Demeter Environmental Ltd
Head Office:
54 St James Street
Liverpool
L1 0AB
Tel: 0151 521 2539
Fax: 0151 909 3661

Brightwise Constructions Ltd
39 Broughton Street
Manchester
M8 8LZ

Friday, 25th April 2025

FAO: Mr Zayn Saleemi

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

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

General Sequence

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

Assessment of Risk to Concrete

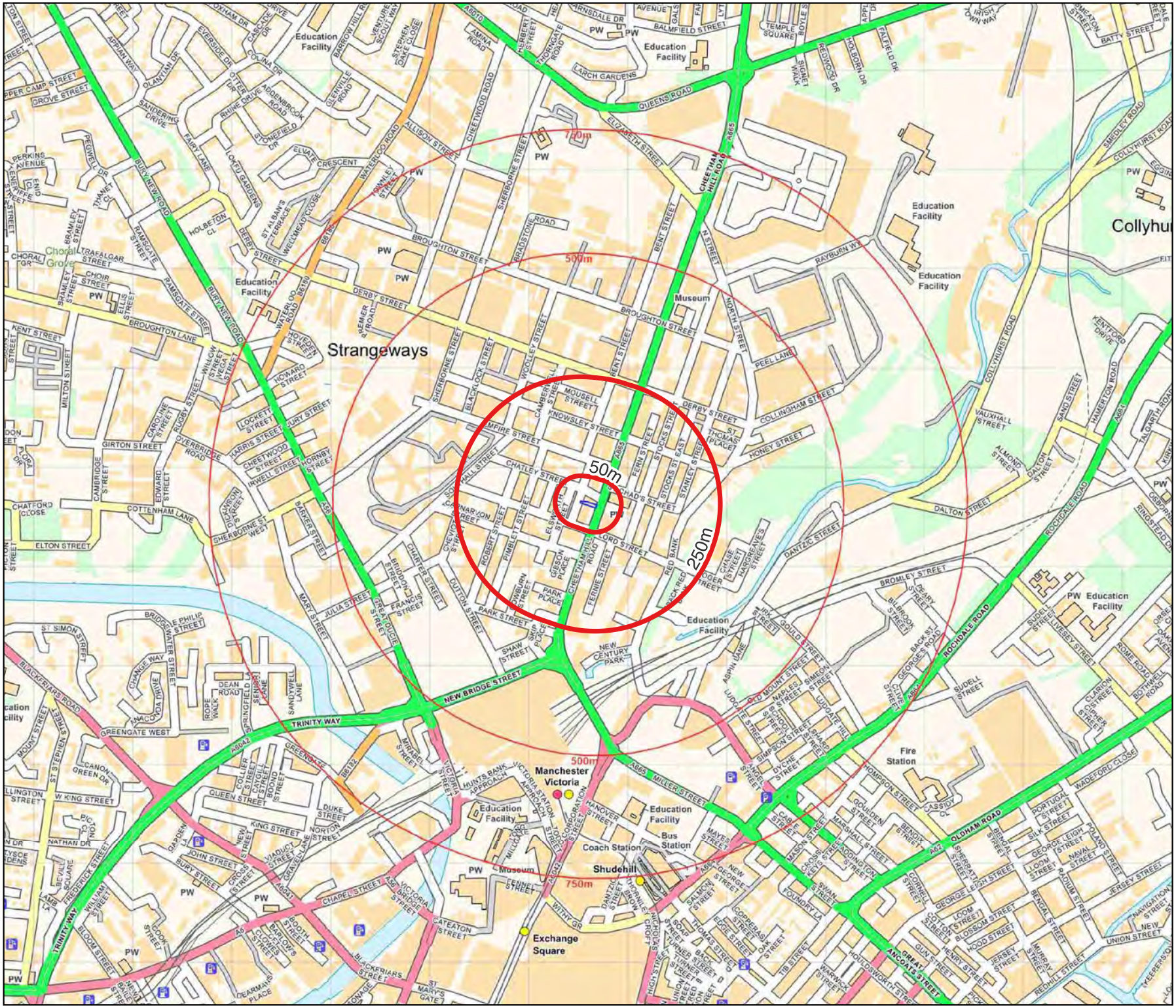
Four samples were recovered (one from each trial pit) for pH and water-soluble sulphate analysis. The risk to concrete was assessed in line with BRE Special Digest 1, for a brownfield location and based on a mobile groundwater table the ACEC Class is AC-1 and based on a working life of 100 years, the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

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

Yours sincerely,

[redacted]

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



DEMETER ENVIRONMENTAL LTD.

