg/kg			7.19	5.44	3	3	0	5.44	6.32	7.19							
Phenols																		
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2							
Phenols - Total by HPLC	mg/kg	440			<0.2	3	0	3	<0.2	<0.2	<0.2							
Other analytes																		
% Moisture	% w/w			18.4	17.8	3	3	0	18.2	17.8	18.4							
% Stones >10mm	% w/w				<0.1	3	0	3	<0.1	<0.1	<0.1							
Fraction of organic carbon	N/A			0.037	0.0351	3	3	0	0.037	0.0351	0.037							
pH	pH			7.54	7.37	3	3	0	7.54	7.54	7.37							

Appendix E
COVER SYSTEM VALIDATION – PHOTOGRAPHIC LOG

PHOTOGRAPHIC LOG

Contract Reference: 12070

Site Location: Victoria Riverside, M4 4JT

Off Podium positions

Photo No. 1 **Date** **Description** TOPSOIL: Orangish brown slightly gravelly very clayey fine to coarse SAND. Gravel is angular to rounded fine to coarse of sandstone and mudstone. **Co-ordinates**	
Photo No. 2 **Date** 17/07/2025 10:09:00 **Description** Topsoil close-up. **Co-ordinates** 53.491106691:-2.235027683	

Photo No. 3 **Date** 17/07/2025 10:12:00 **Description** Planters. **Co-ordinates** 53.49106751:-2.234991461	
Photo No. 4 **Date** 17/07/2025 10:13:00 **Description** Subsoil laid down. **Co-ordinates** 53.491072854:-2.234945058	

Photo No. 5 **Date** 17/07/2025 10:13:00 **Description** Tree planting subsoil laid down. **Co-ordinates** 53.490956163:-2.234867442	
Photo No. 6 **Date** 17/07/2025 10:14:00 **Description** Planter yet to be filled with soil, 600mm deep. **Co-ordinates** 53.490793748:-2.234671161	

Photo No. 7 **Date** 31/07/2025 **Description** TP101 general location and surrounding area **Co-ordinates**	
Photo No. 8 **Date** 31/07/2025 **Description** TP101 **Co-ordinates**	

Photo No. 9 **Date** 31/07/2025 **Description** TP101 **Co-ordinates**	
Photo No. 10 **Date** 31/07/2025 **Description** TP101 completed to 600mm **Co-ordinates**	

Photo No. 11 **Date** 31/07/2025 **Description** TP102 general location and surrounding area **Co-ordinates**		
Photo No. 12 **Date** 31/07/2025 **Description** TP102 **Co-ordinates**		

Photo No. 13 **Date** 31/07/2025 **Description** TP102 **Co-ordinates**	
Photo No. 14 **Date** 31/07/2025 **Description** TP102 **Co-ordinates**	

Photo No. 15 **Date** 31/07/2025 **Description** TP102 **Co-ordinates**	
Photo No. 16 **Date** 31/07/2025 **Description** TP104 general location and surrounding area **Co-ordinates**	

Photo No. 17 **Date** 31/07/2025 **Description** TP104 **Co-ordinates**	
Photo No. 18 **Date** 31/07/2025 **Description** TP104 **Co-ordinates**	

Photo No. 19 **Date** 31/07/2025 **Description** TP104 **Co-ordinates**	
Photo No. 20 **Date** 31/07/2025 **Description** TP105 general location and surrounding area **Co-ordinates**	

Photo No. 21 **Date** 31/07/2025 **Description** TP105 **Co-ordinates**	
Photo No. 22 **Date** 31/07/2025 **Description** TP105 **Co-ordinates**	

Photo No. 23 **Date** 31/07/2025 **Description** TP105 **Co-ordinates**	
Photo No. 24 **Date** 31/07/2025 **Description** TP105 **Co-ordinates**	

Photo No. 25 **Date** 31/07/2025 **Description** TP106 general location and surrounding area **Co-ordinates**	
Photo No. 26 **Date** 31/07/2025 **Description** TP106 **Co-ordinates**	

Photo No. 27 **Date** 31/07/2025 **Description** TP106 **Co-ordinates**	
Photo No. 28 **Date** 31/07/2025 **Description** Subsoil stockpile where samples SS01,SS02 and SS03 were taken **Co-ordinates**	

Photo No. 29 **Date** 31/07/2025 **Description** Subsoil stockpile where samples SS01,SS02 and SS03 were taken **Co-ordinates**	

On Podium Positions

Photo No. 30 **Date** 13/06/2025 **Description** TP108 **Co-ordinates**	

Photo No. 31 **Date** 13/06/2025 **Description** TP108 **Co-ordinates**	
Photo No. 32 **Date** 13/06/2025 **Description** TP109 **Co-ordinates**	

Photo No. 33 **Date** 13/06/2025 **Description** TP109 **Co-ordinates**	
Photo No. 34 **Date** 13/06/2025 **Description** TP107 **Co-ordinates**	

Photo No. 36 **Date** 13/06/2025 **Description** TP107 **Co-ordinates**	
Photo No. 37 **Date 24/06/2025** **Description** TP110 **Co-ordinates**	

Photo No. 38 **Date 24**/06/2025 **Description** TP110 **Co-ordinates**	
Photo No. 39 **Date 13/06/2025** **Description** TP111 **Co-ordinates**	

Photo No. 40 **Date 13/06/2025** **Description** TP111 **Co-ordinates**	
Photo No. 40 **Date 24/06/2025** **Description** TP112 **Co-ordinates**	

Photo No. 41 **Date 24/06/2025** **Description** TP112 **Co-ordinates**	

Appendix F
CAPPING SYSTEM VALIDATION LOGS

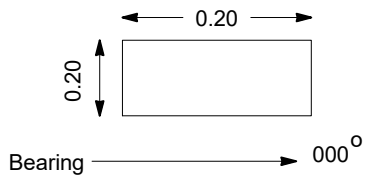
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP101**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25** End: **31.07.25**	**---**	**---**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Dark brown slightly gravelly clayey SAND. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.30	
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone mudstone and sandstone.	(0.30) 0.60	
						Hand dug pit terminated at 0.60mbgl		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT & Genny prior to excavation.
2. Inspection pit hand dug to 0.60 m depth.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Inspection pit + Hand dug	**Hand tools**	**Kira Swinson**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:45 | MQ2 |

RSK GEOSCIENCES

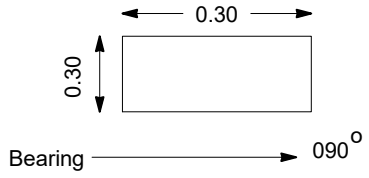
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP102**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25** End: **31.07.25**	**---**	**---**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Dark brown slightly gravelly clayey SAND. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.30	
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.60	
						Hand dug pit terminated at 0.60mbgl.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Inspection pit hand dug to 0.60 m depth.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Inspection pit + Hand dug	**Hand tools**	**Kira Swinson**	AS

