

APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.3.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



APPENDIX II

GLOSSARY

TERMS

ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
CA	Coal Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns
LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme



Vine Street, Gorton

Phase II Geoenvironmental Site Assessment

October 2023

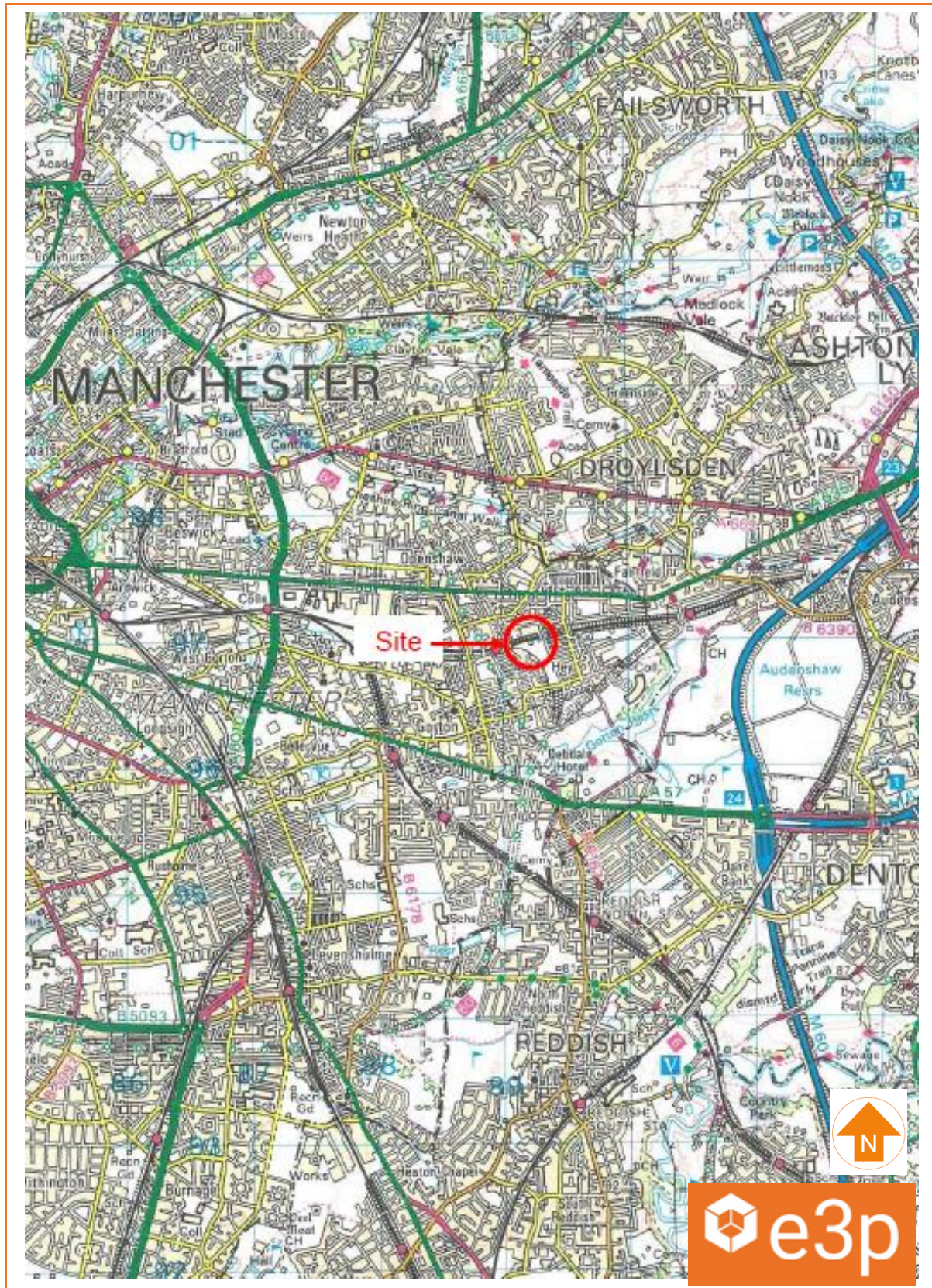
MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection



