



e3p

Remediation And Enabling Works
Validation Report
Ancoats Dispensary

Reference: 14-274-R2
Date: August 2022



REMEDIATION AND ENABLING WORKS VALIDATION

Ancoats Dispensary
Old Mill St
Ancoats
Manchester
M4 6EB

Prepared for:



ERIC WRIGHT
CONSTRUCTION

Report Ref: 14-274-R2
Date Issued: August 2022

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1. INTRODUCTION

1.1. BACKGROUND

This report details the remediation and enabling works operations that were undertaken by Eric Wright Construction under the part-time supervision of E3P to facilitate the preparation of the residential development at the former Ancoats Dispensary, Old Mill Street, Manchester; herein referred to as the site.

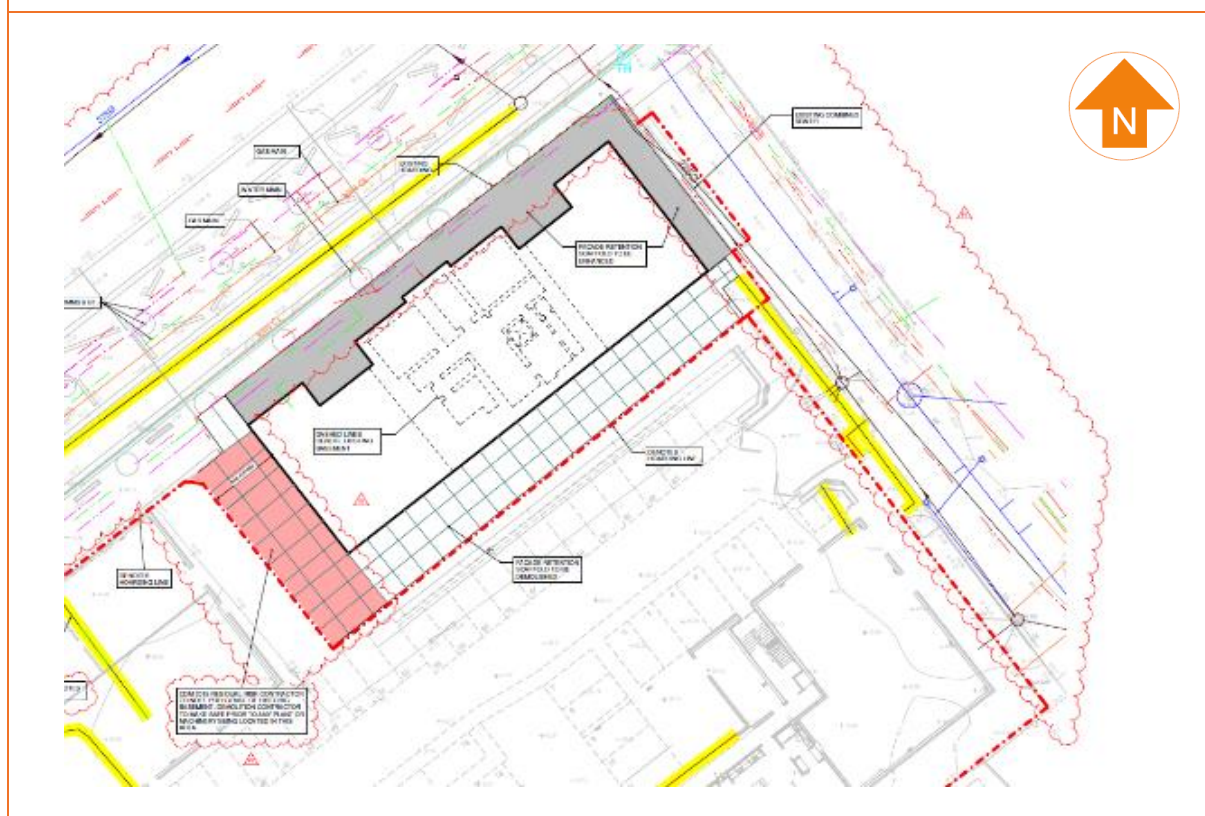
E3P was appointed by Eric Wright Construction as an independent Geo-Environmental Consultant for the site remediation, preparation / enabling and validation works and the subsequent production of a suitably detailed report to ensure the satisfaction of the relevant planning conditions and geotechnical engineering requirements for Building Control, warranty providers and the future adoption of infrastructure by the Highways Authority and statutory service providers.

1.2. PROPOSED REDEVELOPMENT PLAN

The scheme will involve the retention of the front façade of the former Ancoats Dispensary and subsequent demolition of all other existing structures, including a former basement area. The erection of a 5-storey residential building comprising apartment units is then proposed with external soft landscaping, car parking, access driveways and other associated works.

A formal development layout has been provided and produced by Scott Hughes Design (Ref: DIS-SHD-00-ZZ-DR-S-0002), and a snapshot is presented in Figure 1.1 below.

FIGURE 1.1 SNAPSHOT OF PROPOSED DEVELOPMENT



1.3. SUMMARY OF PARTIES INVOLVED

Function/interest	Name of Party
Local Planning Authority	Manchester City Council
Developer	Manchester Life
Geoenvironmental Consultant	E3P
Main Contractor	Eric Wright Construction
Remediation/Enabling Works Contractor	Bradley Demolition
Human Health Regulator	Manchester City Council
Controlled Waters and Waste Regulator	Environment Agency
Highways Adoption Authority	Manchester City Council

1.4. PREVIOUS WORKS

Due to the former Ancoats Dispensary being identified as a listed building, there was restricted access to complete a full ground investigation. Scott Hughes, therefore, confirmed it within a letter report to E3P (dated: June 2020, Ref: 3656 SI E3P), who have agreed that alongside some supplementary site investigation works, summarised in section 2, information from the adjacent Manchester Life project can be utilised to inform the pile design, general site conditions and Gas and water monitoring. The full agreed information able to extract from the adjacent Lampwick site investigation is presented below:

- ✿ Lampwick SI can be used to provide information on Gas monitoring and wider ground risks.
- ✿ Dispensary to be classed as CS2 with insitu ground floor slab and validated gas membrane to avoid installing gas monitoring wells.
- ✿ Local environmental sampling is required during the demolition phase and a watching brief for any unforeseen contamination. (Note full site is hardstanding so no clean cover systems are required).
- ✿ Piling Risk Assessment required.

Therefore, the E3P Remediation and Enabling Earthworks Strategy were produced in due consideration of the site investigation reports for the adjacent site, reported by Ove Arup and Partners Ltd (Arup) Manchester Life, Lampwick Preliminary Geotechnical and Geo-Environmental Report dated June 2017 (Ref: LAMP/REP/GEO/002).

The following previous phases of site investigation and assessment have been completed:

- ✿ **Ove Arup and Partners Ltd (Arup)** - *Lampwick Preliminary Geotechnical and Geo-Environmental Report*. Ref: LAMP/REP/GEO/002, dated June 2017. Prepared for Manchester Life Development Company (MLDC).

The following reports were provided to E3P and appended to the Arup report above:

- ✿ **Geotechnics Ltd** – Shingles, New Islington Development, Manchester - Ground Investigation Interpretative Report. Ref No: PN071501, dated July 2007. Prepared for Urban Splash Ltd.



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- ✿ **Hydrock** – *Lampwick Site, Ancoats – Factual Ground Investigation Report*. Ref No: R/C-04735-C/003 LAM-HYD-XX-GI-RP-G-0001, dated June 2017. Prepared for Manchester Life Development Company (MLDC).
- ✿ **WYG Environment Planning Transport Limited (WYG Group)** - Plot G, Old Mill Street, New Islington, Manchester - Geo-Environmental Desk Study and Ground Investigation Report. Ref: A082431-12_ DTS&SI_Plot G_FINAL_OCTOBER2013, dated October 2013. Prepared for Homes & Communities Agency (HCA).

These documents were utilised to develop the following Remediation and Enabling Works Strategy:

- ✿ **E3P** – Remediation and enabling Works Strategy. Ref: 14-274-R1, dated January 2022. Prepared for Eric Wright Construction.

The above documents should be read in conjunction with this Validation Report.

1.5. REGULATORY CORRESPONDENCE

It is understood that full planning permission has been granted by the local planning authority for the proposed redevelopment of the site for a residential apartment with ground-floor commercial units under Ref. No: 130357/LO/2021.

It is understood by E3P that all reports relating to the assessment of risk to contaminated land were submitted to the regulatory authorities and gained written approval, with all relevant Standard Rules Permits registered with the EA.



2. SUPPLEMENTARY SITE INVESTIGATION

2.1. INTRODUCTION

Due to the former Ancoats Dispensary being identified as a listed building, there was restricted access to complete a full ground investigation to support the Remediation and Enabling Earthworks Strategy.

It was therefore concluded that supplementary site-wide sampling would be required in conjunction with the demolition and site enabling works to facilitate further analysis of the Made Ground and refine the site CSM.

E3P defined a scope which includes 2 No. Cable Percussive boreholes with Rotary Core follow on to aid pile design, alongside a series of hand-tool excavated trial pits to obtain samples of underlying Made Ground.

A total of 10 No. Soil samples were taken from hand pits (HP101-HP102 and HP201 – HP208) of the Made Ground across the site.

A full exploratory hole plan is presented as drawing 14-274-005 in Appendix III.

2.2. LIMITATIONS

The scope of the boreholes was changed during the drilling works due to the presence of difficult ground conditions. Within BH101, the cable percussive borehole was unable to progress further than 14.00 mbgl due to a layer of very coarse gravel between 13.00 m blg and 18.55 mbgl. An open hole rotary technique was therefore utilised on this borehole between 14.00mbgl and 18.55mbgl. Based on the drillers' logs, it is assumed rockhead was encountered at 17.50 mbgl.

For the second borehole, due to the time constraints of the project, the scope was changed to do a rotary open hole technique to rockhead. The gravel layer was encountered within BH102 between 13.00 mbgl and 22.83 mbgl.

2.3. GROUND CONDITIONS

Exploratory hole logs are provided within Appendix VII, and a summary of the ground conditions is provided below:

Made Ground

-  Within the supplementary investigation, Made Ground was encountered within all exploratory holes to depths of 3.00 mbgl in association with the basement in the east and 1.60 mbgl in the west of site.
-  Made Ground to the east of the site comprised a dark grey mottled red very gravelly cobbly slightly clayey
-  Sand of concrete, brick fragments, wood and mudstone. Cobbles of whole brick (up to 0.20m) and concrete (up to 0.40m) were also identified.
-  Made Ground to the west of the site comprised a reworked brown mottled grey and dark grey very sandy gravelly clay comprising brick, metal, mudstone, concrete and wood. A brick-lined tunnel was identified within the southwest corner of the site.



Drift

- Drift deposits were encountered within both boreholes, comprising a stiff brown CLAY with thin blue silty bands underlain by a dense very sandy fine to coarse GRAVEL of mudstone and sandstone.

Solid

- The solid bedrock geology was encountered in both exploratory holes with an assumed rockhead at 17.50 within BH101 to the west and 19.50 within BH102 to the east. Bedrock was identified as a very weathered extremely weak reddish brown MUDSTONE with localised beds of Weak to moderately strong reddish brown SANDSTONE.

2.4. CHEMICAL ANALYSIS AND RESULTS

2.4.1. TIER I QUALITATIVE CONTAMINATED LAND RISK ASSESSMENT

At Tier 1 stage, the long-term (chronic) human health toxicity of the soil has been assessed by comparing the on-site concentrations of organic and inorganic compounds with reference values published in LQM/CIEH S4UL (S4UL3267).

The chemical analysis results have been compared to the thresholds for residential end-use without plant uptake.

The resulting comparison has been presented below in Table 2.1.

TABLE 2.1 SUMMARY OF INORGANIC AND HYDROCARBON TOXICITY ASSESSMENT FOR A RESIDENTIAL END USE WITHOUT PLANT UPTAKE

DETERMINANT	UNIT	GAC	N	MC	LOC. OF EX	PATH-WAY	ASSESSMENT
Arsenic	mg/kg	40	10	27		1	No Further Action
Cadmium	mg/kg	85	10	0.2		1	No Further Action
Chromium (VI)	mg/kg	6	10	4		1	No Further Action
Lead	mg/kg	310	10	680 370 340	HP102 0.10 mbgl HP207 0.60mbgl HP205 0.60mbgl	1	Further Action
Mercury	mg/kg	1.2	10	0.9		4	No Further Action
Nickel	mg/kg	180	10	37		1	No Further Action
Selenium	mg/kg	430	10	1		1	No Further Action
Copper	mg/kg	7100	10	140		1	No Further Action
Zinc	mg/kg	40000	10	270		1	No Further Action
Cyanide – Total	mg/kg	791	10	1.5		1	No Further Action
Phenols – Total	mg/kg	210	10	1		1	No Further Action
Asbestos	Fibres	NFD	0	ND		3	No Further Action
Naphthalene	mg/kg	2.3	10	11 5.4 4.9	HP208 0.60mbgl HP101 0.10mbgl HP207 0.60mbgl	4	Further Action
Acenaphthylene	mg/kg	2900	10	0.6		2	No Further Action



DETERMINANT	UNIT	GAC	N	MC	LOC. OF EX	PATH-WAY	ASSESSMENT
Acenaphthene	mg/kg	3000	10	4.2		1	No Further Action
Fluorene	mg/kg	2800	10	2.7		1	No Further Action
Phenanthrene	mg/kg	1300	10	15		2	No Further Action
Anthracene	mg/kg	31000	10	2.7		2	No Further Action
Fluoranthene	mg/kg	1500	10	14		2	No Further Action
Pyrene	mg/kg	3700	10	16		2	No Further Action
Benzo(a)Anthracene	mg/kg	11	10	6.5		2	No Further Action
Chrysene	mg/kg	30	10	6.6		2	No Further Action
Benzo(b)Fluoranthene	mg/kg	3.9	10	7.4 5.9 5.0	HP101 0.10mbgl HP205 0.60mbgl HP208 0.60mbgl	2	Further Action
Benzo(k)Fluoranthene	mg/kg	110	10	3.1		2	No Further Action
Benzo(a)Pyrene	mg/kg	3.2	10	7.1 5.8 4.2	HP101 0.10mbgl HP205 0.60mbgl HP208 0.60mbgl	2	Further Action
Indeno(123-cd)Pyrene	mg/kg	45	10	3.1		2	No Further Action
Dibenzo(a,h)Anthracene	mg/kg	0.31	10	1.0 0.9 0.69 0.43 0.34	HP205 0.60mbgl HP101 0.10mbgl HP208 0.60mbgl HP207 0.60mbgl HP206 0.60mbgl	2	Further Action
Benzo(ghi)Perylene	mg/kg	360	10	3.9		2	No Further Action
TPH C5-C6 (aliphatic)*	mg/kg	42	10	1		4	No Further Action
TPH C6-C8 (aliphatic)*	mg/kg	100	10	0.1		4	No Further Action
TPH C8-C10 (aliphatic)*	mg/kg	27	10	0.1		4	No Further Action
TPH C10-C12 (aromatic)*	mg/kg	250	10	12		4	No Further Action
TPH C12-C16 (aromatic)*	mg/kg	1800	10	24		4	No Further Action
TPH C16-C21 (aromatic)*	mg/kg	1900	10	48		1	No Further Action
TPH C21-C35 (aromatic)*	mg/kg	1900	10	82		1	No Further Action

Notes

PL1 = soil ingestion, PL2 = dermal contact and ingestion, PL3 = dust inhalation; PL4 = Vapour/Gas Inhalation; PL5 = Vertical / Lateral Migration; PL6 = Corrosion of concrete; PL7=Tainting of water supply; PL8 = Uptake by plants

Abbreviations: GAC = general assessment criteria, n = number of samples, MC = maximum concentration; Loc of Ex = location of exceedance; NFD = no fibres detected.

* The Tier 1 GAC for the hydrocarbon fraction is derived from the CIEH assessment for petroleum hydrocarbons Criteria Working Group (CWG) for both aliphatic and aromatic compounds. E3P has utilised the Tier 1 values for aliphatic compounds for the volatile and semi volatile fractions (C5-C12) and the Tier 1 values for aromatic compound for the non-volatile fractions (C12-C35). The comparison of a total (aliphatic/aromatic) compounds to an individual fraction is considered to be a conservative approach and satisfactory for the protection of human health.



2.4.2. HUMAN HEALTH RISK ASSESSMENT

E3P have completed a Tier 1 Qualitative Human Health Risk Assessment for the samples taken within the supplementary site investigation and identified concentrations of the following determinants at or above the screening criteria for the assessment of no unacceptable degree of risk to human health:

-  Lead
-  Naphthalene
-  Benzo(b)Fluoranthene
-  Benzo(a)Pyrene
-  Dibenzo(a,h)Anthracene

The majority of the identified elevated concentrations have primary exposure pathways related to dermal contact and ingestion of soils, inhalation of particulate and consumption of homegrown vegetables. Therefore, the risk from non-volatile contaminants will be mitigated through the encapsulation of the site by the new building.

Elevated naphthalene has been identified within a localised area to the southwest of the site, within samples HP101, HP207 and HP208, which has the potential to be volatilisation to indoor air risk. This contamination is likely in association with the encountered brick-lined, partially infilled tunnel identified across this area of the site.

The brick tunnel was excavated and removed throughout the enabling works, with all material in association taken off-site to a suitable facility, and confirmed that this contamination has been removed from site.

For HP101, the underlying impacted Made Ground was excavated and removed to a suitable facility within the enabling works, and therefore no further remedial measures on considered to be required in this area. Handpits HP207 and HP208 were completed outside of the proposed building area, and it is therefore considered that the risk of potential volatilisation to indoor air risk is considered negligible.

The enabling works have completed a turnover of the Made Ground to depths of approximately 1.0mbgl, and it is therefore considered that any further localised areas of potential naphthalene contamination across the site will have been removed from the footprint of the building, and it is therefore considered that the mitigation measures of hardstanding across the entire footprint of the site will be sufficient.

2.5. SUPPLEMENTARY SITE INVESTIGATION SUMMARY

It is therefore considered that due to the discussion above, the contamination identified within the Made Ground across the site will be sufficiently mitigated by the encapsulation of the material by a combination of the building structure and concrete hardstanding.



3. SUMMARY OF REMEDIATION AND ENABLING WORKS OBJECTIVES

The proposed remediation activities were detailed within the E3P Remediation and Enabling Works Strategy (14-274-r1; dated January 2022) and supplementary supporting documents provided by E3P.

This report has been prepared to document the completion of all necessary land remediation and enabling works and to record the presence of any variation in ground conditions or previously unidentified sources of potential contamination, environmental impact or potential nuisance to the wider environment.

The Remediation and Enabling Works elements are summarised below:

- ✿ RE-1 – Pre-commencement Regulatory Compliance
- ✿ RE-2 – Supplementary Cable Percussive boreholes and Chemical Analysis of Made Ground
- ✿ RE-3 – Environment and Nuisance Control
- ✿ RE-4 – Identification, Isolation and Treatment of Invasive Plants
- ✿ RE-5 – Site Clearance Operations
- ✿ RE-6 – Excavation, Breaking and Processing of All Above and Below Ground Structures and Made Ground
- ✿ RE-7 – Excavation, Delineation & Validation of Volatile Hotspots – If identified
- ✿ RE-8 – Replacement of Materials, Geotechnical Engineering Requirements
- ✿ RE-9 – Preparation of Peripheral Landscaped Areas for Cover System
- ✿ RE-10 – Provision of Subsoil
- ✿ RE-11 – Provision of Topsoil
- ✿ RE-12 – Independent Validation: Watching Brief
- ✿ RE-13 – Waste Soils Surplus to Requirements
- ✿ RE-14 – Validation of Materials for Potable Water Supply Infrastructure
- ✿ RE-15 – Remedial Verification Report

4. SECOND PHASE MITIGATION AND MANAGEMENT – BUILD PHASE

A second post-demolition phase of works will be required to ensure the proposed development is constructed in a manner that incorporates the required mitigation measures to ensure the development is compliant with UK Building Regulations and the Local Authority Planning requirements.

These obligations are specified in more detail within Section 5.



5. DETAILED REMEDIATION AND ENABLING WORKS ACTIVITIES

The focus of the remediation and enabling works are to address the contaminant issues previously identified within the site investigations that presented an unacceptable risk to human health following the redevelopment of the site.

For completeness, each of these activities has been discussed below within the context of the actual remediation works that were undertaken on site.

The Remediation & Site Enabling works commenced in January 2022 and were completed by July 2022.

RE-1 – PRE-COMMENCEMENT REGULATORY COMPLIANCE

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

It is understood by E3P that all reports relating to the assessment of risk to contaminated land were submitted to the regulatory authorities and gained written approval, with all relevant Standard Rules Permits registered with the EA.

The LAPC Part B Notification for the deployment of the mobile crushing plant was not required.
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RE-2 – SUPPLEMENTARY CABLE PERCUSSIVE BOREHOLES AND CHEMICAL ANALYSIS OF MADE GROUND

DATE OF WORKS UNDERTAKEN

12/04/2022 to 25/05/2022

CHEMICAL TESTING

I2 Analytical Report Number: 22-53678 (HP101 – HP102)

I2 Analytical Report Number: 22-61045 (HP201 – HP208)

OVERVIEW OF WORKS

Due to the former Ancoats Dispensary being identified as a listed building, there was restricted access to complete a full ground investigation to support the Remediation and Enabling Earthworks Strategy.
--

It was therefore concluded that supplementary site-wide sampling would be required in conjunction with the demolition and site enabling works to facilitate further analysis of the Made Ground and refine the site CSM.
--

E3P completed the following supplementary exploratory holes between April and May 2022:

- | |
|--|
| <ul style="list-style-type: none">✿ 1 No. Cable Percussive boreholes with Rotary Core follow on to completion.✿ 1 No. Rotary open hole with Rotary Core follow-on to completion.✿ 10 No. Hand excavated trial pits into the shallow Made Ground. |
|--|



The site investigation has identified elevated Lead, Naphthalene, Benzo(b)Fluoranthene, Benzo(a)Pyrene and Dibenzo(a,h)Anthracene within localised areas of the shallow Made Ground on site.

The majority of the identified elevated concentrations have primary exposure pathways related to dermal contact and ingestion of soils, inhalation of particulate and consumption of homegrown vegetables. Therefore, the risk from non-volatile contaminants will be mitigated through the encapsulation of the site by the new building and clean cover systems in localised soft landscaping.

Elevated naphthalene has been identified within a localised area to the southwest of the site, within samples HP101, HP207 and HP208, which has the potential to be volatilisation to indoor air risk. It is likely that this contamination is in association with the encountered brick-lined, partially infilled tunnel identified across this area of the site.

The brick tunnel was excavated and removed throughout the enabling works, with all material in association taken off-site to a suitable facility, and it is therefore confirmed this contamination has been removed from site.

For HP101, the underlying contaminated Made Ground was excavated and removed to a suitable facility within the enabling works, and therefore no further remedial measures are considered to be required in this area. Handpits HP207 and HP208 were completed outside of the proposed building area, and it is therefore considered that the risk of potential volatilisation to indoor air risk is considered negligible.

The enabling works have completed a turnover of the Made Ground to depths of approximately 1.0mbgl, and it is therefore considered that any other localised areas of potential naphthalene contamination across the site will have been removed from the footprint of the building, and it is therefore considered that the mitigation measures of complete hardstanding cover will be sufficient.

It is therefore considered that due to the discussion above, the contamination identified within the Made Ground across the site will be sufficiently mitigated by the encapsulation of the material by a combination of building structure and concrete cover.

RE-3 – ENVIRONMENT AND NUISANCE CONTROL

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

During remediation, works were restricted to between 8.00am and 5.30pm. A road sweeper was present to keep the access and Old Mill Street clean and clear of debris during the importation of materials to site. Secure fencing was erected around the site boundary.

Asbestos fibre monitoring was completed during the removal of known asbestos cladding.
--

RE-4 – IDENTIFICATION, ISOLATION AND TREATMENT OF INVASIVE PLANTS

DATE OF WORKS UNDERTAKEN

N/A

OVERVIEW OF WORKS

No invasive plant species were identified at the site throughout the enabling works, and therefore no mitigation was required.
--



RE-5 – SITE CLEARANCE OPERATIONS

DATE OF WORKS UNDERTAKEN

Throughout

PHOTOGRAPHS

Plate 1 - 3

OVERVIEW OF WORKS

Post-demolition, general site clearance and provision of welfare, offices and site security were all implemented by Eric Wright Construction
--

Throughout the enabling works, scrap metal and general waste were separated from demolition materials and placed into allocated skips for subsequent disposal off-site.

RE-6 – EXCAVATION, BREAKING AND PROCESSING OF ALL ABOVE AND BELOW GROUND STRUCTURES AND MADE GROUND

DATE OF WORKS UNDERTAKEN

April 2022

PHOTOGRAPHS

Plate 1-3

OVERVIEW OF WORKS

Obstructions, relict foundations and infrastructure (apart from live services) were removed from the areas south of the listed Ancoats Dispensary façade, including building footprints, peripheral landscaped areas and adopted highway and utility infrastructure (road box) in their entirety.

Removal of relict foundations and concrete slabs predominantly moved west to east in three distinct phases of demolition. All sub-structures were excavated using controlled mechanical techniques under the strict control of the Eric Wright Construction Site Manager with E3P in part-time supervision.

Approximately 600m ³ of Made Ground was excavated from underneath the building footprint and subsequently removed and taken to Fletcher Bank Quarry Landfill site, Ramsbottom under an EA permit. The majority of the removed Made Ground was granular with brick and concrete.
--

The site was subject to a turnover to the top of the natural stratum to ensure the full removal and excavation of all below-ground obstructions and relict foundations. This process allowed for the removal of any oversize materials and the identification of any previously unidentified areas of contamination.
--

Any steel re-enforcements present within the concrete hardstanding or waste in the form of wood, scrap metal, or plastic was removed and allocated to skips for subsequent disposal.
--

E3P maintained a part-time watching brief during the turning and processing of the Made Ground to audit and validate the site enabling works in addition to inspecting all materials turned over and identifying any previously unidentified contamination hotspots, including Asbestos Containing Materials (ACM).



Potential ACM materials were identified within the underlying tunnel area in March 2022 during the demolition works, and Eric Wright immediately stopped work in this area. Airborne Environmental Consultants Ltd (AEC) subsequently completed a series of samples in the identified areas between the 4th of April 2022 and 29th of April 2022.

The sampling visits identified some insulation debris in the Phase 3 area to the east of the site, identified as a combination of Chrysotile, Crocidolite and Amosite. All asbestos materials were removed from the site by AEC Ltd and taken to a suitable facility. All asbestos test results are presented in Appendix VI.

Throughout sampling, the work area was damped down and reassurance asbestos fibre air monitoring was completed throughout the duration of the works in this area.

Reassurance monitoring stations were set up surrounding the impacted areas, and all reassurance air monitoring passed with a fibre concentration being calculated as being below the limit of quantification (<0.01f/ml). All reassurance monitoring reports are presented within Appendix VII.

RE-7 – EXCAVATION, DELINEATION & VALIDATION OF VOLATILE HOTSPOTS – IF IDENTIFIED

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

Napthalene was identified within the supplementary site investigation within three samples of Made Ground. The impacted material was excavated and removed throughout the enabling works, with all material in association taken off-site to a suitable facility.

RE-8 – REPLACEMENT OF MATERIALS, GEOTECHNICAL ENGINEERING REQUIREMENTS

DATE OF WORKS UNDERTAKEN

Throughout

PHOTOGRAPHS

Plate 4-6

CHEMICAL TESTING

N/A

OVERVIEW OF WORKS

Quarried 6F5 material was imported, placed and compacted in layers in accordance with the E3P geotechnical engineering specification.

To achieve the proposed Enabling Works Levels (EWLs), Eric Wright Construction undertook a process of cut/fill works, including the careful selection of materials from within areas of reduced level excavation (cut) prior to placement in a manner that accords with the geotechnical engineering specification & contamination compliance criteria. Arisings from the foundations were re-used on site to build up levels.

Eric Wright Construction has had full supervision with E3P providing part-time supervision of the following:



-  General cut/fill of natural and anthropogenic soils in accordance with the E3P geotechnical & contamination performance criteria;
-  Management of all materials to maximise the retention of soils on site to ensure suitable development; and,
-  CBR plate load tests are to be completed on the piling mat.
-  The results of the CBR tests confirm that all locations met the compaction specification and are available on request.

RE-9 – PREPARATION OF PERIPHERAL LANDSCAPED AREAS FOR COVER SYSTEM

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

No peripheral landscaped areas are proposed within the development, and therefore no remedial actions are required.

RE-10 – PROVISION OF SUBSOIL

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

The proposed development plan indicates the entire site to be overlain by concrete hardstanding with no areas of soft landscaping, and therefore no remedial actions required.
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RE-11 – PROVISION OF TOPSOIL

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

The proposed development plan indicates the entire site to be overlain by concrete hardstanding with no areas of soft landscaping and therefore, no remedial actions required.
--



RE-12 – INDEPENDENT VALIDATION: WATCHING BRIEF

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

E3P can confirm that the construction of the development platform for the proposed ground floor slab has been completed in accordance with the requirements of NHBC Chapter 4.6 and the E3P Design Criteria. The correct/certified materials were used. In-situ plate load testing confirms that the material has been installed and compacted to a suitable level to allow for the future engineering of the Ground.

Throughout the enabling works, scrap metal and general waste were separated from demolition materials and placed into allocated skips for subsequent disposal off-site.

RE-13 – WASTE SOILS SURPLUS TO REQUIREMENTS

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

The cut and fill works produced a surplus of approximately 540.86 m ³ of material, which was excavated and removed to Fletcher Bank Quarry Landfill site, Ramsbottom under an EA permit.