AGS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:45 | MQ2 |

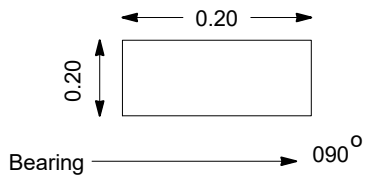
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP104**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25** End: **31.07.25**	**---**	**---**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Dark brown slightly gravelly clayey SAND Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.30	
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone mudstone and sandstone. . . . ...at 0.30 to 0.60m occasional brick fragments	(0.30) 0.60	
						Hand dug pit terminated at 0.60mbgl.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT & Genny prior to excavation.
2. Inspection pit hand dug to 0.60 m depth.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Inspection pit + Hand dug	**Hand tools**	**Kira Swinson**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

RSK GEOSCIENCES

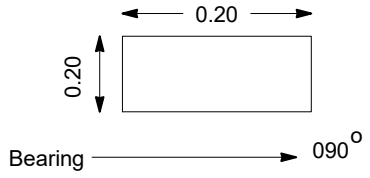
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP105**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25** End: **31.07.25**	**---**	**---**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.30	
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone mudstone and sandstone.	(0.30) 0.60	
						Hand dug pit terminated at sub-base.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Inspection pit hand dug to 0.60 m depth.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Kira Swinson**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

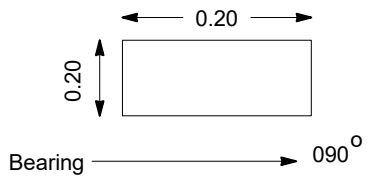
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP106**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25** End: **31.07.25**	**---**	**---**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone and sandstone.	(0.30) 0.30	
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded fine to coarse of limestone mudstone and sandstone.	0.50	
						Hand dug pit terminated at footing of concrete wall.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Inspection pit hand dug to 0.50 m depth.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Kira Swinson**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

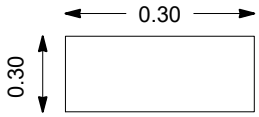
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP107**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**13.06.25** End: **13.06.25**	**---**	**E:399391.7 N:384587.3**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone with rare fragments of glass and plastic.	(0.60)	
							0.60	
						Trial pit terminated at 0.60mbgl due to encountering plastic membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Trial pit terminated at 0.60m bgl due to encountering plastic membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

RSK GEOSCIENCES

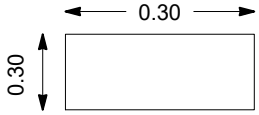
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP108**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
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	End: **13.06.25**			

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
0.05-0.05	1	ES				TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone with rare fragments of glass and plastic.	0.15	
0.20-0.20	2	ES					0.25	
0.30-0.30	3	ES				SUBSOIL: Orange gravelly SAND. Sand is fine to coarse. Gravel is fine subangular to subrounded of sandstone, chert and quartzite.	0.40	
						Dark brown sandy gravelly SILT. Sand is fine to coarse. Gravel is fine to coarse subangular of sandstone.		
						Trial pit terminated at 0.40mbgl due to encountering geotextile membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Trial pit terminated at 0.40m bgl due to encountering geotextile membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

AGS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

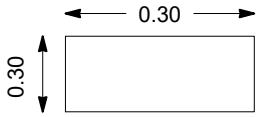
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP109**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**13.06.25** End: **13.06.25**	**---**	**E:399397.8 N:384561.9**	**1** of **1**

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
0.10-0.10	1	ES				TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone with rare fragments of glass and plastic.	0.15	
0.20-0.20	2	ES				SUBSOIL: Orange gravelly SAND. Sand is fine to coarse. Gravel is fine subangular to subrounded of sandstone, chert and quartzite.	0.30	
0.35-0.35	3	ES				Dark brown sandy gravelly SILT. Sand is fine to coarse. Gravel is fine to coarse subangular of sandstone.	0.40	
						Trial pit terminated at 0.40mbgl due to encountering geotextile membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Terminated at 0.40 mbgl due to encountering geotextile membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

RSK GEOSCIENCES

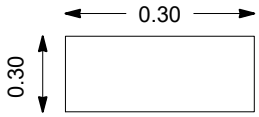
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP110**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
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	End: **24.06.25**			

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone with rare fragments of glass and plastic.	(0.40)	
							0.40	
						SUBSOIL: Orange gravelly SAND. Sand is fine to coarse. Gravel is fine subangular to subrounded of sandstone, chert and quartzite.	0.60	
						Trial pit terminated at 0.60mbgl due to encountering geotextile membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Trial pit terminated at 0.60m due to encountering geotextile membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

AGS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

RSK GEOSCIENCES

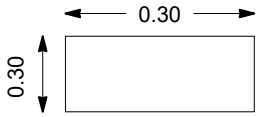
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP111**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
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	End: **13.06.25**			

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
0.15-0.15	1	ES				TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone with rare fragments of glass and plastic.	(0.30) 0.30	
0.35-0.35	2	ES				SUBSOIL: Orange gravelly SAND. Sand is fine to coarse. Gravel is fine subangular to subrounded of sandstone, chert and quartzite.	0.40	
0.50-0.50	3	ES				Dark brown sandy gravelly SILT. Sand is fine to coarse. Gravel is fine to coarse subangular of sandstone.	0.60	
						Trial pit terminated at 0.60mbgl due to encountering geotextile membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Trial pit terminated at 0.60m bgl due to encountering geotextile membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk. | 14/08/25 - 12:46 | MQ2 |

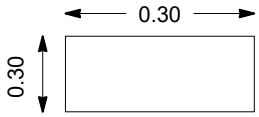
TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**TP112**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**24.06.25**	**---**	**E:399401.3 N:384539.6**	**1** of **1**
	End: **24.06.25**			

Samples and In-situ Tests				Water	Backfill & Instrumentation	Description of Strata	Depth (Thickness)	Material Graphic Legend
Depth	No	Type	Results					
						TOPSOIL: Brown gravelly SAND. Sand is fine to coarse. Gravel is fine to medium subangular to subrounded of sandstone and limestone with rare fragments of glass, brick and concrete.	(0.40)	
							0.40	
						SUBSOIL: Orange gravelly SAND. Sand is fine to coarse. Gravel is fine subangular to subrounded of sandstone, chert and quartzite.		
							0.65	
						Trial pit terminated at 0.65mbgl due to encountering geotextile membrane.		

