



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

Our Ref: BEK-240926-24072-SAAL

26th September 2024

FAO Tom Knight
PADEL AND PICKEL LTD
Bollinway
Hale
WA15 0PB

Land at Wythenshawe Town FC, Timpson Road, Wythenshawe - Ground Gas Risk Assessment

BEK Enviro (BEK) has been commissioned by Padel and Pickel Ltd to carry out a ground gas risk assessment for the proposed commercial development of the land located at Wythenshawe Town FC, Timpson Road, Wythenshawe (hereafter referred to as 'the site').

The site is located at Wythenshawe Town FC located off Timpson Road, Wythenshawe Manchester, M23 9LL. The site is approximately 3.11 km south-east of Sale. The national grid reference for the site is SJ 80152, 89181.

This report has been prepared to support a planning application for the construction of additional sports and leisure facilities comprising 1 x 5 a-side football pitch, 2 x tennis courts/multi-use courts, 6 x doubles padel courts, 1 x singles padel court and 4 x shipping container buildings (these are to be assembled to create cafe, terrace and storage facilities), along with associated car parking, access and soft-landscaped areas at the site located to the south of Timpson Road, Wythenshawe.

The proposed development is illustrated on LMP Architects Limited drawing entitled 'Proposed Site Layout – Wythenshawe Town FC, Timpson Rd, Wythenshawe, Manchester, M23 9LL' (Drawing No: 24/019/P01, dated 20/09/24), a copy of which is presented in Appendix C.

BEK has carried out intrusive site investigation during June 2024 to quantify the potential risks from contamination and to provide recommendations for foundation design. The investigation included the installation of gas monitoring probes; the locations of which were determined by BEK following a review of the information presented in the Phase 1 - Preliminary Risk Assessment (PRA) prepared by BEK (Report Ref: 24072-1, dated June 2024) and a review of the ground conditions encountered during the site investigation.



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

This report should be read in conjunction with the PRA and the 'Site Investigation & Ground Assessment' report prepared by BEK in July 2024 (Report Ref: BEK-24072-2).

This report is written for the sole use of Padel ad Pickel Ltd and their appointed agents. No other third party may rely on or reproduce the contents of this report without the written approval of BEK.

Background Information

The site comprises an irregularly shaped plot of land which is largely occupied by the well-kempt grass of an existing football pitch. The northern, eastern and western peripheries of the site are lined with green metal mesh fencing, whilst the southern periphery of the site which borders a railway line is lined with steel palisade fencing. The entrance to the site was off Timpson Road via a gate in the north-east of the site.

The site comprises an irregularly shaped plot of land of approximately 8100 m² which is largely occupied by the well-kempt grass of an existing football pitch. The northern, eastern and western peripheries of the site are lined with green metal mesh fencing, whilst the southern periphery of the site which borders a railway line is lined with steel palisade fencing.

An area of hardstanding tarmacadam off Timpson Road is present in the north-east of the site and was used as a car washing area at the time of visit. A portakabin type building was located to the south of this hardstanding area, with a shipping container present to the south of the portakabin building. The area around the shipping container and portakabin building was largely overgrown with vegetation and contained miscellaneous waste (possible fly tipping) including bricks, wood, plastic containers and bin bags.

A L-shaped building likely relating to the football pitch was present in the south-eastern corner of the site and was inaccessible due to a locked metal gate and concrete panel fencing which was partially lined with razor wire. Evidence from google maps satellite imagery suggests this fenced area contains a small courtyard area with additional smaller outbuildings.

An area to the west of the L-shaped building in the south-east of the site was fenced off but accessible and contained miscellaneous sports equipment, a ladder and a shopping trolley.

The south-western corner of the site was heavily vegetated with long grass, shrubs and semi-mature to mature trees. Two small dugouts atop concrete pads, one of which was collapsed, were present near the centre of the western edge of the football pitch on either side of the touchline. Several goal posts were present on the football pitch.



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

Based on the earliest available historical maps dating from 1876, the site was noted to be largely vacant and occupied by open fields. Tracks/roads appeared to infringe on the northern and southern peripheries of the site. The site then remained relatively unchanged until circa 1959-1960 when a rectangular building and several smaller outbuildings were noted to be present in the north-east of the site. An area of raised ground was also present along the southern site periphery at this time. The buildings in the north-east were noted to be absent circa 1972-1975 and the site was then vacant until circa 2009 when an area of hardstanding was noted to be present in the north-east of the site, becoming extended southwards circa 2016.

Potential risks from ground gas have been identified within the PRA associated with made ground on site, as well as ground containing organic components described as peaty inclusions and inclusions of rotting vegetation.

To characterise the shallow ground conditions and facilitate the assessment of potential risks associated with contamination and ground gas as well as provide geotechnical information to support foundation design, BEK carried out site investigation work which included the drilling of six window sample boreholes drilled to a maximum depth of 5.45 m bgl and the excavation of eleven trial pits. The exploratory locations are presented on BEK Drawing No 24072-3, a copy of which is presented in Annex C.