Demeter Environmental Ltd
Ropewalks
301 Tea Factory,
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Liverpool, L1 4DQ

Tel: 0151 521 2539
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Brighton Office:
Gemini House
136-140 Old Shoreham Road
Brighton, East Sussex
BN3 7BD
Tel: 01273 741 727

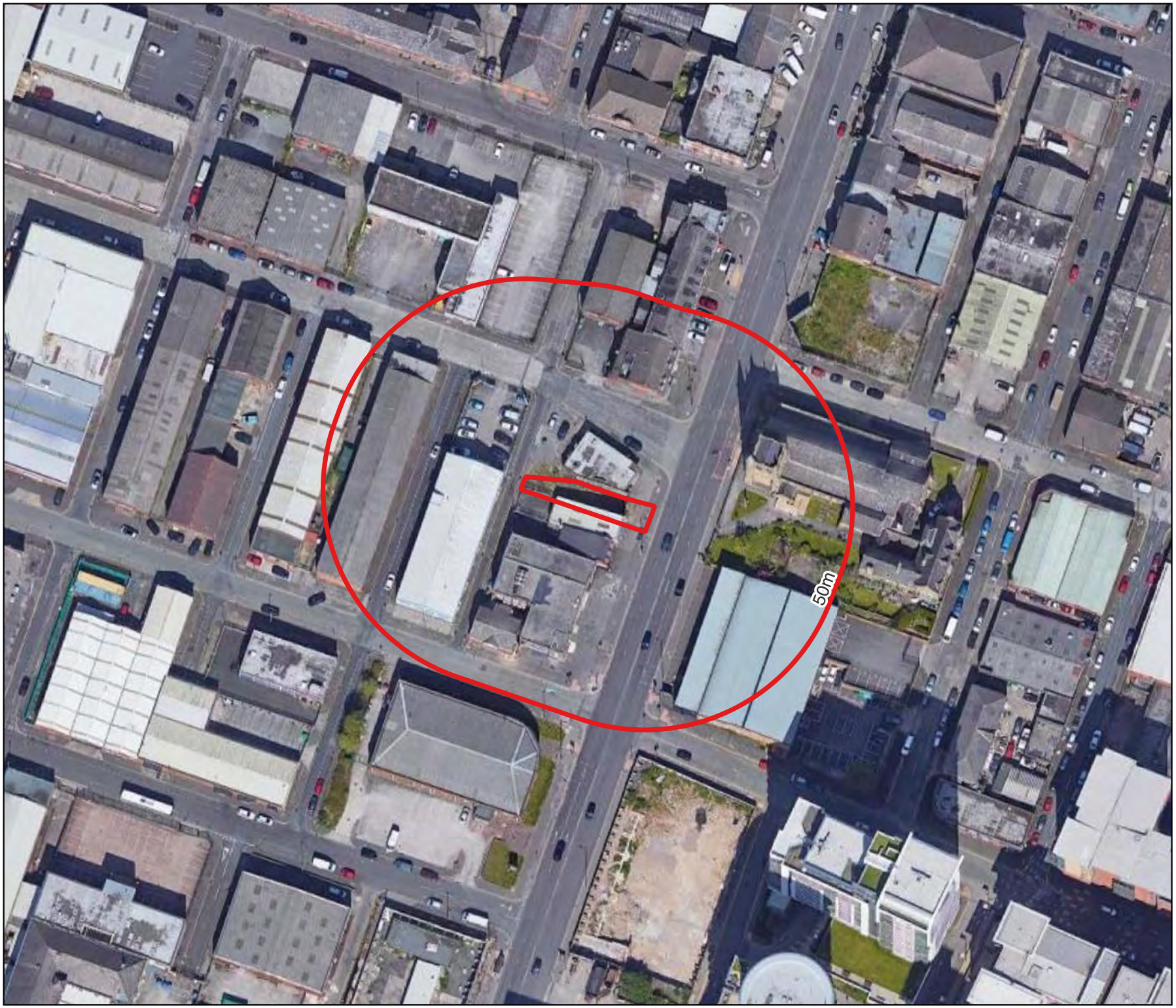
Email:
enquiries@demeter-environmental.c