Plan (Not to Scale)



General Remarks

1. Position scanned with a CAT, Genny and GPR prior to excavation.
2. Trial pit terminated at 0.65mbgl due to encountering geotextile membrane.
3. For locations of soil validation testing refer to Fig 3 within enclosed RSK Geosciences site validation report

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Hand dug	**Hand tools**	**Joseph Tuzio**	AS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
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RSK GEOSCIENCES

TRIAL PIT LOG

Contract:	Client:	Trial Pit:
Victoria Riverside	**FEC Ltd**	**Subsoil stockpile**

Contract Ref:	Start:	Ground Level (m AOD):	National Grid Co-ordinate:	Sheet:
12070	**31.07.25**	**---**	**---**	**1** of **1**
	End: **31.07.25**			

Samples and In-situ Tests				Water	Backfill & Instru-mentation	Description of Strata	Depth (Thick ness)	Material Graphic Legend
Depth	No	Type	Results					
						SUBSOIL: Dark brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to rounded of limestone and sandstone with occasional rootlets.	0.00	
0.30-0.60	SS01	ES						
0.30-0.60	SS02	ES						
0.30-0.60	SS03	ES						

General Remarks

All dimensions in metres | Scale: **1:25**

Method Used:	Plant Used:	Logged By:	Checked By:
Inspection pit + Hand dug	**Hand tools**	**Kira Swinson**	AS

AGS

GINT_LIBRARY_V10_01.GLB LibVersion: v8_07_001 PrjVersion: v8_07 | Log TRIAL PIT LOG - NO PLAN - A4P | 12070 VICTORIA RIVERSIDE.GPJ - v10_01.
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KEY TO EXPLORATORY HOLE LOGS - SUMMARY OF ABBREVIATIONS

SAMPLING

Sample type codes:
ES = Soil sample for environmental testing.

ADDITIONAL NOTES

1. All soil and rock descriptions and legends in general accordance with BS EN ISO 14688-1:2018, 14688-2:2018, 14689:2018, and BS5930:2015+A1:2020.
2. Material types divided by a broken line (- - -) indicates an unclear boundary.
3. Fracture spacings (If) quoted in the Description of Strata for specific strata or specific fracture sets are also quoted in mm, e.g. (25/80/230) referring to (Min/Avg/Max).
4. The data on any sheet within the report showing the AGS icon is available in the AGS format.
5. Weathering descriptions in accordance with CIRIA Report C570 Engineering in Mercia Mudstone, CIRIA Report C574 Engineering in Chalk (2002), London Clay (King 1981), BS 5930:2015+A1:2020 Code of practice for ground investigations - Figure 9 - Approach 2, BS 5930:2015+A1:2020 Code of practice for ground investigations - Figure 9 - Approach 4, BS EN ISO 14689:2018 Geotechnical Investigation and testing - Identification, Description and Classification of Rock - Table 13.

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RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk.

KEY TO EXPLORATORY HOLE LOGS - SUMMARY OF GRAPHIC SYMBOLS

MATERIAL GRAPHIC LEGENDS


Gravelly SAND


Sandy CLAY


Sandy GRAVEL


Sandy gravelly SILT


Topsoil

INSTRUMENTATION SYMBOLS

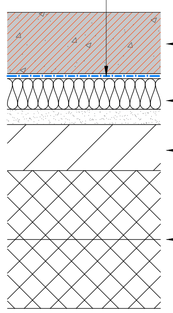

Backfill

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RSK Environment Ltd, Fourways House, 57 Hilton Street, Piccadilly, Manchester, M1 2EJ. Tel: 0161 236 2757, Fax: 0161 236 7029, Web: www.rsk.co.uk.

Appendix G
GROUND FLOOR CARPARK CONSTRUCTION

LEGEND.

EXTENT OF XYPEX C SERIES WATERTIGHT CONCRETE ADDITIVE - GRADE 2 & 3 AREAS



CETCO VOLTEX DS BENTONITE GEOTEXTILE WATERPROOFING MEMBRANE (PRE-APPLIED)

XYPEX C-SERIES WATERTIGHT CONCRETE ADDITIVE (Min 200mm Thick)

100mm THK INSULATION ON 50mm SAND BLINDING TO ARCHITECTS SPECIFICATION

150mm THK WELL COMPACTED MOT TYPE 1

ENGINEERED FILL COMPRISING WELL COMPACTED 6FT IN MAX 225mm THK LAYERS. THICKNESS VARIES TO SUIT PILING PLATFORM LEVEL

GRADE 3 BASEMENT DETAIL

GROUND FLOOR PLAN - GRADE 2 & 3 ZONES

XYPEX C-SERIES WATERTIGHT CONCRETE ADDITIVE (Min 200mm Thick)

POLYETHYLENE SLIP MEMBRANE TO STRUCTURAL ENGINEERS SPECIFIVATION

150mm THK WELL COMPACTED MOT TYPE 1

ENGINEERED FILL COMPRISING WELL COMPACTED 6FT IN MAX 225mm THK LAYERS. THICKNESS VARIES TO SUIT PILING PLATFORM LEVEL

GRADE 2 BASEMENT DETAIL

Notes.

STATUS	REV	DATE	REVISION HISTORY	DSG | DRW | CHK | APP
S4	C01	07.01.22	Slab detail and section refs added	AH | AH | JR | PC
S3	P01	02.12.21	First issue	AH | AH | JR | PC

ALL REVISIONS

CLIENT

CR(UK) CONSTRUCTION

KEY PLAN

ORIGINATOR

Part of the STRI Group
epg
The Environmental Protection Group Ltd

Warrington Business Park
Long Lane
Warrington
T: 01925 652 980
F: 01925 652 983
W: www.epg-ltd.co.uk
E: consultantrequest@epg-ltd.co.uk

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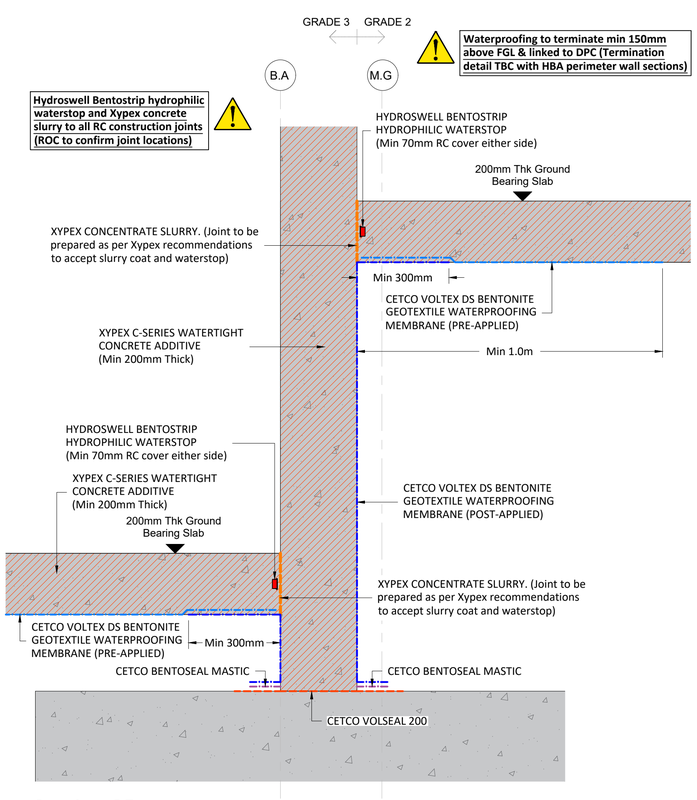
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Victoria Riverside
Manchester
GA - Level 00
Waterproofing Layout Sheet 1