Following a review of background information and ground conditions, gas monitoring probes were installed in three boreholes (Boreholes WS101, WS102, and WS103).

Made ground was identified at the surface of each exploratory location to depths ranging between 0.9 m and 0.9 m. Sands were encountered beneath the made ground in all locations. However this strata was generally underlain in all locations by strata described as 'Brown mottled grey very silty CLAY with rare organic material' with the exception of Trial Pits TP101, TP102, TP104, TP105, TP106, TP108 and Borehole WS105. A minimum depth of 1.1 m was encountered within Borehole WS103 and a maximum depth of 5.45 m was encountered within Borehole WS1065. A maximum thickness of 1.85 m was observed in Borehole WS106. At the base of the remaining exploratory locations strata described as 'Brown sandy slightly silty CLAY with fine to coarse gravels of mixed lithology's and traces of siltstone' was encountered in Boreholes WS101, WS102, WS103 and WS104. In Borehole WS101 there is a lens of sand between 2.5 m and 3.1 m that is situated in between the clay. Groundwater was encountered in the majority of exploratory locations during the investigation at depths ranging between 1.3 m and 2 m.

The exploratory records from the BEK site investigation are presented in Annex A.



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

At the time of writing we have no information for founding details for the shipping containers (café and storage facilities) to be used on the site (directly on the ground or raised above ground). If the containers are to be off the ground then the gas risks will be reduced and the requirements for mitigation will be reduced.

Gas Monitoring

An engineer from BEK has monitored the boreholes on six occasions between 27 June 2024 and 24 September 2024 in order to assess the potential for the generation and migration of potentially hazardous gases arising from on-site sources.

Based on ground conditions encountered and an initial review of the monitoring results, this monitoring program is considered to be sufficient to characterise the ground gas regime at the site.

The monitoring visits were carried out at atmospheric pressures ranging between 997 mb and 1013 mb. The visits undertaken during low/falling pressures are considered to represent a worst case scenario for the generation and release of ground gas.

Each borehole was monitoring for the following parameters:

- Gas Flow Rates (l/hr)
- Gas Concentrations (methane, carbon dioxide, oxygen) (v/v)
- Water Level
- Barometric Pressure

A calibrated GFM436 Gas Data Analyser has been used to measure the above.

The gas monitoring results are presented in Annex B.

Gas Risk Assessment

The gas risk assessment has been undertaken in accordance with BS8485:2015+A1:2019 and CIRIA 665. The method of assessment requires the calculation of the Gas Screening Value (GSV) for both carbon dioxide and methane.

The gas concentrations and borehole flow rates are used to calculate the GSV to provide a litres of gas per hour. This equals the maximum borehole flow rate (l/hr) x maximum gas concentration (v/v).

The gas monitoring results and the calculated GSVs are presented in the following table:



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

Monitoring Location	Range of Concentrations (% v/v)			Max Flow Rate (l/hr) (steady state)	GSV (based on maximum values) (l/hr)*	
	Carbon Dioxide	Methane	Oxygen		Carbon Dioxide	Methane
WS101	4.7 – 7.4	0	13.3 – 18.2	0	0.0074	0.0001
WS102	1.3 – 3.8	0	14.9 – 17.6	0	0.0038	0.0001
WS103	1.4 – 5.6	0	14.9 – 17.8	0	0.0056	0.0001

Table 1: Summary of Assessment of the BEK Gas Monitoring Data

* Where gas flow or concentrations were recorded as zero, the limit of detection of the gas analyser was used (0.1 l/hr and 0.1 % v/v)

It can be seen on the above table, the GSV for carbon dioxide and methane in Boreholes WS102 and WS10 at the site fall below the lowest threshold (0.07 l/hr) and the site would be classified as Characteristic Situation 1 (very low risk). However, the carbon dioxide GSV recorded from Borehole WS101 is elevated above the CS1 maximum limit of 0.07 l/hr and will be classified as Characteristic Situation 2 (CS2); low risk.

In addition, consideration has also been given to the maximum concentrations recorded during the gas monitoring program. CIRIA 665 provides 'typical maximum' concentration of 5% v/v for carbon dioxide and 1% v/v for methane (Modified Wilson and Card classification) and if these typical maximum concentrations are exceeded then consideration should be given to installing measures which adhere to Characteristic Situation 2.

It can be seen from Table 1 above and the gas monitoring results (Annex B), that the 'typical maximum' concentration for carbon dioxide was exceeded within Borehole WS101 on four out of six monitoring visits and once within Borehole WS103.

Based on the above, BEK considers the risk from ground gas at the site to be low and Characteristic Situation 2 (CS2) classification is appropriate for the site.

Determination of Gas Protection Score

When determining the gas protection score, the Characteristic Situation and building type are taken into account. As a conservative approach, the buildings are classified as Type B (private/commercial with small to medium rooms).