Drawing 1

Site Name: LA 67 Cheetham Hill Road

Site Location

Scale: 1:10,000at A4



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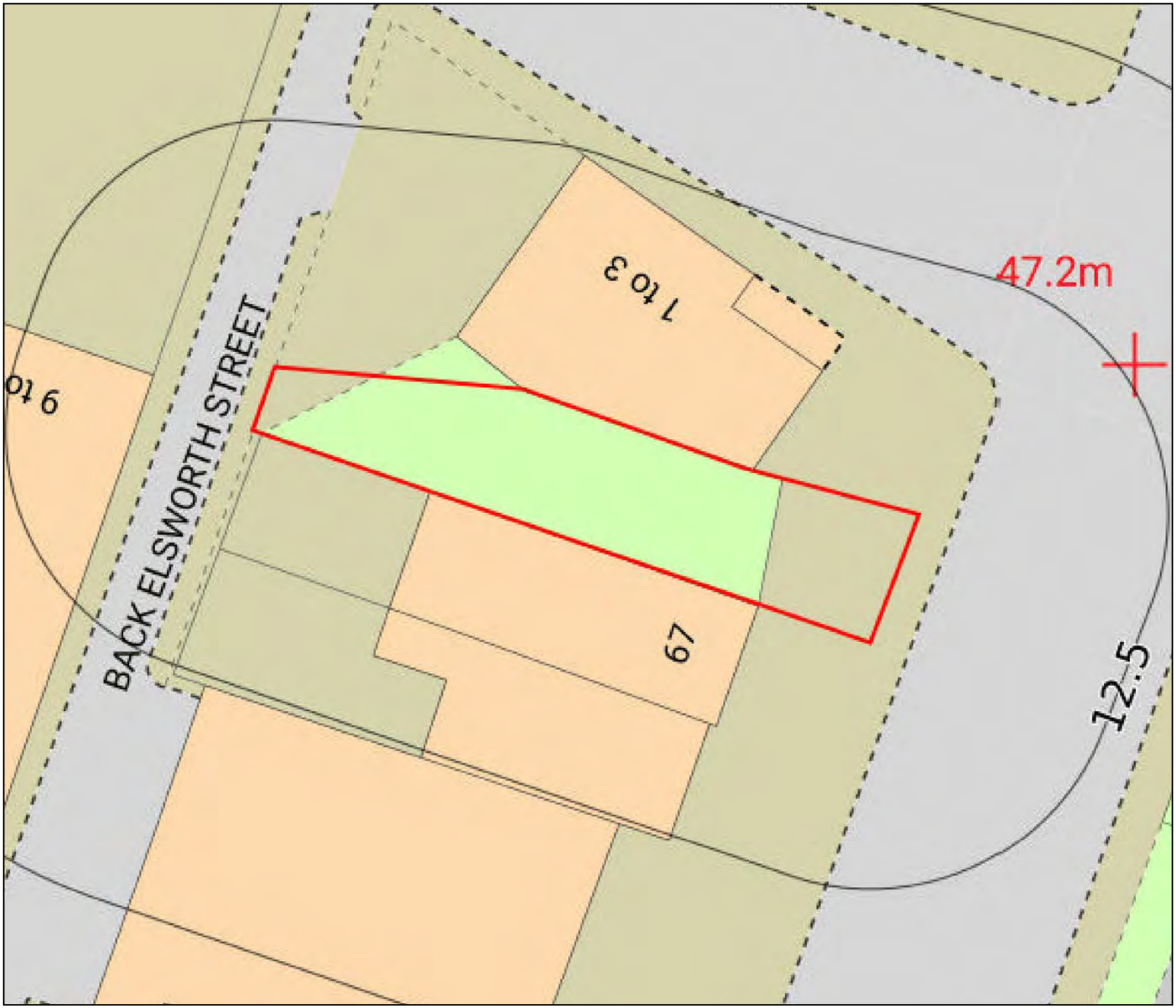
Drawing: 2

