

From: Ralph Taylor
Sent: 08 May 2025 17:20
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Subject: FW: CDN/25/0051 - Every Street (Discharge of conditions 2 (Materials), 8 (Acoustics), 9 (Landscaping), 15 (Ground conditions) and 16 (Drainage))

Summary of Soil Analysis Report – Every Street, Manchester (April 2025)

Three soil samples of Brown Slightly Gravelly Sandy Clay (Topsoil) were analyzed to determine their compliance with BS3882:2015 and BSI PAS100 standards. The testing was carried out by the UKAS-accredited CTS Group laboratory.

Key Findings:

- Compliance: All samples meet the requirements for general-purpose topsoil under BS3882:2015.
- pH Levels: Ranged from 7.5 to 7.9, within the ideal range (5.5–8.5) for plant growth.
- Organic Matter: Uniform across samples at 6.1%, comfortably above the minimum threshold ($\geq 3.0\%$), indicating good fertility and soil health.
- Electrical Conductivity: Values (1867–1965 $\mu\text{S}/\text{cm}$) are just below the maximum allowable limit of 2000 $\mu\text{S}/\text{cm}$, suggesting salinity is within acceptable levels.
- Major Nutrients:
 - Phosphorus: 27 mg/l (ideal range: 16–100 mg/l)
 - Potassium: 380–400 mg/l (range: 121–500 mg/l)
 - Magnesium: 150–170 mg/l (range: 51–300 mg/l)
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- Trace Metals:
 - Copper, Nickel, and Zinc levels are all well below the permissible limits, ensuring no heavy metal contamination.
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- Texture: All samples are classified as Medium Loam, suitable for a wide range of horticultural and landscaping uses.
- Stones >10mm: Present in 11–12% of the soil by dry weight, within the acceptable limit ($\leq 15\%$).
- Contaminants: None detected in any of the samples.

Conclusion:

The topsoil is of high quality, with consistent characteristics and nutrient levels that make it suitable for landscaping, gardening, or turfing. It adheres to relevant British standards, confirming its safe and effective use.