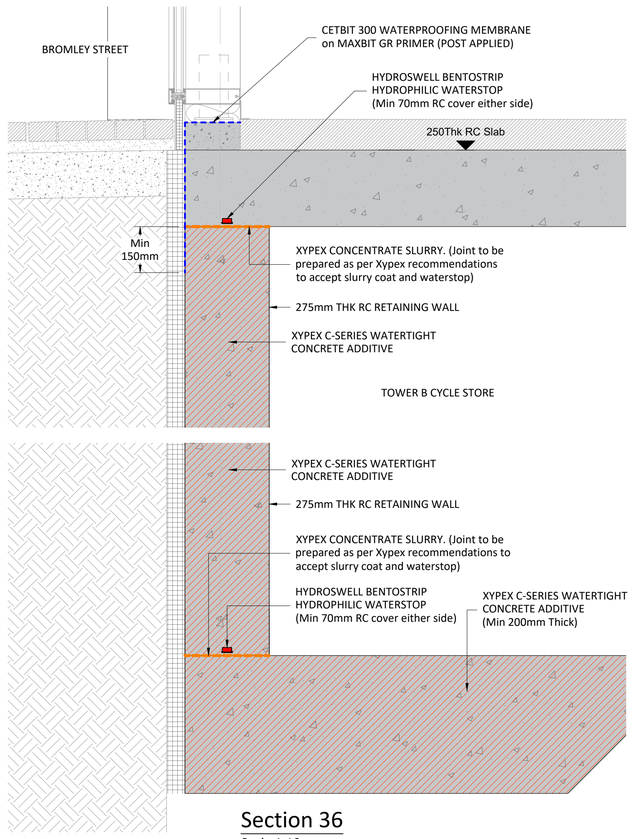
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Designed by	AH		07/01/2022
Drawn by	AH		07/01/2022
Checked	JR		07/01/2022
Approved	PC		07/01/2022

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	S4 - Suitable for Stage Approval	

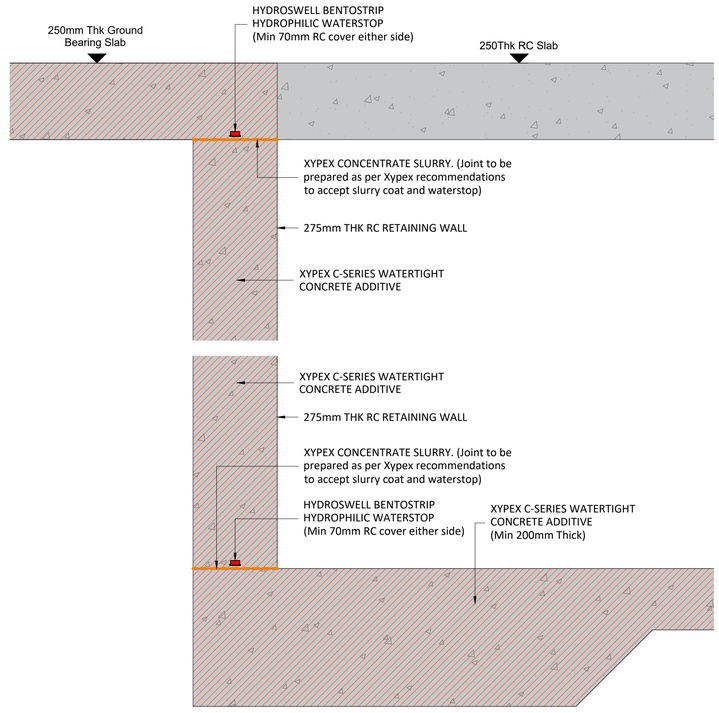
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VRS	EPG	ALL	00	DR	Y	0001	C01



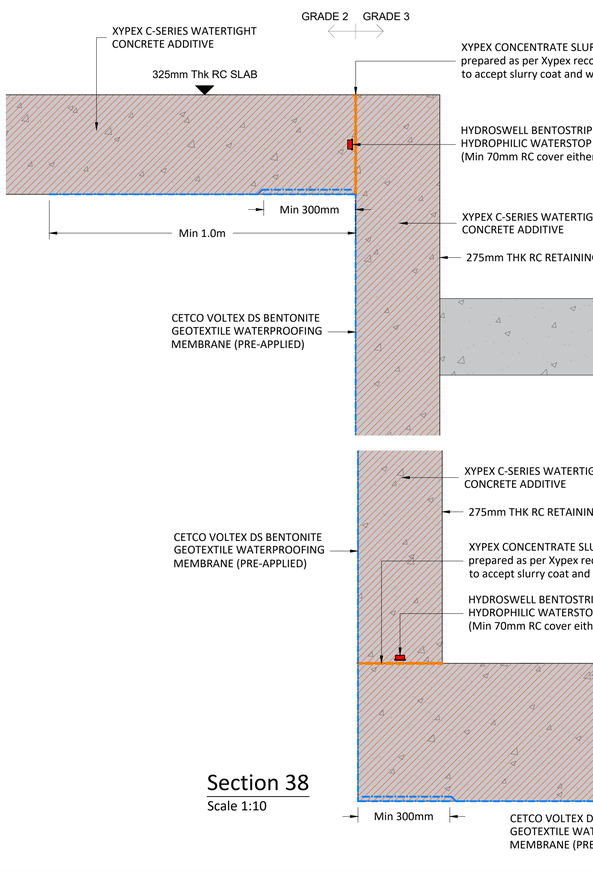
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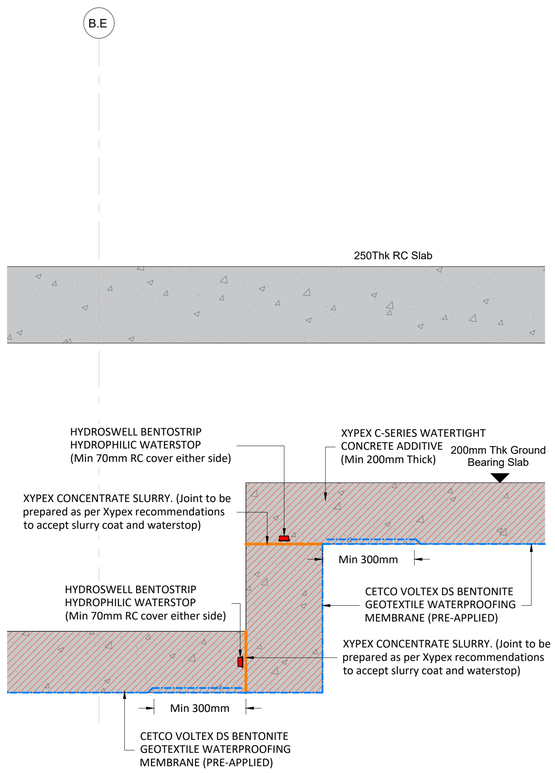
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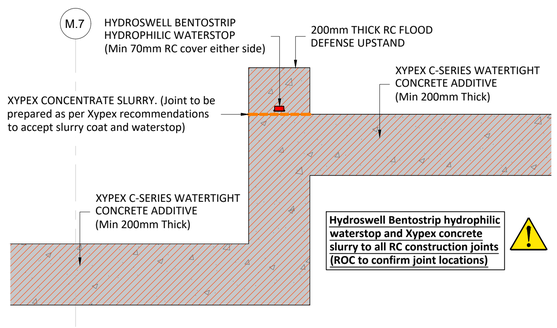