The report assumes that any alterations/maintenance within the building (including gas measures) are subject to central building management control. This report also assumes that there are small to medium sized rooms with passive ventilation and other internal spaces throughout ground floor and basement areas.

In accordance with Table 4 of BS8485:2015+A1:2019, it is considered that the gas protection score or this building type is:



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

CS2 Type B building = 3.5 points

Determination of Protection Measures

A combination of two or more of the following protection measures should be used to achieve the Gas Protection Score:

- Structural barrier (floor slab)
- Ventilation Measures
- Gas Resistant Membrane

Site Specific Assessment of Foundation Design – Gas Protection Score Assessment

The proposed construction elements to achieve the required points of 3.5 points are given below:

- A ground gas resistant membrane is recommended. This achieves **2 points**.
- A clear void passive venting layer with 'very good' performance is recommended. This achieves **2.5 points**.

Floor Slab

This floor type is likely to be a cast in-situ monolithic reinforced ground bearing raft with minimal penetrations.

Based on Table 5 of BS8485:2015+A1:2019, this will achieve a gas protection score of **1.5 points**.

Ventilation Measures

For the proposed development, it is intended to include a minimum 150 mm deep ventilated sub-floor void with ventilation provided via air vents around the perimeter of the container. The number of vents is to be confirmed but will meet or exceed the BS8485:2015+A1:2019 requirements of 1,500 mm²/m run of wall on at least two opposite sides. This should be sufficient to provide very good performance.

Where there are multiple internal obstructions to air flow (caused by internal metal support plinths) there should be at least four (to five) times the area of the side vents provided to the internal obstruction.

Based on Table 6 of BS8485:2015+A1:2019, this will achieve gas protection score of **2.5 points**.



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

Gas Resistant Membrane

A low permeability methane and carbon dioxide resistant membrane (also protective against ingress of radon) which meets all of the requirements of Table 7 of BS8485:2015+A1:2019 will achieve a score of **2 points**.

- Made from virgin polymer and have a methane transmission rate of less than 40.0ml/day/m²/atm (average);
- Be chemically resistant to degradation by other contaminants that may be present;
- Be sufficiently impervious, both in the sheet material and in the sealing of sheets and sealing around sheet penetrations, to prevent any significant passage of methane and/or carbon dioxide through the membrane;
- Be sufficiently durable to remain serviceable for the anticipated life of the building and duration of gas emissions;
- Be sufficiently strong to withstand the installation process and following trades until covered (e.g. penetration from steel fibres in fibre reinforced concrete, penetration of reinforcement ties, tearing due to working above it, dropping tools, etc); and to withstand in-service stresses (e.g. settlement if placed below a floor slab);
- Be capable, after installation, of providing a complete barrier to the entry of the relevant gas; and
- Be verified in accordance with CIRIA C735

The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints. If a membrane is installed that does not meet all the criteria above then the score is zero.

Gas Protection Score Summary

By implementing a combination of two or more of the measures identified above will achieve a Gas Protection Score of **3.5 points**. The gas measures and the relative Gas Protection Scores are presented in Table 2 below.

Protection Measure	Score
Floor slab	1.5
Ventilation Measures	2.5
Gas Resistant Membrane	2

Table 2: Gas Protection Score



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

Conclusions

The gas monitoring programme identified potential risks from high concentrations of carbon dioxide within the location of Borehole WS101 and WS103. BEK therefore recommends that the new buildings on site should include gas mitigation measures in accordance with CS2, as summarised below:

A Cast in situ monolithic reinforced ground bearing raft with minimal penetrations

Minimum 150 mm deep ventilated sub-floor void with ventilation provided via air vents around the perimeter of the container

Ventilated subfloor void (150 mm deep) with a gas (carbon dioxide and methane) resistant membrane installed across the full footprint of the building, all joints and penetrations sealed.

The installation and validation of the gas mitigation measures should be carried out in accordance with a Gas measures Verification Plan.

I trust the above is satisfactory. Should you have any questions please contact the undersigned.

Yours sincerely

MICHAEL BUCKLEY

BSc (Hons) MSc MEnvSci CEnv

Land off Wythenshawe Town FC, Timpson Road, Wythenshawe - Ground Gas Risk Assessment

Rev	Date	Details of Amendments



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

ANNEX A

Exploratory Records



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP101

SHEET 1/11

COMPLETION

COMMENTS Trial Pit Dry.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick, rare ceramics	0.1
0.2							0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7	0.7	D=0.7 m				Brown SAND	0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7						Termination Depth at: 1.7 m	1.7



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP102

SHEET 2/11

COMPLETION

COMMENTS Slight water ingress at 1.6 m.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1						Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick, rare ceramics	0.1
0.2	0.2	D=0.2 m					0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6						Brown SAND	0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6				∇			1.6
1.7						Termination Depth at: 1.7 m	1.7