APPENDIX III

DRAWINGS

DRAWING 19-944-001 – SITE LOCATION PLAN





Notes:				
Kirkland				
P1	REVA	17.06.2021	EB	AS
Phase	Issue	Date	Drawn	Checked

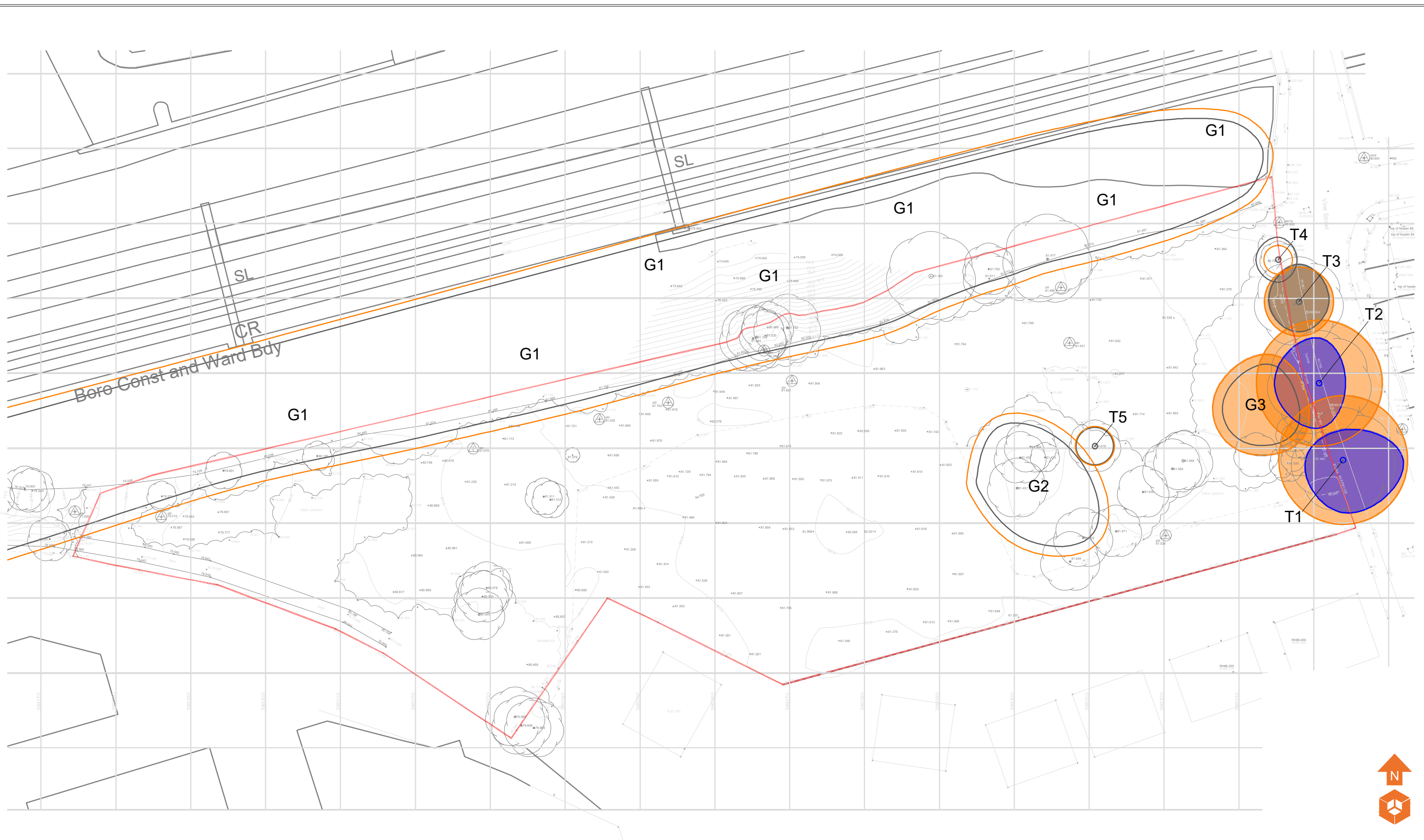
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Kirkland	
Job Title:	
Vine Street, Gorton	