All waste transfer notes, permits and chemical validation sampling was completed and are available on request.
--

RE-14 – VALIDATION OF MATERIALS FOR POTABLE WATER SUPPLY INFRASTRUCTURE

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

A contaminant risk assessment completed on the adjacent Lampwick site in accordance with the UKWIR assessment framework, identified elevated concentrations of potentially volatile/soluble hydrocarbon compounds, and therefore barrier pipe was utilised across the entire site.
--

RE-15 – REMEDIAL VERIFICATION REPORT

DATE OF WORKS UNDERTAKEN

Throughout

OVERVIEW OF WORKS

The remediation elements identified within the approved Remediation and Enabling Works Strategy to have been completed with validation testing confirming that the works have been completed to the required standard.
--



6. POST REMEDIATION BUILD PHASE REQUIREMENTS

This document details the construction works that are required to ensure full compliance with the remediation Strategy, Regulatory Authorities, Building Control & Warranty Providers.

The following should be implemented during the build phase of the development:

- ✿ Installation and validation of ground gas protection measures.

The validation protocols are presented within the E3P Remediation and Enabling Works Strategy and are presented below.

6.1. PLACEMENT OF COVER SYSTEM

No areas of soft landscaping are proposed across the site, with all areas beneath concrete hardstanding.

6.2. GROUND GAS PROTECTION MEASURES

Ground gas monitoring from the adjacent Lampwick site, as agreed within a letter report to E3P from Scott Hughes (dated: June 2020, Ref: 3656 SI E3P), suggests that the site will fall into the bracket for Characteristic Situation 2 / Amber, which will require specialist mitigation measures to be constructed in accordance with BS8485 (2015)+A1(2019).

The validation inspection is to include the items that are detailed within Table 5.3.

TABLE 5.3 GROUND GAS MITIGATION MEASURES VALIDATION ITEMS

INSPECTION	METHOD
Product Verification	Confirmation that suitable products have been installed to consist of photographs of product types, labels on packaging and delivery tickets.
Wall Cavity Inspection	Confirmation that gas membrane spans the external wall cavity above the periscopic vents.
General Condition	The membrane is to be inspected to ensure there are no tears, punctures or rips.
Jointing	The engineer is to check the overlaps between membranes are correctly sealed with sufficient overlaps.
Service Entry Points	Verification of the presence of preformed tophats sealed to the pipe and membrane as per the construction detail.
Passive Venting Systems	The engineer should verify the presence of vents at 2m centres on at least 3 of the external walls. Verification of the stone venting layer and presence of pipes to be supplied by photographic records from site.

Examples of gas membrane verification photographs provided in Plate 2.

It should be noted that these are for illustrative purposes only as each site will have a site-specific gas membrane specification.



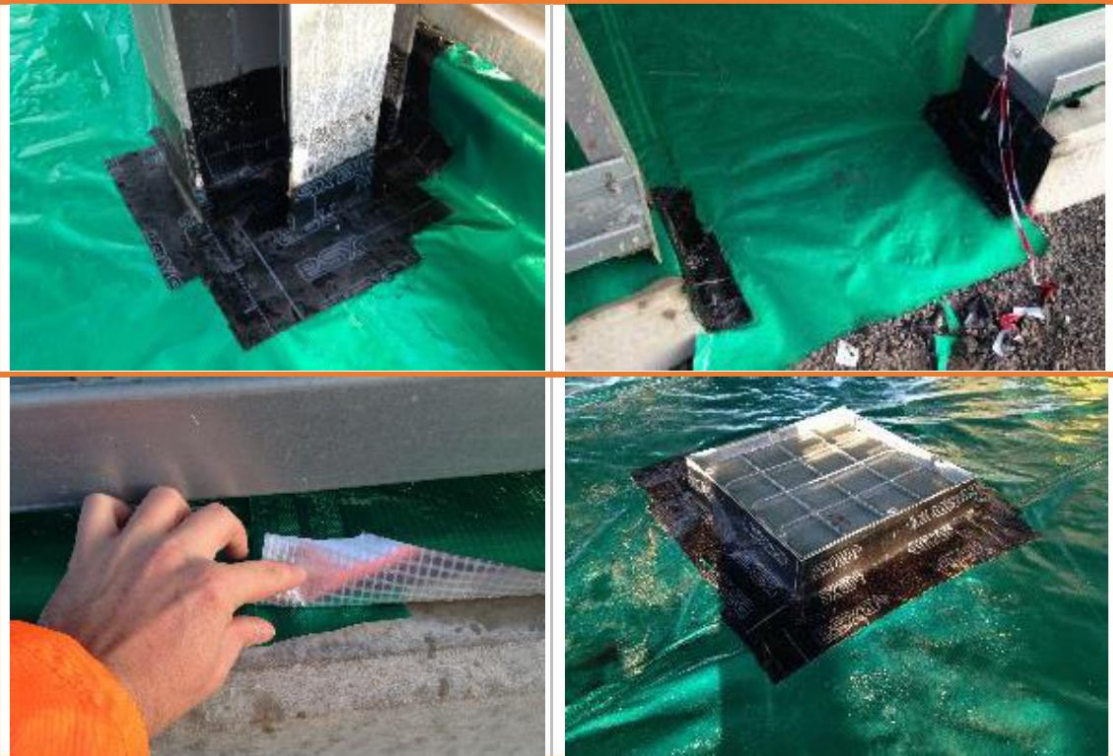
PLATE 2 EXAMPLE GAS MEMBRANE VERIFICATION

Plot - Office

General Condition of Membrane-Good Condition



Verification of Joints and Seals-Good Condition



6.3. POTABLE WATER SUPPLY – CONTAMINANT ASSESSMENT CRITERIA

CONTAMINANT GROUP	PE-THRESHOLD ^A	MAXIMUM PERMISSIBLE CONCENTRATION AT PROPOSED PIPELINE DEPTH ^A	MAXIMUM PERMISSIBLE SITE CONCENTRATION
Total VOC	0.5	N/A	N/A
Total BTEX And MTBE	0.1	N/A	N/A
Total SVOCs (Excluding PAH and those substances marked with an *)	2	N/A	< 0.3
EC5-EC10 Aliphatic and Aromatic Hydrocarbons	2	< 0.1	< 0.1
EC10-EC16- Aliphatic and Aromatic Hydrocarbons	10	5.7	5.7
EC16-EC40 Aliphatic and Aromatic Hydrocarbons	500	49	149
Phenols (From SVOC Analysis)*	2	< 0.3	< 0.3
Cresols and Chlorinated Phenols (From SVOC Analysis)	2	< 0.3	< 0.3

Notes

A. All concentrations in mg/kg.



7. CONCLUSION

The remediation elements identified within the approved Remediation and Enabling Works Strategy have been completed with validation testing confirming that the works have been completed to the required standard.

As part of the on-going construction works the developer will be required to construct and validate the items listed below in strict accordance with the requirements of the regulatory authorities as documented in detail within this report.

- ✿ Installation and validation of CS2 / Amber 1 ground gas protection measures
- ✿ Provision of a suitable water supply infrastructure.

.END OF REPORT



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 1.2.
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
MIBK	Methyl isobutyl ketone	WTE	Water table elevation



Ancoats Dispensary

Remediation and Enabling Works Validation

August 2022

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



The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

APPENDIX IV CHEMICAL TESTING RESULTS



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Analytical Report Number : 22-53678

Project / Site name:	Ancoats Dispensary	Samples received on:	22/04/2022
Your job number:	14-274	Samples instructed on/ Analysis started on:	22/04/2022
Your order number:	001385	Analysis completed by:	29/04/2022
Report Issue Number:	1	Report issued on:	29/04/2022
Samples Analysed:	2 soil samples		

Signed:

Adam Fenwick
Technical Reviewer
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
leachates - 2 weeks from reporting
waters - 2 weeks from reporting
asbestos - 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 22-53678
Project / Site name: Ancoats Dispensary
Your Order No: 001385

Lab Sample Number				2250015	2250016
Sample Reference				HP101	HP102
Sample Number				None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied
Date Sampled				21/04/2022	21/04/2022
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status		
Stone Content	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	13	15
Total mass of sample received	kg	0.001	NONE	1.5	1.5

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	LFT	LFT

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.9	8.1
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	4400	670
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	1.7	0.11
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	3300	210
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	1670	107
Sulphide	mg/kg	1	MCERTS	4.3	4.4
Total Sulphur	mg/kg	50	MCERTS	1500	370
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.6	1.4

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	5.4	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	1.5	< 0.05
Fluorene	mg/kg	0.05	MCERTS	1.3	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	13	< 0.05
Anthracene	mg/kg	0.05	MCERTS	2.7	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	12	< 0.05
Pyrene	mg/kg	0.05	MCERTS	13	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	6.2	< 0.05
Chrysene	mg/kg	0.05	MCERTS	6.6	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	7.4	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	2.3	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	7.1	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	3.1	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.9	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	3.9	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	86.9	< 0.80
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Analytical Report Number: 22-53678
Project / Site name: Ancoats Dispensary
Your Order No: 001385

Lab Sample Number				2250015	2250016
Sample Reference				HP101	HP102
Sample Number				None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied
Date Sampled				21/04/2022	21/04/2022
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	20	13
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	4	NONE	< 4.0	< 4.0
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	140	58
Lead (aqua regia extractable)	mg/kg	1	MCERTS	190	680
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.9	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	28	33
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	140	63

Petroleum Hydrocarbons

TPH (C5 - C6) HS_1D_TOTAL	mg/kg	1	NONE	< 1.0	< 1.0
TPH (C6 - C8) HS_1D_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1
TPH (C8 - C10) HS_1D_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1
TPH (C10 - C12) EH_CU_1D_TOTAL	mg/kg	2	MCERTS	8.4	< 2.0
TPH (C12 - C16) EH_CU_1D_TOTAL	mg/kg	4	MCERTS	11	< 4.0
TPH (C16 - C21) EH_CU_1D_TOTAL	mg/kg	1	MCERTS	48	< 1.0
TPH (C21 - C35) EH_CU_1D_TOTAL	mg/kg	1	MCERTS	63	< 1.0
TPH (C35 - C40) EH_CU_1D_TOTAL	mg/kg	10	MCERTS	< 10	< 10
TPH Total C5 - C40 EH_CU+HS_1D_TOTAL	mg/kg	10	MCERTS	130	< 10

U/S = Unsuitable Sample I/S = Insufficient Sample



Analytical Report Number : 22-53678
Project / Site name: Ancoats Dispensary

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2250015	HP101	None Supplied	None Supplied	Brown clay and loam with vegetation and brick.
2250016	HP102	None Supplied	None Supplied	Brown clay and loam with gravel.

Analytical Report Number : 22-53678
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding and silica gel split/cleanup.	L076-PL	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	NONE
Sulphate, water soluble, in soil (1hr extraction)	Sulphate, water soluble, in soil (1hr extraction)	In-house method	L038-PL	D	MCERTS

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Analytical Report Number : 22-53678
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
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Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
-	Operator - understore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

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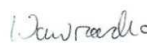
f: 01923 237404

e: reception@i2analytical.com

Analytical Report Number : 22-61045

Project / Site name:	Ancoats Dispensary	Samples received on:	25/05/2022
Your job number:	14-274	Samples instructed on/ Analysis started on:	25/05/2022
Your order number:		Analysis completed by:	02/06/2022
Report Issue Number:	1	Report issued on:	02/06/2022
Samples Analysed:	8 soil samples		

Signed:



Joanna Wawrzeczko
Reporting Specialist
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 22-61045
Project / Site name: Ancoats Dispensary

Lab Sample Number				2291303	2291304	2291305	2291306	2291307
Sample Reference				HP201	HP202	HP203	HP204	HP205
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.50	0.30	0.30	0.60	0.60
Date Sampled				Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	14	16	18	8.8	11
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3	0.3	0.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MDB	MDB	MDB	MDB	MDB

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.7	8	7.8	10.3	7.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1700	1000	1400	9000	1200
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.61	0.27	0.38	1.2	0.13
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	1200	550	750	2500	260
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	611	273	376	1240	130
Sulphide	mg/kg	1	MCERTS	< 1.0	2.1	2.2	130	1.2
Total Sulphur	mg/kg	50	MCERTS	690	460	560	3400	590
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.6	1.5	1.5	1.2	1.7

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.6
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.36	1.1
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	1.4
Phenanthrene	mg/kg	0.05	MCERTS	1.1	1.3	< 0.05	1.8	11
Anthracene	mg/kg	0.05	MCERTS	0.39	< 0.05	< 0.05	0.45	2.2
Fluoranthene	mg/kg	0.05	MCERTS	1.9	1.2	0.46	1.7	14
Pyrene	mg/kg	0.05	MCERTS	1.8	1.2	0.49	1.6	16
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.2	0.64	0.27	0.74	6.5
Chrysene	mg/kg	0.05	MCERTS	0.99	0.63	0.3	0.7	6.6
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	1.1	0.46	0.22	0.84	5.9
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	0.47	0.3	0.13	0.23	3.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.94	0.51	0.25	0.61	5.8
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.47	0.21	< 0.05	0.33	2.7
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	1
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.59	0.31	< 0.05	0.46	3.4

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	10.9	6.77	2.12	9.68	80.7
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Analytical Report Number: 22-61045
Project / Site name: Ancoats Dispensary

Lab Sample Number	2291303	2291304	2291305	2291306	2291307
Sample Reference	HP201	HP202	HP203	HP204	HP205
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)	0.50	0.30	0.30	0.60	0.60
Date Sampled	Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	18	27	16	10	16
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	44	28	20	20
Copper (aqua regia extractable)	mg/kg	1	MCERTS	67	87	50	29	56
Lead (aqua regia extractable)	mg/kg	1	MCERTS	130	140	150	190	340
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.9	0.6	< 0.3	0.8	0.9
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	28	37	32	15	23
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	64	89	89	120	170

Petroleum Hydrocarbons

TPH (C5 - C6) HS_ID_TOTAL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (C6 - C8) HS_ID_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C8 - C10) HS_ID_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (C10 - C12) EH_CU_ID_TOTAL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH (C12 - C16) EH_CU_ID_TOTAL	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	12
TPH (C16 - C21) EH_CU_ID_TOTAL	mg/kg	1	MCERTS	7.2	< 1.0	< 1.0	24	47
TPH (C21 - C35) EH_CU_ID_TOTAL	mg/kg	1	MCERTS	8.1	< 1.0	< 1.0	47	82
TPH (C35 - C40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	13
TPH Total C5 - C40 EH_CU+HS_ID_TOTAL	mg/kg	10	MCERTS	15	< 10	< 10	70	150

U/S = Unsuitable Sample I/S = Insufficient Sample

Analytical Report Number: 22-61045
Project / Site name: Ancoats Dispensary

Lab Sample Number				2291308	2291309	2291310
Sample Reference				HP206	HP207	HP208
Sample Number				None Supplied	None Supplied	None Supplied
Depth (m)				0.60	0.60	0.60
Date Sampled				Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status			
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	10	10
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MDB	MDB	MDB

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.8	9	10.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	1.5	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	570	9500	3200
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	g/l	0.00125	MCERTS	0.1	1.8	0.46
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/kg	2.5	MCERTS	200	3600	910
Water Soluble SO ₄ (2:1 Leach. Equiv.) 1hr extraction	mg/l	1.25	MCERTS	101	1800	456
Sulphide	mg/kg	1	MCERTS	< 1.0	40	17
Total Sulphur	mg/kg	50	MCERTS	290	3400	1200
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1.5	1.7	1.3

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	4.9	11
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.23
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	1.9	4.2
Fluorene	mg/kg	0.05	MCERTS	< 0.05	1.2	2.7
Phenanthrene	mg/kg	0.05	MCERTS	1.6	9.4	15
Anthracene	mg/kg	0.05	MCERTS	0.45	1.8	2.6
Fluoranthene	mg/kg	0.05	MCERTS	2.4	9.2	14
Pyrene	mg/kg	0.05	MCERTS	2.7	8.2	13
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.95	3	5.4
Chrysene	mg/kg	0.05	MCERTS	1.8	4.4	5.9
Benzo(b)fluoranthene	mg/kg	0.05	MCERTS	1.5	3.1	5
Benzo(k)fluoranthene	mg/kg	0.05	MCERTS	0.7	1.5	2.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.8	2.8	4.2
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.2	1.3	2.5
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.34	0.43	0.69
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.8	1.6	2.9

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	MCERTS	17.2	54.5	91.5
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Analytical Report Number: 22-61045
Project / Site name: Ancoats Dispensary

Lab Sample Number				2291308	2291309	2291310
Sample Reference				HP206	HP207	HP208
Sample Number				None Supplied	None Supplied	None Supplied
Depth (m)				0.60	0.60	0.60
Date Sampled				Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status			
Heavy Metals / Metalloids						
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	16	15	15
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	3.1	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	31	20	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	46	45	47
Lead (aqua regia extractable)	mg/kg	1	MCERTS	200	370	120
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	0.9	0.6
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	34	16	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	98	270	150

Petroleum Hydrocarbons

TPH (C5 - C6) HS_ID_TOTAL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPH (C6 - C8) HS_ID_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1
TPH (C8 - C10) HS_ID_TOTAL	mg/kg	0.1	MCERTS	< 0.1	< 0.1	< 0.1
TPH (C10 - C12) EH_CU_ID_TOTAL	mg/kg	2	MCERTS	< 2.0	8.4	12
TPH (C12 - C16) EH_CU_ID_TOTAL	mg/kg	4	MCERTS	< 4.0	18	24
TPH (C16 - C21) EH_CU_ID_TOTAL	mg/kg	1	MCERTS	9.7	34	47
TPH (C21 - C35) EH_CU_ID_TOTAL	mg/kg	1	MCERTS	34	46	60
TPH (C35 - C40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH Total C5 - C40 EH_CU+HS_ID_TOTAL	mg/kg	10	MCERTS	43	110	140

U/S = Unsuitable Sample I/S = Insufficient Sample

Analytical Report Number : 22-61045
Project / Site name: Ancoats Dispensary

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2291303	HP201	None Supplied	0.5	Brown clay and loam with gravel.
2291304	HP202	None Supplied	0.3	Brown loam and clay with gravel.
2291305	HP203	None Supplied	0.3	Brown clay and sand with gravel.
2291306	HP204	None Supplied	0.6	Brown sandy loam with brick and vegetation.
2291307	HP205	None Supplied	0.6	Brown loam and sand with gravel and brick.
2291308	HP206	None Supplied	0.6	Brown clay and sand with gravel.
2291309	HP207	None Supplied	0.6	Brown sandy loam with brick and gravel
2291310	HP208	None Supplied	0.6	Brown clay and loam with gravel and brick.

Analytical Report Number : 22-61045
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with disperion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	MCERTS
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode.	In-house method	L010-PL	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (Skalar)	L080-PL	W	MCERTS
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS
TPH in (Soil)	Determination of TPH bands by HS-GC-MS/GC-FID	In-house method, TPH with carbon banding and silica gel split/cleanup.	L076-PL	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS
Sulphate, water soluble, in soil (1hr extraction)	Sulphate, water soluble, in soil (1hr extraction)	In-house method	L038-PL	D	MCERTS

Analytical Report Number : 22-61045
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
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For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
-	Operator - understore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

Sample Deviation Report



Analytical Report Number : 22-61045
Project / Site name: Ancoats Dispensary

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis. Please note that the associated result(s) may be unreliable and should be interpreted with care.

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
HP201	None Supplied	S	2291303	a	None Supplied	None Supplied	None Supplied
HP202	None Supplied	S	2291304	a	None Supplied	None Supplied	None Supplied
HP203	None Supplied	S	2291305	a	None Supplied	None Supplied	None Supplied
HP204	None Supplied	S	2291306	a	None Supplied	None Supplied	None Supplied
HP205	None Supplied	S	2291307	a	None Supplied	None Supplied	None Supplied
HP206	None Supplied	S	2291308	a	None Supplied	None Supplied	None Supplied
HP207	None Supplied	S	2291309	a	None Supplied	None Supplied	None Supplied
HP208	None Supplied	S	2291310	a	None Supplied	None Supplied	None Supplied



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Analytical Report Number : 22-53680

Project / Site name:	Ancoats Dispensary	Samples received on:	22/04/2022
Your job number:	14-274	Samples instructed on/ Analysis started on:	22/04/2022
Your order number:	001385	Analysis completed by:	29/04/2022
Report Issue Number:	1	Report issued on:	29/04/2022
Samples Analysed:	2 wac multi samples		

Signed:

Adam Fenwick
Technical Reviewer
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41 -711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
leachates - 2 weeks from reporting
waters - 2 weeks from reporting
asbestos - 6 months from reporting

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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.



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Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3.
This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.

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Waste Acceptance Criteria Analytical Results								
Report No:	22-53680							
					Client: E3P			
Location	Ancoats Dispensary							
Lab Reference (Sample Number)	2250026				Landfill Waste Acceptance Criteria			
Sampling Date	21/04/2022				Limits			
Sample ID	HP102				Inert Waste Landfill	Stable Non-reactive HAZARDOUS waste in non-hazardous Landfill	Hazardous Waste Landfill	
Depth (m)								
Solid Waste Analysis								
TOC (%)**	1.0				3%	5%	6%	
Loss on Ignition (%) **	4.1				--	--	10%	
BTEX (µg/kg) **	< 10				6000	--	--	
Sum of PCBs (mg/kg) **	< 0.30				1	--	--	
Mineral Oil (mg/kg) ^{EH_ID_CU_AL_#}	< 10				500	--	--	
Total PAH (WAC-17) (mg/kg)	< 0.85				100	--	--	
pH (units)**	8.1				--	>6	--	
Acid Neutralisation Capacity (mmol / kg)	13				--	To be evaluated	To be evaluated	
Eluate Analysis	2:1	8:1		Cumulative 10:1	Limit values for compliance leaching test			
(BS EN 12457 - 3 preparation utilising end over end leaching procedure)	mg/l	mg/l		mg/kg	using BS EN 12457-3 at L/S 10 l/kg (mg/kg)			
Arsenic *	< 0.010	< 0.010		< 0.050	0.5	2	25	
Barium *	0.039	0.031		0.32	20	100	300	
Cadmium *	< 0.0005	< 0.0005		< 0.0020	0.04	1	5	
Chromium *	0.0070	0.0029		0.033	0.5	10	70	
Copper *	0.010	0.0058		0.064	2	50	100	
Mercury *	< 0.0015	< 0.0015		< 0.010	0.01	0.2	2	
Molybdenum *	0.010	0.0056		0.061	0.5	10	30	
Nickel *	0.0035	0.0040		0.040	0.4	10	40	
Lead *	< 0.0050	< 0.0050		0.036	0.5	10	50	
Antimony *	< 0.0050	< 0.0050		0.023	0.06	0.7	5	
Selenium *	< 0.010	< 0.010		0.057	0.1	0.5	7	
Zinc *	0.018	0.0048		0.063	4	50	200	
Chloride *	< 4.0	< 4.0		< 15	800	15000	25000	
Fluoride	1.6	0.84		9.3	10	150	500	
Sulphate *	85	16		240	1000	20000	50000	
TDS*	170	68		800	4000	60000	100000	
Phenol Index (Monohydric Phenols) *	< 0.13	< 0.13		< 0.50	1	-	-	
DOC	7.6	8.1		81	500	800	1000	
Leach Test Information								
Stone Content (%)	< 0.1							
Sample Mass (kg)	1.5							
Dry Matter (%)	85							
Moisture (%)	15							
Stage 1								
Volume Eluate L2 (litres)	0.30							
Filtered Eluate VE1 (litres)	0.20							
Results are expressed on a dry weight basis, after correction for moisture content where applicable.					* = UKAS accredited (liquid eluate analysis only)			
Stated limits are for guidance only and i2 cannot be held responsible for any discrepancies with current legislation					** = MCFRTS accredited			

* = UKAS accredited (liquid eluate analysis only)

** = MCERTS accredited

Landfill WAC analysis (specifically leaching test results) must not be used for hazardous waste classification purposes as defined by the Waste (England and Wales) Regulations 2011 (as amended) and EA Guidance WM3.
This analysis is only applicable for landfill acceptance criteria (The Environmental Permitting (England and Wales) Regulations) and does not give any indication as to whether a waste may be hazardous or non-hazardous.

Analytical Report Number : 22-53680
Project / Site name: Ancoats Dispensary

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2250025	HP101	None Supplied	None Supplied	Brown clay and loam with vegetation and brick.
2250026	HP102	None Supplied	None Supplied	Brown clay and loam with gravel.

Analytical Report Number : 22-53680
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Preparation WAC leachate		In-house method	L043-PL	W	NONE
Speciated WAC-17 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270. MCERTS accredited except Coronene.	L064-PL	D	MCERTS
Chloride in WAC leachate (BS EN 12457-3 Prep)	Determination of Chloride colorimetrically by discrete analyser.	In house based on MEWAM Method ISBN 0117516260.	L082-PL	W	ISO 17025
Fluoride in WAC leachate (BS EN 12457-3 Prep)	Determination of fluoride in leachate by 1:1ratio with a buffer solution followed by Ion Selective Electrode.	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L033-PL	W	ISO 17025
Phenol Index in WAC leachate (BS EN 12457-3 Prep)	Determination of monohydric phenols in leachate by continuous flow analyser.	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton (skalar)	L080-PL	W	ISO 17025
Sulphate in WAC leachate (BS EN 12457-3 Prep)	Determination of sulphate in leachate by acidification followed by ICP-OES.	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L039-PL	W	ISO 17025
TDS in WAC leachate (BS EN 12457-3 Prep)	Determination of total dissolved solids in leachate by electrometric measurement.	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L031-PL	W	NONE
DOC in WAC leachate (BS EN 12457-3 Prep)	Determination of dissolved organic carbon in leachate by TOC/DOC NDIR analyser.	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L037-PL	W	ISO 17025
PCB's by GC-MS in soil	Determination of PCB by extraction with acetone and hexane followed by GC-MS.	In-house method based on USEPA 8082	L027-PL	D	MCERTS
BTEX (Sum of BTEX compounds) in soil	Determination of BTEX in soil by headspace GC-MS. Individual components MCERTS accredited	In-house method based on USEPA8260	L073B-PL	W	MCERTS
Acid neutralisation capacity of soil	Determination of acid neutralisation capacity by addition of acid or alkali followed by electronic probe.	In-house method based on Guidance an Sampling and Testing of Wastes to Meet Landfill Waste Acceptance	L046-PL	W	NONE
Loss on ignition of soil @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace.	In house method.	L047-PL	D	MCERTS
Mineral Oil in Soil C10 - C40	Determination of dichloromethane/hexane extractable hydrocarbons in soil by GC-MS.	In-house method based on USEPA 8270	L076-PL	D	NONE
pH in soil	Determination of pH in soil by addition of water followed by electrometric measurement.	In house method.	L005-PL	W	MCERTS
Total organic carbon in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L023-PL	D	MCERTS

Analytical Report Number : 22-53680
Project / Site name: Ancoats Dispensary

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in WAC leachate (BS EN 12457-3 Prep)	Determination of metals in leachate by acidification followed by ICP-OES.	In-house method based on Standard Methods for the Examination of Water and Waste Water, 21st Ed.	L039-PL	W	ISO 17025

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.

For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

APPENDIX V

PHOTOGRAPHS

Ancoats Dispensary

Remediation and Enabling Works Validation
August 2022

PLATE 1 04/04/2022 – VIEW OF PHASE 1 AREA PRIOR TO DEMOLITION



PLATE 2 22/04/2022 VIEW OF THE ONGOING DEMOLITION FACING WEST



Ancoats Dispensary

Remediation and Enabling Works Validation
August 2022

PLATE 3 13/05/2022 – VIEW OF SITE FACING NORTH, WITH FORMER CELLAR IN THE CENTRAL PHASE 2 AREA.



PLATE 4 23/05/2022 LAYING GEOTEXTILE ON UNDERLYING NATURAL GROUND AND INITIAL LAYER OF IMPORTED 6F2.