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP103

SHEET 3/11

COMPLETION

COMMENTS Shear Vane at 1.5 m 53 KPa. Trial Pit Dry.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick, rare ceramics, rare metal	0.1
0.2							0.2
0.3							0.3
0.4	0.45	D= 0.45 m				Brown mottled red/orange slightly clayey sandy GRAVEL of broken brick with rare wood, slight hydrocarbon odour	0.4
0.5						Brown SAND	0.5
0.6							0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3						Brown mottled grey very silty CLAY with rare organic matter	1.3
1.4	1.4	B= 1.4 m					1.4
1.5							1.5
1.6						Termination Depth at: 1.6 m	1.6



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP104

SHEET 4/11

COMPLETION

COMMENTS Trial Pit Dry.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2						Brown mottled red/orange slightly clayey sandy GRAVEL of broken brick , occasional concrete gravels	0.2
0.3						Black/dark brown slightly clayey silty SAND, with rare fine to coarse gravel	0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7							0.7
0.8							0.8
0.9							0.9
1						Brown SAND	1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8							1.8
1.9							1.9
2							2
2.1							2.1
2.2						Termination Depth at: 2.2 m	2.2



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP105

SHEET 5/11

COMPLETION

COMMENTS Slight water ingress at 1.6 m

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.15	D=0.15 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2							0.2
0.3							0.3
0.4	0.4	D= 0.4 m				Brown mottled red/orange slightly clayey sandy GRAVEL of broken brick , occasional concrete gravels, rare ash and clinker, rare wood	0.4
0.5							0.5
0.6							0.6
0.7						Brown SAND	0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8							1.8
1.9							1.9
2							2
2.1							2.1
2.2						Termination Depth at: 2.15 m	2.2



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP106

SHEET 6/11

COMPLETION

COMMENTS Slight water ingress at 1.8 m

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick, rare plastic, rare concrete cobble	0.1
0.2							0.2
0.3							0.3
0.4						Brown mottled red/orange slightly clayey sandy GRAVEL of broken brick , occasional concrete gravels, slight hydrocarbon odour	0.4
0.5							0.5
0.6	0.6	D= 0.6 m					0.6
0.7							0.7
0.8						Brown SAND	0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8				∇			1.8
1.9							1.9
2						Termination Depth at: 2.0 m	2



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 12th June 2024
PROJ. NAME Wythenshawe Town FC	EXCAVATION METHOD Trial Pit
CLIENT Steve Abbott Associates LLP	TRIAL PIT NO TP107
	SHEET 7/11

COMPLETION

COMMENTS Shear Vane at 1.5 m 44 KPa. Slight water ingress at 1.3 m

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick, rare root	0.1
0.2							0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7						Brown SAND	0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4	1.4	D= 1.4 m		▽		Brown mottled grey very silty CLAY with rare organic matter	1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8							1.8
1.9						Termination Depth at: 1.85 m	1.9



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP108

SHEET 8/11

COMPLETION

COMMENTS Shear Vane at 1.5 m 44 KPa. Slight water ingress at 1.3 m

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1						Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2	0.2	D=0.2 m					0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7						Brown SAND	0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8				∇			1.8
1.9							1.9
2						Termination Depth at: 2.0 m	2



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP109

SHEET 9/11

COMPLETION

COMMENTS Shear Vane at 1.5 m 44 KPa. Slight water ingress at 1.3 m

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.1	D=0.1 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2							0.2
0.3							0.3
0.4							0.4
0.5						Brown SAND	0.5
0.6							0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3						Brown mottled grey very silty CLAY with rare organic matter	1.3
1.4	1.4	D= 1.4 m		∇			1.4
1.5							1.5
1.6							1.6
1.7							1.7
1.8							1.8
1.9						Termination Depth at: 1.85 m	1.9



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP110

SHEET 10/11

COMPLETION

COMMENTS Trial Pit Dry.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1						Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2	0.2	D=0.2 m					0.2
0.3						Brown mottled red/grey very sandy CLAY with occasional fine to coarse gravels	0.3
0.4							0.4
0.5							0.5
0.6						Brown SAND	0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2							1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7						Termination Depth at: 1.7 m	1.7



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072

PROJ. NAME Wythenshawe Town FC

CLIENT Steve Abbott Associates LLP

DATE 12th June 2024

EXCAVATION METHOD Trial Pit

TRIAL PIT NO TP111

SHEET 11/11

COMPLETION

COMMENTS Shear Vane at 1.3 m 76 KPa. Trial Pit Dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1	0.15	D=0.15 m				Made ground: Grass onto dark brown/black slightly clayey silty SAND with rare fine to medium gravel, rare broken brick	0.1
0.2							0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7						Brown SAND	0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2						Brown mottled grey very silty CLAY with rare organic matter	1.2
1.3							1.3
1.4							1.4
1.5							1.5
1.6							1.6
1.7						Termination Depth at: 1.85 m	1.7



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 11th June 2024
PROJECT NAME Wythenshawe Town FC	DRILLING METHOD Window Sample Borehole
CLIENT Steve Abbott Associates LLP	BOREHOLE NO WS101
	SHEET 1/6