Section 37
Scale 1:10



Section 38
Scale 1:10





Section 39
Scale 1:10

Notes.

Refer to CETCO typical detail drawings for lapping details, penetration details and all relevant installation details.

All details to be reviewed and approved by Cetco and Xypex prior to installation.

STATUS	REV	DATE	REVISION HISTORY	DSG | DRW | CHK | APP
S4	C03	24.03.22	Revised to as per Cetco/SMR comments	AH | AH | JR | PC
S4	C02	07.03.22	Section 35 revised to include terminations	AH | AH | JR | PC
S4	C01	07.01.22	First issue	AH | AH | JR | PC

ALL REVISIONS

CLIENT

CR(UK) CONSTRUCTION

KEY PLAN

ORIGINATOR

Part of the STRI Group
epg
The Environmental Protection Group Ltd
Warrington Business Park
Long Lane
Warrington
T: 01925 652 980
F: 01925 652 983
W: www.epg-ltd.co.uk
E: consultantrequest@epg-ltd.co.uk
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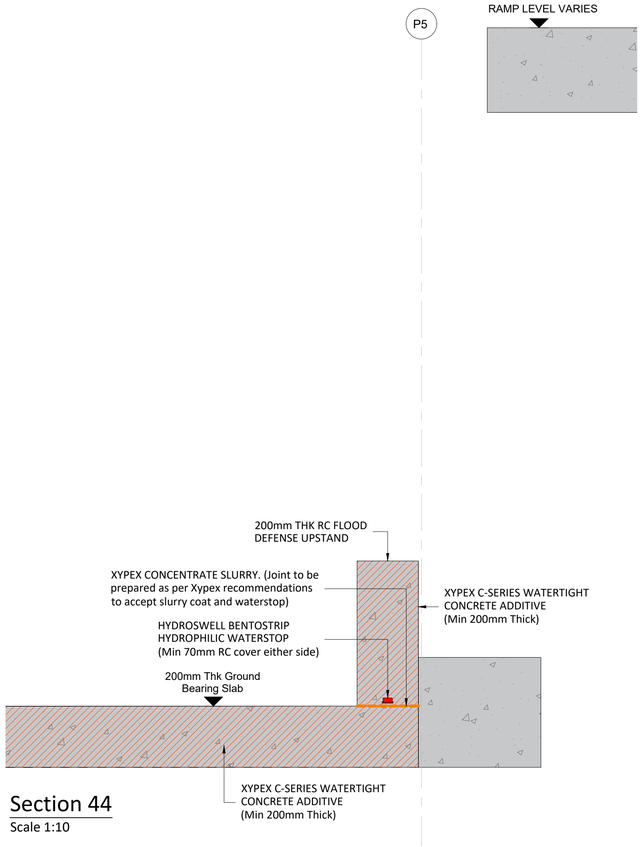
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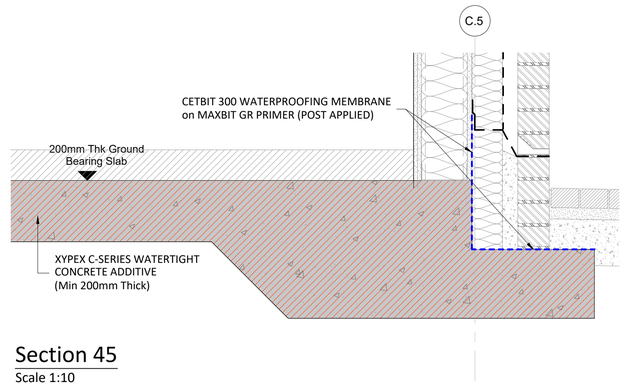
Victoria Riverside
Manchester
Tower B,C - Level 00
Waterproofing Details Sheet 2

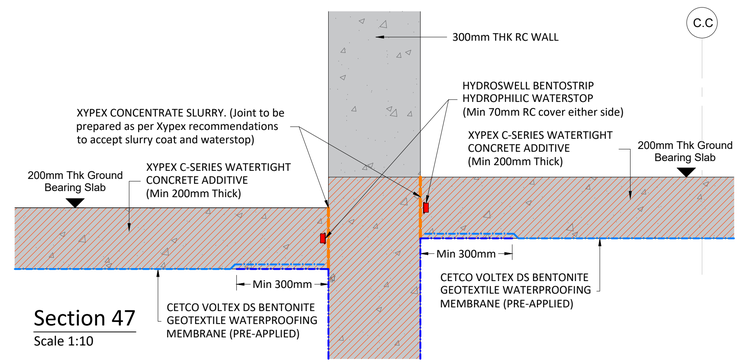
	Name	Signature	Date
Designed by	AH		24/03/2022
Drawn by	AH		24/03/2022
Checked	JR		24/03/2022
Approved	PC		24/03/2022

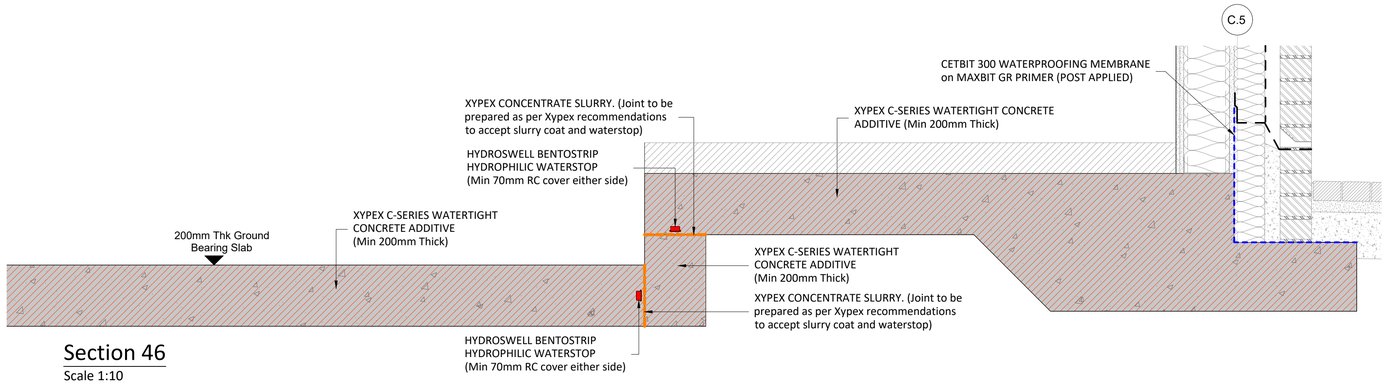
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	S4 - Suitable for Stage Approval	