Job No:	14-944	Date:	17.06.2021
Drawing No:	002	Scale:	NTS@ A3
Drawing Title:		Proposed Development Plan	



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Site Features

- Root Protection Areas

Retention Values

- Retention Value B
- Retention Value C

Notes:

P1	REVA	17.06.2021	EB	AS
Phase	Issue	Date	Drawn	Checked

Client:

Kirkland

Job No:

14-944

Date:

17.06.2021

Drawing No:

003

Scale:

NTS@ A3

Job Title:

Vine Street, Gorton

Drawing Title:

Site Features Plan

Environmental Engineering Partnership Ltd

Taylor Road, Trafford Park

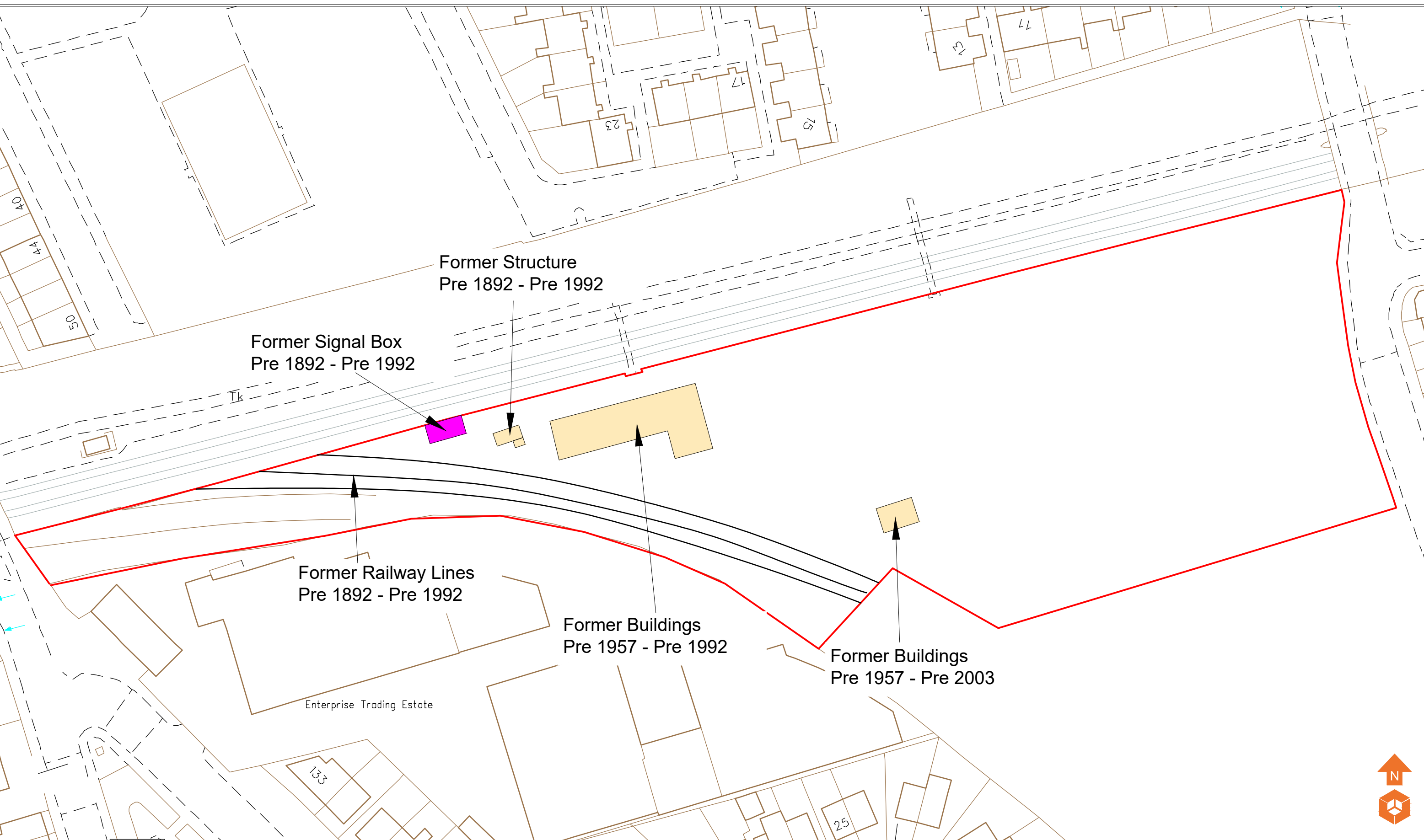
Urmston, Manchester, M41 7JQ

Tel: 0161 707 9612

E-mail: info@e3p.co.uk

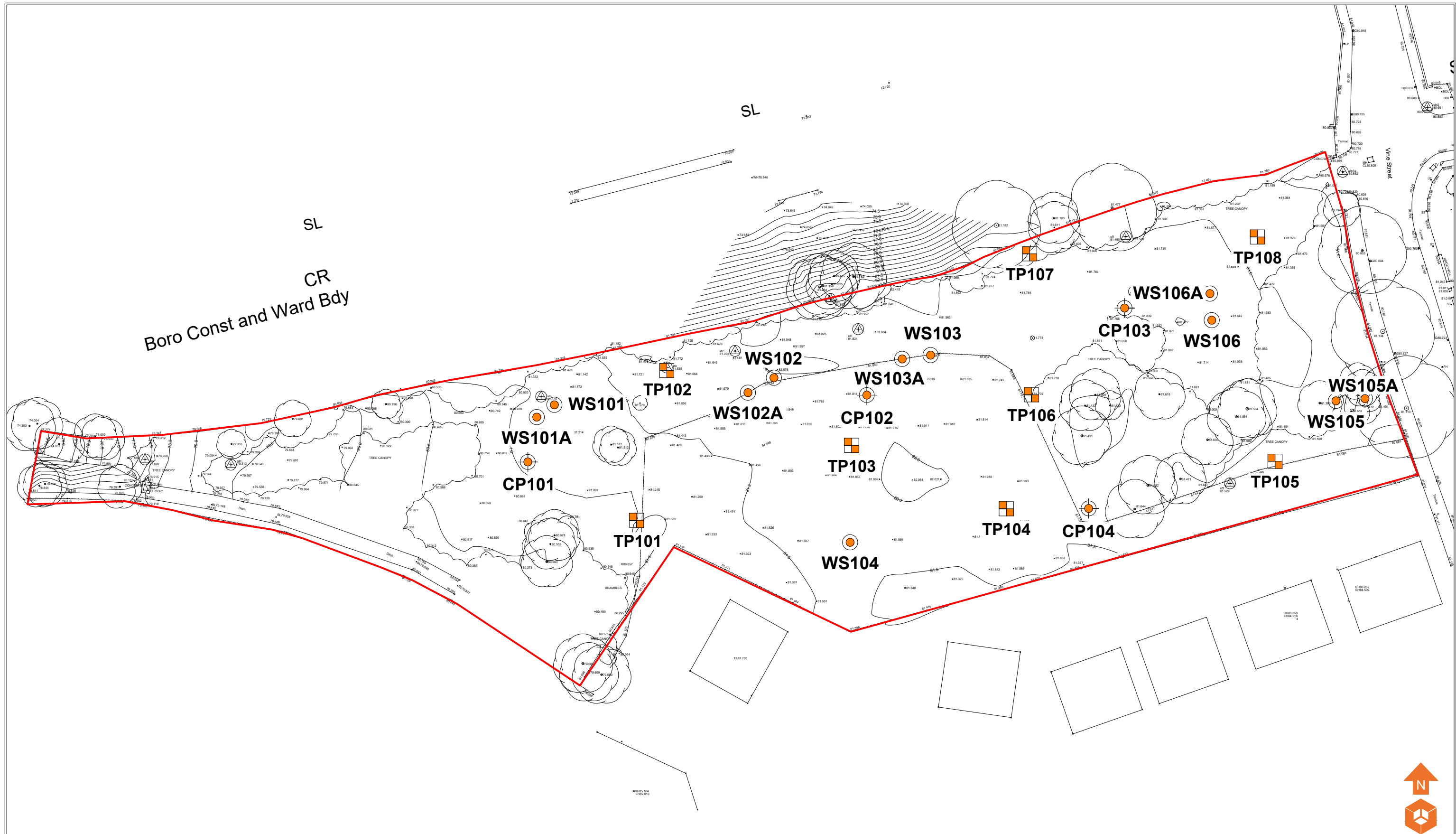
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Historical Features Former Buildings / Structures (Pre 1892 - Pre 2003) Former Signal Box (Pre 1892 - Pre 1929) Former Railway Lines (Pre 1892 - Pre 1992)