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Borehole Dry. Refusal on barrel at 3.5 m.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.2	D=0.2 m					Made ground: Grass onto dark brown slightly clayey silty SAND, with rare fine to medium gravels, rare broken brick, rare ceramics, occasional rootlets	0.2
0.4							Loose becoming medium brown SAND	0.4
0.6								0.6
0.8								0.8
1	1.0	D= 1.0 m						1
1.2	1.0 - 1.45	SPT (C) N=8	1,1/2,2,2,2					1.2
1.4								1.4
1.6								1.6
1.8								1.8
2	2.0 - 2.45	SPT (C) N=11	2,2/2,3,3,3					2
2.2	2.3	D= 2.3 m					Stiff brown mottled grey very silty CLAY with rare organic material	2.2
2.4								2.4
2.6							Medium brown SAND	2.6
2.8								2.8
3	3.00	D= 3.0 m						3
3.2	3.0 - 3.45	SPT (C) N=23	4,5/5,6,6,6				Very stiff brown sandy slightly silty clay with fine to coarse gravels of mixed lithologies and traces of siltstone.	3.2
3.4								3.4
3.6	3.5	D= 3.5 m					Termination Depth at: 3.5 m	3.6



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 11th June 2024
PROJECT NAME Wythenshawe Town FC	DRILLING METHOD Window Sample Borehole
CLIENT Steve Abbott Associates LLP	BOREHOLE NO WS102
	SHEET 2/6

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Water strike at 1.5 m		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.15	D=0.15 m					Made ground: Grass onto dark brown slightly clayey silty SAND, with rare fine to medium gravels, rare broken brick	0.2
0.4	0.5	D= 0.5 m					Medium brown SAND	0.4
0.6								0.6
0.8								0.8
1	1.0 - 1.45	SPT (C) N=15	3,3/3,4,4,4					1
1.2								1.2
1.4	1.5	D= 1.5 m		∇			Medium dark brown SAND	1.4
1.6								1.6
1.8								1.8
2	2.0 - 2.45	SPT (C) N=14	3,3/3,3,4,4					2
2.2								2.2
2.4								2.4
2.6								2.6
2.8								2.8
3	3.0 - 3.45	SPT (C) N=11	2,2/2,3,3,3					3
3.2								3.2
3.4	3.5	D= 3.5 m					Stiff becoming very stiff brown sandy slightly silty CLAY with fine to coarse gravels of mixed lithologies	3.4
3.6								3.6
3.8								3.8
4	4.0 - 4.45	SPT (C) N=16	3,4/4,4,4,4					4
4.2								4.2
4.4							Termination Depth at: 4.45 m	4.4
4.6								4.6



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 11th June 2024
PROJECT NAME Wythenshawe Town FC	DRILLING METHOD Window Sample Borehole
CLIENT Steve Abbott Associates LLP	BOREHOLE NO WS103
	SHEET 3/6

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Water strike at 1.8 m. Hole collapsed after 3 m.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.2	D=0.2 m					Made ground: Grass onto dark brown slightly clayey silty SAND, with rare fine to medium gravels, rare broken brick, rare fine to coarse gravels of concrete	0.2
0.4	0.5	D= 0.5 m					Loose brown SAND	0.4
0.6								0.6
0.8								0.8
1	1.0 - 1.45	SPT (C) N=9	2,2/2,2,2,3					1
1.2							Stiff brown mottled grey very silty CLAY with rare organic material	1.2
1.4								1.4
1.6	1.5	D= 1.5 m						1.6
1.8								1.8
2	2.0 - 2.45	SPT (C) N=9	3,3,3,2,2,2					2
2.2								2.2
2.4								2.4
2.6								2.6
2.8								2.8
3	3.00	D= 3.0 m					Stiff becoming very stiff brown sandy slightly silty CLAY with fine to coarse gravels of mixed lithologies and traces of siltstone.	3
3.2	3.0 - 3.45	SPT (C) N=30	4,5/6,8,8,8					3.2
3.4								3.4
3.6							Termination Depth at: 3.45 m	3.6



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072
PROJECT NAME Wythenshawe Town FC
CLIENT Steve Abbott Associates LLP

DATE 11th June 2024
DRILLING METHOD Window Sample Borehole
BOREHOLE NO WS104
SHEET 4/6

COMPLETION

CASING uPVC

SCREEN uPVC Factory Slotted

COMMENTS Sater strike at 1 m. No movement at 3.8 m.