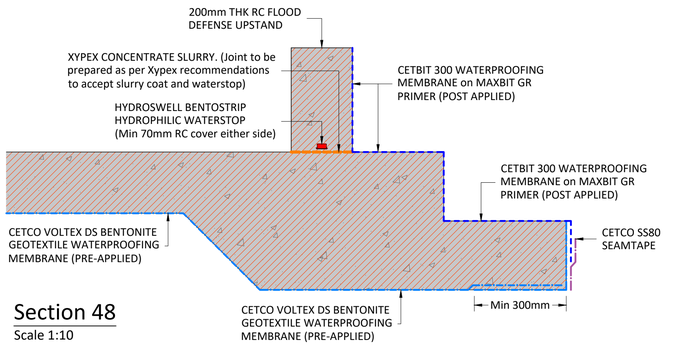
PROJECT	ISSUER	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
VRS	EPG	BC	00	DR	Y	0107	C03

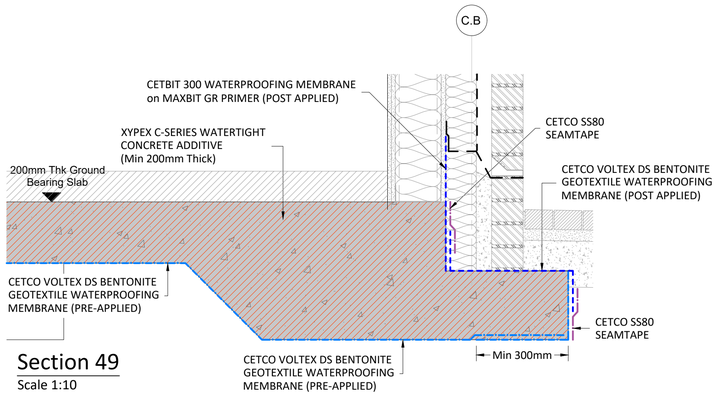


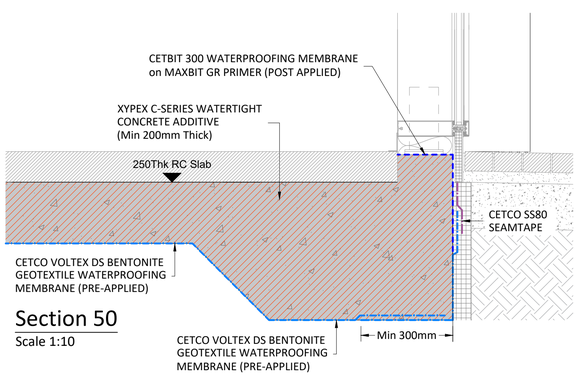


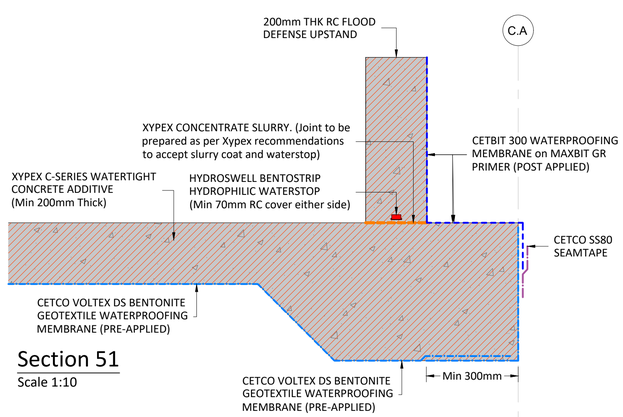












Notes.

Refer to CETCO typical detail drawings for lapping details, penetration details and all relevant installation details.

All details to be reviewed and approved by Cetco and Xypex prior to installation.

S4	C03	24.03.22	Revised to as per Cetco/SMR comments	AH | AH | JR | PC
S4	C02	07.03.22	Terminations updated	AH | AH | JR | PC
S4	C01	07.01.22	First issue	AH | AH | JR | PC
STATUS	REV	DATE	REVISION HISTORY	DSG | DRW | CHK | APP

ALL REVISIONS

CLIENT

CR(UK) CONSTRUCTION

KEY PLAN

ORIGINATOR

Part of the STRI Group
epg
The Environmental Protection Group Ltd

Warrington Business Park
Long Lane
Warrington
T: 01925 652 980
F: 01925 652 983
W: www.epg-ltd.co.uk
E: consultantrequest@epg-ltd.co.uk
© The Environmental Protection Group Ltd

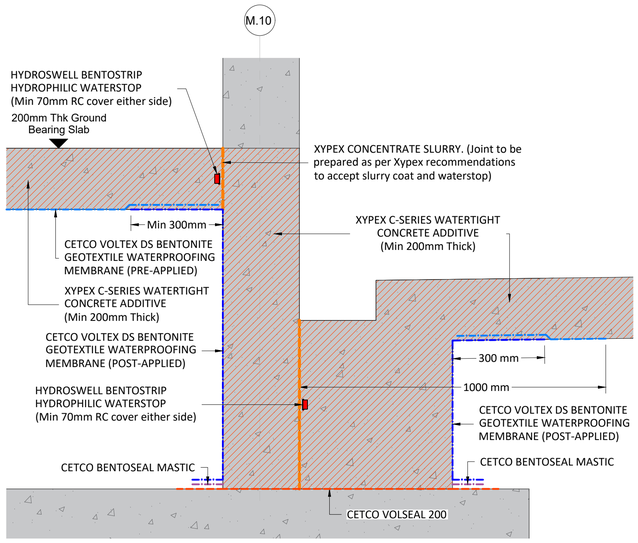
DRAWING TITLE

Victoria Riverside
Manchester
Tower B,C - Level 00
Waterproofing Details Sheet 4

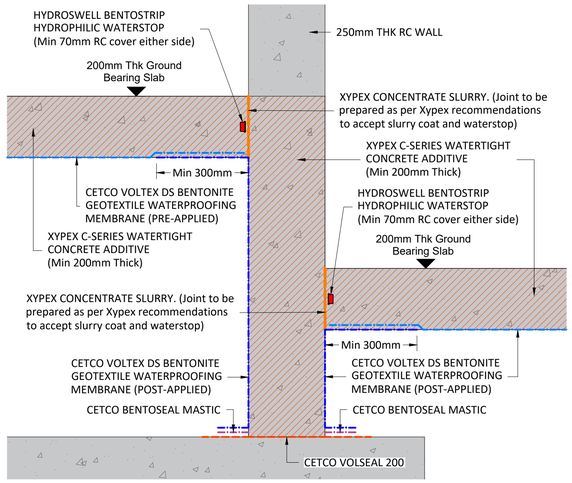
	Name	Signature	Date
Designed by	AH		24/03/2022
Drawn by	AH		24/03/2022
Checked	JR		24/03/2022
Approved	PC		24/03/2022