SL
CR
Boro Const and Ward Bdy



- Location Symbols
- Approximate Window Sample Probehole Location
 - Approximate Trial Pit Location
 - Approximate Cable Percussive Borehole Location

Notes:					
P1	REVD	09.12.2021	LM	AS	
P1	REVC	07.12.2021	EB	AS	
P1	REVB	01.12.2021	EB	AS	
P1	REVA	17.06.2021	EB	AS	
Phase	Issue	Date	Drawn	Checked	

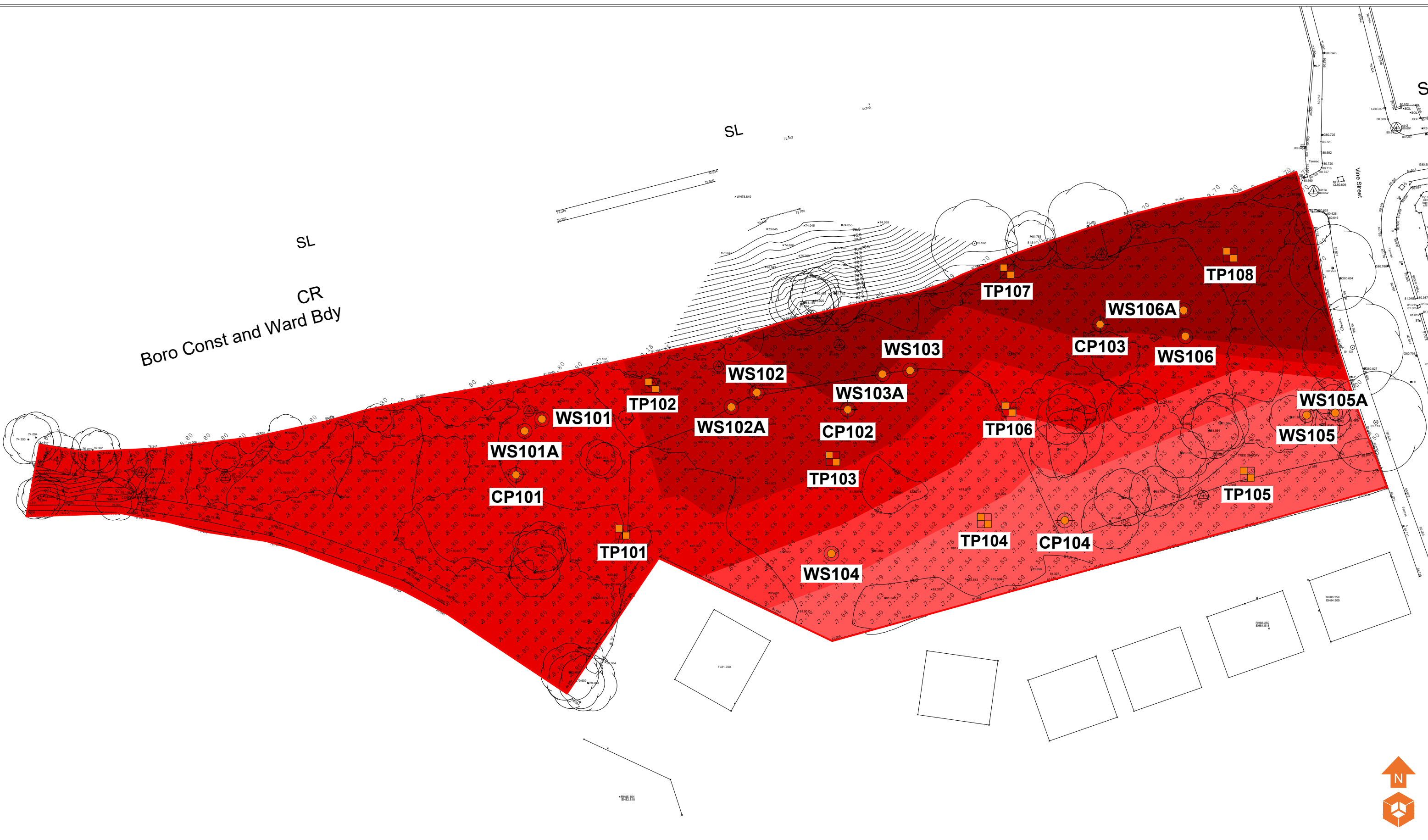
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Job Title:	Vine Street, Gorton