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.1	D=0.1 m					Made ground: Grass onto dark brown slightly clayey silty SAND, with rare fine to medium gravels, rare broken brick, rare fine to coarse gravels of concrete	0.2
0.4	0.4	D= 0.4 m					Made ground: Brown mottled red/orange slightly clayey sandy GRAVEL of broken bricks, with occasional fine ton coarse gravels of concrete	0.4
1.0	1.0	D= 1.0 m					Medium brown SAND	1.0
1.2	1.0 - 1.45	SPT (C) N=15	1,2/2,3,3,3	▽				1.2
1.6								1.6
1.8							Stiff brown mottled grey very silty CLAY with rare organic material	1.8
2.0	2.0	D= 2.0 m						2.0
2.2	2.0 - 2.45	SPT (C) N=14	2,3/3,3,4,4					2.2
2.4							Stiff brown sandy slightly silty CLAY with fine to coarse gravels of mixed lithologies	2.4
2.6								2.6
2.8								2.8
3.0	3.0	D= 3.0 m						3.0
3.2	3.0 - 3.45	SPT (C) N=11	4,4/4,5,5,5					3.2
3.4								3.4
3.6								3.6
3.8							Termination Depth at: 3.8 m	3.8



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 11th June 2024
PROJECT NAME Wythenshawe Town FC	DRILLING METHOD Window Sample Borehole
CLIENT Steve Abbott Associates LLP	BOREHOLE NO WS105
	SHEET 5/6

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Water strike at 2 m.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.1	D=0.1 m					Made ground: Black/dark brown slightly clayey gravely SAND with rare coal fragment and occasional ash and clinker	0.2
0.4	0.5	D= 0.5 m					Medium brown SAND	0.4
0.6								0.6
0.8								0.8
1	1.0 - 1.45	SPT (C) N=12	2,2/3,3,3,3					1
1.2								1.2
1.4								1.4
1.6								1.6
1.8								1.8
2	2.0	D= 2.0 m		∇			Medium dark brown SAND	2
2.2	2.0 - 2.45	SPT (C) N=15	2,3/3,4,4,4					2.2
2.4								2.4
2.6								2.6
2.8								2.8
3	3.0 - 3.45	SPT (C) N=10	2,2/2,2,3,3					3
3.2								3.2
3.4								3.4
3.6								3.6
3.8								3.8
4	4.0 - 4.45	SPT (C) N=12	2,3/3,3,3,3					4
4.2								4.2
4.4								4.4
4.6							Termination Depth at: 4.45 m	4.6



GEO-ENVIRONMENTAL CONSULTANTS

GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 24072	DATE 11th June 2024
PROJECT NAME Wythenshawe Town FC	DRILLING METHOD Window Sample Borehole
CLIENT Steve Abbott Associates LLP	BOREHOLE NO WS106
	SHEET 6/6

COMPLETION	CASING uPVC	SCREEN uPVC Factory Slotted
COMMENTS Water strike at 2 m.		

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.2	0.15	D=0.15 m					Made ground: Tarmac	0.2
0.4	0.3	D= 0.3 m					Made ground: Black/dark brown slightly clayey gravely SAND with rare coal fragment and occasional ash and clinker	0.4
0.6	0.5	D= 0.5 m					Made ground: Brown mottled red/orange slightly clayey sandy GRAVEL of broken bricks, with rare coal fragments	0.6
0.8							Made ground: Black/dark brown ashy slightly clayey silty SAND with rare ash and clinker	0.8
1	1.0 - 1.45	SPT (C) N=17	3,4/4,4,4,5				Medium becoming loose brown SAND	1
1.2								1.2
1.4								1.4
1.6	1.5	D= 1.5 m						1.6
1.8								1.8
2	2.0 - 2.45	SPT (C) N=19	2,3/3,4,5,7	✓				2
2.2								2.2
2.4								2.4
2.6								2.6
2.8								2.8
3	3.0 - 3.45	SPT (C) N=4	2,1/1,1,1,1					3
3.2								3.2
3.4								3.4
3.6							Stiff brown mottled grey very silty CLAY with rare organic material	3.6
3.8								3.8
4	4.0 - 4.45	SPT (C) N=22	2,2/3,5,6,8					4
4.2								4.2
4.4								4.4
4.6								4.6
4.8								4.8
5	5.0 - 5.45	SPT (C) N=17	2,3/3,4,5,5					5
5.2								5.2
5.4								5.4
5.6							Termination Depth at: 5.45 m	5.6



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

ANNEX B

Gas Monitoring Data

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			6.9	7.4	15.7	13.3	0.0	0.0	0.0	0.0	0.000	0.000	1.45	1.72	1000	
WS102	0.0	0.0		0.00	0.00			3.6	3.6	15.8	16.5	0.0	0.0	0.0	0.0	0.000	0.000	1.26	1.62	999	
WS103	0.0	0.0		0.00	0.00			5.3	5.6	17.1	16.7	0.0	0.0	0.0	0.0	0.000	0.000	1.15	2	999	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by:	MLM
Weather :	Dry, overcast
Equipment used:	GFM436 Gas Analyser
Visible signs of vegetation stress:	None
Boreholes sampled for laboratory analysis:	None
Other comments / observations:	None
	