Ancoats Dispensary

Remediation and Enabling Works Validation

August 2022

PLATE 5

23/05/2022 – VIEW OF FIRST LAYER OF PILE MAT FACING EAST



PLATE 6

25/04/2022 VIEW OF THE ONGOING DEMOLITION FACING WEST



APPENDIX V

GEOTECHNICAL TESTING

RESULTS

TEST REPORT

Client e3p

Address Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

Contract Ancoats Dispensary

Job Number MRN 4287/58
Date of Issue 04 May 2022
Pages 1 of 5

Approved Signatories

S J Hutchings, O P Davies

Notes

- 1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.
- 2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.
- 3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.
- 4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.
- 5 The results included within the report are representative of the samples submitted for analysis.
- 6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

TEST CERTIFICATE

UNDRAINED SHEAR STRENGTH IN TRIAXIAL COMPRESSION

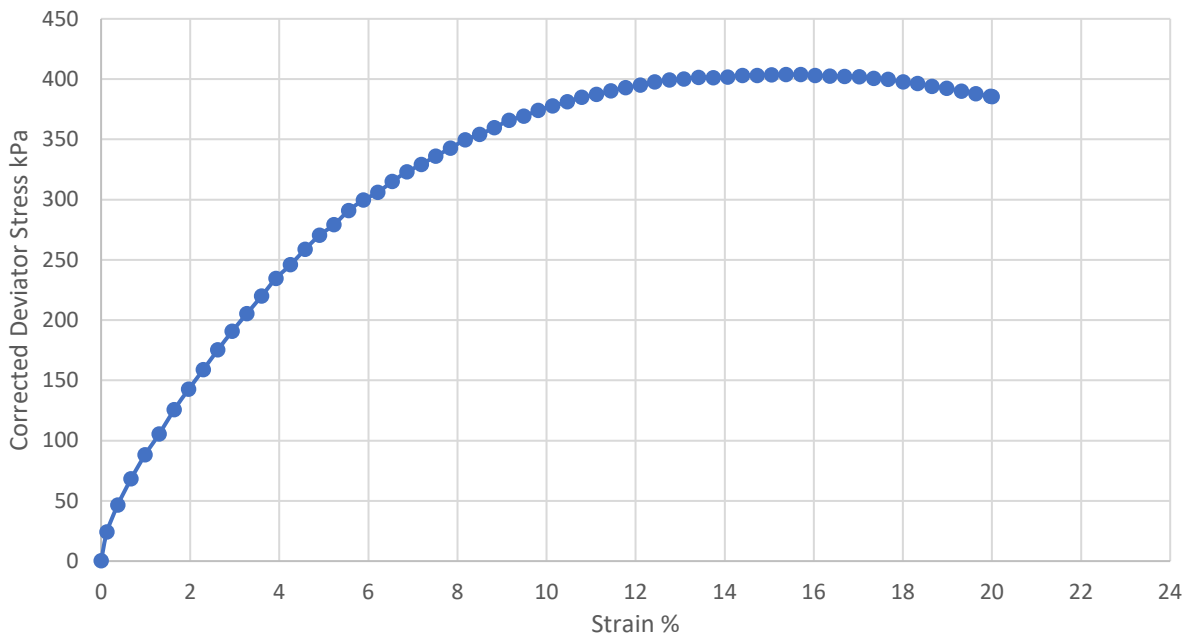
BS 1377 : PART 7: Clause 8 Single Stage

CLIENT	e3p
SITE	Ancoats Dispensary
JOB NUMBER	MRN 4287/58

SAMPLE LABEL	BH101 U1 4.20-4.65	DATE SAMPLED	13-Apr-22
LAB SAMPLE No.	111718	DATE RECEIVED	27-Apr-22
DATE TESTED	03-May-22	SAMPLED BY	Client
MATERIAL	Stiff brown silty sandy CLAY		
ADVISED SOURCE	Site Investigation Sample		

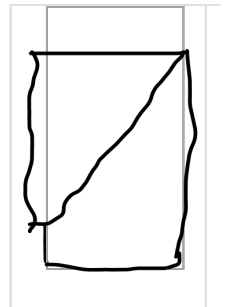
INITIAL CONDITIONS

Specimen Location		Sample Length (mm)	300	Specimen depth from top of Sample (mm)	50
		Sample Orientation	Vertical	Specimen Condition	Undisturbed
		Specimen Length (mm)	203	Specimen Moisture Content (%)	15
		Specimen Diameter (mm)	102	Specimen Bulk Density (Mg/m3)	2.20
		Membrane Thickness (mm)	0.4	Specimen Dry Density (Mg/m3)	1.92
		Membrane Correction	1.49		

CORRECTED DEVIATOR STRESS vs AXIAL STRAIN

TEST TYPE
SINGLE STAGE

SKETCH OF
SPECIMEN AT
FAILURE



SIMPLE_SHEAR

Cell Pressure (kPa)	Failure Strain (%)	Rate of Strain (%/min)	Corrected Deviator Stress (kPa)	Shear Strength C_u (kPa)
90	15	2	404	202

Remarks/Abnormalities

Name O.P Davies BA (Hons)
(Laboratory Manager)

Signed



Date 04 May 2022

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

TEST CERTIFICATE

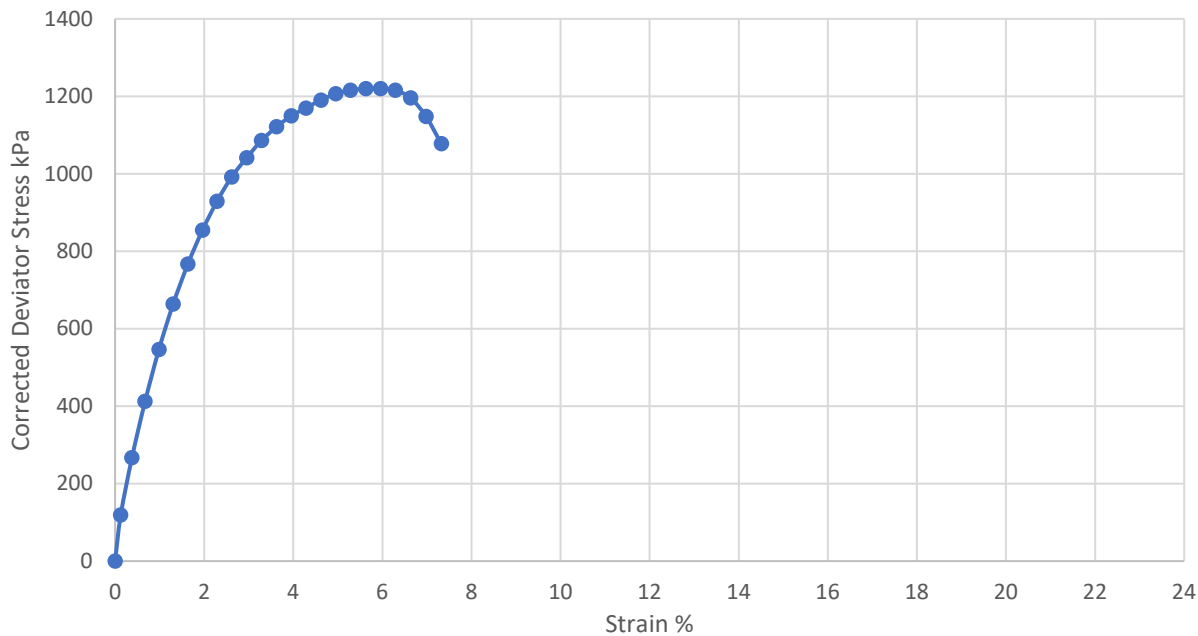
UNDRAINED SHEAR STRENGTH IN TRIAXIAL COMPRESSION
BS 1377 : PART 7: Clause 8 Single Stage

CLIENT	e3p
SITE	Ancoats Dispensary
JOB NUMBER	MRN 4287/58

SAMPLE LABEL	BH101 U2 8.20-8.65	DATE SAMPLED	13-Apr-22
LAB SAMPLE No.	111719	DATE RECEIVED	27-Apr-22
DATE TESTED	03-May-22	SAMPLED BY	Client
MATERIAL	Stiff brown silty sandy CLAY		
ADVISED SOURCE	Site Investigation Sample		

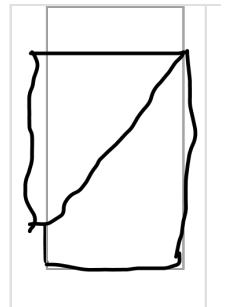
INITIAL CONDITIONS

Specimen Location		Sample Length (mm)	500	Specimen depth from top of Sample (mm)	200
		Sample Orientation	Vertical	Specimen Condition	Undisturbed
		Specimen Length (mm)	99	Specimen Moisture Content (%)	14
		Specimen Diameter (mm)	54	Specimen Bulk Density (Mg/m3)	2.10
		Membrane Thickness (mm)	0.4	Specimen Dry Density (Mg/m3)	1.84
		Membrane Correction	1.59		

CORRECTED DEVIATOR STRESS vs AXIAL STRAIN

TEST TYPE
SINGLE STAGE

SKETCH OF
SPECIMEN AT
FAILURE



SIMPLE_SHEAR

Cell Pressure (kPa)	Failure Strain (%)	Rate of Strain (%/min)	Corrected Deviator Stress (kPa)	Shear Strength Cu (kPa)
170	6	2	1220	610

Remarks/Abnormalities

Sub-sample taken from larger core.

Name O.P Davies BA (Hons)
(Laboratory Manager)

Signed



Date 04 May 2022

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

TEST CERTIFICATE

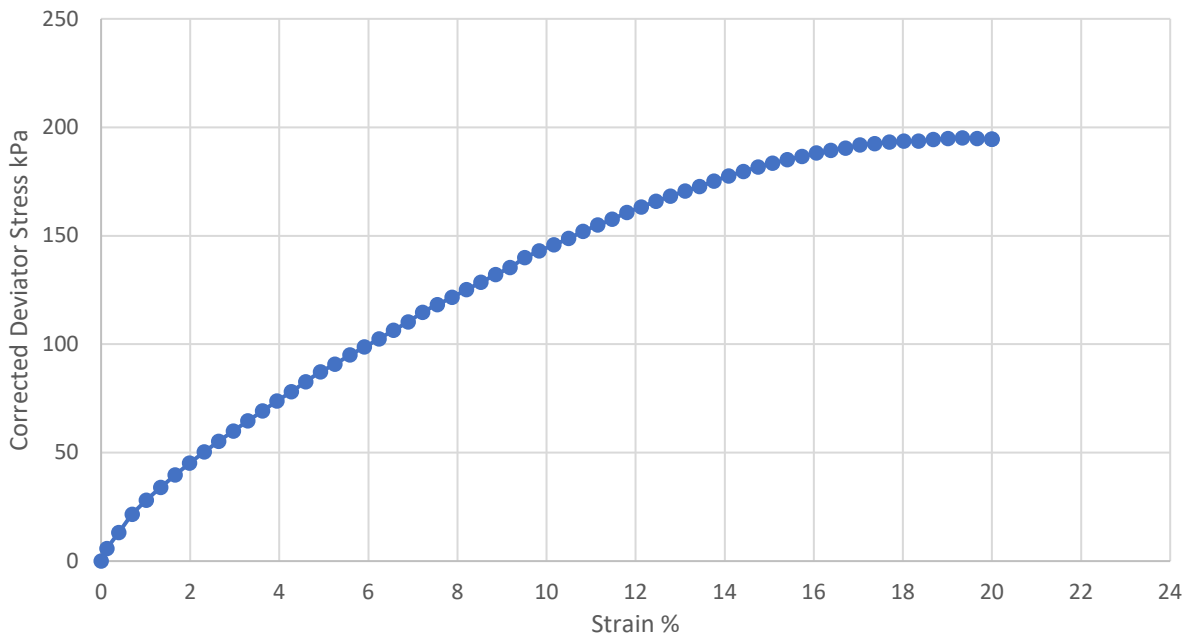
UNDRAINED SHEAR STRENGTH IN TRIAXIAL COMPRESSION
BS 1377 : PART 7: Clause 8 Single Stage

CLIENT	e3p
SITE	Ancoats Dispensary
JOB NUMBER	MRN 4287/58

SAMPLE LABEL	BH101 U3 12.2-12.65	DATE SAMPLED	13-Apr-22
LAB SAMPLE No.	111720	DATE RECEIVED	27-Apr-22
DATE TESTED	03-May-22	SAMPLED BY	Client
MATERIAL	Stiff brown silty sandy CLAY		
ADVISED SOURCE	Site Investigation Sample		

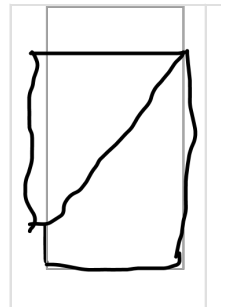
INITIAL CONDITIONS

Specimen Location		Sample Length (mm)	450	Specimen depth from top of Sample (mm)	220
		Sample Orientation	Vertical	Specimen Condition	Undisturbed
		Specimen Length (mm)	203	Specimen Moisture Content (%)	22
		Specimen Diameter (mm)	102	Specimen Bulk Density (Mg/m3)	2.06
		Membrane Thickness (mm)	0.4	Specimen Dry Density (Mg/m3)	1.69
		Membrane Correction	1.49		

CORRECTED DEVIATOR STRESS vs AXIAL STRAIN

TEST TYPE
SINGLE STAGE

SKETCH OF
SPECIMEN AT
FAILURE



SIMPLE_SHEAR

Cell Pressure (kPa)	Failure Strain (%)	Rate of Strain (%/min)	Corrected Deviator Stress (kPa)	Shear Strength Cu (kPa)
250	19	2	195	98

Remarks/Abnormalities

Name O.P Davies BA (Hons)
(Laboratory Manager)

Signed



Date 04 May 2022

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870 FAX 0161 475 0871



TEST CERTIFICATE

LIQUID AND PLASTIC LIMIT

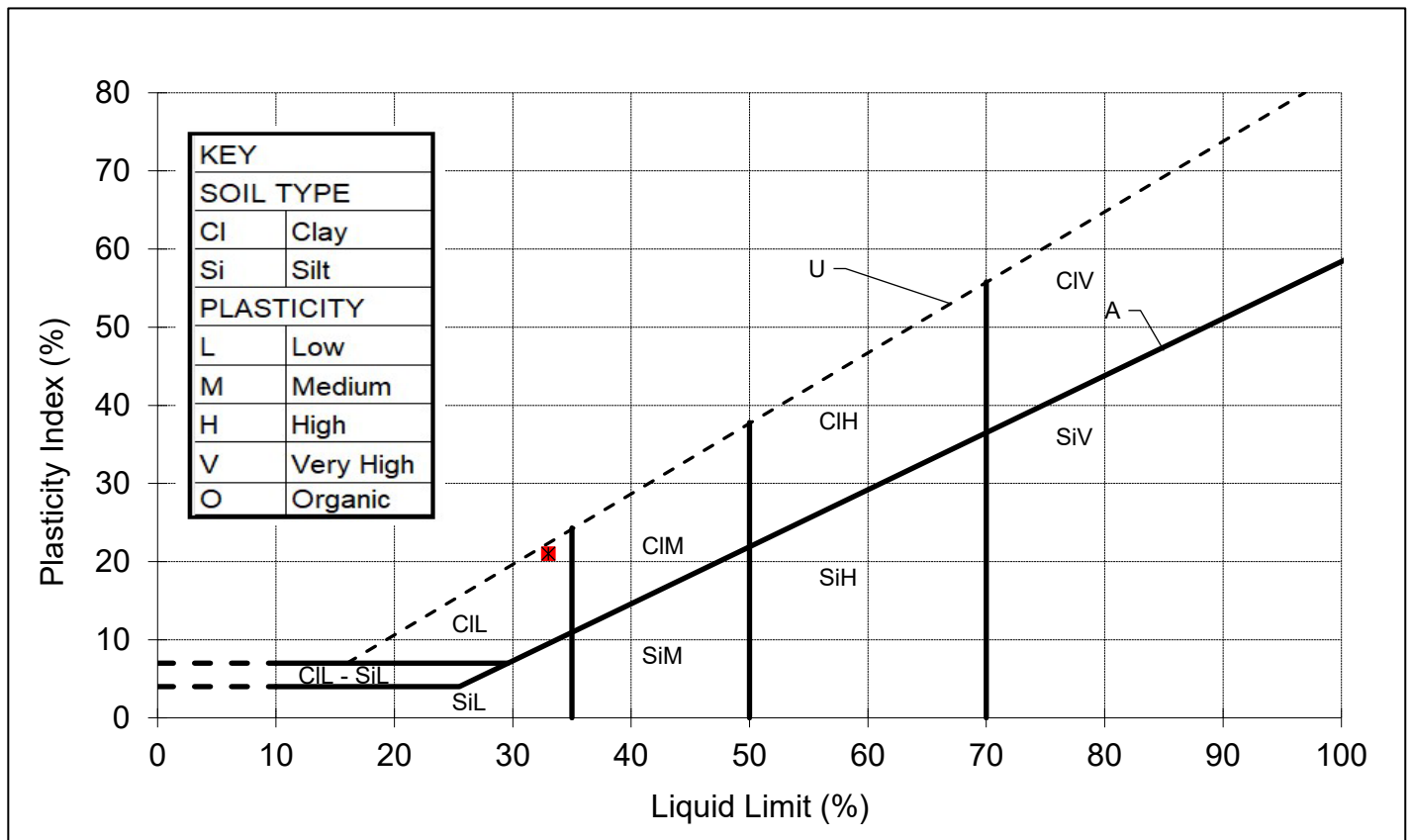
BS 1377: PART 2: 1990 Clause 4.4 ONE POINT METHOD & Clause 5.3
MOISTURE CONTENT METHOD BS 1377: PART 2: 1990 Clause 3.2

CLIENT	e3p
SITE	Ancoats Dispensary
JOB NUMBER	MRN 4287/58

SAMPLE LABEL	BH101 D1 2.20-2.65	DATE SAMPLED	13-Apr-22
SAMPLE No.	111721	DATE RECEIVED	27-Apr-22
DATE TESTED	28-Apr-22	SAMPLED BY	Client

MATERIAL	Stiff brown silty sandy CLAY
ADVISED SOURCE	Site Investigation Sample

Natural Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
14	33	12	21	95



REMARKS

Sample tested after wet sieving

SIGNED

NAME

O.P. Davies BA (Hons)
(Laboratory Manager)

DATE

04-May-22

APPENDIX VI CONTRACTOR COMPLETION CHECK SHEET

GEOTECHNICAL ENABLING WORKS COMPLETION FORM

Upon completion of all site remediation and enabling works, this form will be completed by E3P, in the presence of the appointed contractor, to ensure that all pertinent geotechnical enabling works activities are complete or, where a deviation from the specification has occurred, all future limitations and issues are documented for the client's records.

Activity	Complete			Signature
	Yes	No	N/A	(initial)
Eradication of all invasive plant species				
Removal of all vegetation				
Removal of all root bulbs and root networks				
Stockpiling of topsoil and certification of suitability for reuse				
Stockpiling of subsoil and certification of suitability for reuse				
Stockpile all recycled aggregate with geotechnical and chemical validation testing				
Removal of all relict foundations and infrastructure in their entirety				
Decommission of all redundant drainage infrastructure				
Decommission of all former interceptors				
Decommission of all former above- and below-ground tanks				
Removal of all waste materials to a licensed facility				
Removal of all asbestos to a licensed facility				
Engineering of all plots for shallow spread foundation in accordance with E3P Geotechnical Specification				
Engineering of all plots for VSC in accordance with E3P Geotechnical Specification				
Engineering of all plots for pile foundation in accordance with E3P Geotechnical Specification				
Engineering of all plots for raft foundation in accordance with E3P Geotechnical Specification				
Engineering of highways bulk upfill in accordance with E3P Specification with compliant validation testing				
Engineering of highways subgrade in accordance with E3P Specification with compliant validation testing				
Engineering of highways capping in accordance with E3P Specification with compliant validation testing				
Cut-and-fill the development site to client's required elevation with as-built survey				



POST-REMEDIATION AND ENABLING LIMITATIONS

All and every deviation from the approved specification for works should be documented by the remediation and enabling works contractor below.



APPENDIX VII

ASBESTOS WATCHING

BRIEF



Airborne Environmental Consultants Ltd

Airborne Environmental Consultants Ltd (AEC)
23 Wheel Forge Way
Ashburton Point
Trafford Park
Manchester
M17 1EH
T: 0161 8727 111
www.aec.uk.net

Eric Wright Group UK
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Reference: J260610 Revision 0

N/A - Ancoats Dispensary
Old Mill St
Ancoats
Manchester

Date: 25.04.22

Dear Angie Peart

At the request of Angie Peart, acting on behalf of Eric Wright Group UK, Airborne Environmental Consultants Ltd (AEC) have carried out a sampling exercise at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB.

AEC have been requested to provide the following services:

To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The sampling was carried out by Cameron Witkowski and site works were completed on the 22nd April 2022.

During the sampling exercise the following materials have been identified:

- Ground floor - Phase 3 - Cement fragments in the debris and rubble
- Ground floor - Phase 3 - No suspect materials identified.
- Ground floor - Phase 3 - Brick hardcore in debris pile
- Ground floor - Phase 3 - No suspect materials identified.
- Ground floor - Phase 3 - Textile wrap to pipework in the basement

For further details of the samples taken, please refer to the supplied Certificate of Bulk Fibre Analysis.

* Please note that on this visit AEC did not undertake a full survey of this site and therefore this report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s) and with the supplied analysis certificate *

For further clarification on these results or for further consultation please speak to a member of the Commercial or Project Management team at AEC on the details provided above.

Yours Sincerely
Cameron Witkowski



Airborne Environmental Consultants Ltd

Airborne Environmental Consultants Ltd (AEC)
23 Wheel Forge Way
Ashburton Point
Trafford Park
Manchester
M17 1EH
T: 0161 8727 111
www.aec.uk.net

Chitham's



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J260610

CERT NO.: J260610

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 22.04.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 25.04.22

DATE REPORTED: 25.04.22
(Verbal)DATE REPORTED: 25.04.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Cameron Witkowski

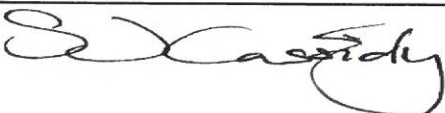
Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
LA000002	Ground floor - Phase 3 - Cement fragments in the debris and rubble	Grey fragments	-	Chrysotile
LA000003	Ground floor - Phase 3 - Textile wrap to pipework	Black fragments	-	NAD
LA000004	Ground floor - Phase 3 - Brick hardcore in debris pile	Debris	Trace loose fibres present	Amosite
LA000005	Ground floor - Phase 3 - Textile wrap in the debris and rubble	Brown fragments	-	NAD
LA000006	Ground floor - Phase 3 - Textile wrap to pipework in the basement	White/brown woven fragment	-	Chrysotile

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:		Print:	Steve Cassidy
		Position:	Lab Analyst
		Date:	25.04.22
Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.			

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J260610

Location:	Dispensary - Ground floor - Phase 3 - Cement fragments in the debris and rubble			Item No:	1
Asbestos Type:	Chrysotile (1)	Item type:	Sampled		
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Condition:	Medium damage (2)	Accessibility:	Moderate		
Laboratory sample no:		LA000002		Installation:	Cement (1)
Approx extent (m² unless stated)		5		Surface Treatment:	Completely sealed (0)
Material Risk Assessment		4	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

Location:	Dispensary - Ground floor - Phase 3 - Textile wrap to pipework			Item No:	2
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		LA000003		Installation:	Textile
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J260610

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore in debris pile			Item No:	3
Asbestos Type:	Amosite (2)	Item type:	Sampled		
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Condition:	Medium damage (2)	Accessibility:	Moderate		
Laboratory sample no:		LA000004		Installation:	Debris (3)
Approx extent (m² unless stated)		<10		Surface Treatment:	Completely sealed (0)
Material Risk Assessment		7	Priority Risk Assessment	N/A	Combined Risk
Comments					

Location:		Dispensary - Ground floor - Phase 3 - Textile wrap in the debris and rubble		Item No:		4		
Asbestos Type:		NAD	Item type:		Sampled			
Recommendation:		None						
Condition:		N/A	Accessibility:		N/A			
								
Laboratory sample no:			LA000005		Installation:		Textile	
Approx extent (m² unless stated)			N/A		Surface Treatment:		N/A	
Material Risk Assessment			N/A	Priority Risk Assessment		N/A	Combined Risk	N/A
Comments								

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J260610

Location:	Dispensary - Ground floor - Phase 3 - Textile wrap to pipework in the basement			Item No:	5
Asbestos Type:	Chrysotile (1)	Item type:	Sampled		
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Condition:	Medium damage (2)	Accessibility:	Moderate		
Laboratory sample no:		LA000006		Installation:	Textile (2)
Approx extent (m² unless stated)		1m		Surface Treatment:	Unsealed AIB/encapsulated lagging (2)
Material Risk Assessment		7	Priority Risk Assessment	N/A	Combined Risk
Comments					

1. THE CURRENT BUILDING IS GENERALLY IN A STATE OF DISREPAIR, A FACADE RETENTION SYSTEM IS CURRENTLY IN PLACE, IN ADDITION TO SCAFFOLDING WITHIN THE FOOTPRINT OF THE BUILDING. THESE EXISTING SYSTEMS REQUIRE REMOVAL/REPLACEMENT TO FACILITATE THE PROPOSED WORKS.

- [illegible]

4. WITHIN THE PROPOSED BUILDING FOOTPRINT

REMOVE ALL EXISTING BURIED STRUCTURES, INCLUDING THE CENTRAL BASEMENT, INFRASTRUCTURE AND OVERSIZE MATERIAL, AND GRUB UP AND CRUSH ALL FOUNDATIONS AND SLABS. THE RESULTING EXCAVATION TO BE BACKFILLED WITH MATHEMATICAL ENGINEERED TO ENSURE STABILITY AS A WORKING PLATFORM (PILE MAT) WITH NOMINAL METHOD OF COMPACTION. THE WORKING PLATFORM IS TO BE CONSTRUCTED USING 652 COMPACTED GRANULAR MATERIAL TO A DEPTH & SPECIFICATION BY A TEMPORARY WORKS DESIGNER. VALIDATION WITH PLATE LOAD TESTING

5. **WITHIN THE PROPOSED EXTERNAL HARDSTANDING AREA:**
REMOVE ALL EXISTING BURIED STRUCTURES, INCLUDING FOUNDATIONS AND OBSTRUCTIONS TO A DEPTH OF $>1\text{m}$ FROM THE UNDERSIDE OF FORMATION WITH ALL VOIDS AND POTENTIAL AREAS OF INSTABILITY REMOVED TO THEIR FULL DEPTH. MATERIALS WILL BE REPLACED AND COMPACTED TO ENSURE ACHIEVE A CBR $>5\%$ AT FORMATION.

5. WITHIN THE PROPOSED DRAINAGE INFRASTRUCTURE: LOCATIONS TO BE CLEARED OF ALL BURIED STRUCTURES, INCLUDING FOUNDATIONS AND INFRASTRUCTURE TO A MINIMUM OF 1.0m FROM THE UNDERSIDE OF INVERT AND BACKFILLED.

7. ALL BACKFILL MATERIAL SHOULD BE CLEAN AND GRANULAR IN NATURE AND NOT INCLUDE AND COHESIVE OR DELETERIOUS MATERIAL.

3. ALLOW FOR TEMPORARY SLOPES TO STABILISE THE RETAINED FACADE WALLS, ADJACENT PAVEMENTS AND NEIGHBOURING SITE DURING THE WORKS. ALLOW FOR ANY ADDITIONAL TRENCH SHEETS OR OTHER TEMPORARY WORKS TO FACILITATE THE PROPOSED WORKS. ALL TEMPORARY WORKS TO BE DESIGNED BY A SPECIALIST.

1. LOCATE, SEAL AND PROTECT EXISTING DRAINAGE OUTFALL POSITIONS INTO THE ADJACENT SEWERS AND RECORD POSITIONS FOR POTENTIAL LATER USE. CARRY OUT CCTV SURVEY FROM SITE SIDE BACK TO MAIN SEWER TO CONFIRM PIPE LEVEL AND CONDITION.

0. DEMOLITION CONTRACTOR TO REFER TO ALL AVAILABLE INFORMATION LISTED BELOW (BUT NOT LIMITED TO):

SERVICE STATS PLANS
PLANNING CONDITIONS
PHASE I DESK STUDY

1. FURTHER SURVEYS REQUIRED PRIOR TO DEMOLITION WORKS
EXISTING BASEMENT - VERIFY DEPTH & EXTENT
EXISTING TUNNEL UNDERFOOD TO BE PRESENT
EXTERNALLY ON THE SOUTHWEST FACING SIDE WALL
PREVIOUSLY LINKING THE BUILDING WITH THE NEIGHBOURING
ONE.