Site Name: LA 67 Cheetham Hill Road

Aerial Plate

Scale: 1:1,250 at A4



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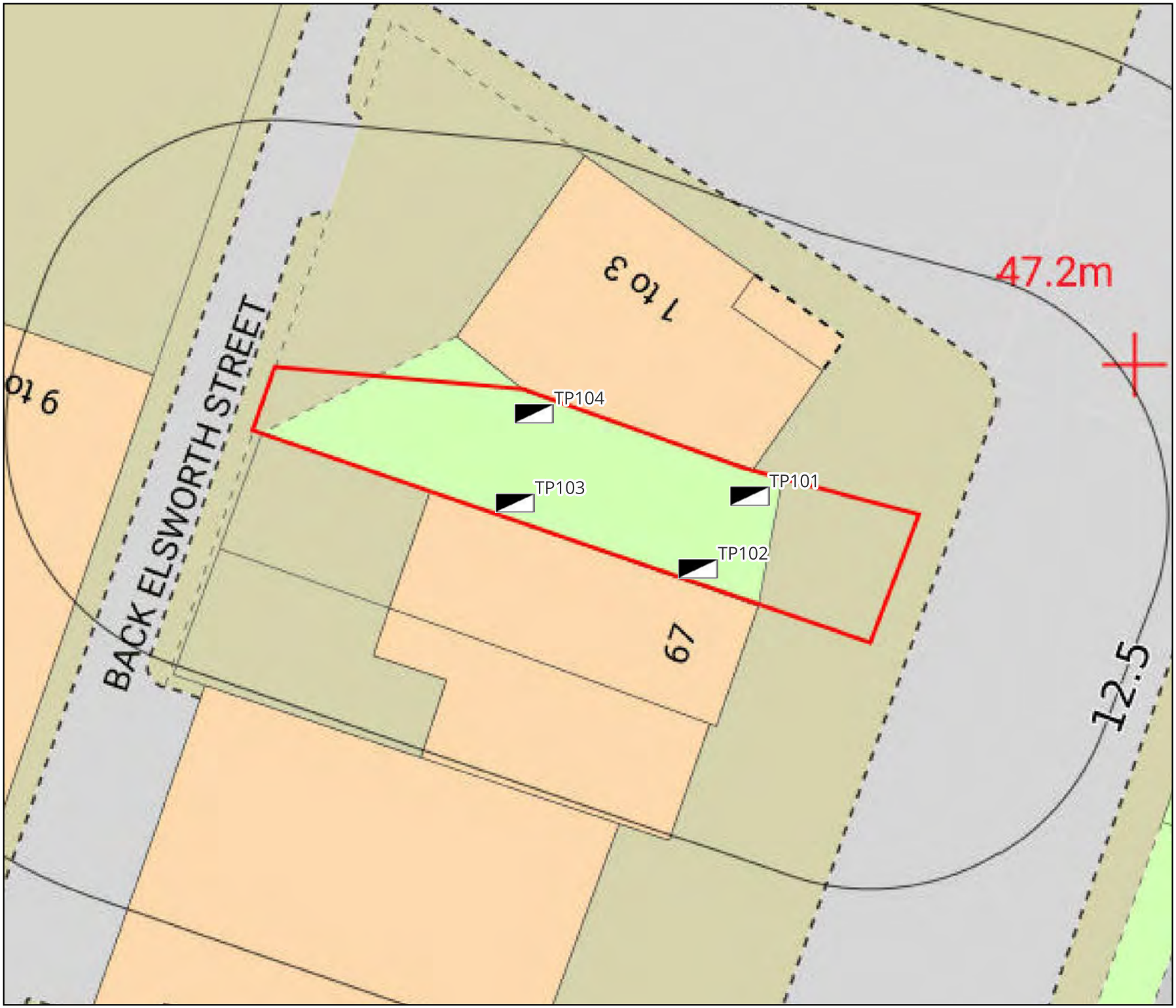
Drawing 3

Site Name: LA 67 Cheetham Hill Road

Site Layout

Scale: 1:250 at A4



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Drawing 4

Site Name: LA 67 Cheetham Hill Road

Site Investigation Layout

Scale: 1:250 at A4

ANALYTICAL TEST REPORT

Report Number	25-03336, issue number 1
Contract name:	Land adjacent to 67 Cheetham Hill Road
Client reference:	Not Supplied
Clients name:	Demeter Environmental Ltd
Clients address:	DEMENV 54 St James Street Liverpool L1 0AB
Samples received:	09/04/2025
Analysis started:	09/04/2025
Analysis completed:	11/04/2025
Report issued:	11/04/2025

Key

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

[redacted]

Approved by: Georgia Hunter
Reporting Administrator

Unit 6 Parkhead, Greencroft Industrial Park, Stanley, County Durham, DH9 7YB

Telephone: (01207) 528578, Email supportsquad@chemtech-env.co.uk

SAMPLE INFORMATION

MCERTS (Soils):

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

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

DEVIATING SAMPLE INFORMATION

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

Key

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

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

SOILS

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

METHOD DETAILS

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

REPORT INFORMATION

Report No.:25-03336, issue number 1

Key

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

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
This report shall not be reproduced except in full, without prior written approval.
Opinions and interpretations expressed herein are outside the UKAS accreditation scope.
All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.
The results relate only to the sample received.
Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.
Moisture Content Calculated on a Wet Weight basis
Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.
Sampling was undertaken by Chemtech Environmental Limited and is outside the UKAS accreditation scope.
Methods, procedures and performance data are available on request.
Results reported herein relate only to the material supplied to the laboratory.
BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.
For soils and solids, all results are reported on a dry basis. Samples dried at no more than 30°C in a drying
For soils and solids, analytical results are inclusive of stones, where applicable.

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt
All water samples will be retained for a period of 2 weeks from the point of Reporting
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry