



adeptus
ENVIRONMENTAL

LAND CONTAMINATION PHASE 2 INVESTIGATION

161 OLD HALL LANE

MANCHESTER

M14 6HJ

On behalf of:

M. Siddiqui

Report No.: A250310-R02A

Date: May 2025

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INTRODUCTION

1.1 Background

Adeptus was appointed by M. Siddiqui to undertake a Land Contamination Phase 2 Site Investigation at the site known as 161 Old Hall Lane. The investigation is required in support of a planning application for redevelopment of the site and to further assess potentially significant contaminant linkages identified in an earlier phase 1 desk study.

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

"Contamination" is defined in BS 10175:2011 as:

presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.

1.2 Scope and Objectives

The following scope of works has been undertaken:

- Review of desk study and preliminary risk assessment
- Design and implementation of suitable exploratory investigation
- Sample retrieval and laboratory chemical analysis
- Tier 1 quantitative risk assessment
- Update of the initial conceptual site model
- Factual and interpretive reporting

The objectives of the works were to:

- Obtain site specific soil chemical data
- Provide an assessment of risks to relevant receptors in line with the principles of Environment Agency publication Land Contamination Risk Management (LCRM)

1.3 Supporting Information

Phase 1 Desk Study (Adeptus, April 2025) Ref: A250310-R01B.

A site plan is presented as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

1. SITE DETAILS

This section provides an overview of the site location and preliminary risk assessment.

2.1 Location and Description

Table 2-1: Site Summary

Location	The site is situated south of Old Hall Ln in a predominantly residential area.
Area & Coordinates	0.05ha 385964 394457 (centred on, approx.)
Development Proposals	Two storey detached dwelling with living accommodation in roof space, which as been erected following demolition of existing property.



Figure 2-1: Site Location

2.2 Summary of Preliminary Risk Assessment

The risk assessment identified a number of potentially significant pollutant linkages and a moderate risk, suggesting that further assessment should be undertaken.

The application site remained undeveloped until construction of No. 161 Old Hall Ln by 1934.

Land to the east and west were developed with the dwellings that mostly remain today, while that on site was demolished between 2021 and 2023. The building fabric of the previous dwelling may have contained ACM in some form.

Google Maps shows rubble presumed to be from demolition of the dwelling spread across the site as hardstanding.

In the absence of a compliant asbestos survey and documented removal, it cannot be known whether the previously demolished dwelling contained ACM, and if so whether it was managed correctly. Any such material if not properly managed could have affected the land.

If any asbestos fibres or ACM fragments remain, a complete contaminant linkage would be likely to exist. Any interaction with soil containing asbestos, such as gardening would be likely to result in fibre inhalation.

Photos provided by the client confirm the former garage seen on Google Maps and Streetview imagery had a metal clad roof, so was not ACM. Risk was deemed low to moderate in respect of both human health and property receptors. On this basis intrusive investigation was recommended.

2. PHASE 2 SITE INVESTIGATION

3.1 Fieldworks

An exploratory investigation was scoped based on the preliminary risk assessment data and findings. The scope of works undertaken was as listed below. Fieldworks were completed on 29/04/2025.

3No. hand pits were advanced to allow targeted sampling of near surface soils across the soft landscaped areas. These were all situated outside the existing carpark tarmac hardstanding, as this is to be retained, thereby severing potential pathways with any contaminants should they be present in soil beneath.

Sample depths given are the base of the vertical interval sampled, which is generally 0.1m (10cm), and target surface horizons and the base of any disturbed ground or top of natural strata.

Table 3-1: Fieldworks Summary

Location Reference* and Max Depth (mbgl)		Generalised Strata	Depth to Base of Stratum (mbgl)**	Samples / PID Screening
HP1	0.6	WORKED GROUND. Brownish grey slightly silty clayey sand with frequent brick concrete and occasional ash fragments.	0.2	HP1-0.1m
		Dark brown silty clay.	>0.6	
HP2	0.6	Brownish grey slightly silty clayey sand. TOPOSOIL	0.3	HP2-0.2m
		Dark brown silty clay.	>0.6	

HP3	0.3	MADE GROUND. Slightly silty very gravelly sand. Sand is fine to medium, gravel is fine to coarse brick and stone with some ash.	>0.3	HP3-0.1m
		Hand pit refused at 0.3m on cobbles/boulders.	>0.6	

Notes: * HP = Hand Pit; HP = Mechanically Excavated Trial Pit; WS = Windowless Sampler Borehole; BH = Cable Percussion Borehole | ** > Indicates base of stratum was not reached.

Exploratory hole locations are marked on the plan in Appendix A

3.2 Testing

Samples were submitted for a range of chemical analyses comprising pH, soil organic matter (SOM), metals/metalloids, total and speciated polycyclic-aromatic hydrocarbons (PAHs) and asbestos identification.

Analytical work was undertaken by UKAS accredited laboratory. Results are summarised and discussed below, and the lab report is presented as Appendix C.

3.3 Ground Conditions

Made Ground

Made Ground was encountered to a depth of at least 0.3m in HP3 comprising brick and concrete fragments with some ash in a matrix of gravelly silty sand. Possible unburnt coal was also noted.

Soils

HP1 and HP2 both encountered topsoil and underlying subsoil, with topsoil in HP1 being reworked and comprising some anthropogenic content of primarily brick and stone.

Superficial Deposits

Not anticipated or encountered at the investigation depth.

Groundwater

Groundwater was not encountered in any of the hand pits.

3. CONTAMINATED LAND ASSESSMENT

3.1 Long Term Human Health Risk

A Tier 1 (generic) quantitative risk assessment has been undertaken by screening measured contaminant concentrations against reference values for chronic (long term) risk to human health known as generic assessment criteria (GAC).

In line with the conceptual site model, GAC for the residential with consumption of homegrown produce (RWHP) scenario have been utilised. The GAC are based on 2.5% SOM.

The assessment is summarised in Table 4-1, and the source of GAC is indicated in the final column and footnotes to the table.

Table 4-1: Summary of Soil Analytical Results vs Tier 1 Screening Values

Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
Inorganics & Metals / Metalloids									
Asbestos	N/A	-	3	-	-	-	-	-	***
Arsenic	37	mg/kg	3	1	HP1-0.1m (38mg/kg)	22.0	38.0	31.3	1
Barium	1300	mg/kg	3	-	-	280.0	700.0	483.3	2
Beryllium	1.7	mg/kg	3	1	HP3-0.1m (2.2mg/kg)	1.2	2.2	1.6	1
Boron	290	mg/kg	3	-	-	0.8	2.5	1.4	1
Cadmium	11	mg/kg	3	-	-	< 0.2	2.0	1.4	1
Chromium	910	mg/kg	3	-	-	25.0	28.0	26.3	1
Copper	2400	mg/kg	3	-	-	62.0	130.0	94.3	1
Lead	200	mg/kg	3	1	HP3-0.1m (280mg/kg)	170.0	280.0	210.0	3
Mercury	1.2	mg/kg	3	-	-	0.0	0.6	0.5	1
Nickel	180	mg/kg	3	-	-	19.0	35.0	26.7	1
Selenium	250	mg/kg	3	-	-	< 1.0	< 1.0	< 1.0	1
Vanadium	1200	mg/kg	3	-	-	34.0	56.0	43.0	1
Zinc	3700	mg/kg	3	-	-	110.0	240.0	193.3	1
Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
PAHs - at 2.5% SOM									

Naphthalene	5.6	mg/kg	3	1	HP3-0.1m (5.6mg/kg)	1.3	36.0	13.6	1
Acenaphthylene	420	mg/kg	3	-	-	0.3	7.2	2.9	1
Acenaphthene	510	mg/kg	3	-	-	5.8	180.0	65.6	1
Fluorene	400	mg/kg	3	-	-	3.4	110.0	40.2	1
Phenanthrene	220	mg/kg	3	1	HP3-0.1m (220mg/kg)	28.0	940.0	344.0	1
Anthracene	5400	mg/kg	3	-	-	7.4	260.0	94.8	1
Fluoranthene	560	mg/kg	3	1	HP3-0.1m (1400mg/kg)	43.0	1400.0	514.0	1
Pyrene	1200	mg/kg	3	-	-	38.0	1200.0	443.3	1
Benzo(a)anthracene	11	mg/kg	3	3	HP1-0.1m (19mg/kg) HP2-0.2m (45mg/kg) HP3-0.1m (600mg/kg)	19.0	600.0	221.3	1
Chrysene	22	mg/kg	3	2	HP2-0.2m (45mg/kg) HP3-0.1m (570mg/kg)	20.0	570.0	211.7	1
Benzo(b)fluoranthene	3.3	mg/kg	3	3	HP1-0.1m (22mg/kg) HP2-0.2m (48mg/kg) HP3-0.1m (750mg/kg)	22.0	750.0	273.3	1
Benzo(k)fluoranthene	93	mg/kg	3	1	HP3-0.1m (180mg/kg)	7.9	180.0	70.3	1
Benzo(a)pyrene	2.7	mg/kg	3	3	HP1-0.1m (19mg/kg) HP2-0.2m (47mg/kg) HP3-0.1m (630mg/kg)	19.0	630.0	232.0	1
Indeno(1,2,3-cd)pyrene	36	mg/kg	3	1	HP3-0.1m (220mg/kg)	7.7	220.0	81.9	1
Dibenz(a,h)anthracene	0.28	mg/kg	3	3	HP1-0.1m (2.2mg/kg) HP2-0.2m (4.9mg/kg) HP3-0.1m (57mg/kg)	2.2	57.0	21.4	1
Benzo(ghi)perylene	340	mg/kg	3	-	-	8.2	230.0	85.7	1