Sl. No.	DATE	DEPLAN	REV'D ENCL	BM	CONSTRUCTION ISSUE
	26.11.21	AK			
					AMENDMENT

FOR CONSTRUCTION

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ERIC WRIGHT CONSTRUCTION

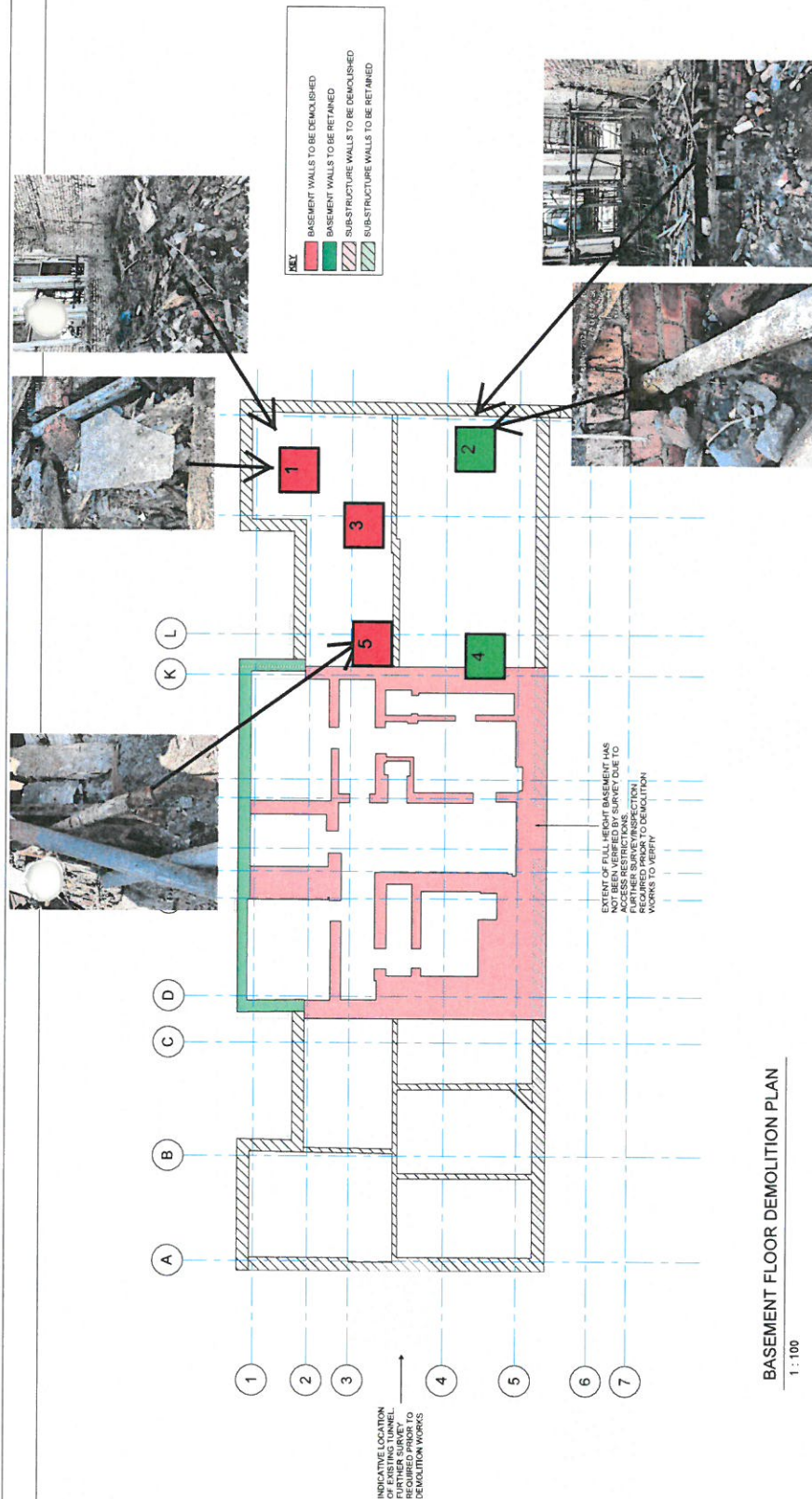
PROJECT
ANCOATS DISPENSARY

2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65	2065-66	2066-67	2067-68	2068-69	2069-70	2070-71	2071-72	2072-73	2073-74	2074-75	2075-76	2076-77	2077-78	2078-79	2079-80	2080-81	2081-82	2082-83	2083-84	2084-85	2085-86	2086-87	2087-88	2088-89	2089-90	2090-91	2091-92	2092-93	2093-94	2094-95	2095-96	2096-97	2097-98	2098-99	2099-00	2100-01	2101-02	2102-03	2103-04	2104-05	2105-06	2106-07	2107-08	2108-09	2109-10	2110-11	2111-12	2112-13	2113-14	2114-15	2115-16	2116-17	2117-18	2118-19	2119-20	2120-21	2121-22	2122-23	2123-24	2124-25	2125-26	2126-27	2127-28	2128-29	2129-30	2130-31	2131-32	2132-33	2133-34	2134-35	2135-36	2136-37	2137-38	2138-39	2139-40	2140-41	2141-42	2142-43	2143-44	2144-45	2145-46	2146-47	2147-48	2148-49	2149-50	2150-51	2151-52	2152-53	2153-54	2154-55	2155-56	2156-57	2157-58	2158-59	2159-60	2160-61	2161-62	2162-63	2163-64	2164-65	2165-66	2166-67	2167-68	2168-69	2169-70	2170-71	2171-72	2172-73	2173-74	2174-75	2175-76	2176-77	2177-78	2178-79	2179-80	2180-81	2181-82	2182-83	2183-84	2184-85	2185-86	2186-87	2187-88	2188-89	2189-90	2190-91	2191-92	2192-93	2193-94	2194-95	2195-96	2196-97	2197-98	2198-99	2199-00	2200-01	2201-02	2202-03	2203-04	2204-05	2205-06	2206-07	2207-08	2208-09	2209-10	2210-11	2211-12	2212-13	2213-14	2214-15	2215-16	2216-17	2217-18	2218-19	2219-20	2220-21	2221-22	2222-23	2223-24	2224-25	2225-26	2226-27	2227-28	2228-29	2229-30	2230-31	2231-32	2232-33	2233-34	2234-35	2235-36	2236-37	2237-38	2238-39	2239-40	2240-41	2241-42	2242-43	2243-44	2244-45	2245-46	2246-47	2247-48	2248-49	2249-50	2250-51	2251-52	2252-53	2253-54	2254-55	2255-56	2256-57	2257-58	2258-59	2259-60	2260-61	2261-62	2262-63	2263-64	2264-65	2265-66	2266-67	2267-68	2268-69	2269-70	2270-71	2271-72	2272-73	2273-74	2274-75	2275-76	2276-77	2277-78	2278-79	2279-80	2280-81	2281-82	2282-83	2283-84	2284-85	2285-86	2286-87	2287-88	2288-89	2289-90	2290-91	2291-92	2292-93	2293-94	2294-95	2295-96	2296-97	2297-98	2298-99	2299-00	2300-01	2301-02	2302-03	2303-04	2304-05	2305-06	2306-07	2307-08	2308-09	2309-10	2310-11	2311-12	2312-13	2313-14	2314-15	2315-16	2316-17	2317-18	2318-19	2319-20	2320-21	2321-22	2322-23	2323-24	2324-25	2325-26	2326-27	2327-28	2328-29	2329-30	2330-31	233
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AK	BM
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BASEMENT DEMOLITION PLAN

SCALE As indicated	SHEET A1	DRAWING No 210005-RDG-XX-B1-DR-S-0200	AMOUNT C1
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BASEMENT FLOOR DEMOLITION PLAN

1 - 100



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www.aec.uk.net

Eric Wright Group UK
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Reference: J260807 Revision 0

N/A - Ancoats Dispensary
Old Mill St
Ancoats
Manchester

Date: 27.04.22

Dear Angie Peart

At the request of Angie Peart, acting on behalf of Eric Wright Group UK, Airborne Environmental Consultants Ltd (AEC) have carried out a sampling exercise at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB.

AEC have been requested to provide the following services:

To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The sampling was carried out by Wayne Jones and site works were completed on the 26th April 2022.

During the sampling exercise the following materials have been identified:

- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - Brick hardcore cement in debris pile. Location L2 on floor plan, item 7.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.
- Ground floor - Dispensary - No suspect materials identified.

For further details of the samples taken, please refer to the supplied Certificate of Bulk Fibre Analysis.

* Please note that on this visit AEC did not undertake a full survey of this site and therefore this report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s) and with the supplied analysis certificate *

For further clarification on these results or for further consultation please speak to a member of the Commercial or Project Management team at AEC on the details provided above.



Airborne Environmental Consultants Ltd

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M17 1EH
T: 0161 8727 111
www.aec.uk.net

Yours Sincerely
Wayne Jones

A handwritten signature in black ink, appearing to read 'W Jones', with a long, sweeping horizontal stroke extending to the right.



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J260807

CERT NO.: J260807

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 26.04.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 26.04.22

DATE REPORTED: 27.04.22
(Verbal)DATE REPORTED: 27.04.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Wayne Jones

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
HJ000009	Ground floor - Dispensary - Brick hardcore cement in debris pile. location a2 on floor plan, item 1.	Debris	-	NAD
HJ000010	Ground floor - Dispensary - Brick hardcore cement in debris pile. location a4 on floor plan, item 2.	Debris	-	NAD
HJ000011	Ground floor - Dispensary - Brick hardcore cement in debris pile. location d2 on floor plan, item 3.	Debris	-	NAD
HJ000012	Ground floor - Dispensary - Brick hardcore cement in debris pile. location d4 on floor plan, item 4.	Debris	-	NAD
HJ000013	Ground floor - Dispensary - Brick hardcore cement in debris pile. location j2 on floor plan, item 5.	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '***' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:		Print:	Steve Cassidy
		Position:	Lab Analyst
Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.		Date:	26.04.22



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J260807

CERT NO.: J260807

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 26.04.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 26.04.22

DATE REPORTED: 27.04.22
(Verbal)DATE REPORTED: 27.04.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Wayne Jones

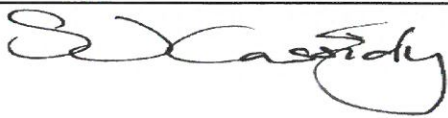
Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
HJ000014	Ground floor - Dispensary - Brick hardcore cement in debris pile. location j4 on floor plan, item 6.	Debris	-	NAD
HJ000015	Ground floor - Dispensary - Brick hardcore cement in debris pile. location l2 on floor plan, item 7.	Debris	Trace loose fibres present	Amosite
HJ000016	Ground floor - Dispensary - Brick hardcore cement in debris pile. location l4 on floor plan, item 8.	Debris	-	NAD
HJ000017	Ground floor - Dispensary - Brick hardcore cement in debris pile. location m2 on floor plan, item 9.	Debris	-	NAD
HJ000018	Ground floor - Dispensary - Brick hardcore cement in debris pile. location l3 on floor plan, item 10.	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

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		Position:	Lab Analyst
Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.		Date:	26.04.22



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J260807

CERT NO.: J260807

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 26.04.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 26.04.22

DATE REPORTED: 27.04.22
(Verbal)DATE REPORTED: 27.04.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Wayne Jones

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
HJ000019	Ground floor - Dispensary - Brick hardcore cement in debris pile. item 11 on floor plan.	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '***' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Print: Steve Cassidy

Position: Lab Analyst

Date: 26.04.22

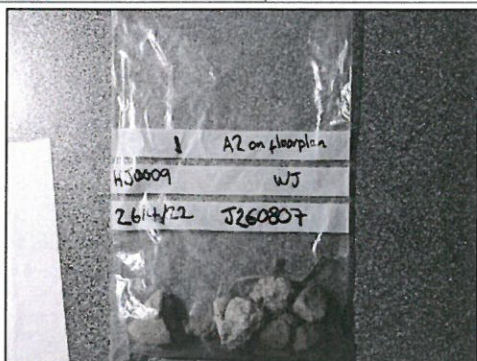
Analysis completed at Manchester Laboratory.

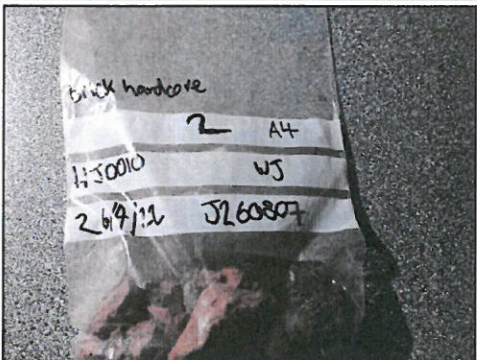
Authorised on behalf of Airborne Environmental Consultants Ltd.

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

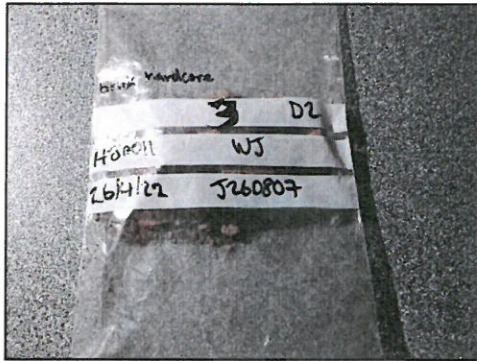
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location a2 on floor plan, item 1.			Item No:	1
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			HJ000009	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment			N/A	Priority Risk Assessment	N/A
Comments					

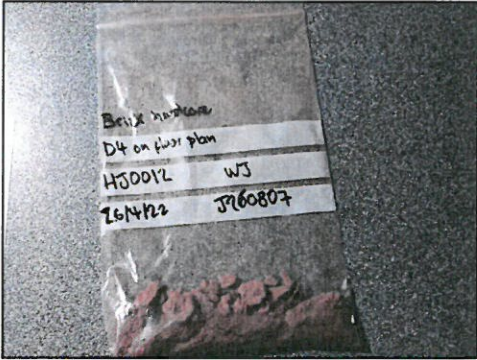
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location a4 on floor plan, item 2.			Item No:	2
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			HJ000010	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment			N/A	Priority Risk Assessment	N/A
Comments					

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

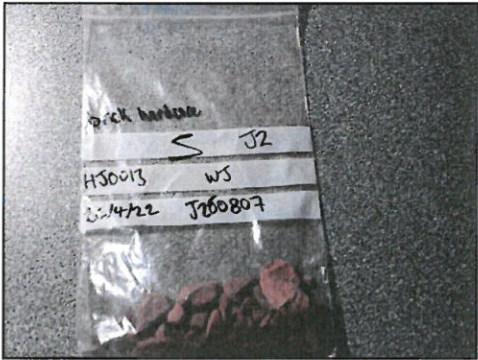
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location d2 on floor plan, item 3.			Item No:	3
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000011		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location d4 on floor plan, item 4.			Item No:	4
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000012		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

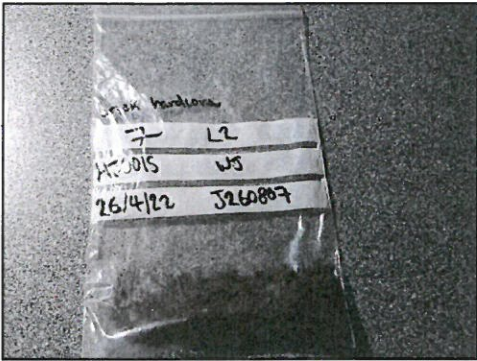
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location j2 on floor plan, item 5.			Item No:	5
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			HJ000013	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment			N/A	Priority Risk Assessment	N/A
				Combined Risk	N/A
Comments					

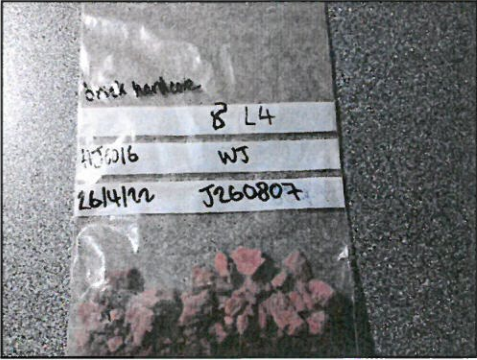
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location j4 on floor plan, item 6.			Item No:	6
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			HJ000014	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment			N/A	Priority Risk Assessment	N/A
				Combined Risk	N/A
Comments					

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

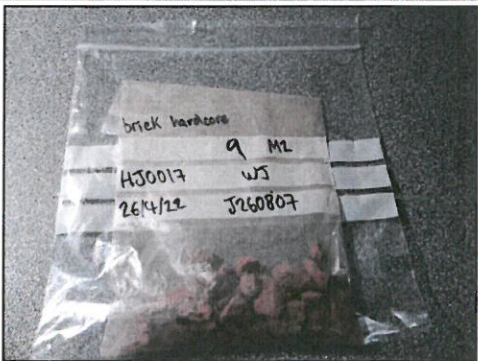
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location l2 on floor plan, item 7.			Item No:	7
Asbestos Type:	Amosite (2)	Item type:	Sampled		
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Condition:	Medium damage (2)	Accessibility:	Moderate		
Laboratory sample no:		HJ000015		Installation:	Cement (1)
Approx extent (m² unless stated)		<10		Surface Treatment:	Completely sealed (0)
Material Risk Assessment		5	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

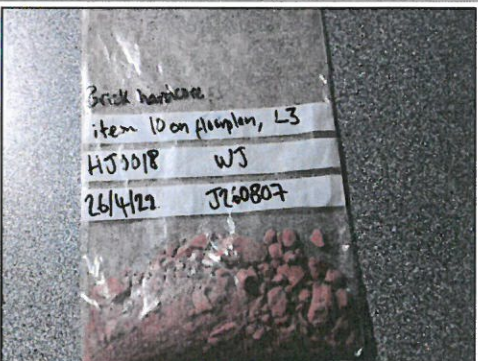
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location l4 on floor plan, item 8.			Item No:	8
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000016		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

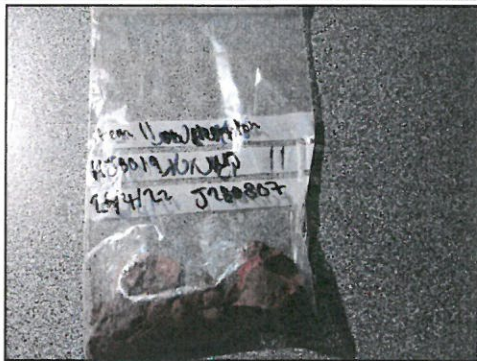
Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location m2 on floor plan, item 9.			Item No:	9
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000017		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments					

Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. location l3 on floor plan, item 10.			Item No:	10
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000018		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments					

BUILDING REGISTER

Survey team: Wayne Jones

Ref: Eric Wright Group UK / J260807

Location:	Dispensary - Ground floor - Dispensary - Brick hardcore cement in debris pile. item 11 on floor plan.			Item No:	11
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		HJ000019		Installation:	Cement
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments					



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Eric Wright Group UK
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Reference: J261415 Revision 0

N/A - Ancoats Dispensary
Old Mill St
Ancoats
Manchester

Date: 29.04.22

Dear Angie Peart

At the request of Angie Peart, acting on behalf of Eric Wright Group UK, Airborne Environmental Consultants Ltd (AEC) have carried out a sampling exercise at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB.

AEC have been requested to provide the following services:

To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The sampling was carried out by Cameron Witkowski and site works were completed on the 28th April 2022.

During the sampling exercise the following materials have been identified:

- Ground floor - Phase 3 - Brick hardcore to the debris on the floor
- Ground floor - Phase 3 - Brick hardcore to the floor in the debris
- Ground floor - Phase 3 - No suspect materials identified.

For further details of the samples taken, please refer to the supplied Certificate of Bulk Fibre Analysis.

* Please note that on this visit AEC did not undertake a full survey of this site and therefore this report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s) and with the supplied analysis certificate *

For further clarification on these results or for further consultation please speak to a member of the Commercial or Project Management team at AEC on the details provided above.

Yours Sincerely
Cameron Witkowski



Airborne Environmental Consultants Ltd

Airborne Environmental Consultants Ltd (AEC)
23 Wheel Forge Way
Ashburton Point
Trafford Park
Manchester
M17 1EH
T: 0161 8727 111
www.aec.uk.net

Chilworth



2054

**CERTIFICATE OF BULK FIBRE ANALYSIS****PROJECT REF:** J261415**CERT NO.:** J261415**CUSTOMER:** Eric Wright Group UK**DATE RECEIVED:** 29.04.22**DETAILS:** Sceptre House**DATE ANALYSED:** 29.04.22

Sceptre Way

DATE REPORTED: 29.04.22

Bamber Bridge

(Verbal)

Preston

DATE REPORTED: 29.04.22

PR5 6AW

(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB**SAMPLED BY:** Cameron Witkowski

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
LA000007	Ground floor - Phase 3 - Brick hardcore to the debris on the floor	Debris	Within insulation debris	Chrysotile Crocidolite
LA000008	Ground floor - Phase 3 - Brick hardcore to the floor in the debris	Debris	Within insulation debris	Chrysotile
LA000009	Ground floor - Phase 3 - Brick hardcore to the floor in the debris	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '***' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:

Analysis completed at Manchester Laboratory.

Authorised on behalf of Airborne Environmental Consultants Ltd.

Print:

Duncan McCaskill

Position

Lab Analyst

Date:

29.04.22

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J261415

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore to the debris on the floor			Item No:	1	
Asbestos Type:	Chrysotile + Crocidolite (3)	Item type:	Sampled			
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise					
Condition:	Medium damage (2)	Accessibility:	Moderate			
Laboratory sample no:		LA000007		Installation:	Debris (3)	
Approx extent (m² unless stated)		5		Surface Treatment:	Completely sealed (0)	
Material Risk Assessment		8	Priority Risk Assessment	N/A	Combined Risk	N/A
Comments						

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore to the floor in the debris			Item No:	2
Asbestos Type:	Chrysotile (1)	Item type:	Sampled		
Recommendation:	Remove if affected by refurbishment works. Manage in-situ otherwise				
Condition:	Medium damage (2)	Accessibility:	Moderate		
Laboratory sample no:		LA000008		Installation:	Debris (3)
Approx extent (m ² unless stated)		5		Surface Treatment:	Completely sealed (0)
Material Risk Assessment		6	Priority Risk Assessment	N/A	Combined Risk
Comments					

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J261415

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore to the floor in the debris			Item No:	3
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		LA000009		Installation:	Debris
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments					

NOTES:

- NOTE**
THESE DRAWINGS ILLUSTRATE STRUCTURAL DEMOLITION
EXTENTS ONLY. REFER TO CONSERVATION STRATEGIES
REPORT AND ARCHITECTURAL ELEVATION REPAIRS
DRAWINGS 210005-BA-XC-XC-DR-4-(20)101 & (20)102

21.12.21	MR	BM	NIB EXTENTS (GRID A1) AND NOTES ADDED
03.12.21	MR	BM	EXISTING BUILDING COMPOSITION NOTES WALL DIMENSIONS
26.11.21	AK	BM	CONSTRUCTION ISSUE
DATE	SIGNATURE	REVISED	AMENDMENT

FOR CONSTRUCTION

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BOGE CO. UK

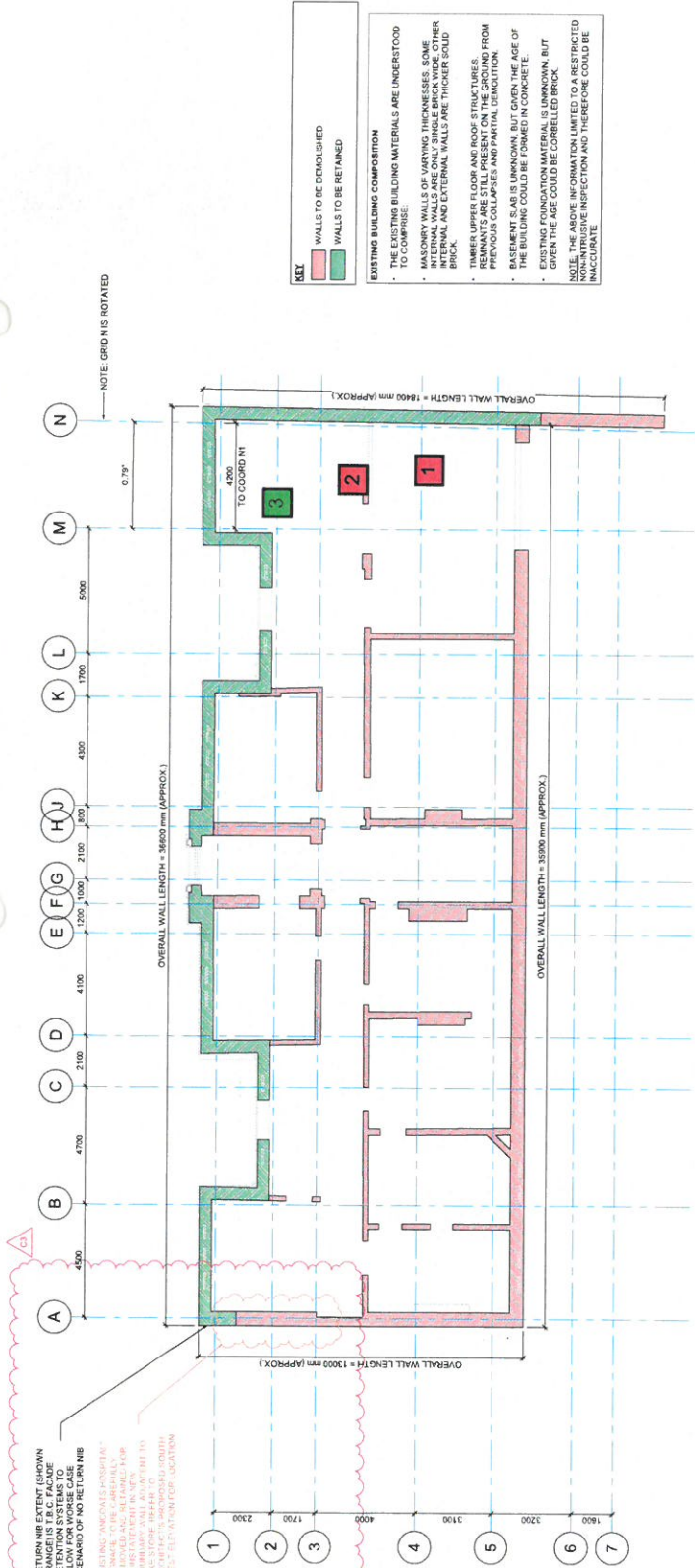
ERIC WRIGHT CONSTRUCTION
ANCOATS DISPENSARY

AK	BM
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Project Reference: 3558

GROUND FLOOR DEMOLITION PLAN

SCALE indicated	SHEET A1	DRAWING No 210005-RDG-XX-GF-DR-S-0201	AMOUNT C3
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GROUND FLOOR DEMOLITION PLAN

1 : 100



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Eric Wright Group UK
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Reference: J257186 Revision 0

N/A - Ancoats Dispensary
Old Mill St
Ancoats
Manchester

Date: 04.04.22

Dear Angie Peart

At the request of Angie Peart, acting on behalf of Eric Wright Group UK, Airborne Environmental Consultants Ltd (AEC) have carried out a sampling exercise at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB.

AEC have been requested to provide the following services:

To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The sampling was carried out by Tom Crabtree and site works were completed on the 1st April 2022.

During the sampling exercise the following materials have been identified:

- No suspect materials identified.

For further details of the samples taken, please refer to the supplied Certificate of Bulk Fibre Analysis.

* Please note that on this visit AEC did not undertake a full survey of this site and therefore this report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s) and with the supplied analysis certificate *

For further clarification on these results or for further consultation please speak to a member of the Commercial or Project Management team at AEC on the details provided above.