Contract: Name Wythenshawe Town FC Date: 27/06/24 Job No. 24072 Sheet No. 1	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			6.2	7.4	18.2	14.0	0.0	0.0	0.0	0.0	0.000	0.000	1.51	1.68	1013	
WS102	0.0	0.0		0.00	0.00			3.4	3.7	15.8	14.9	0.0	0.0	0.0	0.0	0.000	0.000	1.38	1.6	1013	
WS103	0.0	0.0		0.00	0.00			3.6	3.4	15.0	15.3	0.0	0.0	0.0	0.0	0.000	0.000	0	1.88	1013	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by:	MLM
Weather :	Dry, Cloudy
Equipment used:	GFM436 Gas Analyser
Visible signs of vegetation stress:	None
Boreholes sampled for laboratory analysis:	None
Other comments / observations:	None
 GEO-ENVIRONMENTAL CONSULTING	
Contract: Name Wythenshawe Town FC Date: 11.07.24 Job No. 24072 Sheet No. 2	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			7.1	7.1	14.6	13.3	0.0	0.0	0.0	0.0	0.000	0.000	1.59	1.67	1005	
WS102	0.0	0.0		0.00	0.00			2.1	2.1	15.9	17.3	0.0	0.0	0.0	0.0	0.000	0.000	1.36	1.6	1005	
WS103	0.0	0.0		0.00	0.00			2.2	2.3	17.5	17.4	0.0	0.0	0.0	0.0	0.000	0.000	1.21	2	1003	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	PC Dry, overcast, light wind GFM436 Gas Analyser None None None
	
Contract: Name Wythenshawe Town FC Date: 07/08/24 Job No. 24072 Sheet No. 3	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			5.5	5.5	14.8	14.8	0.0	0.0	0.0	0.0	0.000	0.000	1.5	1.67	997	
WS102	0.0	0.0		0.00	0.00			1.4	1.4	17.6	17.6	0.0	0.0	0.0	0.0	0.000	0.000	1.43	1.58	997	
WS103	0.0	0.0		0.00	0.00			1.6	1.6	17.7	17.7	0.0	0.0	0.0	0.0	0.000	0.000	1.24	1.99	997	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	AH Overcast, dry GFM436 Gas Analyser None None None
	
Contract: Name Wythyenshaw Town FC Date: 22/08/24 Job No. 24072 Sheet No. 4	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			4.9	4.9	16.2	15.3	0.0	0.0	0.0	0.0	0.000	0.000	1.5	1.68	1006	
WS102	0.0	0.0		0.00	0.00			1.3	1.3	17.5	17.8	0.0	0.0	0.0	0.0	0.000	0.000	1.43	1.57	1006	
WS103	0.0	0.0		0.00	0.00			1.6	1.4	17.5	17.8	0.0	0.0	0.0	0.0	0.000	0.000	1.35	1.97	1006	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	MLM Dry Sunny GFM436 Gas Analyser None None None
	
	Contract: Name Wythenshawe Town FC Date: 06.09.24 Job No. 24072 Sheet No. 5

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS101	0.0	0.0		0.00	0.00			4.7	4.8	15.6	14.9	0.0	0.0	0.0	0.0	0.000	0.000	1.4	1.64	998	
WS102	0.0	0.0		0.00	0.00			2.3	2.6	15.5	15.1	0.0	0.0	0.0	0.0	0.000	0.000	1.48	1.55	998	
WS103	0.0	0.0		0.00	0.00			2.3	2.3	14.9	15.3	0.0	0.0	0.0	0.0	0.000	0.000	1.23	1.97	998	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	MLM Dry, sunny GFM436 Gas Analyser None None None
	 GEO-ENVIRONMENTAL CONSULTING
	Contract: Name Wythenshawe Town FC Date: 24.09.24 Job No. 24072 Sheet No. 6



BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk

bekenviro.co.uk

01254 377622

ANNEX C

Drawings



LEGEND

-  WINDOW SAMPLE BOREHOLE
-  WINDOW SAMPLE BOREHOLE (GAS/GROUNDWATER WELLS)
-  TRIAL PIT
-  TRIAL PIT (INFILTRATION TEST)

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING
No 2 Landwick Court, Metcalf Drive, Altham Business
Park, Lancashire, BB5 5GY
Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