EPG REF	SCALE @ A1	BIM FILE NAME - REVISION
9591	1:10	-
	S4 - Suitable for Stage Approval	

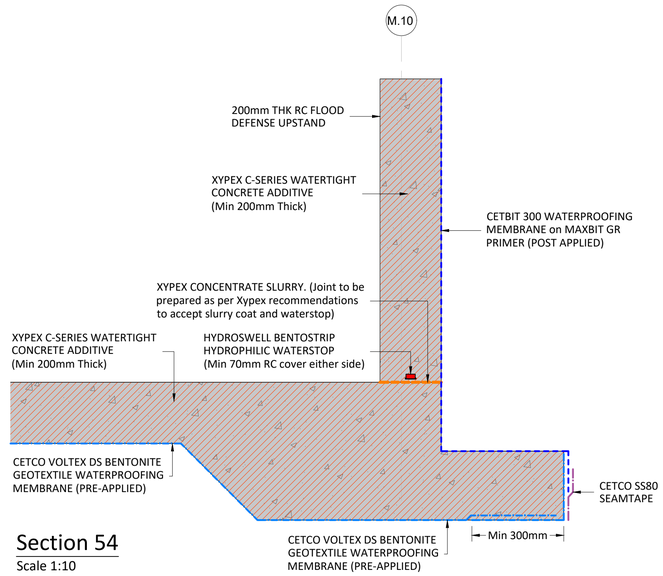
PROJECT	ISSUER	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
VRS	EPG	BC	00	DR	Y	0109	C03



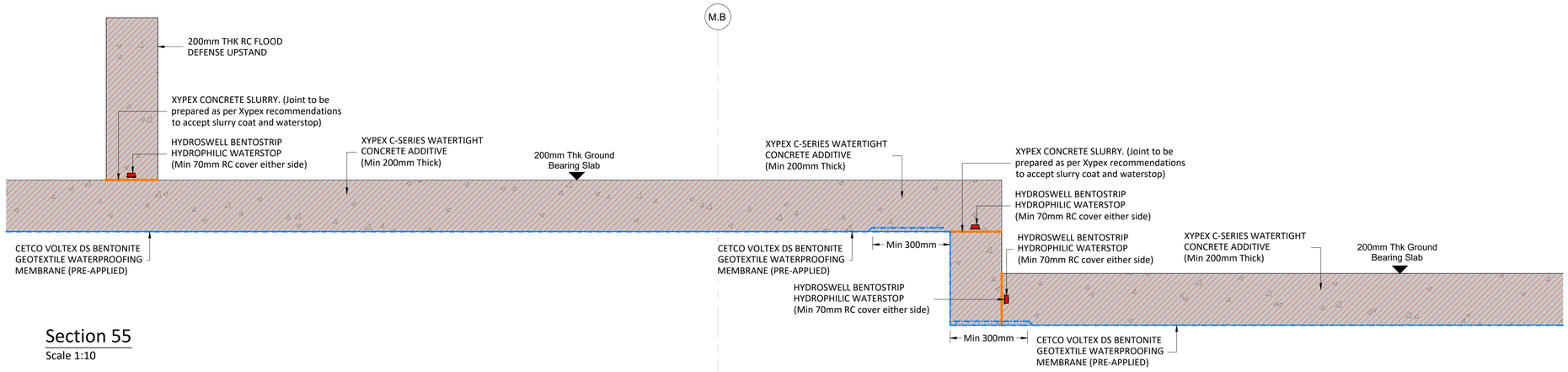
Section 52
Scale 1:10



Section 53
Scale 1:10



Section 54
Scale 1:10



Section 55
Scale 1:10

Notes.

Refer to CETCO typical detail drawings for lapping details, penetration details and all relevant installation details.

All details to be reviewed and approved by Cetco and Xypex prior to installation.

STATUS	REV	DATE	REVISION HISTORY	DSG | DRW | CHK | APP
S4	C02	07.03.22	Revised as per design team comments	AH | AH | JR | PC
S4	C01	07.01.22	First issue	AH | AH | JR | PC

ALL REVISIONS

CLIENT

CR(UK) CONSTRUCTION

KEY PLAN

ORIGINATOR

Part of the STRI Group
epg
The Environmental Protection Group Ltd
Warrington Business Park
Long Lane
Warrington
T: 01925 652 980
F: 01925 652 983
W: www.epg-ltd.co.uk
E: consultantrequest@epg-ltd.co.uk
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DRAWING TITLE

Victoria Riverside
Manchester
Tower B,C - Level 00
Waterproofing Details Sheet 5

	Name	Signature	Date
Designed by	AH		07/03/2022
Drawn by	AH		07/03/2022
Checked	JR		07/03/2022
Approved	PC		07/03/2022

EPG REF	SCALE @ A1	BIM FILE NAME - REVISION
9591	1:10	-
	S4 - Suitable for Stage Approval	

PROJECT	ISSUER	VOLUME	LEVEL	TYPE	ROLE	NUMBER	REV
VRS	EPG	BC	00	DR	Y	0110	C02

Appendix H
WASTE TRANSFER NOTES

HUPERADE
HAULAGE CONTRACTORS
SPECIALISTS IN SOIL · SUPPLY & DISTRIBUTION

TAX INVOICE

Pioneer Civil Engineering
Pioneer Civil Engineering
Denfield Smithy
Chester Road
Bucklow Hill
Knutsford
Cheshire
WA16 6RP
GBR

Invoice Date
27 Jun 2025

Invoice Number
INV-18076

Reference
28376 PO PC363MRQ099

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
[redacted]

Description	Quantity	Unit Price	VAT	Amount GBP
Large load Sub Soil Collected	12.00			

Subtotal

TOTAL VAT 20%

TOTAL GBP

[redacted]

PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

Customer	Pioneer Civil Engineering
Invoice Number	INV-18076
Amount Due	**108.00**
Due Date	27 Jul 2025
Amount Enclosed	

Enter the amount you are paying above

HUPERADE
HAULAGE CONTRACTORS
SPECIALISTS IN SOIL · SUPPLY & DISTRIBUTION

TAX INVOICE

Pioneer Civil Engineering
Pioneer Civil Engineering
Denfield Smithy
Chester Road
Bucklow Hill
Knutsford
Cheshire
WA16 6RP
GBR

Invoice Date
9 Jul 2025

Invoice Number
INV-18110

Reference
28392 P/O-PC363MRQ129

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
[redacted]

Description	Quantity	Unit Price	Discount	VAT	Amount GBP
Large load Sub Soil Collected	10.00			20%	

Subtotal (includes a discount of 5.00)

TOTAL VAT 20%

TOTAL GBP

[redacted]

PAYMENT ADVICE

Customer	Pioneer Civil Engineering
Invoice Number	INV-18110
Amount Due	**84.00**
Due Date	8 Aug 2025
Amount Enclosed	

Enter the amount you are paying above

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

Compa [redacted] 3rd Floor, Northern Assurance Buildings, 9/21 Princess Street, MANCHESTER, M2 4DN.