Notes: * Summary statistics based on targeted sampling are provided for information only.

** Source of GAC: 1 = LQM / CIEH (2014) S4UL3785 | 2 = CL:AIRE (2009) Soil Generic Assessment Criteria for Human Health | 3 = Defra (2014) C4SL | 4 - As no UK derived GAC is available for Total Cyanide a screening value of 20mg/kg (Thiocyanate) has been used as an initial screening tool

*** For asbestos, the number of detections is shown and does not relate to any GAC. N.D = Not detected

The quantitative screening summarised in Table 4-3 indicates the following:

- Several of the PAH species, including benzo(a)pyrene were highly elevated in 1No sample at up to more than 200 times their respective guideline values
- Arsenic was slightly elevated in 1No sample at 1.03 times the guideline value
- Beryllium was elevated in 1No sample at 1.3 times the guideline value
- Lead was elevated in 1No. sample at 1.4 times the guideline value
- No asbestos was detected

3.2 Updated Conceptual Site Model

The initial conceptual site model has been updated in Table 4-2, below, to reflect the presence of sources proven by the investigation works.

Table 4-2. Updated Conceptual Site Model

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Contaminants exceeding GAC in soil: <ul style="list-style-type: none"> PAHs Arsenic Beryllium Lead 	Dermal contact, ingestion, particulate inhalation	Future site occupants & users	Medium	Likely	Moderate Risk	Given proposals for residential use with garden, the existence of complete contaminant linkages with sensitive receptors such as children is likely.
	Consumption of homegrown produce		Medium	Low Likelihood	Moderate/Low Risk	Adeptus considers that remediation will be necessary in relation to these elevated contaminants.

**in the absence of any mitigation or remedial measures*

4 CONCLUSIONS

4.1 Summary

Adeptus was appointed by M. Siddiqui to undertake a Land Contamination Phase 2 Site Investigation at the site known as 161 Old Hall Lane. The investigation is required in support of a planning application for redevelopment of the site and to further assess potentially significant contaminant linkages identified in an earlier phase 1 desk study.

The application site remained undeveloped until construction of No. 161 Old Hall Ln by 1934.

Land to the east and west were developed with the dwellings that mostly remain today, while that on site was demolished between 2021 and 2023. The building fabric of the previous dwelling may have contained ACM in some form.

Google Maps shows rubble presumed to be from demolition of the dwelling spread across the site as hardstanding.

A phase 2 investigation was undertaken consisting of 3No. hand pits advanced to circa 0.6m to allow targeted sampling and characterisation of near surface soils. Exploratory hole locations are marked on the plan in Appendix A.

Samples were tested for the following range of contaminants: organic matter (SOM), CLEA metals suite, PAH (USEPA-16) and asbestos ID. Measured contaminant concentrations were initially screened against the residential with

In summary, several of the PAH species (including benzo(a)pyrene) were highly elevated in 3No samples, arsenic was elevated in 1No sample, beryllium was elevated in 1No sample and lead was elevated in 1No. sample.

The exceedances appear to correlate with the presence of ash (and possibly coal), which was/is commonly added to soil as an amendment or a means of disposal.

The very large exceedances were returned by the sample taken from the site margin at the west of the dwelling, which is to be hard landscaped and therefore not require remediation. However, remediation will be required across the back garden areas.

N.B.: This summary forms part of the overall risk assessment and should not be viewed or used as an independent report.

4.2 Recommendations

Remediation measures will be required to ensure soil to a depth of 0.6m in the proposed soft landscaped areas does not contain asbestos or elevated contamination.

Where Made Ground and any other contaminated material is of a total thickness/depth less than 0.6m, it would only be necessary to strip back to clean underlying natural strata, subject to assurance of complete removal.

The Made Ground encountered during the investigation did in general extend to depths less than 0.6m.

However, should contaminated material at depths greater than 0.6m be found between the exploratory hole locations, either full removal or a 0.6m clean cover system would be required. A cover system should comprise circa 0.45m of subsoil and at least 0.15m of topsoil, both from an approved source.

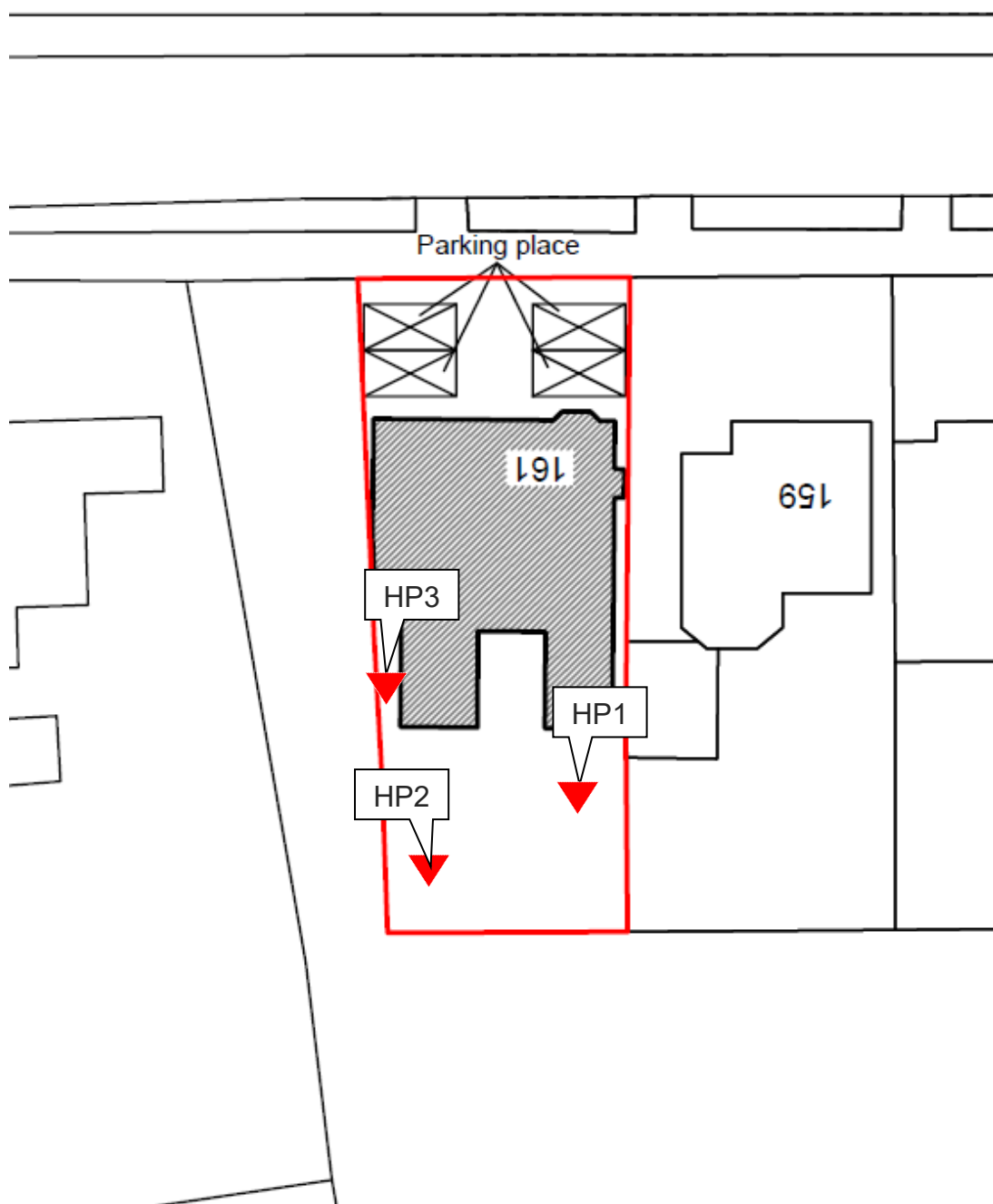
It may also be feasible raise finished levels in soft landscaped areas to provide a clean cover system of at least 0.6m thickness.