STEVE ABBOTT ASSOCIATES LLP

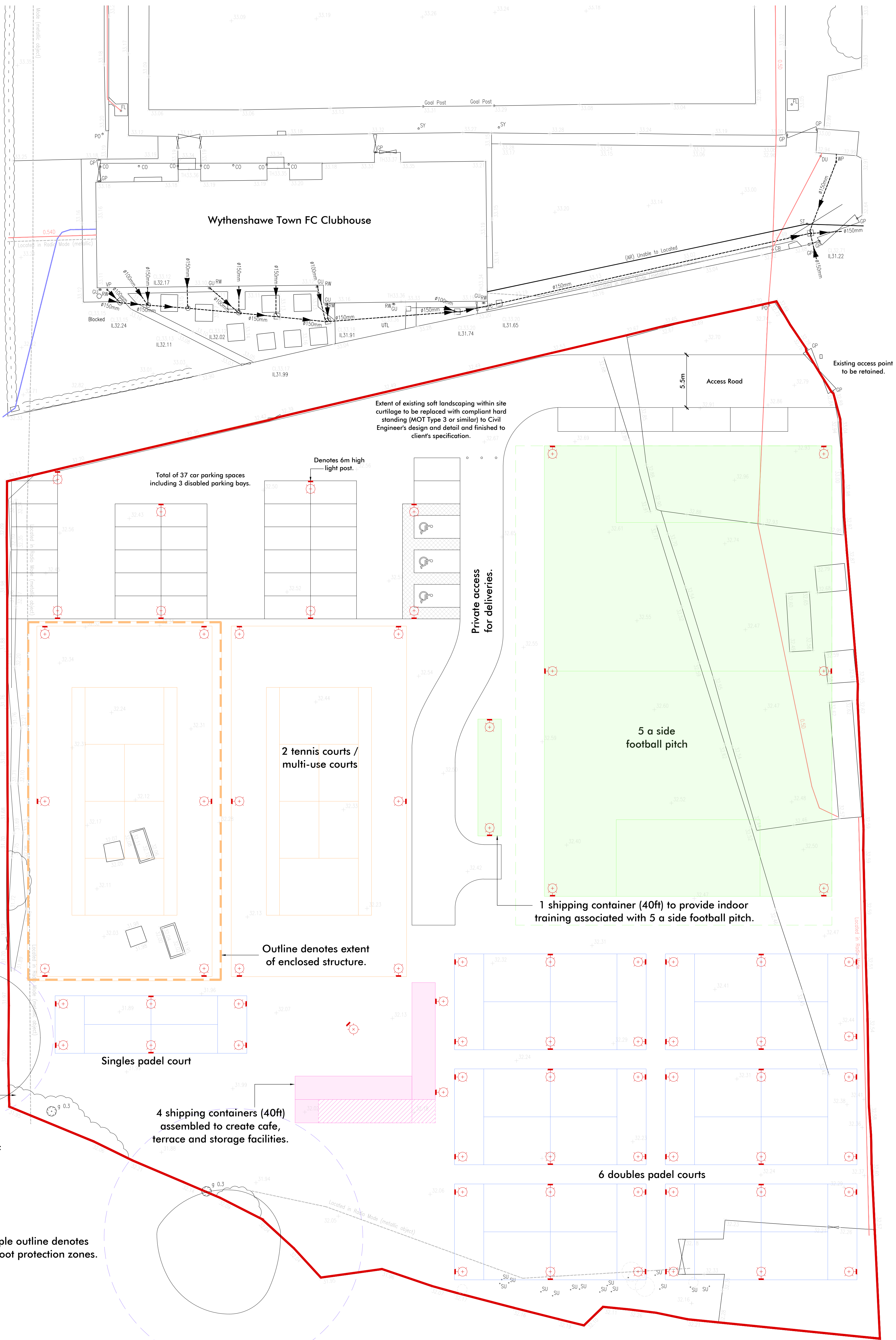
JOB TITLE.

LAND AT WYTHENSHAW TOWN
FC, WYTHENSHAW

DRAWING TITLE.

SITE INVESTIGATION PLAN

SCALE @ A3. N.T.S	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 13/06/24
DRAWING No. 24072-3	REV. -		



Wythenshawe Town FC Clubhouse

Extent of existing soft landscaping within site
curtillage to be replaced with compliant hard
standing (MOT Type 3 or similar) to Civil
Engineer's design and detail and finished to
client's specification.

Total of 37 car parking spaces
including 3 disabled parking bays.

Denotes 6m high
light post.

Private access
for deliveries.

2 tennis courts /
multi-use courts

5 a side
football pitch

1 shipping container (40ft) to provide indoor
training associated with 5 a side football pitch.

Outline denotes extent
of enclosed structure.

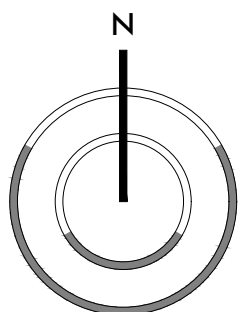
Singles padel court

4 shipping containers (40ft)
assembled to create cafe,
terrace and storage facilities.

6 doubles padel courts

denotes positions of
bore hole logs.

Dashed purple outline denotes
existing tree root protection zones.



0m 10m 20m
Scale 1:200

Revision Notes:

CLIENT	Knight, Tom		
PROJECT	Proposed Sports & Leisure Facilities at Wythenshawe Town FC, Timpson Rd, Wythenshawe, Manchester, M23 9LL		
DRAWING	Proposed Site Layout		
DRAWN	WA	20/09/24	NUMBER 24/019/P01
SCALE	1:200	SHEET A1	REVISION -

LMP ARCHITECTS

213 Preston Road, Whittle-le-Woods, Chorley, Lancashire, PR6 7PS
Telephone: 01257 261555 | Website: www.lmparchitects.co.uk
Trading name of Lawson Margerison Practice Ltd. Registered in England and Wales No. 5597973 ©