Job No:	14-944
Drawing No:	005
Date:	09.12.2021
Scale:	NTS@ A3
Drawing Title:	Exploratory Hole Location Plan



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Location Symbols

- Approximate Window Sample Probehole Location
- Approximate Trial Pit Location

Made Ground Depth (m)

- Depth of Made Ground 7.00 - 7.49m
- Depth of Made Ground 7.50 - 7.99m
- Depth of Made Ground 8.00 - 8.49m
- Depth of Made Ground 8.50 - 8.99m
- Depth of Made Ground 9.00 - 9.50m
- Depth of Made Ground >9.50m

Notes:				
P1	REVB	09.12.2021	LM	AS
P1	REVA	07.12.2021	EB	AS
Phase	Issue	Date	Drawn	Checked

Client:

Kirkland

Job Title:

Vine Street,
Gorton

Job No:

14-944

Drawing No:

006

Date:

09.12.2021

Scale:

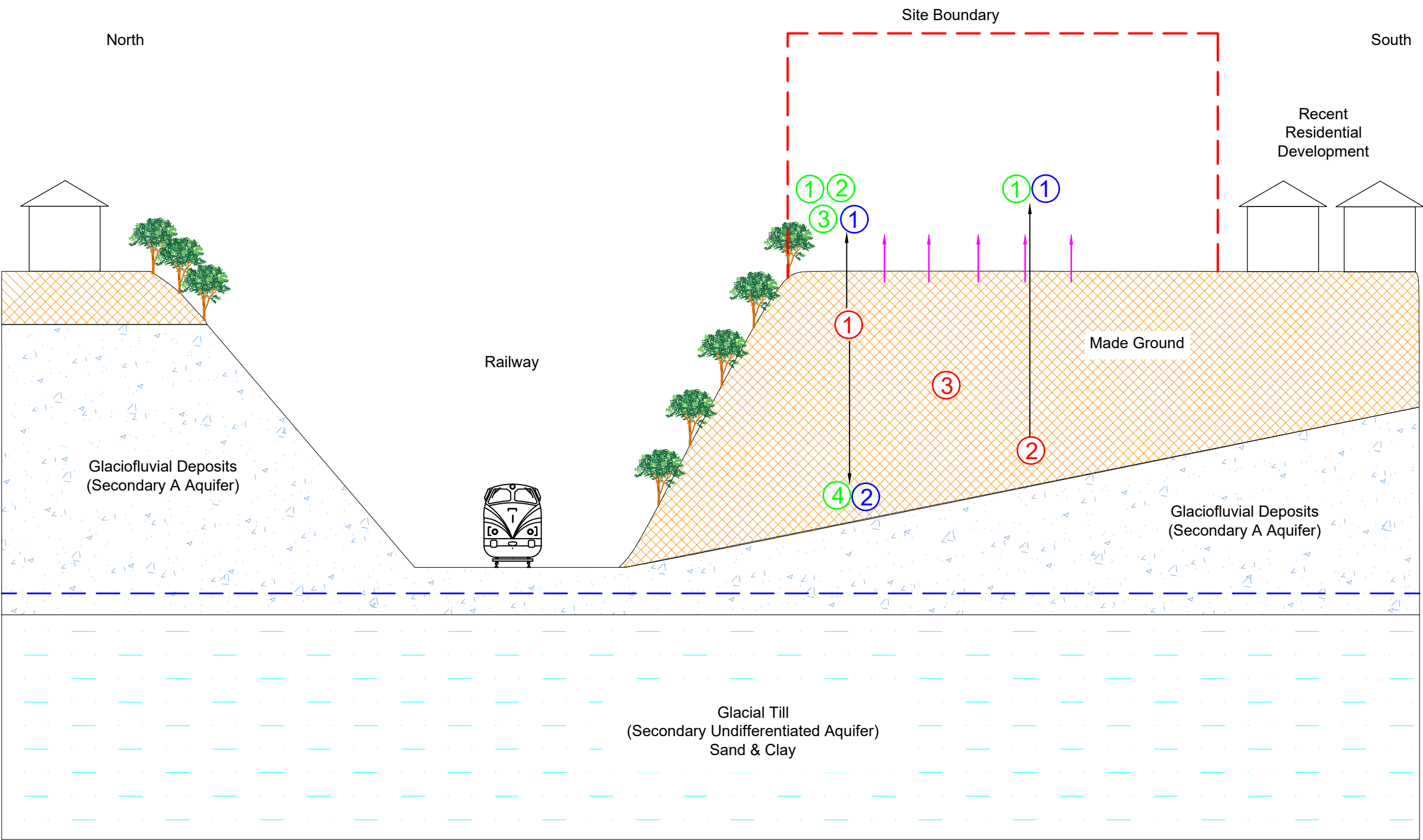
NTS@ A3

Drawing Title:

Depth of Made
Ground Plan

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Geology Key Made Ground Glaciofluvial Deposits Glacial Till Groundwater Actively Gassing	Sources 1 Made Ground 2 Soil Gas 3 Heavy Metals, TPH & PAH
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APPENDIX IV