Mitigation will also be required to ensure site workers and adjacent land users are not exposed to short term particulate inhalation. Typically, such measures include the use of the correct PPE and wetting down to prevent fugitive dust.

Following waste classification, any excavated material should be disposed of at a suitably licenced facility.

It is emphasized however that LPA approval should be obtained before any works commence on-site.

APPENDIX A – SITE PLAN & EXPLORATORY HOLE LOCATIONS



APPENDIX B – SUPPORTING INFORMATION

Phase 1 Desk Study (Adeptus, April 2025) Ref: A250310-R01B.

A site plan is presented as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

APPENDIX C – LABORATORY CERTIFICATE - SOIL RESULTS

Adeptus Environmental Consultants
14 Commercial Street Hill Quay Manchester M15 4P2

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Analytical Report Number : 25-022368

Project / Site name:	A250310 161 Old Hall Lane, Manchester M14 6	Samples received on:	30/04/2025
Your job number:		Samples instructed on/ Analysis started on:	02/05/2025
Your order number:		Analysis completed by:	14/05/2025
Report Issue Number:	1	Report issued on:	14/05/2025
Samples Analysed:	3 soil samples		


Signed:

Rafa Szczepaczyk
Technical Reviewer
For & on behalf of i2 Analytical Ltd.

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

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

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting
	air	- once the analysis is complete

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

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

Analytical Report Number: 25-022368

Project / Site name: A250310 161 Old Hall Lane, Manchester M14 6

Lab Sample Number				531972	531973	531974
Sample Reference				HP1	HP2	HP3
Sample Number				None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A
Depth (m)				0.1	0.2	0.1
Date Sampled				29/04/2025	29/04/2025	29/04/2025
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)				Units	Test Limit of detection	Test Accreditation Status

Stone Content	%	0.1	NONE	29.5	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	20	25	7.7
Total mass of sample received	kg	0.1	NONE	1.2	1.2	1.1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	PDO	PDO	PDO
Analysis completed	N/A	N/A	N/A	13/05/2025	13/05/2025	13/05/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.9	7.7	8.2
Organic Matter (automated)	%	0.1	MCERTS	4.6	10	12

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	1.3	3.4	36
Acenaphthylene	mg/kg	0.05	MCERTS	0.28	1.3	7.2
Acenaphthene	mg/kg	0.05	MCERTS	5.8	11	180
Fluorene	mg/kg	0.05	MCERTS	3.4	7.3	110
Phenanthrene	mg/kg	0.05	MCERTS	28	64	940
Anthracene	mg/kg	0.05	MCERTS	7.4	17	260
Fluoranthene	mg/kg	0.05	MCERTS	43	99	1400 ^{\$}
Pyrene	mg/kg	0.05	MCERTS	38	92	1200 ^{\$}
Benzo(a)anthracene	mg/kg	0.05	MCERTS	19	45	600
Chrysene	mg/kg	0.05	MCERTS	20	45	570
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	22	48	750
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	7.9	23	180
Benzo(a)pyrene	mg/kg	0.05	MCERTS	19	47	630
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	7.7	18	220
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	2.2	4.9	57
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	8.2	19	230

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	232	546	7360
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	38	22	34
Barium (aqua regia extractable)	mg/kg	1	MCERTS	700	280	470
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.2	1.5	2.2
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	2.5	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.8	2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	28	25	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	62	91	130
Lead (aqua regia extractable)	mg/kg	1	MCERTS	170	180	280
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	0.4	0.6
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	19	26	35
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	34	39	56
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	110	240	230

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

Analytical Report Number : 25-022368

Project / Site name: A250310 161 Old Hall Lane, Manchester M14 6

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
531972	HP1	None Supplied	0.1	Brown loam and clay with gravel and vegetation
531973	HP2	None Supplied	0.2	Brown loam with gravel and vegetation
531974	HP3	None Supplied	0.1	Brown sandy loam with gravel

Analytical Report Number : 25-022368

Project / Site name: A250310 161 Old Hall Lane, Manchester M14 6

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

\$- Concentration has been determined by extrapolated calibration as analyte concentration is above the concentration range for the procedure after dilution. The result should be considered as deviating and should be interpreted with caution. The result is not accredited.

APPENDIX D - LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

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New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.