PLOT VERIFICATION REPORT
Environmental Cover System Validation

Site Name	Levenshulme Road, Gorton		
Developer	Watson Construction Ltd	**Inspection Date**	23/01/2025 (rear), 07/02/2025 (front)
Plot Number	6	**Inspected By**	FP / JW

Construction phase remedial requirements specified in the Updated Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy by LKC (ref: LKC 22 1031-B1-GI R1, dated July 2023) and comprised:

- **Front and Rear Gardens:** Geotextile membrane and at least 600mm comprising clean inert fill and sufficient topsoil for a growing medium.
- **Shared Landscaping:** Geotextile membrane and at least 450mm comprising clean inert fill and sufficient topsoil for a growing medium.

Results of the topsoil used in the gardens is provided in a letter report undertaken by LKC (Ref. LKC 23 1665-E01-SSR-R0).
Results of the subsoil used in the gardens is provided in a letter report undertaken by LKC (Ref. LKC 23 1665-E02-SSR-R0).

View of front garden.

View of membrane and soil in capping layer excavation in front garden area.

Depth measurement of the capping layer in front garden (c.400mm).

View of rear garden.

View of membrane and soil in capping layer excavation in rear garden area.

Depth measurement of the capping layer in rear garden (c.600mm).

Location	Topsoil Depth (mm)	Subsoil Depth (mm)	Membrane	Total Depth (mm)	Required Depth (mm)	Pass (✓) or Fail (x)
Front	200	200	Yes	400*	600	✓*
Rear	250	350	Yes	600	600	✓

Note: *Due to the presence of services the full 600mm capping layer could not be achieved in the front garden. LKC consider that as the services are backfilled with pea gravel, 400mm of topsoil and subsoil placed over a geotextile membrane is sufficient given the small size and anticipated minimal use of this strip of landscaping.

LKC has completed the inspection of the capping depth and conclude the correct depth was installed in accordance with the remedial requirements.

Report Prepared By	Fraser Peers	**Report Reviewed By**	Rachel Peart

DISCLAIMER

This report has been prepared by LK Consult Ltd (LKC) who have exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant, experienced in preparing reports of a similar scope. However, to the extent that the report is based or relies upon information contained in records, reports or other materials provided to LKC, which have not been independently produced or verified, LKC gives no warranty, representation, or assurance as to the accuracy or completeness of such information.

This report is issued on the condition that LKC will not be held liable for any loss arising from ground conditions between sampling points (i.e., boreholes/trial pits/hand augers/surface samples) which have not been shown by the sampling points or related testing carried out during the investigation, nor for any loss arising from conditions below the maximum depth of the investigation. Opinions on such conditions, where given, are for general guidance only.

Other works including inter alia hotspot removal, drainage, soil texture, nutrients, permitting, invasive species management and geotechnical requirements are out with this scope and should be dealt with by others.

This report is prepared solely for the benefit of the client named above. It may not be relied upon by or submitted to a third party for their reliance for the purposes of valuation, mortgage, insurance, and regulatory approval until all invoices have been settled in full. Those using this information in subsequent assessments or evaluations do so at their own risk.