PHOTOGRAPHS

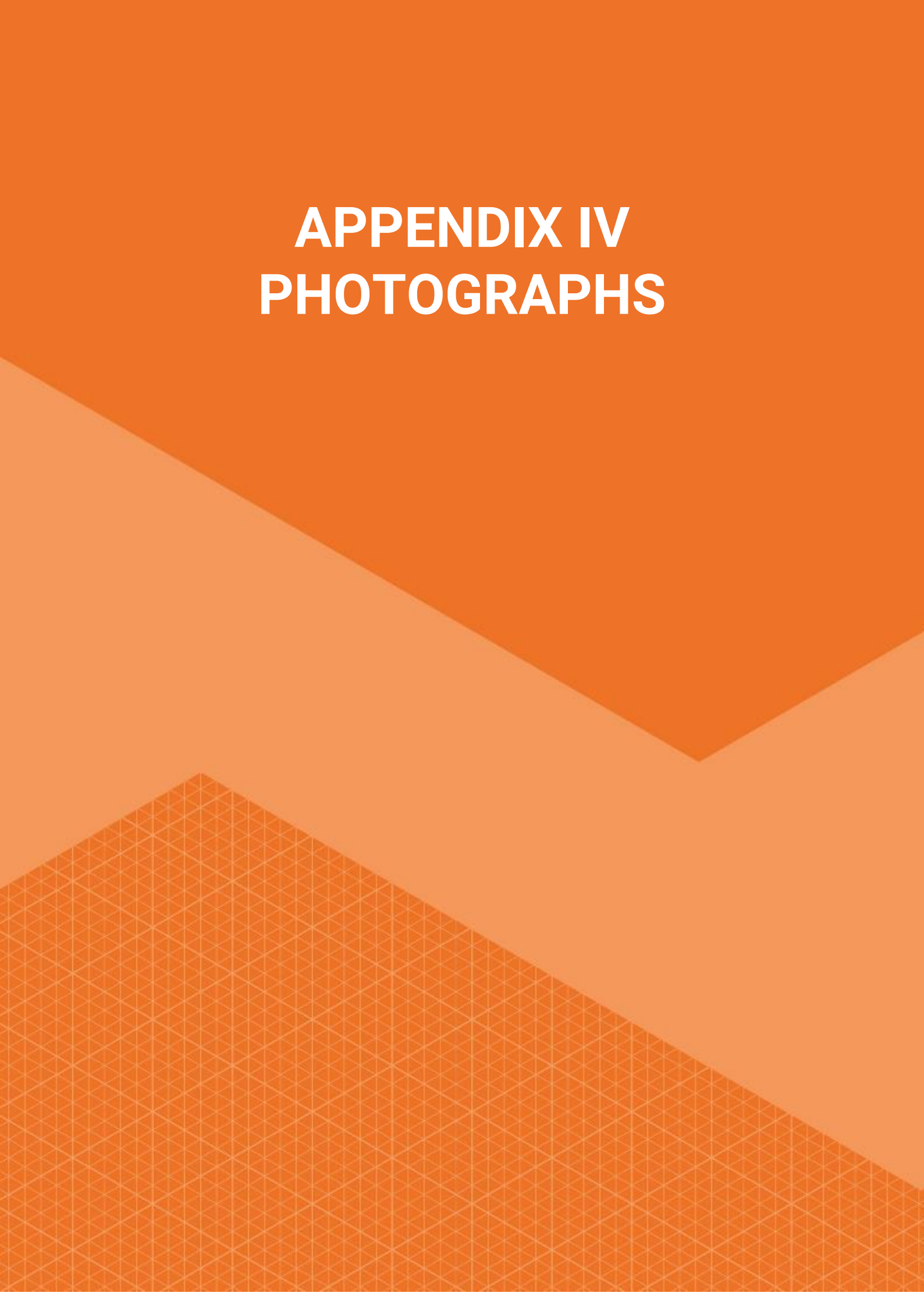
The background of the page is composed of several geometric shapes in shades of orange. A large, dark orange shape occupies the top right. A lighter orange shape is on the left, meeting the dark one at a diagonal line. The bottom left corner features a triangular area with a fine, light-colored grid pattern. The rest of the bottom half is a solid, medium-light orange color.

PLATE 1 SITE VIEWED LOOKING WEST



PLATE 2 VIEW OF EXCAVATION WITHIN THE WESTERN SECTOR



PLATE 3 VIEW OF WASTE STOCKPILES IN THE WESTERN SECTOR



PLATE 4 EXCAVATION FOR CULVERT TRENCH (EASTERN SECTOR)



PLATE 5 EXCAVATION FOR CULVERT TRENCH (EASTERN SECTOR)



PLATE 6 EXAMPLE OF SHALLOW GRANULAR MADE GROUND (TP106)