Yours Sincerely
Tom Crabtree



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J257186

CERT NO.: J257186

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 04.04.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 04.04.22

DATE REPORTED: 04.04.22
(Verbal)DATE REPORTED: 04.04.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Tom Crabtree

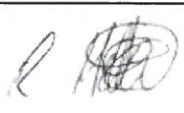
Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
FM005813	Ground floor - Property - ACM** ceiling	Pink and white fragments	-	NAD
FM005814	Ground floor - Property - ACM** wall	White fragments	-	NAD
FM005815	Ground floor - Property - ACM** ceiling	Beige fragments	-	NAD
FM005816	Ground floor - Property - ACM** debris	Grey and beige fragments	-	NAD
FM005817	Ground floor - Property - ACM** pipe	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:		Print:	Roy Hilton
		Position:	Lab Analyst
Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.		Date:	04.04.22



2054

**CERTIFICATE OF BULK FIBRE ANALYSIS****PROJECT REF:** J257186**CERT NO.:** J257186**CUSTOMER:** Eric Wright Group UK**DATE RECEIVED:** 04.04.22**DETAILS:** Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW**DATE ANALYSED:** 04.04.22**DATE REPORTED:** 04.04.22
(Verbal)**DATE REPORTED:** 04.04.22
(Document)**SITE DETAILS:** Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB**SAMPLED BY:** Tom Crabtree

Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
FM005818	Ground floor - Property - ACM** wall	Grey and cream fragments	-	NAD
FM005819	Ground floor - Property - ACM** pipe	Beige and white fragments	-	NAD
FM005820	Ground floor - Property - ACM** debris	Debris	-	NAD
FM005821	Ground floor - Property - ACM** ceiling	White fragments	-	NAD
FM005822	Ground floor - Property - ACM** wall	Beige fragments	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '**' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

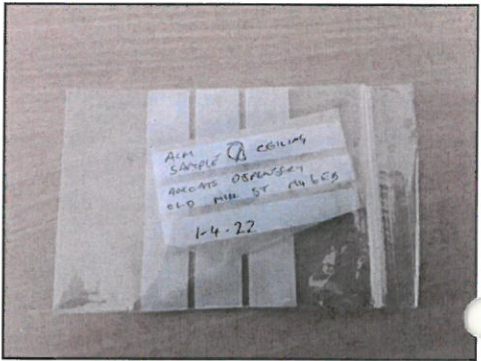
Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos; Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:  Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.	Print: Roy Hilton Position: Lab Analyst Date: 04.04.22
--	---

BUILDING REGISTER

Survey team: Tom Crabtree

Ref: Eric Wright Group UK / J257186

Location:	Main Building - Ground floor - Property - ACM** ceiling			Item No:	1
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005813	Installation:	Textured coating
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			

Location:	Main Building - Ground floor - Property - ACM** wall			Item No:	2
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005814	Installation:	Textured coating
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			

BUILDING REGISTER

Survey team: Tom Crabtree

Ref: Eric Wright Group UK / J257186

Location:	Main Building - Ground floor - Property - ACM** ceiling			Item No:	3
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:	FM005815		Installation:	Cement	
Approx extent (m² unless stated)	N/A		Surface Treatment:	N/A	
Material Risk Assessment	N/A	Priority Risk Assessment	N/A	Combined Risk	N/A
Comments	Sample details unknown				

Location:	Main Building - Ground floor - Property - ACM** debris			Item No:	4
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:	FM005816		Installation:	Cement	
Approx extent (m² unless stated)	N/A		Surface Treatment:	N/A	
Material Risk Assessment	N/A	Priority Risk Assessment	N/A	Combined Risk	N/A
Comments	Sample details unknown				

BUILDING REGISTER

Survey team: Tom Crabtree

Ref: Eric Wright Group UK / J257186

Location:	Main Building - Ground floor - Property - ACM** pipe			Item No:	5
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005817	Installation:	Debris
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			

Location:	Main Building - Ground floor - Property - ACM** wall			Item No:	6
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005818	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			

BUILDING REGISTER

Survey team: Tom Crabtree

Ref: Eric Wright Group UK / J257186

Location:	Main Building - Ground floor - Property - ACM** pipe			Item No:	7
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		FM005819		Installation:	Insulation
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments	Sample details unknown				

Location:	Main Building - Ground floor - Property - ACM** debris			Item No:	8
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		FM005820		Installation:	Debris
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments	Sample details unknown				

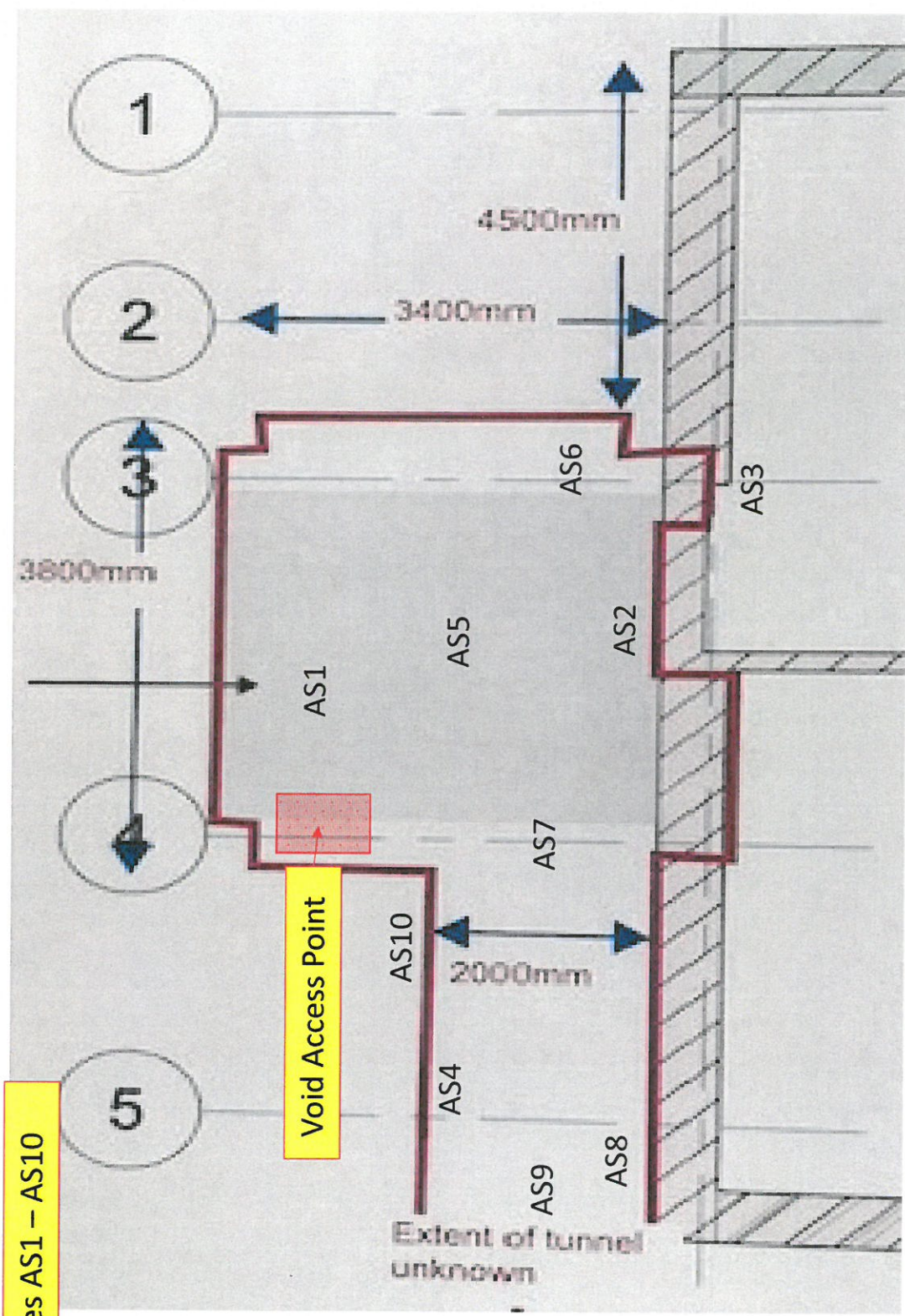
BUILDING REGISTER

Survey team: Tom Crabtree

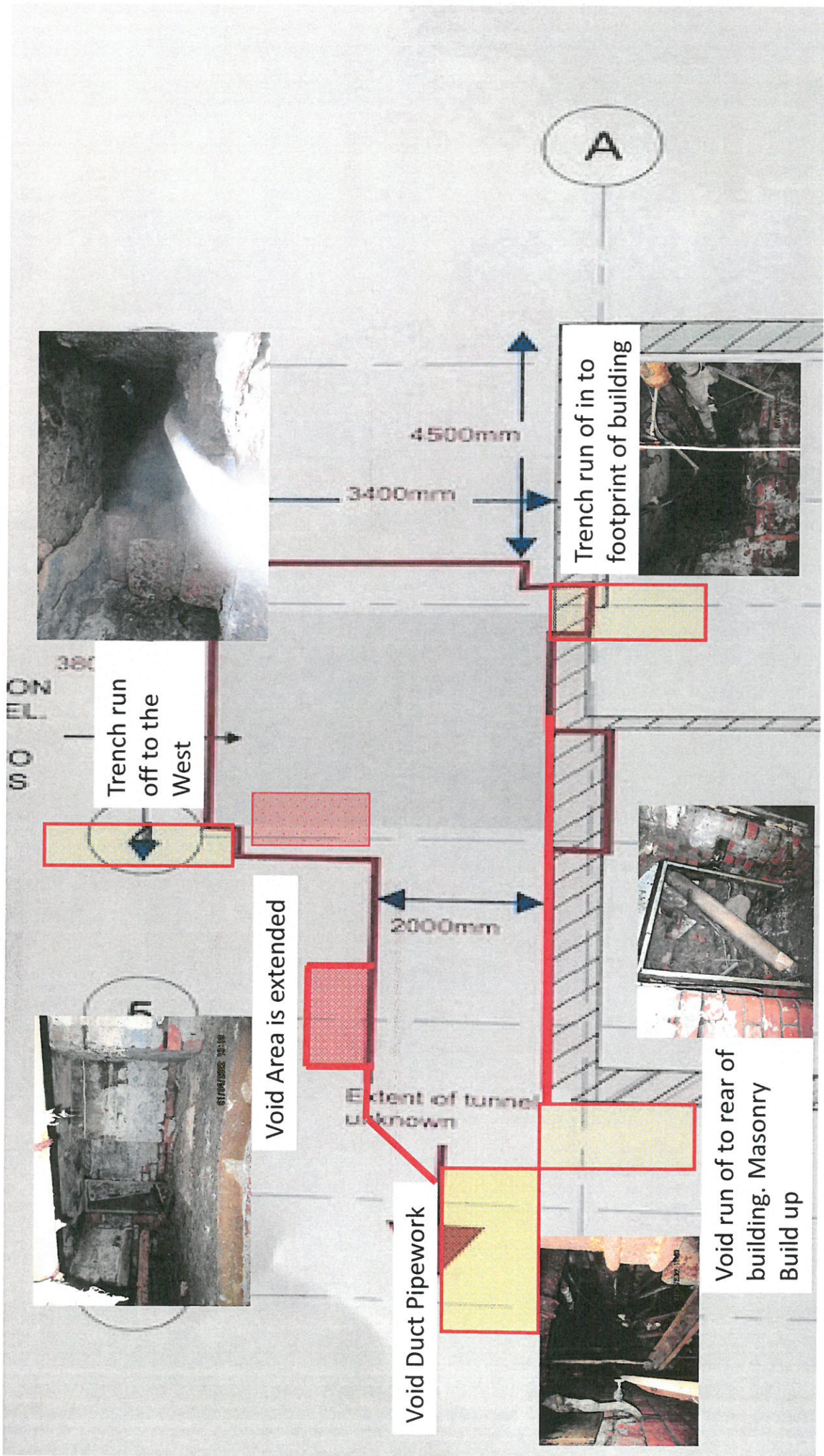
Ref: Eric Wright Group UK / J257186

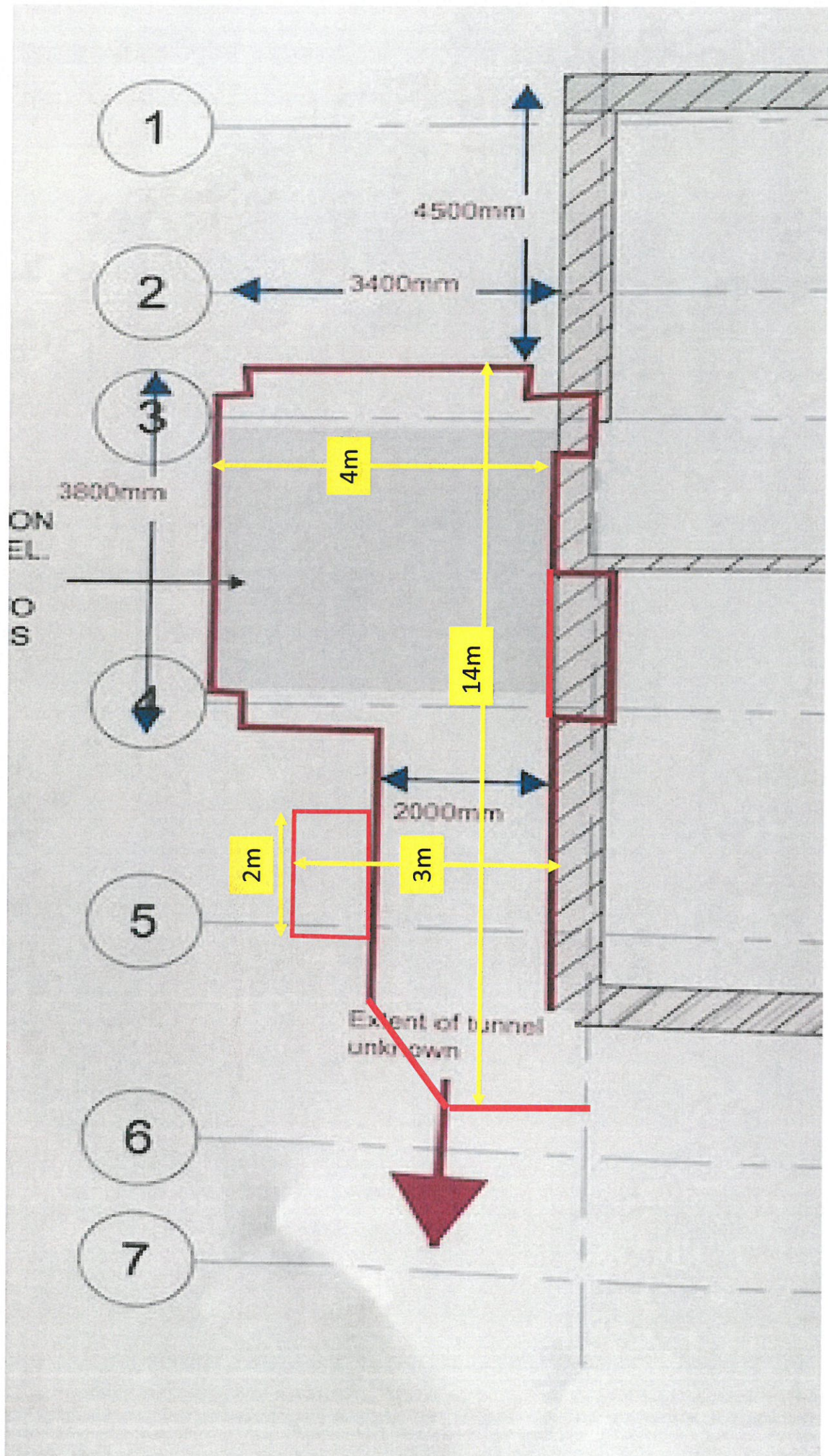
Location:	Main Building - Ground floor - Property - ACM** ceiling			Item No:	9
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005821	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			

Location:	Main Building - Ground floor - Property - ACM** wall			Item No:	10
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:			FM005822	Installation:	Cement
Approx extent (m² unless stated)			N/A	Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk
Comments		Sample details unknown			



ACM Samples AS1 – AS10







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www.aec.uk.net

Eric Wright Group UK
Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

Reference: J261772 Revision 0

N/A - Ancoats Dispensary
Old Mill St
Ancoats
Manchester

Date: 05.05.22

Dear Angie Peart

At the request of Angie Peart, acting on behalf of Eric Wright Group UK, Airborne Environmental Consultants Ltd (AEC) have carried out a sampling exercise at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB.

AEC have been requested to provide the following services:

To take representative samples of any materials suspected of containing asbestos and to analyse these in general accordance with HSE document HSG 248 - 'Asbestos: The analysts' guide for sampling, analysis and clearance procedures'.

The sampling was carried out by Cameron Witkowski and site works were completed on the 5th May 2022.

During the sampling exercise the following materials have been identified:

- No suspect materials identified.

For further details of the samples taken, please refer to the supplied Certificate of Bulk Fibre Analysis.

* Please note that on this visit AEC did not undertake a full survey of this site and therefore this report must be read in conjunction with any other associated AEC / or referenced asbestos survey report(s) and with the supplied analysis certificate *

For further clarification on these results or for further consultation please speak to a member of the Commercial or Project Management team at AEC on the details provided above.

Yours Sincerely
Cameron Witkowski



CERTIFICATE OF BULK FIBRE ANALYSIS

PROJECT REF: J261772

CERT NO.: J261772

CUSTOMER: Eric Wright Group UK

DATE RECEIVED: 05.05.22

DETAILS: Sceptre House
Sceptre Way
Bamber Bridge
Preston
PR5 6AW

DATE ANALYSED: 05.05.22

DATE REPORTED: 05.05.22
(Verbal)DATE REPORTED: 05.05.22
(Document)

SITE DETAILS: Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB

SAMPLED BY: Cameron Witkowski

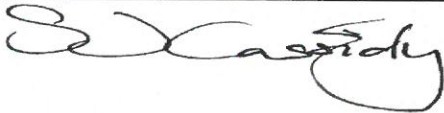
Sample No.	Sample Location	Sample Description	Sample Comments	Asbestos Type(s)
LA000011	Ground floor - Phase 3 - Brick hardcore to the floor	Debris	-	NAD
LA000012	Ground floor - Phase 3 - Brick hardcore to the floor	Debris	-	NAD

Comments:

UKAS accredited for identification and site sampling. All analysis in accordance with HSG248 - Asbestos: The analysts' guide for sampling, analysis and clearance procedures 2005 and AEC 2 - Procedures manual for asbestos bulk sampling and identification of asbestos fibres.

Descriptions marked '*' in this report/certificate denote information supplied by the customer. AEC cannot take responsibility for the accuracy and representative nature of samples taken by customers. All sample location information given by AEC within the report is the opinion of the surveyor. Sample comments that are FFP = Fine fibres present, 'but too thin to identify' or FFP/AL = Fine fibres present, asbestos like 'but too thin to identify'. Trace = one or two fibres only were identified. This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

Asbestos types: Chrysotile = white asbestos; † = Asbestos Amosite = brown asbestos; Crocidolite = blue asbestos;
Tremolite; Actinolite; Anthophyllite; NAD = No Asbestos Detected.

Signed:		Print:	Steve Cassidy
		Position:	Lab Analyst
Analysis completed at Manchester Laboratory. Authorised on behalf of Airborne Environmental Consultants Ltd.		Date:	05.05.22

BUILDING REGISTER

Survey team: Cameron Witkowski

Ref: Eric Wright Group UK / J261772

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore to the floor			Item No:	1
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		LA000011		Installation:	Debris
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

Location:	Dispensary - Ground floor - Phase 3 - Brick hardcore to the floor			Item No:	2
Asbestos Type:	NAD	Item type:	Sampled		
Recommendation:	None				
Condition:	N/A	Accessibility:	N/A		
Laboratory sample no:		LA000012		Installation:	Debris
Approx extent (m² unless stated)		N/A		Surface Treatment:	N/A
Material Risk Assessment		N/A	Priority Risk Assessment	N/A	Combined Risk N/A
Comments					

NOTES:
1. THE CURRENT BUILDING IS GENERALLY IN A STATE OF DISREPAIR. A FACADE RETENTION SYSTEM IS CURRENTLY IN PLACE. IN ADDITION TO SCAFFOLDING WITHIN THE FOOTPRINT OF THE BUILDING, THESE EXISTING SYSTEMS REQUIRE REMOVAL/REPLACEMENT TO FACILITATE THE PROPOSED WORKS.

2. THE FRONT FACADE WALL FACING OLD MILL ST AND LAMPWICK LANE ARE PROPOSED TO BE RETAINED. ALL OTHER EXISTING WALLS ARE TO BE DEMOLISHED.

3. A REVISED FACADE RETENTION SYSTEM IS REQUIRED TO SAFELY SUPPORT THE RETAINED WALLS DURING ALL PHASES OF THE PROPOSED WORKS INCLUDING THE DEMOLITION WORKS. THE FACADE RETENTION SYSTEM IS TO BE DESIGNED AND DETAILED BY A SPECIALIST.

4. WITHIN THE PROPOSED BUILDING FOOTPRINT, REMOVE ALL EXISTING BURIED STRUCTURES INCLUDING THE EXISTING HIGHWAY INFRASTRUCTURE AND OVERSIZE MATERIAL AND ALL THE EXISTING FOUNDATIONS AND SLABS. THE RESULTING EXCAVATION TO BE FILLED WITH MATERIAL ENGINEERED TO ENSURE STABILITY AS A WORKING PLATFORM (PILE MAT) WITH NOMINAL METHOD COMPACTION. THE WORKING PLATFORM IS TO BE CONSTRUCTED USING 6F2 COMPACTED GRANULAR MATERIAL TO A DEPTH AS SPECIFICATION BY A TEMPORARY WORKS DESIGNER, VALIDATED WITH PLATE LOAD TESTING IF REQUIRED.

5. WITHIN THE PROPOSED EXTERNAL HARDSTANDING AREA: REMOVE ALL EXISTING BURIED STRUCTURES, INCLUDING FOUNDATIONS AND OBSTRUCTIONS TO A DEPTH OF ≥ 1 m FROM THE UNDERSIDE OF FORMATION WITH ALL VOIDS AND POTENTIAL AREAS OF INSTABILITY REMOVED TO THEIR FULL DEPTH. MATERIALS WILL BE REPLACED AND COMPACTED TO ENSURE ACHIEVE A CBR $\geq 5\%$ AT FORMATION.

6. WITHIN THE PROPOSED DRAINAGE INFRASTRUCTURE, LOCATIONS TO BE CLEARED OF ALL BURIED STRUCTURES, INCLUDING FOUNDATIONS AND INFRASTRUCTURE TO A MINIMUM OF 1.0m FROM THE UNDERSIDE OF INVERT AND BACKFILLED.
7. ALL BACKFILL MATERIAL SHOULD BE CLEAN AND GRANULAR IN NATURE AND NOT INCLUDE AND COHESIVE OR DELETERIOUS MATERIAL.

8. ALLOW FOR TEMPORARY SLOPES TO STABILISE THE RETAINED FACADE WALLS, ADJACENT PAVEMENTS AND NEIGHBOURING SITE DURING THE WORKS. ALLOW FOR ANY ADDITIONAL TRENCH SHEETS OR OTHER TEMPORARY WORKS TO FACILITATE THE PROPOSED WORKS. ALL TEMPORARY WORKS TO BE DESIGNED BY A SPECIALIST.

9. LOCATE, SEAL AND PROTECT EXISTING DRAINAGE OUTFALL POSITIONS INTO THE ADJACENT SEWERS AND RECORD POSITIONS FOR POTENTIAL LATER USE. CARRY OUT CCTV SURVEY FROM SITE SIDE BACK TO MAIN SEWER TO CONFIRM LINE LEVEL AND CONDITION

10. DEMOLITION CONTRACTOR TO REFER TO ALL AVAILABLE INFORMATION LISTED BELOW (BUT NOT LIMITED TO):

- TOPOGRAPHICAL SURVEY
- SERVICE STATS PLANS
- PLANNING CONDITIONS
- PHASE I DESK STUDY

- 11. FURTHER SURVEYS REQUIRED PRIOR TO DEMOLITION WORKS:**

- EXISTING BASEMENT: VERIFY DEPTH & EXTENT
- EXISTING TUNNEL: UNDERSTOOD TO BE PRESENT EXTERNALLY ON THE SOUTHWEST FACING SIDE WALL, PREVIOUSLY LINKING THE BUILDING WITH THE NEIGHBORING

NOTE
THESE DRAWINGS ILLUSTRATE STRUCTURAL DEMOLITION EXTENTS ONLY. REFER TO CONSERVATION STRATEGIES REPORT AND ARCHITECTURAL ELEVATION REPAIRS DRAWINGS 210005-BA-XX-XX-DR-A/201101 & 1201103

C-3	21.12.21	MR	BM	SUB EXTENTS (GRID A1) AND NOTES ADDED
C-2	03.12.21	MR	BM	EXISTING BUILDING COMPOSITION NOTES WALL DIMENSIONS
C-1	25.11.21	AK	BM	CONSTRUCTION ISSUE
No	DATE	DR/APPN	REV'D RNO	AMPHMENT

FOR CONSTRUCTION

COMPLIANT:
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RIDGE

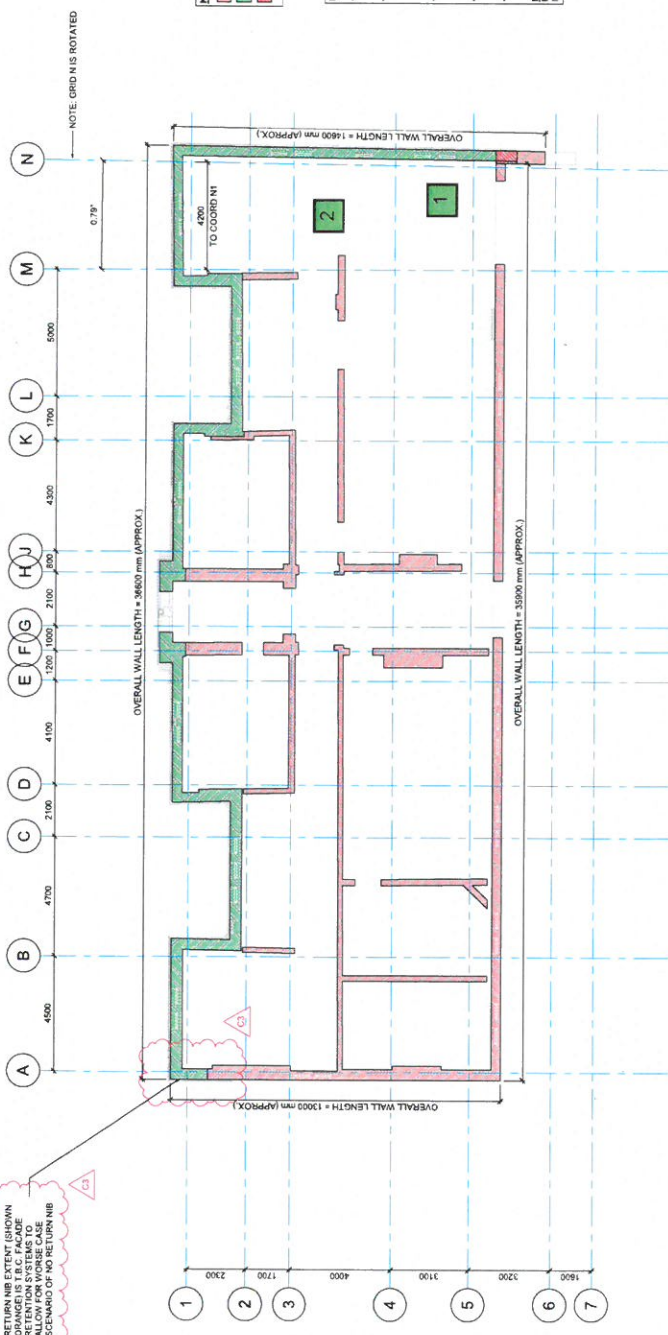
BRUCEPAC HOUSE
12 BOOTH STREET
MANCHESTER
M2 4AR
TEL: 0161 832 9679
RIDGE.CO.UK

CLIENT	ERIC WRIGHT CONSTRUCTION
PROJECT	ANCOATS DISPENSARY

DRAFTER	AK	ENGINEER	BM
---------	----	----------	----

SECOND FLOOR DEMOLITION
PLAN

SCALE As indicated	SHEET A 1	DRAINING IN 210005-RDG-XX-02-DR-S-0203	AMDT C 3
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SECOND FLOOR DEMOLITION PLAN

1 : 100



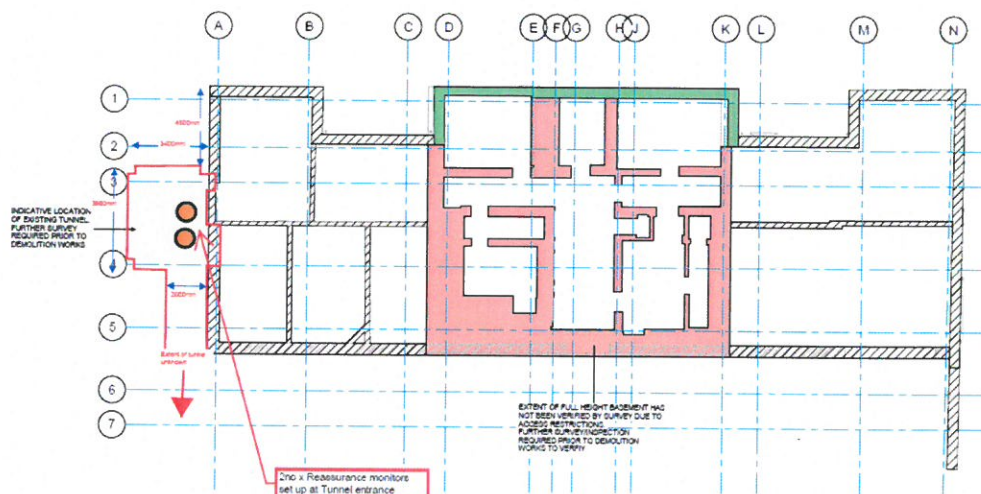
Air Test - 01/04/22

Project: Ancoats Dispensary

Stage: Removal of underground Tunnel

Contractor: AEC

Overview: Reassurance air monitoring carried out whilst samples were taken within the underground tunnel. 2no pumps set at the tunnel entrance. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification $<0.01\text{f/ml}$



BASEMENT FLOOR DEMOLITION PLAN

1:100



Reassurance air tests located around the area of work to ensure there is no rise in airborne fibre levels during works being carried out within the tunnel.



Air Test Certificate



Summary

PASSED

Project Ref	J257136	Certificate no	KZ01 Revision 0
Client name and address	Eric Wright Group UK Sceptre House Sceptre Way Bamber Bridge Preston PR5 6AW	Asbestos removal contractor	Eric Wright Group UK Sceptre House, Sceptre Way, Bamber Bridge, Preston, PR5 6AW
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	01 Apr 2022
		Analysis date	01 Apr 2022
		Issue date	01 Apr 2022
		Issue time	16:10
		Analysis location	Site

Location of work area

Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB, site office used for sample analysis

Scope of Work

Reassurance air testing at Ancotes Dispensary.

Summary comments

Reassurance air monitoring carried out at the Ancotes Dispensary, All Reassurance air tests passed with the airborne fibre concentration level being calculated as being below the limit of quantification <0.01f/ml

Analyst:

Andrew Kent

Signed:

Site representative:

michael degnan

Signed:



Details



Airborne Environmental Consultants Ltd

Test equipment numbers							
Microscope	M14	HSE/NPL test slide	TSK14	Timepiece	TDK14	Equipment checks complete	Yes
Flowmeter	FLK14	Stage Micrometer	SMK14	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements							
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4		

Comments on air monitoring and activities taking place before/during the air monitoring							
Reassurance air monitoring carried out At the Ancotes Dispensary, sample pumps were placed at the entrance to the duct, weather conditions were 2°C no cloud cover and sunny with a light changeable breeze, unable to carry out air sampling inside the duct as it was filled with approx 12 inches of water. All Reassurance air tests passed with the airborne fibre concentration level being calculated as being below the limit of quantification <0.01f/ml							

Air Test Certificate

Individual air monitoring test results

PASSED

Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
KZ000262 Outside entry	Reassurance	SHK14.1	KPCA14.1	09:58	11:02	64	8.0	< 0.010
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fibres	Limit of quantification	Calculated conc (f/ml)	
	8.0	8.0	512	2	188	0.01	0.0010	
KZ000263 Outside entry	Reassurance	SHK14.2	KPCA14.2	11:03	12:05	62	8.0	< 0.010
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fibres	Limit of quantification	Calculated conc (f/ml)	
	8.0	8.0	496	6.5	194	0.01	0.0033	
KZ000266 Field Blank	Reassurance	SHK14.5	N/A	N/A	N/A	0	N/A	
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fibres	Limit of quantification	Calculated conc (f/ml)	
	N/A	0.0	0			0	N/A	

UK
Sceptic House
Sceptic Way
Bamber Bridge
Preston
PR5 6AW

removal
connector

Start date
Analysis date
Report date

Supporting photos



Date: 01/04/2022 09:59:47

Time:

Comments:
Sample KZ0262.



