

Garry Newbold
Dex Construction Group Limited
19th June 2025

RE: COLLYHURST VILLAGE BLOCK D4 – SUBSOIL

Dear Garry,

LK Consult Ltd (LKC) has been commissioned to provide a Site Completion Report for Block D4 (Plots 9 to 22), which is part of the wider Collyhurst Village development in Manchester (planning reference: 129393/VO/2021) for residential use.

The site has used site won subsoil, which was generated during the enabling works where approximately 2,270m³ was generated. 850m³ of this material was stockpiled and retained for use in clean capping layers across all blocks.

As per the approved remediation strategy (ref: CL-602-LKC 20 1120-04, dated October 2020), chemical sampling was required of all site won and any imported soils and any recycled stone to be used on site in the environmental capping layers, at the following rates, as per Manchester City Council guidance.

Material Type	Source	Suite of Analysis	Sampling Rate (min. 3 per source) *		
			Garden	Landscape	Other **
Topsoil / subsoil / Fill material	Greenfield	Suite A	200m ³	200m ³	200m ³
	Remediated	Suite A / B dependent upon original SI	100m ³	150m ³	200m ³
	Brownfield / Unknown	Suite B	50m ³	150m ³	200m ³
Quarried Fill	First Generation i.e. quarried sand (subsoil) or stone (break layer)	No testing is required. Certification of material provenance is required.			

Table 1: Sampling requirements for imported soils.

Notes:

Suite A - Heavy metals, pH, water soluble sulphate, speciated PAH, soil organic matter and asbestos screen.

Suite B - Heavy metals, pH, water soluble sulphate, speciated PAH, phenol, total and free cyanide, soil organic matter, asbestos screen, banded petroleum hydrocarbons (TPH CWG), BTEX, MTBE.

** Other assumed to be stone / 6F2 etc.

The subsoil (clay) was generated from natural strata in excess of 2m below original ground level, and therefore had no been subjected to what could be considered 'brownfield' activity, and LKC would therefore argue that sampling the soil at 'brownfields' rates as described in the Manchester City Council guidelines would be too conservative.

As a conservative measure, sampling rates for remediated soils for gardens (1 sample per 100m³) were considered appropriate as opposed to greenfield sampling frequencies. 9no samples were tested and results compared against relevant assessment criteria for residential use with plant uptake and was considered suitable for use in the capping layer.

I trust that above helps to clarify the sampling frequency justification.

Hannah Moss
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