HUPERADE
HAULAGE CONTRACTORS
SPECIALISTS IN SOIL · SUPPLY & DISTRIBUTION

TAX INVOICE

Pioneer Civil Engineering
Pioneer Civil Engineering
Denfield Smithy
Chester Road
Bucklow Hill
Knutsford
Cheshire
WA16 6RP
GBR

Invoice Date
22 Jul 2025

Invoice Number
INV-18146

Reference
28407 PO-PC363 MRQ152

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
[redacted]

Description	Quantity	Unit Price	VAT	Amount GBP
Large load Sub Soil Collected	5.00		20%	
			Subtotal	
			TOTAL VAT 20%	
			TOTAL GBP	**4**

[redacted]

PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

Customer	Pioneer Civil Engineering
Invoice Number	INV-18146
Amount Due	**42.00**
Due Date	21 Aug 2025
Amount Enclosed	

Enter the amount you are paying above

HUPERADE
HAULAGE CONTRACTORS
SPECIALISTS IN SOIL · SUPPLY & DISTRIBUTION

TAX INVOICE

Pioneer Civil Engineering
Pioneer Civil Engineering
Denfield Smithy
Chester Road
Bucklow Hill
Knutsford
Cheshire
WA16 6RP
GBR

Invoice Date
23 Jul 2025

Invoice Number
INV-18151

Reference
28411, 14 PC363 MRQ162

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
[redacted]

Description	Quantity	Unit Price	VAT	Amount GBP
Large Extra Fine Soil	18.00		20%	
Sub Soil collected	2.00		20%	

Subtotal

TOTAL VAT 20%

TOTAL GBP

[redacted]

PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

Customer	Pioneer Civil Engineering
Invoice Number	INV-18151
Amount Due	**578.40**
Due Date	22 Aug 2025
Amount Enclosed	

Enter the amount you are paying above

No. 28406 18144

HUPERADE LTD.

HAULAGE CONTRACTORS

Plant Hire · Soil · Landscape Gardening

Bridge House Farm
Brooks Drive, Timperley, Cheshire WA15 7DQ
Telephone & Fax: 0161 980 5350

GOODS COLLECTION TICKET
WOODCOTE ROAD SITE

0844

MATERIALS COLLECTED	
SOIL	8 Sub Tonnes
MANURE	Cubic Yards
WOODCHIP	Cubic Yards
ROOTZONE	Tonnes

Company Name: Pioneer

Order No: PC363 MR0150

A) - Paid by Cash/Card/Cheque ☐ *B)* - Invoice to be sent ☐

£ ..... inc. VAT

Collected by / Signed: .....

Print: [redacted]

Vehicle Registration No: .....

Loaded by: TOM Date: 21.4.25

We are not responsible for the germination of any plant etc., in this soil/manure.

VAT Reg. No: 151 4052 09

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperaide**	
Collection GPRS Location	**53.49129°N, -2.23451°W - 27/06/2025**

PHOTO OF GOODS TO COLLECT



27/06/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **8 T sub soil**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.41373°N, -2.15965°W - 27/06/2025**

Goods Received by

[redacted]

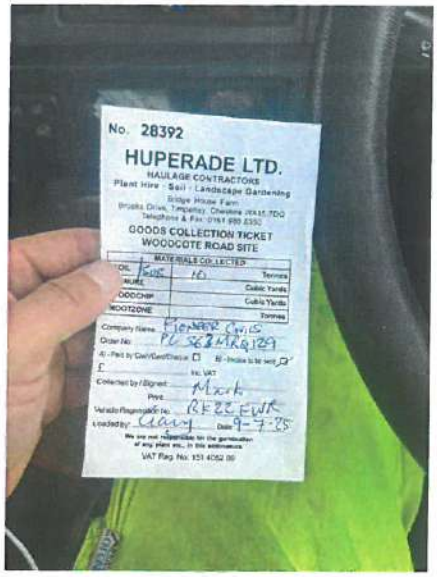
Mark hillam
27/06/2025 15:28:01

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperade**	
Collection GPRS Location	**53.47996°N, -2.30728°W - 09/07/2025**

PHOTO OF GOODS TO COLLECT



09/07/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **10 T sub soil**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.50860°N, -2.21703°W - 09/07/2025**

Goods Received by

[redacted]

Rob coxon
09/07/2025 15:11:36

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperade**	
Collection GPRS Location	**53.47952°N, -2.30782°W - 21/07/2025**

PHOTO OF GOODS TO COLLECT



21/07/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **8 T sub soil**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.47952°N, -2.30784°W - 21/07/2025**

Goods Received by

[redacted]

Shaun parks
21/07/2025 11:40:06

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperade**	
Collection GPRS Location	**53.47954°N, -2.30785°W - 22/07/2025**

PHOTO OF GOODS TO COLLECT



22/07/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **5 T sub soil**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.47954°N, -2.30783°W - 22/07/2025**

Goods Received by

[redacted]

Rob coxon
22/07/2025 14:03:36

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperade**	
Collection GPRS Location	**53.49130°N, -2.23450°W - 23/07/2025**

PHOTO OF GOODS TO COLLECT



23/07/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **10 T Top soil high grade**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.49134°N, -2.23449°W - 23/07/2025**

Goods Received by

[redacted]

Rob coxon
23/07/2025 12:31:45

PIONEER
CIVIL ENGINEERING LTD

COLLECTION DELIVERY FORM

Collection Location: **Huperade**	
Collection GPRS Location	**53.49130°N, -2.23462°W - 24/07/2025**

PHOTO OF GOODS TO COLLECT



24/07/2025

DESCRIPTION OF MATERIALS / GOODS COLLECTED: **2 T sub / 8T EF**
DELIVERY LOCATION :: **River side**

DELIVERY GPRS LOCATION

New Location	**53.49132°N, -2.23462°W - 24/07/2025**

Goods Received by

[redacted]

Rob coxon
24/07/2025 13:48:00