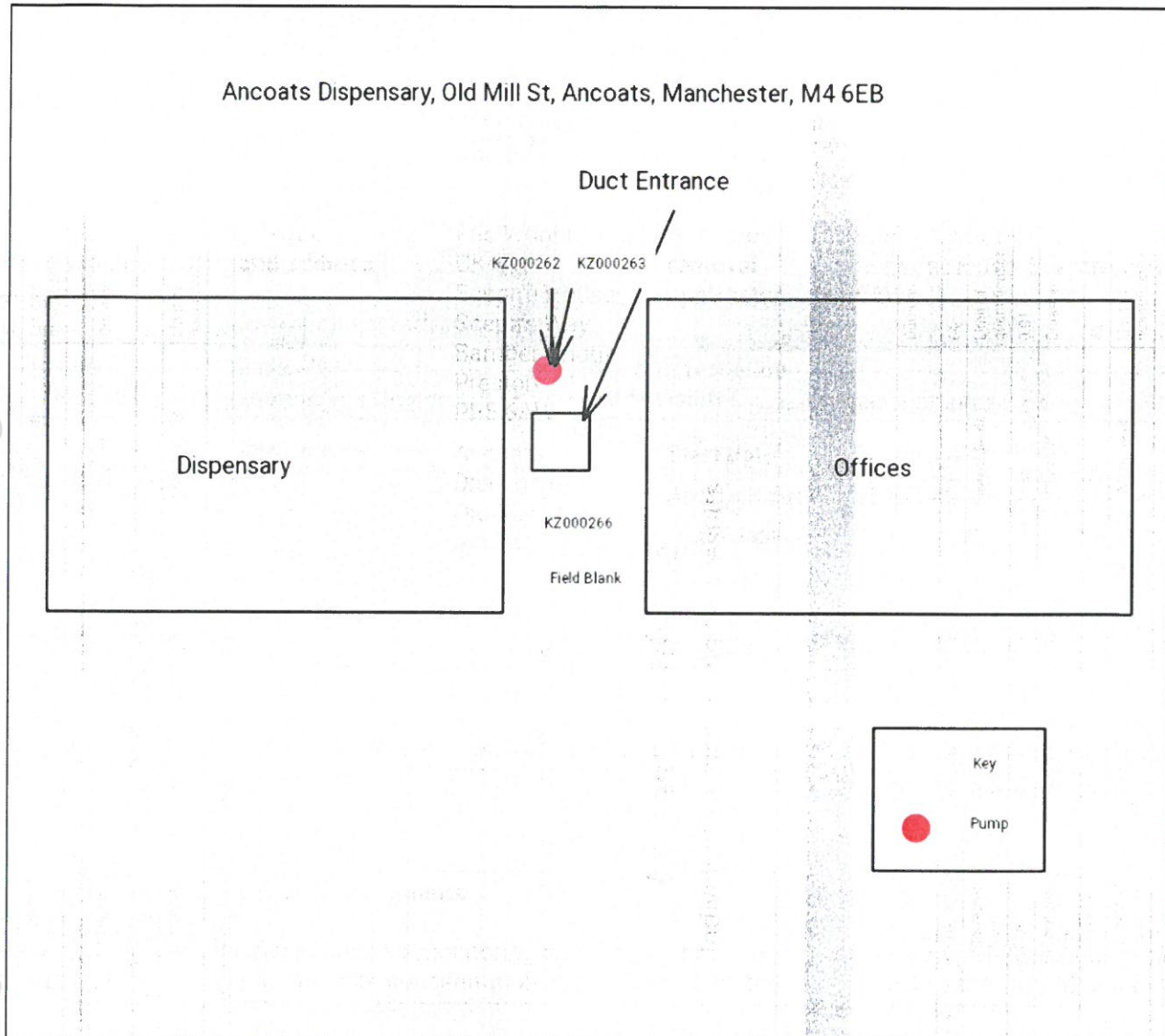
Date: 01/04/2022 11:03:22

Time:

Comments:
Sample KZ0263.

Site Diagram

Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB





Notes about this certificate



Airborne Environmental Consultants Ltd

Opinions and interpretations

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

Reproduction of this certificate

This report shall not be reproduced, except in full, without approval of the laboratory, to provide assurance that parts of the report are not taken out of context.

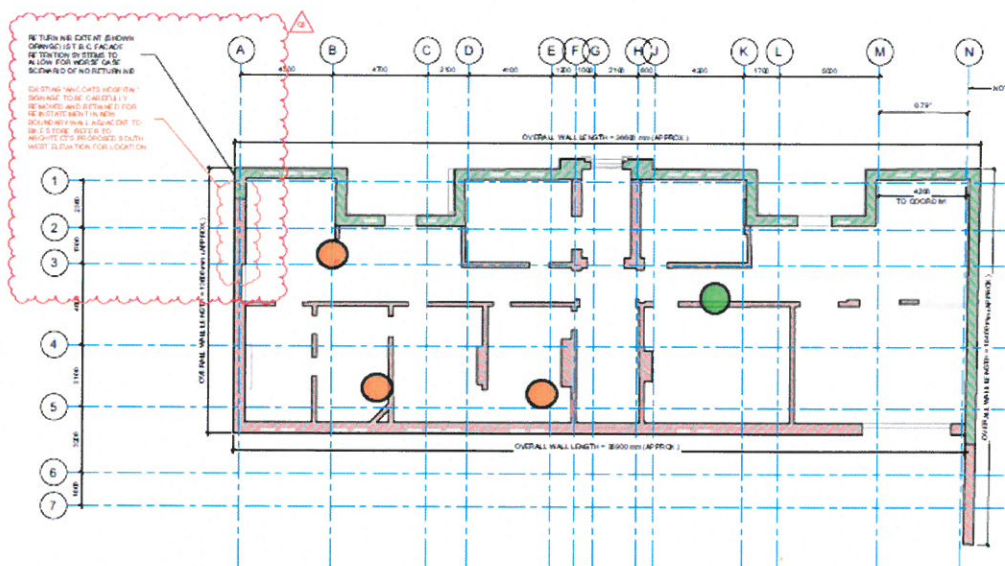
Air Test - 13/04/22

Project: Ancoats Dispensary

Stage: Removal of demolition hardcore & Basement Excavation

Contractor: Scope IT

Overview: Reassurance air monitoring carried out whilst samples were taken whilst demolition hardcore was removed from site. 3no pumps set up in various locations around the site with an additional pump set up as personnel on the excavator driver. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification <0.01f/ml



GROUND FLOOR DEMOLITION PLAN
1:100



Reassurance air tests located around the area of excavation to ensure there is no rise in airborne fibre levels during works being carried out. Personal test located on the excavator driver.

FIBRE COUNT REPORT

Client Details

- Client: Bradley Group
- Client Contact: Rhiannon Dawe
- Client Address: Bradley House, Kent Street, Preston, PR1 1PE

Contractor Details

- Removal Company: Bradley Group
- Address: Bradley House, Kent Street, Preston, PR1 1PE
- Contracts Manager: Sarah Mather

Summary Overview

Asbestos Fibre Count Report

● PASSED

Job Number: J101439

Analyst Name: Jon Goulding



Certificate Number: AD01

Site Address: Ancoats Dispensary, Old mill street, Manchester., M4 6EB

Area to be Assessed: Site

Scope of Works: Background airtests

Site Contact: Mick Randles

Site Supervisor: Nick Simm

ASB5 Present and Valid: N/A

FIBRE COUNT REPORT

Reference: J1414



Head Office

Unit 14, The Quad, Gibfield Park Avenue,
Atherton, Manchester, M46 0SY

01942 879 067

info@scope-it-group.com



ASBESTOS FIBRE COUNT REPORT



9086

Microscope Ref:	M5	Tally Counter Ref No's:	TC07/TC08	Filter Cleaning Method is:	Acetone & Triacetin	Certificate Reference:	J101439/AD01
NPL Test Slide Ref:	TS10	Number of Blocks visible:	Yes	Stage Micrometer Ref:	SM10	Graticule Diameter:	100
Timer/Barometer Ref:	/ BM10	Flowmeter No:	RT13	Temperature & Pressure:	11 °C	Barometric Pressure:	N/A mbar

Filter Ref No.	Sample No.	Test Type*	Location	Pump No.	Filter Head No.	Time on	Time off	Total Sample Time	Indicated flow rate start l/min	Indicated flow rate end l/min	Volume	Fibres	Fields	Limit of quantification	Calc Conc f/ml	Report Conc f/ml
AD001939	1	Background	Adjacent building	HF15	SH70	10:14	11:14	60	8.0	8.0	480	2.0	200	0.01	0.0010	<0.01
AD001940	2	Background	Adjacent perimeter fence	HF20	SH69	10:15	11:15	60	8.0	8.0	480	4.0	200	0.01	0.0020	<0.01
AD001941	3	Background	Adjacent perimeter fence	HF29	SH73	10:15	11:15	60	8.0	8.0	480	3.5	200	0.01	0.0017	<0.01

* Test type abbreviations: L = Leak, R = Reassurance, B = Background, C = Clearance

Comments:	Counting location:
Background airtests carried out during excavation work proved satisfactory Opinions and interpretations given in the comments section are outside the scope of UKAS accreditation.	Mobile Lab

Issue of Certificate by the Assessor		Contractor's Representative Acknowledgement	
Date:	13 Apr 2022	Date:	13 Apr 2022
Time:	11:58	Time:	11:28
Name:	Jon Goulding	Name:	Mick Randles
Signed:		Signed:	
These membrane filters have been cleared and counted in accordance with the HSE's HSG248 as appropriate for using phase contrast optical microscopy. With the exceptions of personal monitoring and short duration leak tests, sample volumes must be a minimum of 480 litres. Air tests of less than 480 litres need to be reported with their calculated limit of quantification. Ref:- Scopeit operating procedures - Reassurance and Background Air Sampling 7.4. Calculated values <0.010 f/ml are reported as <0.01 f/ml, values >0.010 and <0.015 are reported to 3 decimal places, values > are reported to 2 decimal places.			

Drawing of Work Areas



Width: N/A m

Length: N/A m

Height: N/A m

Area or volume of enclosure: N/A or N/A

Estimated number of pumps required: N/A

Photography

Number 01	Number 02	Number 03
N/A	N/A	N/A
		
Number 04	Number 05	Number 06
No photographic evidence.	No photographic evidence.	No photographic evidence.

PERSONAL

Client Details

- **Client:** Bradley Group
- **Project Manager:** Rhiannon Dawe
- **Client Address:** Bradley House, Kent Street, Preston, PR1 1PE

Contractor Details

- **Removal Contractor:** Bradley Group
- **Contracts Manager:** Sarah Mather
- **Contractor Address:** Bradley House, Kent Street, Preston, PR1 1PE

Summary Overview

Asbestos Fibre Count Report

 PASSED

Job Number: J101439

Certificate Number: AD02

Site Address: Ancoats Dispensary, Old mill street, Manchester, M4 6EB

Area to be Assessed: Site

Scope of Works: Personal airstest.

Site Contact:

Site Supervisor:

ASB5 Present and Valid: N/A

Contractors Plan of Work Reference: J1414



Head Office

Unit 14, The Quad, Gibfield Park Avenue,
Atherton, Manchester, M46 0SY

01942 879 067

info@scope-it-group.com



ASBESTOS FIBRE COUNT REPORT



9086

Microscope Ref:	M5	Tally Counter Ref No's:	TC07/TC08	Filter Clearing Method is:	Acetone & Triacetin	Certificate Reference:	J101439/AD02
NPL Test Slide Ref:	TS10	Number of Blocks visible:	Yes	Stage Micrometer Ref:	SM10	Graticule Diameter:	100
Timer/Barometer Ref:	/ BM10	Flowmeter No:	RT13	Temperature & Pressure:	11 °C	Barometric Pressure:	N/A mbar

Filter Ref No.	Sample No.	Test Type*	Person	Pump No.	Filter Head No.	Time on	Time off	Total Sample Time	Indicated flow rate start l/min	Indicated flow rate end l/min	Volume	Fibres	Fields	Calc Conc f/ml	Report Conc f/ml
AD001942	1	Personal	Chris Thompson	PP05	SH74	10:12	11:12	60	4.0	4.0	240	1.5	100	0.0030	<0.04

* Test type abbreviations: P = Personal

Comments:

Personal airtest carried out during excavation work proved satisfactory

Opinions and interpretations given in the comments section are outside the scope of UKAS accreditation.

Issue of Certificate by the Assessor

Date:	13 Apr 2022	Time:	12:08
Name:	Jon Goulding	Signed:	

Contractor's Representative Acknowledgement

Date:	13 Apr 2022	Time:	11:27
Name:	Mick Randles	Signed:	

These membrane filters have been cleared and counted in accordance with the HSE's HSG248 as appropriate for using phase contrast optical microscopy.

According to HSG248 the lowest level of reliable quantification above background is about 0.01 f/ml for a sample volume of 480 litres.

Calculated values <0.010 f/ml are reported as <0.01 f/ml, values >0.010 and <0.015 are reported to 3 decimal places, values > are reported to 2 decimal places.

Drawing of Work Areas



Width: N/A m

Length: N/A m

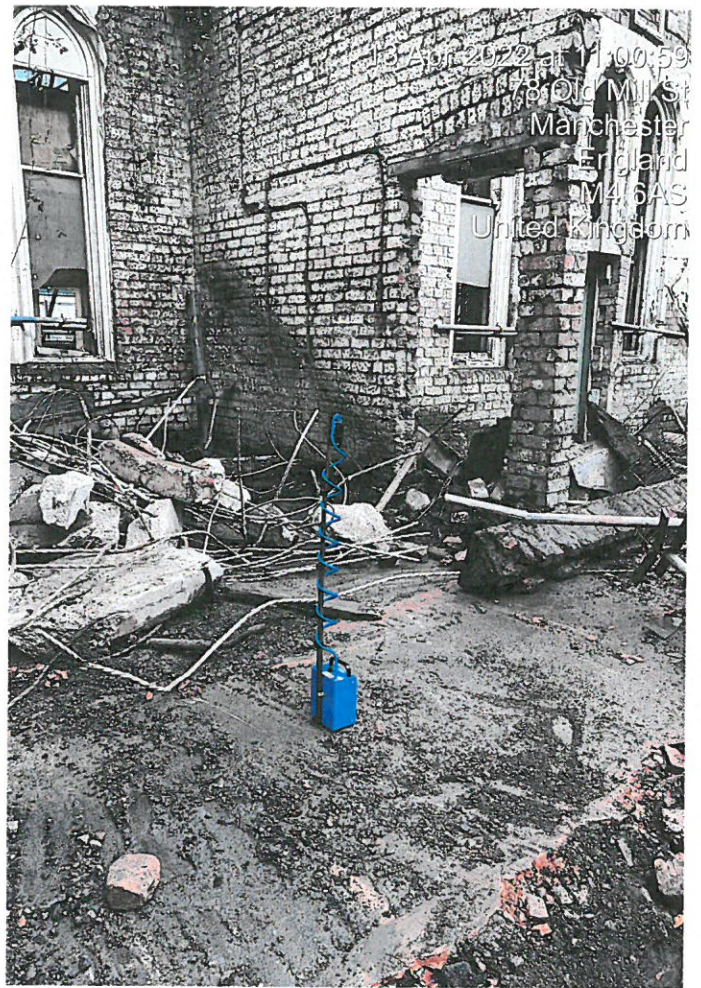
Height: N/A m

Area or volume of enclosure: N/A or N/A

Estimated number of pumps required: N/A

Photography

Number 01		Number 02	Number 03
	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.
Number 04	No photographic evidence available.	Number 05	Number 06
	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.



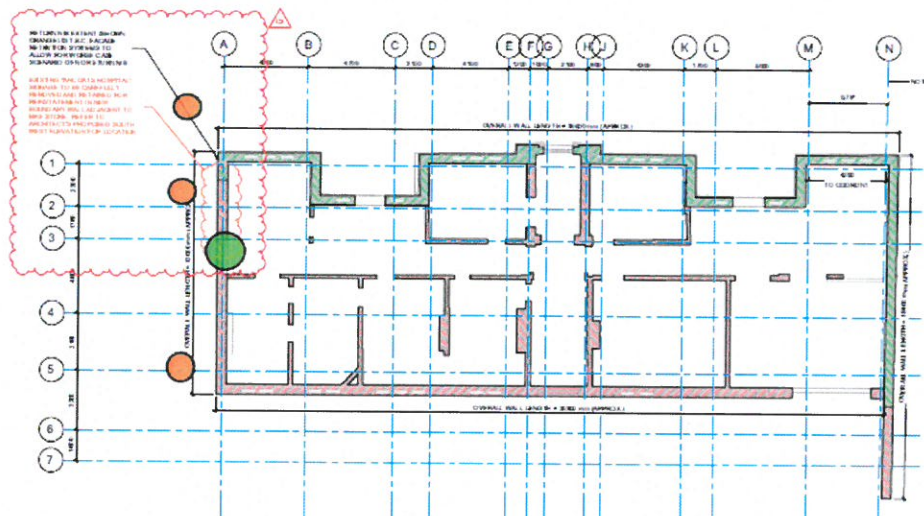
Air Test - 22/03/22

Project: Ancoats Dispensary

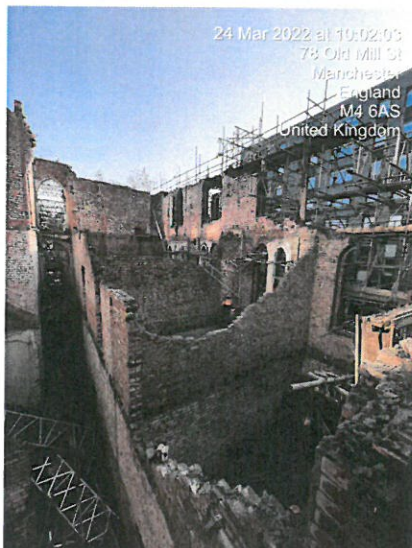
Stage: Removal of Asbestos found in area 3 after results came back positive

Contractor: AEC

Overview: Reassurance air monitoring carried out whilst demolition started at high level removing brickwork walls both off the scaffold and from the man riding basket. Personal air monitoring was also place on one of the operatives within the area to see if there was any exposure. 3no pumps set up in various locations around the scaffold. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification <0.01f/ml



GROUND FLOOR DEMOLITION PLAN
1:100



Reassurance air tests located around the area of the demolition to ensure there is no rise in airborne fibre levels during works being carried out.

Report No: J239974/GX01

Nature of Work: Analytical Monitoring (Reassurance During Demolition)

Date of Work: 22/03/2022

Issue Date: 22/03/2022

Client Name & Address:

Bradley Demolition Limited
Bradley House
Kent Street
Preston
PR1 1PE

Site Address:

Ancoats Dispensary
Old Mill Street Ancoats
M4 6EB

Location on Site: Scaffold surrounding building

Order Placed By: Rhiannon Dawe

Site Contact: Andy Hill

Technical Manager: D Ely

Site Consultant(s): E Bastable

Authorised Signatory Name:

E Bastable

Job Title / Description:

Asbestos Analyst

Signature:



Time Commenced: 08:30

Time Ended: 12:00

Test method is as described by the HSE in HSG248

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Page 1 of 6

Halesowen Office
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B63 3US

Tel: 0121 550 0224

Fax: 0121 550 0641

Email: sales@bradley-enviro.co.uk

Web: www.bradley-enviro.co.uk

Report - Air Test - Dynamic (Standard) Template Version 55



1155



Results:

 Key: C = Clearance; L = Leak; B = Background; O = Occupational; R = Reassurance; NS = Near Source;
 FS = Far Source; FB = Field Blank.

Sample ref.	Pump ref.	Head ref.	Key	Sampling Times	Rates of Flow (l/min)		Corrected Volume (litres)	Fibres / fields	Limit of Quantification (f/ml)	Reported airborne respirable fibre concentration (f/ml)*	Calculated airborne respirable fibre concentration (f/ml)**
					Start	Stop					
GX000182	D19	209	R	09:45 / 10:45	8.2	8.2	492.0	1.0 / 200.0	0.01	<0.010	0.000
GX000183	CS02	210	R	09:45 / 10:45	8.2	7.9	483.0	0.5 / 200.0	0.01	<0.010	0.000
GX000184	PS4900	212	O	09:55 / 10:55	2.0	2.0	120.0	1.0 / 200.0	0.04	<0.010	0.002
GX000185	N/A	61	FB	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Number of Samples: 4

Fibre Counting Analyst: E Bastable

Calibration Details:

Microscope serial no.	600861	Stage micrometer no.	HSM01
Flowmeter serial no.	47090/2	Graticule diameter (µm)	100
Timepiece serial no.	DT05	HSE/NPL test slide no.	43 / 95
"O" ring diameter (mm)	22	Group 5 observed on test slide	Yes
Hand Tally Serial Nos.	DH05A DH05B	Barometer serial no. Thermometer serial no.	WSA 2021 04 WSA202104

Site Conditions:

Asbestos removal contractor:	Bradley Demolition Limited		
Asbestos materials removed:	n/a	Filter preparation carried out in:	BP21 EVL
Temperature (K) @ sample site:	288.0	Pressure (mb) @ sample site:	1001.0
Temperature (K) @ calibration site:	283.0	Pressure (mb) @ calibration site:	1017.0
Were correction of sample volumes required: No (If corrections were required see comments section)			

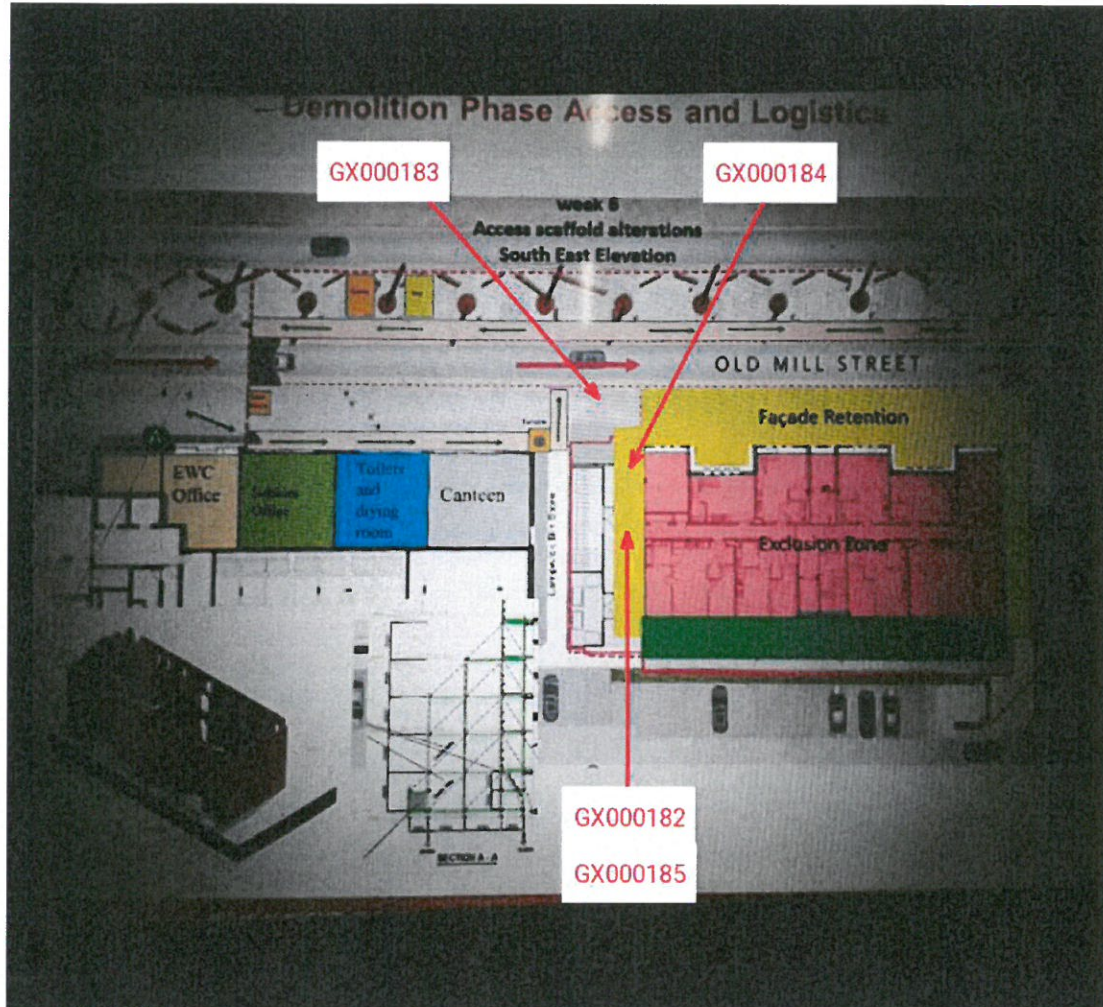
Report No: J239974/GX01

Comments and Summary:

TIME	COMMENTS / SITE LOG	PHOTO
08:30	Bradley Environmental Consultants Limited (BECL) attended the site of Ancoats Dispensary to conduct analytical air monitoring during demolition of part of a listed building. Demolition contractor is Bradley Demolition.	
09:00	BECL analyst liaised with site contact Andy Hill to discuss the plan of work for the day. Andy informed analyst that Bradley Demolition Operatives will be removing brickwork from the outside wall of the building whilst on scaffolding.	<i>No Photographic evidence required</i> 
09:15	BECL analyst received a site induction.	<i>No Photographic evidence required</i> 

Report No: J239974/GX01

Diagram: Ancoats Dispensary, Old Mill Street Ancoats, M4 6EB



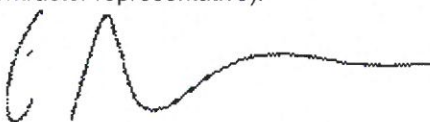
Site diagram accurately represents situation on site.

(Signature of client / contractor representative):



Date: 22/03/2022

(Signature of analyst):



Date: 22/03/2022

Report No: J239974/GX01
Comments and Summary:

TIME	COMMENTS / SITE LOG	PHOTO
09:45	BECL analyst deployed 2x reassurance air tests located around the area of work to ensure there is no rise in airborne fibre levels during work. The reassurance air samples were flowed at 8.2 litres of air per minute, for 60 minutes, drawing in excess of 480 litres of air per sample. This air test is to reassure there is no rise in airborne fibre levels whilst the work is being done. Please see site plan and photographic evidence for air test locations.	
09:55	BECL analyst deployed 1x occupational air test to Bradley Demolition operative Darren Wademan who was seen removing brickwork. Darren was seen wearing type 5/6 coveralls, safety footwear and a half face respirator. The occupational air test was deployed to his left hand side and was positioned within 200mm of his breathing zone. The occupational air sample was flowed at 2.0 litres of air per minute for 60 minutes collecting a total sample of 120 litres. Please see photographic evidence.	
10:45	BECL analyst retrieved 2x reassurance air test. Reassurance air test returned results of <0.01f/ml thus proving satisfactory below the detection limit and proving the works undertaken did not cause a rise in elevated fibre levels.	<i>No Photographic evidence required</i> 

Report No: J239974/GX01
Comments and Summary:

TIME	COMMENTS / SITE LOG	PHOTO
10:55	BECL analyst retrieved 1x occupational air test. The occupational air test returned results of <0.04 f/ml thus proving satisfactory below the detection limit and proving the respirator worn by the operative is satisfactory.	<i>No Photographic evidence required</i> 
12:00	BECL analyst informed Andy Hill of the satisfactory air test results and then left site.	<i>No Photographic evidence required</i> 

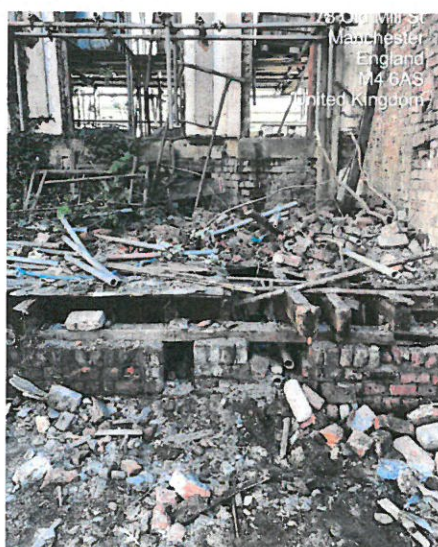
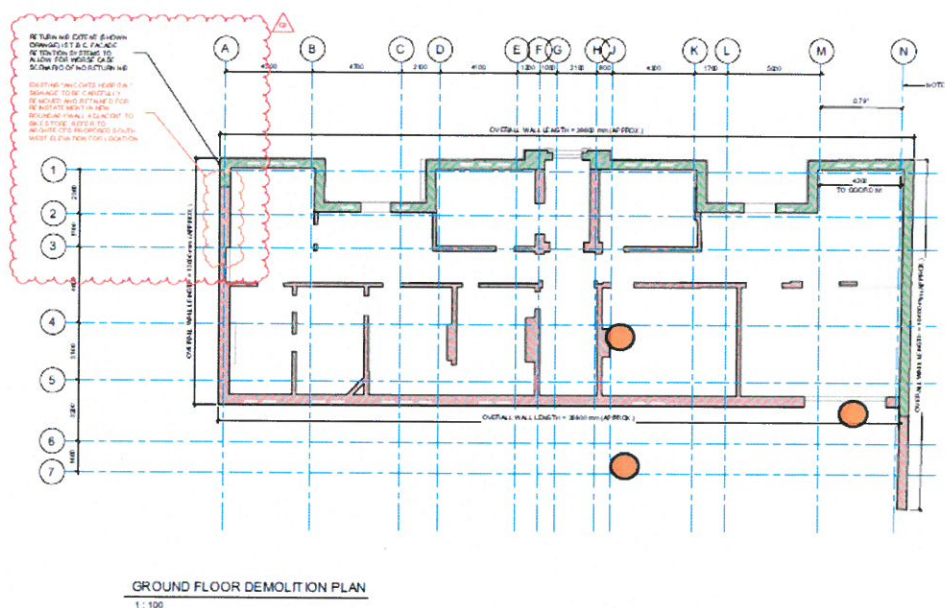
Air Test - 22/04/22

Project: Ancoats Dispensary

Stage: Removal of timber ground floor adjacent to NE elevation and suspect material identified

Contractor: AEC

Overview: Reassurance air monitoring carried out whilst samples were taken from underneath the timber floor on the ground floor adjacent to the NE elevation. 3no pumps set up in various locations around the area. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification <0.01f/ml



Reassurance air tests located around the area of excavation to ensure there is no rise in airborne fibre levels during works being carried out. Samples taken and sent to AEC lab to be tested.



Air Test Certificate



Summary

PASSED

Project Ref	J260550	Certificate no	LB01 Revision 0
Client name and address	Bradley Demolition Kent Street Preston Lancashire PR1 1PE	Asbestos removal contractor	Bradley Demolition Kent Street, Preston, Lancashire, PR1 1PE
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	22 Apr 2022
		Analysis date	22 Apr 2022
		Issue date	22 Apr 2022
		Issue time	12:07
		Analysis location	Mobile Lab

Location of work area

Phase 3 at Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB. Sample analysis done in a mobile laboratory (Registration: MX68 VWD)

Scope of Work

Reassurance air monitoring following discovery of multiple presumed ACMs.

Summary comments

Reassurance air monitoring after the lifting of floor with presumed ACM beneath and around the area.

All results were satisfactory and recorded as <0.01 f/ml.

Analyst: Cameron Witkowski **Signed:**

Site representative: NA **Signed:**



Details



Test equipment numbers							
Microscope	M18..	HSE/NPL test slide	TSK18	Timepiece	TDK18	Equipment checks complete	Yes
Flowmeter	FLK18	Stage Micrometer	SMK18	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements					
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4

Comments on air monitoring and activities taking place before/during the air monitoring
Active works was being carried out by other trades around the pumps during the sampling period that could affect the results, Wind blowing SW at 12 mph.
Airborne fibre concentration levels were calculated as being below the limit of quantification of <0.01 f/ml.

Air Test Certificate

Individual air monitoring test results

PASSED

Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
LB000052	Reassurance	SHK18.1	KP26.1	09:49	10:55	66	8.0	< 0.010
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	8.0	8.0	528	0.5	182	0.01	0.0003	
LB000053	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Reassurance	SHK18.2	KP26.2	09:50	10:56	66	8.0	< 0.010
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	8.0	8.0	528	4.5	191	0.01	0.0022	
LB000054	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Reassurance	SHK18.3	KP17.3	09:51	10:57	66	8.0	< 0.010
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	8.0	8.0	528	1	182	0.01	0.0005	
LB000055	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	FB	SHK18.4	N/A	N/A	N/A	0	N/A	
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	N/A	0.0	0			0	N/A	



2054

Supporting photos



Airborne Environmental Consultants Ltd



Date: 22/04/2022 09:48:38
Time:
Comments:
Sample LB0052.

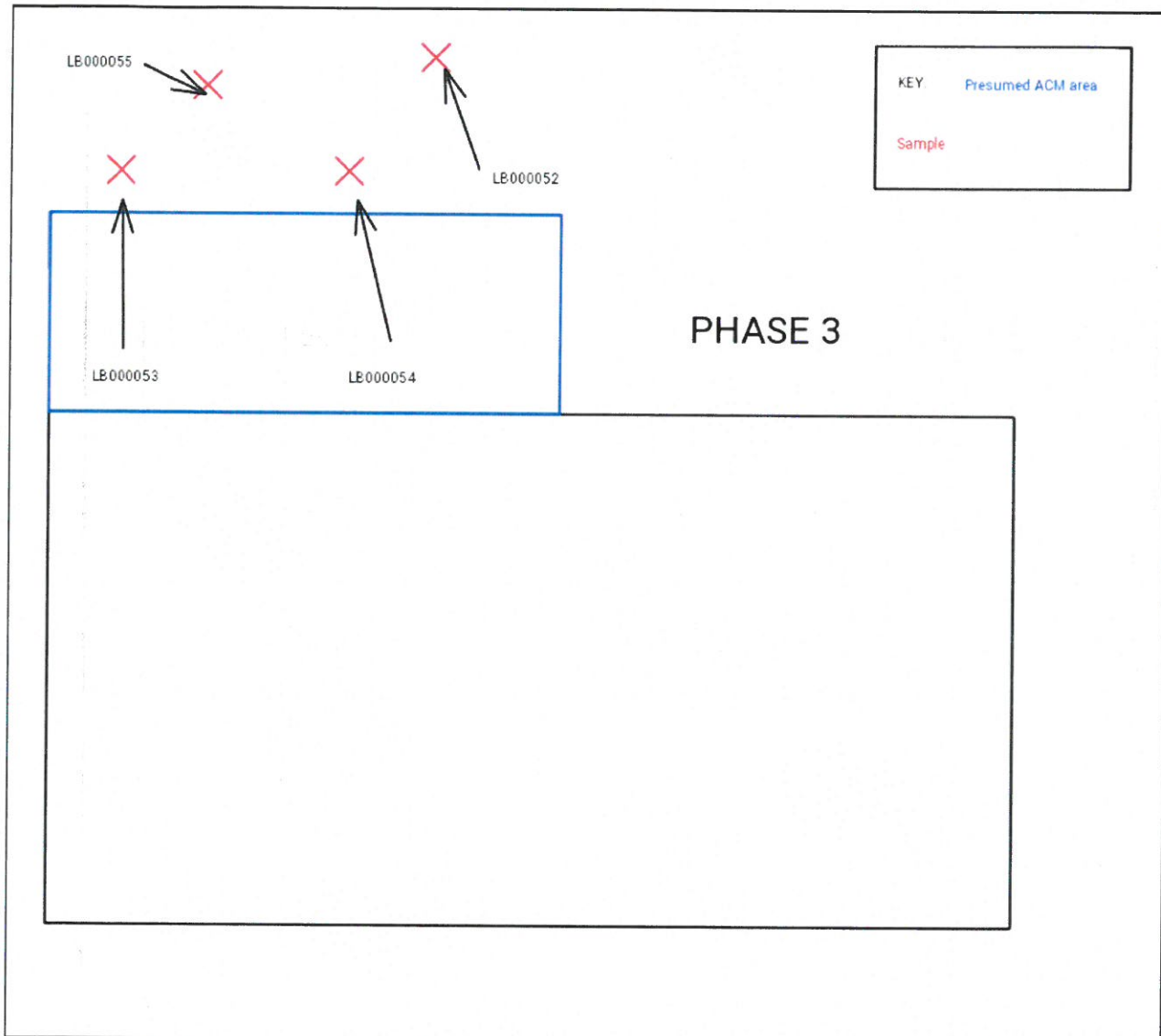


Date: 22/04/2022 09:49:56
Time:
Comments:
Sample LB0053.



Date: 22/04/2022 09:50:43
Time:
Comments:
Sample LB0054.

Site Diagram





Site Log Diary





Notes about this certificate



Airborne Environmental Consultants Ltd

Opinions and interpretations

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

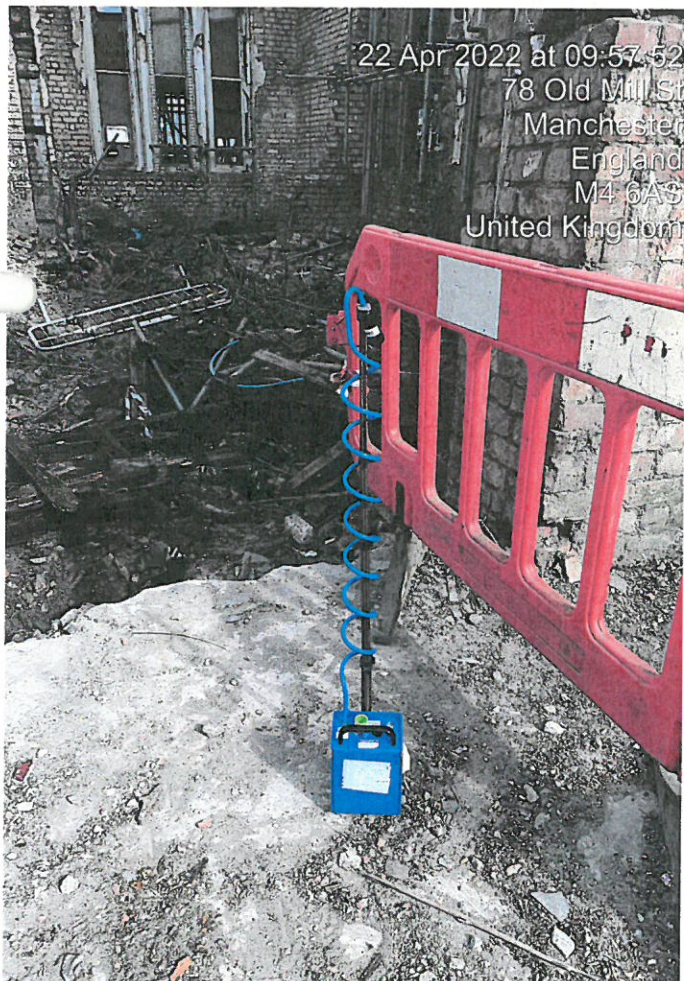
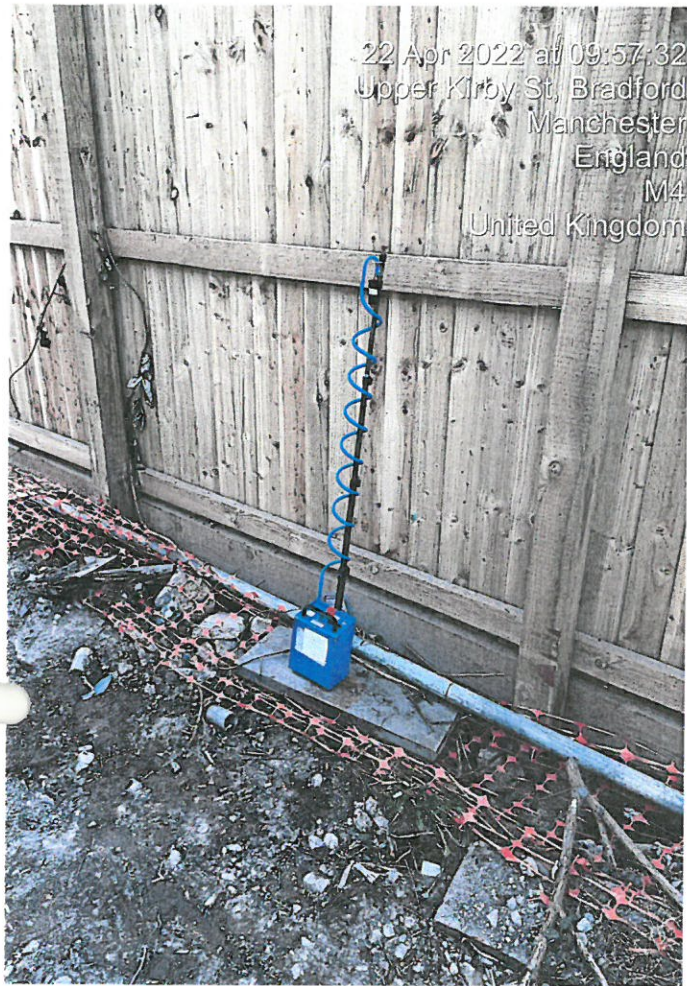
Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

Reproduction of this certificate

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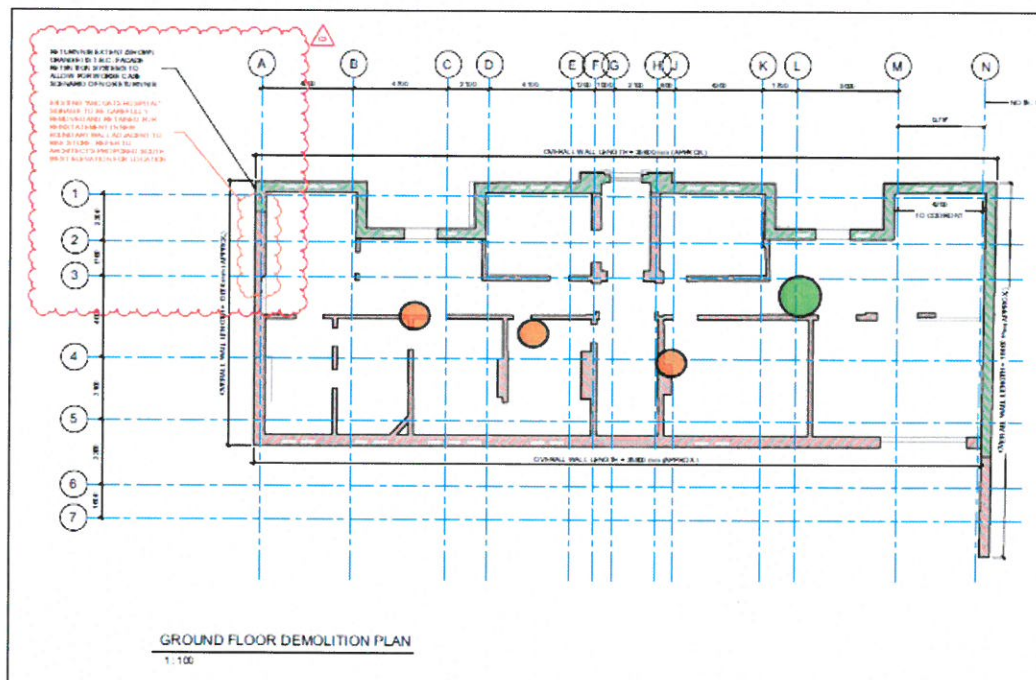
Air Test - 26/04/22

Project: Ancoats Dispensary

Stage: Removal of internal tower walls and cement board pick within area 3

Contractor: AEC

Overview: Reassurance air monitoring carried out whilst cement board was removed from area 3 ground floor adjacent to the NE elevation. Personal air monitoring was also place on the machine driver. 3no pumps set up in various locations around the area. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification $<0.01\text{f/ml}$



Reassurance air tests located around the area of excavation to ensure there is no rise in airborne fibre levels during works being carried out.



Personal Air Test Certificate

Summary



Project Ref	J260806	Certificate no	LU02 Revision 0
Client name and address	Eric Wright Group UK Sceptre House Sceptre Way Bamber Bridge Preston PR5 6AW	Asbestos removal contractor	Eric Wright Group UK Sceptre House, Sceptre Way, Bamber Bridge, Preston, PR5 6AW
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	26 Apr 2022
		Analysis date	26 Apr 2022
		Issue date	26 Apr 2022
		Issue time	15:19
		Analysis location	Mobile Lab

Location of work area

Chris Thompson, Bradley Group, Rear of building, Ancoats Dispensary and car park. Mobile laboratory ME19 AVO used for fibre analysis.

Scope of Work

Personal air monitoring during demolition and refurbishment works to rear of building.

Personal air monitoring carried out on:	Chris Thompson
--	----------------

Result of air monitoring:	N/A
----------------------------------	-----

Analyst: Wayne Jones

Signed:

Site representative: mike looby

Signed:



Details



Test equipment numbers							
Microscope	M05.	HSE/NPL test slide	TSK05	Timepiece	TDK05	Equipment checks complete	Yes
Flowmeter	FLK05	Stage Micrometer	SMK05	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements					
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4

Comments on air monitoring and activities taking place before/during the air monitoring
For the duration of the personal air test Chris Thompson was completing banksman duties to rear and side of building which is under going demolition and refurbishment works.

Air monitoring comments
The personal pump was clipped via a belt to the operatives waist, with the cowl tapped to the operatives right shoulder, pointing downwards. Personal air monitoring result was calculated at being below the limit of quantification <0.01f/ml.

Air Test Certificate

Individual air monitoring test results

N/A

Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
LU000081	Personal	SHK05.11	CAPP4	09:42	10:55	73	2.0	0.002
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	2.0	2.0	146	0.5	100	0.066	0.0017	
LU000082	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	FB	SHK05.12	N/A	N/A	N/A	0	N/A	
	Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
	N/A	0.0	0			0	N/A	

Supporting photos



Date: 26/04/2022 09:41:51
Time:
Comments:
LU0081 - Chris Thompson



Date: 26/04/2022 10:54:28
Time:
Comments:
Rear of building



Date: 26/04/2022 10:54:39
Time:
Comments:
Rear of building



Date: 26/04/2022 11:12:58
Time:
Comments:
Mobile lab



Site Log Diary



26/04/2022, 09:03

Comments:

Signed in and attended site induction for 15 minutes.



Notes about this certificate



Opinions and interpretations

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

For personal airt tests 100 graticules are counted and the volume of air collected varies dependant on the duration of the task being performed. As such, the limit of quantification varies and is recalculated for each individual air test. Results are reported against the actual limit of quantification for each specific test.

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Air Test Certificate



Summary

PASSED

Project Ref	J260806	Certificate no	LU01 Revision 0
Client name and address	Eric Wright Group UK Sceptre House Sceptre Way Bamber Bridge Preston PR5 6AW	Asbestos removal contractor	Eric Wright Group UK Sceptre House, Sceptre Way, Bamber Bridge, Preston, PR5 6AW
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	26 Apr 2022
		Analysis date	26 Apr 2022
		Issue date	26 Apr 2022
		Issue time	15:23
		Analysis location	Mobile Lab

Location of work area

Rear of building, Ancoats Dispensary and car park. Mobile laboratory ME19 AVO used for fibre analysis.

Scope of Work

Reassurance air testing during demolition and refurbishment works to area at rear of building.

Summary comments

Reassurance air testing during demolition and refurbishment works to area at rear of building. All fibre concentration levels were calculated as being below the limit of quantification <0.01f/ml.

Analyst: Wayne Jones

Signed:

Site representative: mike looby

Signed:



Details



Test equipment numbers							
Microscope	M05.	HSE/NPL test slide	TSK05	Timepiece	TDK05	Equipment checks complete	Yes
Flowmeter	FLK05	Stage Micrometer	SMK05	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements					
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4

Comments on air monitoring and activities taking place before/during the air monitoring
Air monitoring took place during demolition and refurbishment of area to rear of building. One round of reassurance air monitoring took place to the left and right of area to rear of building. Air monitoring results were calculated as being below the limit of quantification <0.01f/ml.

Air Test Certificate

Individual air monitoring test results

PASSED

LU0000078	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Rear left	Reassurance	SHK05.01	KP5.2	09:44	10:51	67	8.0	< 0.010
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
LU0000079		8.0	8.0	536	2	180	0.01	0.0010	
	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Rear right	Reassurance	SHK05.02	KP5.4	09:46	10:52	66	8.0	< 0.010
LU0000080		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
		8.0	8.0	528	1	182	0.01	0.0005	
	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
Field Blank		FB	SHK05.03	N/A	N/A	N/A	0	N/A	
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
		N/A	0.0	0			0	N/A	

Supporting photos



Date: 26/04/2022 09:45:01
Time:
Comments:
LU0078 - Rear left

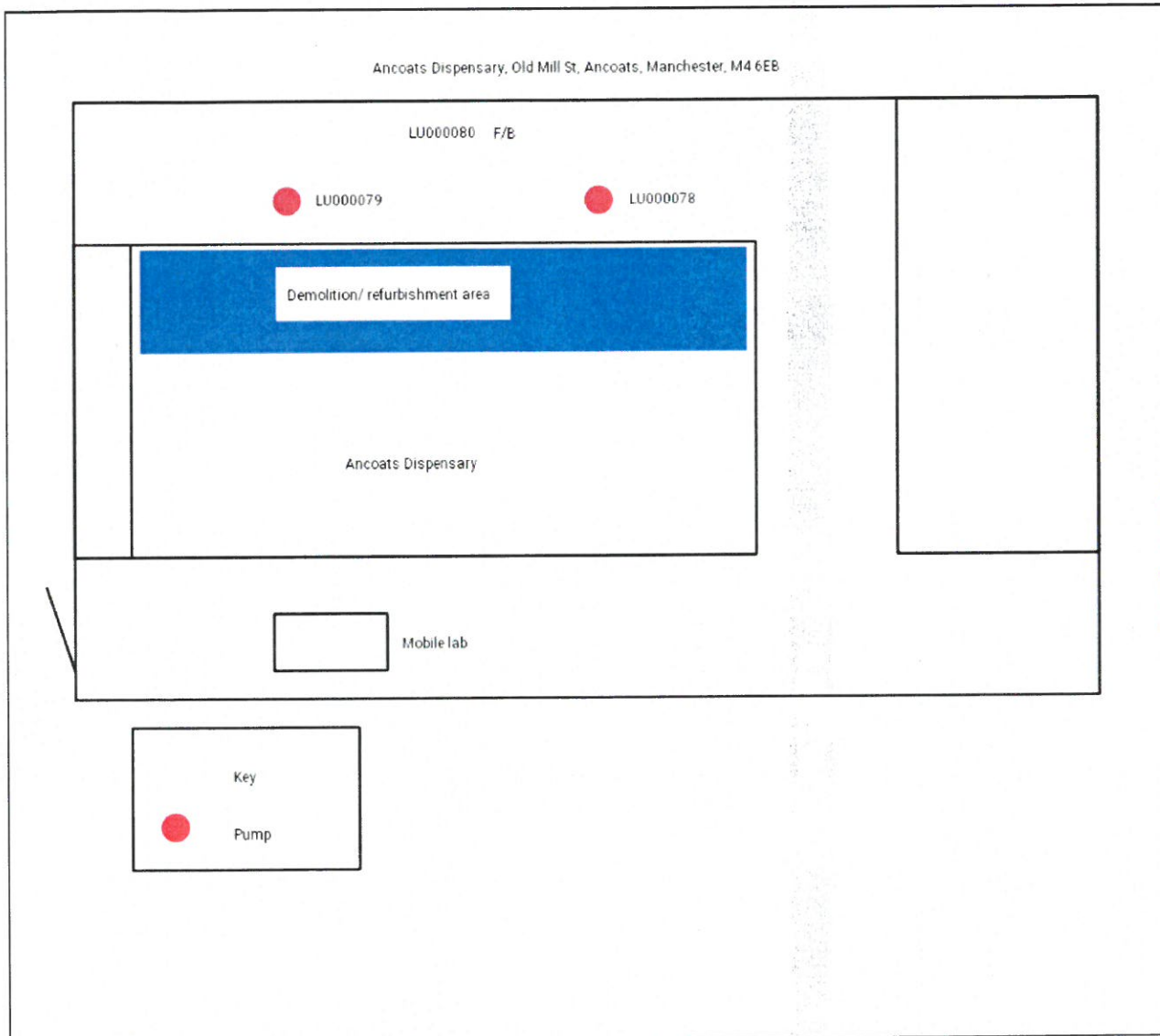


Date: 26/04/2022 09:46:26
Time:
Comments:
LU0079 - Rear right



Date: 26/04/2022 10:54:02
Time:
Comments:
Rear of building

Site Diagram





Site Log Diary



26/04/2022, 09:03

Comments:

Signed in and attended site induction for 15 minutes.



Notes about this certificate



Opinions and interpretations

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

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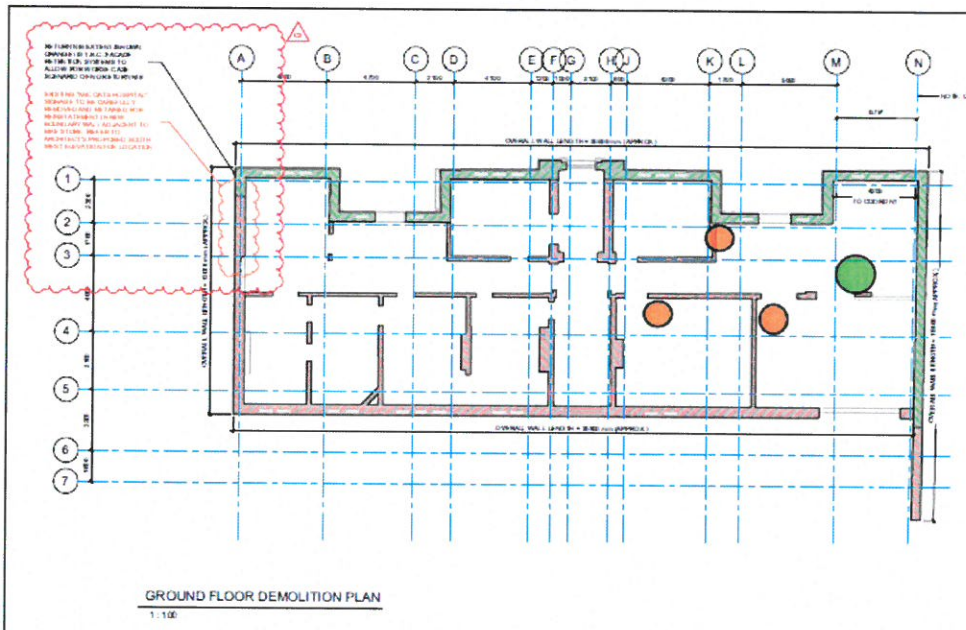
Air Test - 28/04/22

Project: Ancoats Dispensary

Stage: Removal of Asbestos found in area 3 after results came back positive

Contractor: AEC

Overview: Reassurance air monitoring carried out whilst asbestos was removed from area 3 ground floor adjacent to the NE elevation. Personal air monitoring was also place on one of the two operatives within the area. 3no pumps set up in various locations around the pick site. All reassurance air monitoring passed with fibre concentration level being calculated as being below the limit of quantification <0.01f/ml



Reassurance air tests located around the area of excavation to ensure there is no rise in airborne fibre levels during works being carried out. All hazardous substances were placed in a skip which was then sealed



Air Test Certificate

Summary



PASSED

Project Ref	J261237	Certificate no	KZ01 Revision 0
Client name and address	Eric Wright Group UK Sceptre House Sceptre Way Bamber Bridge Preston PR5 6AW	Asbestos removal contractor	Eric Wright Group UK Sceptre House, Sceptre Way, Bamber Bridge, Preston, PR5 6AW
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	28 Apr 2022
		Analysis date	28 Apr 2022
		Issue date	28 Apr 2022
		Issue time	11:13
		Analysis location	Mobile Lab

Location of work area

Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB, site, mobile lab MT67 HHJ used for sample analysis.

Scope of Work

Reassurance air testing during removal of Asbestos debris.

Summary comments

Reassurance air testing during removal of Asbestos debris. All Reassurance air tests passed with the airborne fibre concentration level being calculated as being below the limit of quantification <0.01f/ml

Analyst: Andrew Kent

Signed:

Site representative: Mike looby

Signed:



Details



Test equipment numbers							
Microscope	M14	HSE/NPL test slide	TSK14	Timepiece	TDK14	Equipment checks complete	Yes
Flowmeter	FLK14	Stage Micrometer	SMK14	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements					
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4

Comments on air monitoring and activities taking place before/during the air monitoring
Reassurance air testing during removal of Asbestos debris. There is general building debris and rubble caused by demolition works which has created dust which could affect results, sample pumps were placed to the right hand side of the work area, one to the left side and one next to the waste skip, the weather conditions were 7°C cloudy with a light changeable breeze. All Reassurance air tests passed with the airborne fibre concentration level being calculated as being below the limit of quantification <0.01f/ml

Air Test Certificate

Individual air monitoring test results

PASSED

KZ000378	Location		Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Rear of the old dispensary	Reassurance	SHK14.1	KPCA14.1	09:22	10:28	66	Limit of quantification	8.0	< 0.010
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	Calculated conc (f/ml)	
KZ000379	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result	
	Rear of the old dispensary	Reassurance	SHK14.2	KPCA14.2	09:24	10:31	67	Limit of quantification	8.0	< 0.010
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	Calculated conc (f/ml)	
KZ000380	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result	
	Rear of the old Dispensary	Reassurance	SHK14.3	KP14.3	09:26	10:33	67	Limit of quantification	8.0	< 0.010
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	Calculated conc (f/ml)	
KZ000381	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result	
	Field Blank	FB	SHK14.4	N/A	N/A	N/A	0	Limit of quantification	N/A	
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	Calculated conc (f/ml)	
		N/A	0.0	0			0		N/A	

Supporting photos



Date: 28/04/2022 09:22:30
Time:
Comments:
KZ0378 Rear of old Dispensary, Right side.



Date: 28/04/2022 09:24:48
Time:
Comments:
KZ0379 Next to waste skip



Date: 28/04/2022 09:26:35
Time:
Comments:
KZ0380 rear of old Dispensary Left side.



Date: 28/04/2022 09:27:21
Time:
Comments:
Asbestos debris area

Supporting photos



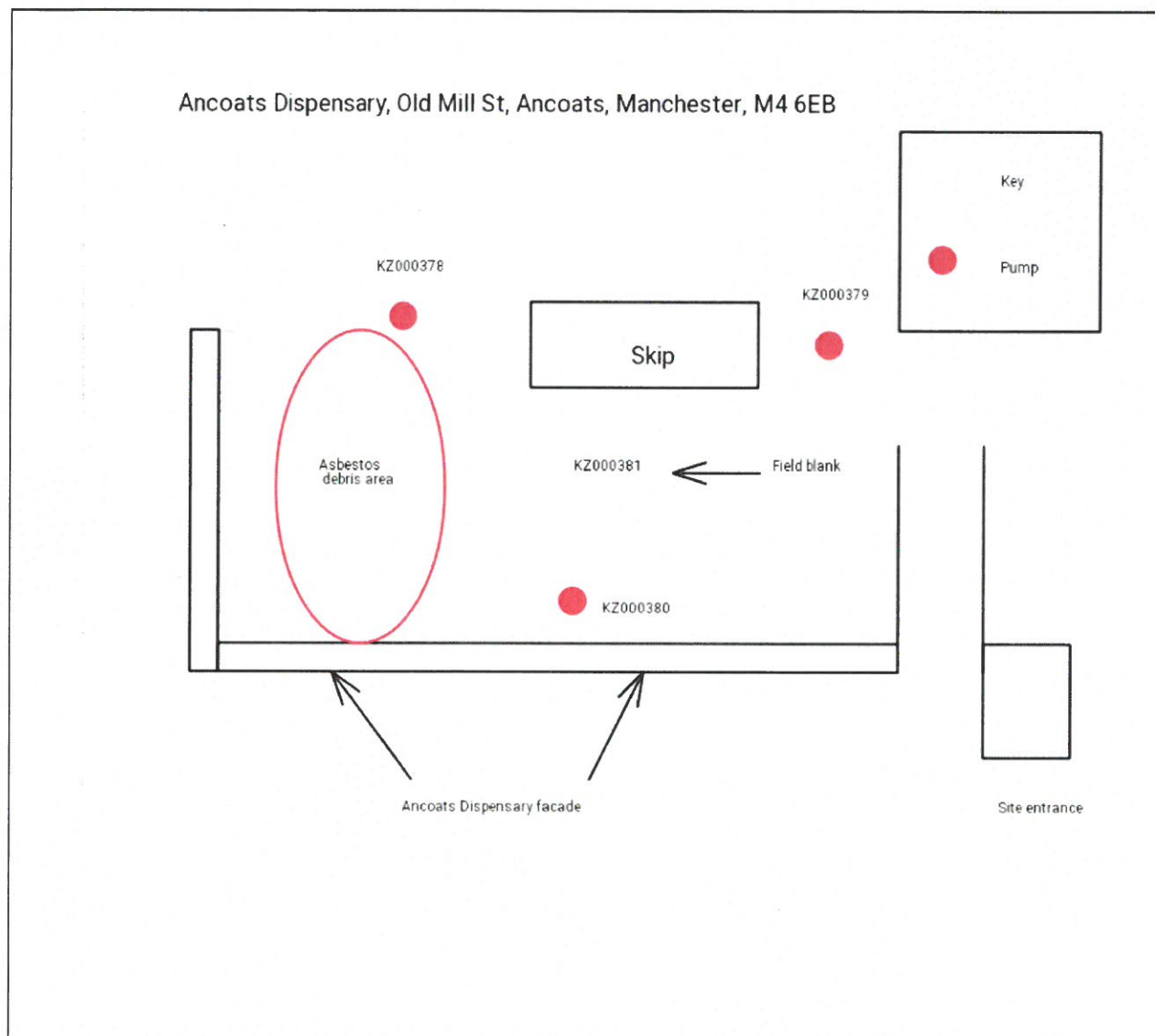
Date: 28/04/2022 09:27:34

Time:

Comments:

Asbestos debris area

Site Diagram





Site Log Diary





Notes about this certificate



Opinions and interpretations

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.

Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

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Personal Air Test Certificate

Summary



Project Ref	J261237	Certificate no	KZ02 Revision 0
Client name and address	Eric Wright Group UK Sceptre House Sceptre Way Bamber Bridge Preston PR5 6AW	Asbestos removal contractor	Eric Wright Group UK Sceptre House, Sceptre Way, Bamber Bridge, Preston, PR5 6AW
Site address	Ancoats Dispensary Old Mill St Ancoats Manchester M4 6EB	Start date	28 Apr 2022
		Analysis date	28 Apr 2022
		Issue date	28 Apr 2022
		Issue time	11:19
		Analysis location	Mobile Lab

Location of work area

Sean Doyle Ancoats Dispensary, Old Mill St, Ancoats, Manchester, M4 6EB, site, mobile lab MT67 HHJ used for sample analysis.

Scope of Work

Personal air monitoring during the removal of asbestos debris.

Personal air monitoring carried out on:

Sean Doyle

Result of air monitoring:

BELOW THE CONTROL LIMIT OF 0.1 FIBRES/ML

Analyst: Andrew Kent

Signed:

Site representative: mike looby

Signed:



Details



Test equipment numbers							
Microscope	M14	HSE/NPL test slide	TSK14	Timepiece	TDK14	Equipment checks complete	Yes
Flowmeter	FLK14	Stage Micrometer	SMK14	Clearing method	GTA/acetone	Microscope checks complete	Yes

Observational measurements					
Graticule diameter	100	Relevant test slide bands visible?	Yes	Filter Diameter	22.4

Comments on air monitoring and activities taking place before/during the air monitoring
Personal air monitoring carried out to Sean Doyle whilst carrying out the removal of asbestos debris, using hand tools wearing type5/6 coveralls, half face respirators with a p3 filter cartridge and hard hat. Personal air monitoring result was calculated as being below the level of detection <0.01f/ml

Air monitoring comments
The personal pump was clipped via a belt to the operatives waist, with the cowl tapped to the operatives right shoulder, pointing downwards during the removal of asbestos debris. Personal air monitoring result was calculated as being below the level of detection <0.01f/ml

Air Test Certificate

Individual air monitoring test results

BELOW THE CONTROL LIMIT OF 0.1 FIBRES/ML

KZ000382	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Sean doyle	Personal	SHK14.5	PBK14	09:45	10:55	70	1.0	0.004
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
KZ000383		1.0	1.0	70	0.5	100	0.138	0.0036	
	Location	Test type	Cowl head no	Pump no	Time on	Time off	Duration	Initial flow	Recorded result
	Field Blank	FB	SHK14.6	N/A	N/A	N/A	0	N/A	
		Final flow	Corrected flow	Sample vol ltr's	No of fibres	No of fields	Limit of quantification	Calculated conc (f/ml)	
		N/A	0.0	0			0	N/A	

Supporting photos



Date: 28/04/2022 09:46:15

Time:

Comments:

KZ0382 Sean Doyle



Site Log Diary





Notes about this certificate



Opinions and interpretations

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Tests marked '*' in this report/certificate are not included in the UKAS accreditation schedule for our laboratory.

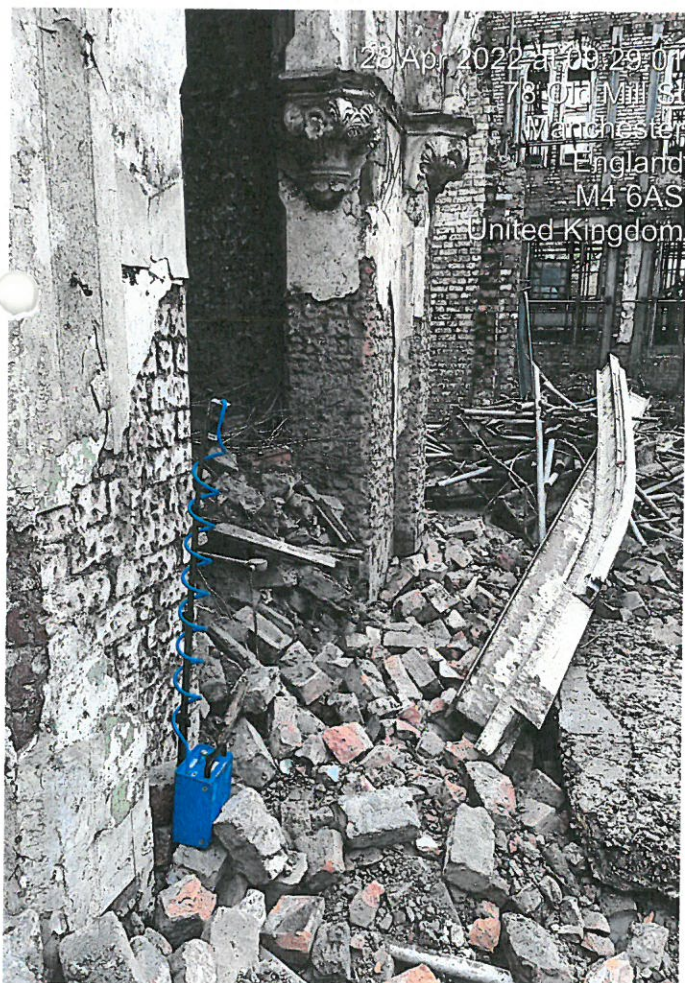
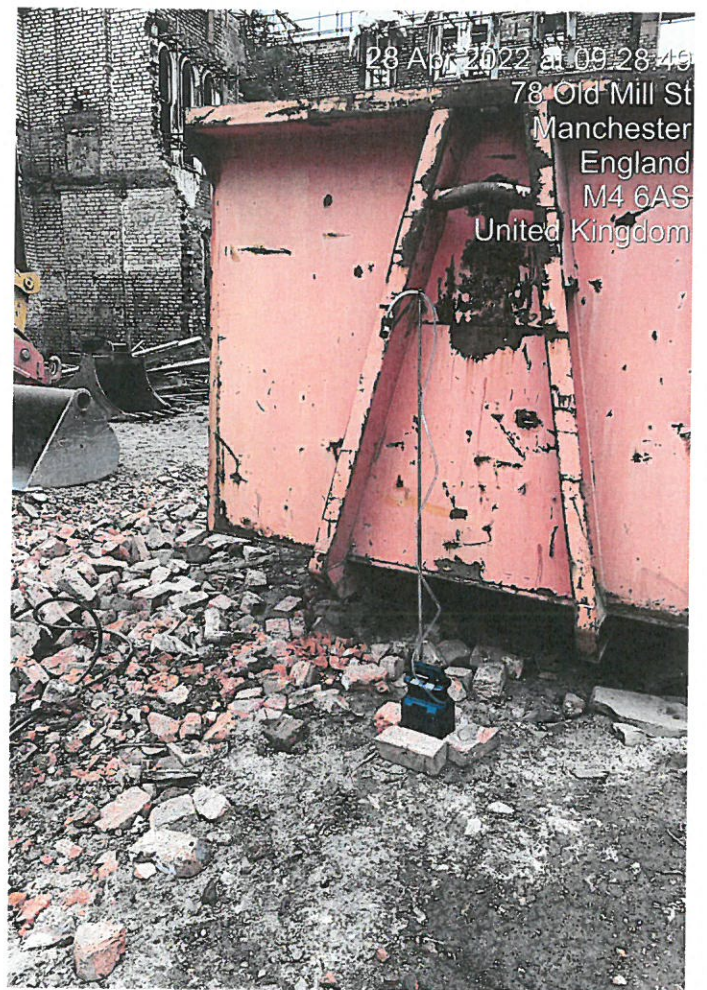
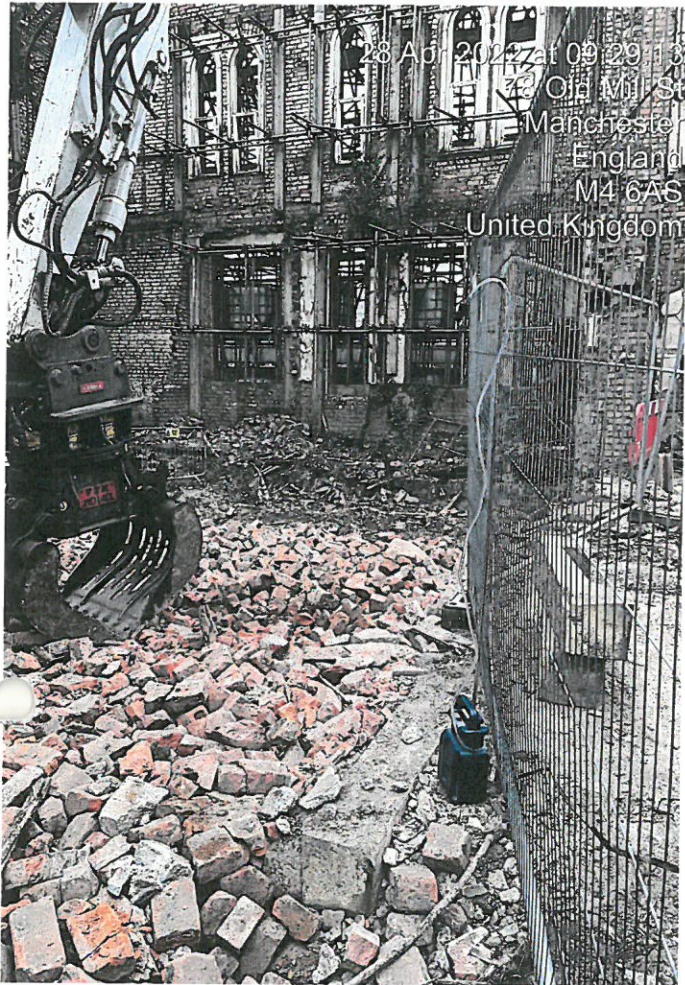
Notes on membrane filter clearing and counting

All membrane filters have been cleared and counted in accordance with the current issue of Health and Safety Executive document. HSG 248 Asbestos: the analysts guide for sampling analysis, and clearance procedures. The lowest quantifiable concentration using this method is 0.01 fibres per millilitre of air (f/ml) for a sample volume of 480 litres and 200 fields counted.

For personal airt tests 100 graticules are counted and the volume of air collected varies dependant on the duration of the task being performed. As such, the limit of quantification varies and is recalculated for each individual air test. Results are reported against the actual limit of quantification for each specific test.

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APPENDIX VIII

EA PERMITS



**ENVIRONMENT
AGENCY**

Permit with introductory note

Pollution Prevention and Control (England & Wales) Regulations 2000

Fletcher Bank Quarry Landfill Site

**Marshalls Mono Limited
Fletcher Bank
Ramsbottom
Bury
Lancashire
BL0 0DD**

**Permit number
DP3638ST**

Permit Number DP3638ST

Fletcher Bank Quarry Landfill Site

Fletcher Bank Quarry Landfill Site

Permit Number DP3638ST

Introductory note

This introductory note does not form a part of the permit

The main features of the installation are as follows.

This is a Permit to operate a landfill located to the east of Ramsbottom, Lancashire at national grid reference SD 804 173. The Operator of this landfill is Marshalls Mono Limited. The site is surrounded by agricultural land to the north, west and east. To the south of the site is a concrete works and quarry area. The nearest residential receptors are approximately 50m from the installation boundary to the north west of the site. The boundary between Bury Metropolitan Borough Council and Lancashire County Council goes through the centre of the site.

The landfill is a waste disposal facility for non-hazardous wastes. Quarrying has taken place at the site since the 1880's and the site continues to be an operational quarry. The overall capacity of the installation is 1.6 million cubic metres. The Permit limits the disposal of waste to 150,000 tonnes per year. The site is to be operated as 6 separate cells.

The main emissions from the site are likely to be noise and vibration, dust and mud.

Due to the permitted waste types there is no active management of landfill gas. Each cell will be fitted with monitoring wells to monitor the presence of landfill gas and leachate. In addition monitoring boreholes are installed externally to the site to allow monitoring of groundwater and landfill gas migration.

Status log of the permit		
Detail	Date	Response Date
Application DP3638ST	Received 09/05/2005	
Response to Schedule 4 notice	Request dated 01/02/2006	Response dated 03/05/2006
Response to request for information	Request dated 09/05/2006	Response dated 12/05/2006 and 22/05/2006
Permit determined	08/03/2007	

End of Introductory Note

Permit

Pollution Prevention and Control (England and Wales) Regulations 2000
Landfill (England and Wales) Regulations 2002

Permit

Permit number
DP3638ST

The Environment Agency (the Agency) in exercise of its powers under regulation 10 of the Pollution Prevention and Control (England and Wales) Regulations 2000 (SI 2000 No 1973) and regulation 6 of the Landfill (England and Wales) Regulations 2002 (SI 2002 No.1559) hereby authorises **Marshall's Mono Limited** ("the operator"),

whose registered office is

**Birkby Grange
85 Birkby Hall Road
Birkby
Huddersfield
HD2 2YA**

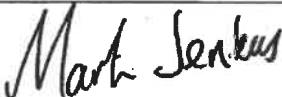
Company registration number **509579**

to operate an installation at
**Fletcher Bank Quarry Landfill Site
Fletcher Bank
Ramsbottom
Bury
Lancashire
BL0 0DD**

to the extent authorised by and subject to the conditions of this permit.

Signed

Date

	8th March 2007
---	----------------------------------

Martin Jenkins, Permitting Team Leader, Warrington Strategic Permitting Group

Authorised to sign on behalf of the Agency

Permit Number
DP3638ST

Fletcher Bank Quarry Landfill Site

Conditions

1. Management

1.1 General management

1.1.1 The activities shall be managed and operated:

- (a) in accordance with a management system, which identifies and minimises risks of pollution, including those arising from operations, maintenance, accidents, incidents and non-conformances and those drawn to the attention of the operator as a result of complaints; and
- (b) by sufficient persons who are competent in respect of the responsibilities to be undertaken by them in connection with the operation of the activities.

1.1.2 Records demonstrating compliance with condition 1.1.1 shall be maintained.

1.1.3 Any person having duties that are or may be affected by the matters set out in this permit shall have convenient access to a copy of it kept at or near the place where those duties are carried out.

1.2 Accidents that may cause pollution

1.2.1 The operator shall:

- (a) maintain and implement an accident management plan;
- (b) review and record at least every 4 years or as soon as practicable after an accident, (whichever is the earlier) whether changes to the plan should be made;
- (c) make any appropriate changes to the plan identified by a review.

1.3 Finance

1.3.1 No activities authorised by this permit shall be commenced unless the Operator has entered into an Agreement with the Agency to secure financial provision to meet the obligations under this Permit, and the Operator has given prior written notice to the Agency of the intention to commence operations at the site.

1.3.2 The financial provision for meeting the obligations under this permit provided under condition 1.3.1 shall thereafter be maintained by the operator throughout the subsistence of this permit and the operator shall produce evidence of such provision whenever required by the Agency.

1.3.3 The operator shall ensure that the charges it makes for the disposal of waste in the landfill cover all of the following:

- (a) the costs of setting up and operating the landfill;
- (b) the costs of the financial provision required by condition 1.3.1; and
- (c) the estimated costs for the closure and aftercare of the landfill.

1.4 Energy efficiency

1.4.1 The operator shall:

- (a) Review and record at least every 4 years whether there are suitable opportunities to improve the energy efficiency of the activities; and
- (b) Implement any appropriate measures identified by a review.

1.5 Site security

1.5.1 Site security measures shall prevent unauthorised access to the site, as far as practicable.

2. Operations

2.1 Permitted activities

2.1.1 The operator is authorised to carry out the activities specified in schedule 1 table S1.1 (the "activities").

2.2 The site

2.2.1 The activities shall not extend beyond the site, being the land shown edged in red on the site plan at schedule 2 to this permit.

2.3 Operating techniques

2.3.1 The activities shall, subject to the conditions of this permit, be operated using the techniques and in the manner described in the documentation specified in schedule 1 table S1.2, unless otherwise agreed in writing by the Agency.

2.5 Improvement programme

2.5.1 The operator shall complete the improvements specified in schedule 1 table S1.3 by the date specified in that table unless otherwise agreed in writing by the Agency.

2.5.2 Except in the case of an improvement which consists only of a submission to the Agency, the operator shall notify the Agency within 14 days of completion of each improvement.

2.6 Pre-operational conditions.

2.6.1 The operations specified in schedule 1 table S1.4 shall not commence until the measures specified in that table have been completed.

2.7 Engineering

- 2.7.1 No construction of any new cell shall commence until the operator has submitted construction proposals and the Agency has confirmed that it is satisfied with the construction proposals.
- 2.7.2 The construction of a new cell shall take place only in accordance with the approved construction proposals unless:
- (a) any change to the approved construction proposals would have no impact on the performance of any element of the design; or
 - (b) a change has otherwise been agreed in writing by the Agency.
- 2.7.3 No disposal of waste shall take place in a new cell until the operator has submitted a CQA Validation Report and the Agency has confirmed that it is satisfied with the CQA Validation Report.
- 2.7.4 No construction of landfill Infrastructure shall commence until the operator has submitted relevant construction proposals or a written request to use previous construction proposals and the Agency has confirmed that it is satisfied with the construction proposals.
- 2.7.5 The construction of the landfill Infrastructure shall take place only in accordance with the approved construction proposals unless:
- (a) any change to the approved construction proposals would have no impact on the performance of any element of the design; or
 - (b) a change has otherwise been agreed in writing by the Agency.
- 2.7.6 The operator shall submit a CQA Validation Report as soon as practicable following the construction of the relevant landfill Infrastructure.
- 2.7.7 Where pollution controls are immediately necessary to prevent an incident or accident, then conditions 2.7.4 and 2.7.5 do not apply and the relevant landfill Infrastructure may be constructed, provided that the construction proposals are submitted to the Agency as soon as practicable.
- 2.7.8 For the purposes of conditions 2.7.1, 2.7.3 and 2.7.4, the Agency shall be deemed to be satisfied where it has not, within the period of 4 weeks from the date of receipt of the relevant construction proposals or CQA Validation Report, either:
- (a) confirmed whether or not it is satisfied; or
 - (b) informed the operator that it requires further information.

2.8 Waste acceptance

- 2.8.1 Wastes shall only be accepted for disposal if:
- (a) they are listed in schedule 3, and
 - (b) they are non-hazardous waste, and
 - (c) they are not whole used tyres (other than bicycle tyres and tyres with an outside diameter of more than 1400mm), and
 - (d) they are not shredded used tyres, and
 - (e) they are not liquid waste (including waste waters but excluding sludge), and

- (f) they are not chemical substances from research and development or teaching activities, for example laboratory residues, which are unidentified and/or which are new and whose effects on man and/or the environment are unknown, and
- (g) all the relevant waste acceptance procedures set out in schedule 1 of the Landfill Regulations have been completed, and
- (h) they fulfil the relevant waste acceptance criteria, and
- (i) they have not been diluted or mixed solely to meet the relevant waste acceptance criteria, and
- (j) from 30th October 2007 they are wastes which have been treated, except for: inert wastes for which treatment is not technically feasible; or it is waste other than inert waste and treatment would not reduce its quantity or the hazards which it poses to human health or the environment,
- (k) any code beginning with 07 05 and 16 03 shall exclude waste medicinal products and pharmaceutically active waste materials arising from their manufacture.

2.8.2 The operator shall visually inspect:

- (a) without unloading it, waste that is not in an enclosed container or enclosed vehicle on arrival at the landfill; and
- (b) waste at the point of deposit;

and shall satisfy itself that it conforms to the basic characterisation documentation submitted by the holder.

2.8.3 Where the operator has taken samples to establish that the waste is in conformity with the documentation submitted by the holder then the samples taken shall be retained for at least one month and results of any analysis for at least two years.

2.8.4 The operator on accepting each delivery of waste shall provide a receipt to the person delivering it.

2.8.5 The total quantity of waste that shall be deposited in the landfill shall be limited by the pre-settlement levels shown on drawing MM/FBQ/PPC-DESID 5A.

2.8.6 The quantity of waste that is deposited in the landfill in any year shall not exceed the limits in schedule 1 table S1.5.

2.8.7 The operator shall maintain and implement a system which ensures that a record is made of the quantity, characteristics, date of delivery and, where practicable, origin of any waste that is received for disposal or recovery and of the identity of the producer, or in the case of municipal waste and multiple collection vehicles, of the collector of such waste. Any information regarded by the operator as commercially confidential shall be clearly identified in the record.

2.9 Leachate levels

2.9.1 The limits for the level of leachate listed in schedule 4 table S4.1 shall not be exceeded.

2.10 Closure, aftercare and decommissioning

2.10.1 The operator shall maintain and operate the activities so as to prevent or where that is not practicable, to minimise, any pollution risk on closure and decommissioning.

3. Emissions and monitoring

3.1 Emissions to water, air or land

- 3.1.1 There shall be no point source emissions to water, air or land.

3.2 Emissions to groundwater

- 3.2.1 There shall be no emission from the activities into groundwater of any substance in List I (as defined by the Groundwater Regulations) contrary to those regulations.
- 3.2.2 There shall be no emission from the activities into groundwater of any substance in List II (as defined in the Groundwater Regulations) so as to cause pollution (as defined in those regulations).
- 3.2.3 The trigger levels for emissions into groundwater for the parameter(s) and monitoring point(s) set out in schedule 4 Table S4.1 shall not be exceeded.
- 3.2.4 The operator shall submit to the Agency a review of the Hydrogeological Risk Assessment:
- (a) between 9 and 6 months prior to the fourth anniversary of the granting of the permit, and
 - (b) between 9 and 6 months prior to every subsequent 4 years after the fourth anniversary of the granting of the permit.

3.3 Fugitive emissions of substances

- 3.3.1 Fugitive emissions of substances (excluding odour, noise and vibration) shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures have been taken to prevent or where that is not practicable, to minimise, those emissions.
- 3.3.2 Litter or mud arising from the activities shall not cause pollution. The operator shall not be taken to have breached this condition if appropriate measures have been used to prevent or where that is not practicable to minimise, the litter and mud.
- 3.3.3 Litter or mud arising from the activities shall be cleared from affected areas outside the site as soon as practicable.
- 3.3.4 All liquids, whose emission to water or land could cause pollution, shall be provided with secondary containment, unless the operator has used other appropriate measures to prevent or where that is not practicable, to minimise, leakage and spillage from the primary container.

3.4 Odour

- 3.4.1 Emissions from the activities shall be free from odour at levels likely to cause annoyance outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures to prevent or where that is not practicable to minimise the odour.

3.5 Noise and vibration

- 3.5.1 Emissions from the activities shall be free from noise and vibration at levels likely to cause annoyance outside the site, as perceived by an authorised officer of the Agency, unless the operator has used appropriate measures to prevent or where that is not practicable to minimise the noise and vibration.

3.6 Monitoring

- 3.6.1 The operator shall, unless otherwise agreed in writing by the Agency, undertake the monitoring specified in the following tables in schedule 4 to this permit:
- (a) Leachate specified in table S4.1 and S4.4;
 - (b) Groundwater specified in tables S4.2 and S4.6;
 - (c) Landfill gas specified in tables S4.3 and;
 - (d) Surface water specified in table S4.5.
- 3.6.2 The operator shall maintain records of all monitoring required by this permit including records of the taking and analysis of samples, instrument measurements (periodic and continual), calibrations, examinations, tests and surveys and any assessment or evaluation made on the basis of such data.
- 3.6.3 A topographical survey of the site referenced to ordnance datum shall be carried out:
- (a) annually, and
 - (b) prior to the disposal of waste in any new cell or new development area of the landfill, and
 - (c) following closure of the landfill or part of the landfill.

The topographical survey shall be used to produce a plan of a scale adequate to show the surveyed features of the site.

3.7 Transfers off-site

- 3.7.1 Records of all the wastes sent off site from the activities, for either disposal or recovery, shall be maintained.

4. Information

4.1 Records

- 4.1.1 All records required to be made by this permit shall:
- (a) be legible;
 - (b) be made as soon as reasonably practicable;
 - (c) if amended, be amended in such a way that the original and any subsequent amendments remain legible, or are capable of retrieval; and

- (d) be retained, unless otherwise agreed in writing by the Agency, for at least 6 years from the date when the records were made, or in the case of the following records until permit surrender:
 - (i) the results of groundwater monitoring;
 - (ii) sub-surface landfill gas monitoring;
 - (iii) leachate levels, quality and quantities;
 - (iv) waste types and quantities;
 - (v) the specification and as built drawings of the basal, sidewall and capping engineering systems

4.1.2. Any records required to be made by this permit shall be supplied to the Agency within 14 days where the records have been requested in writing by the Agency.

4.1.3. All records required to be held by this permit shall be available for on site and shall be available for inspection by the Agency at any reasonable time.

4.2 Reporting

4.2.1 A report or reports on the performance of the activities over the previous year shall be submitted to the Agency by 31 January (or other date agreed in writing by the Agency) each year. The report(s) shall include as a minimum:

- (a) a review of the results of the monitoring and assessment carried out in accordance with this permit against the relevant assumptions, parameters and results in the risk assessments submitted in relation to this installation and any agreed amendments thereto;
- (b) where the operator's management system encompasses annual improvement targets, a summary report of the previous year's progress against such targets;
- (c) the energy consumed at the site, reported in the format set out in schedule 5 table S5.3
- (d) the annual production/treatment set out in schedule 5 table S5.2;
- (e) details of any contamination or decontamination of the site which has occurred;
- (f) the topographical surveys required by condition 3.6.3 other than those submitted as part of a CQA validation report;
- (g) the volumetric difference (reported in cubic metres) between the most recent topographical survey and the previous annual topographical survey i.e. the additional volume of the landfill void that is occupied by waste;
- (h) an assessment of the settlement behavior of the landfill body based on the difference between the most recent topographical survey and previous annual topographical survey for the areas of the landfill which did not receive waste between the surveys;
- (i) a calculation of the remaining capacity (reported in cubic metres) derived from the pre-settlement contours and the most recent topographical survey;
- (j) the compliance testing undertaken in the period;

- 4.2.2 Within 28 days of the end of the reporting period the operator shall, unless otherwise agreed in writing by the Agency, submit reports of the monitoring and assessment carried out in accordance with the conditions of this permit, as follows:
- (a) in respect of the parameters and emission points specified in schedule 5 Table S5.1;
 - (b) for the reporting periods specified in schedule 5 Table S5.1 and using the forms specified in schedule 5 Table S5.4; and
 - (c) giving the information from such results and assessments as may be required by the forms specified in those tables.
- 4.2.3 A summary report of the waste types and quantities accepted and removed from the site shall be made for each quarter. It shall be submitted to the Agency within one month of the end of the quarter and shall be in the format required by the Agency.
- 4.2.4 The operator shall, unless notice under this condition has been served within the preceding 4 years, submit to the Agency, within 6 months of receipt of a written notice, a report assessing whether there are other appropriate measures that could be taken to prevent, or where that is not practicable, to minimise pollution.
- 4.2.5 All reports and notifications required by the permit shall be sent to the Agency using the contact details supplied in writing by the Agency.

4.3 Notifications

- 4.3.1 The Agency shall be notified without delay following the detection of:
- (a) any malfunction, breakdown or failure of equipment or techniques, accident, or fugitive emission which has caused, is causing or may cause significant pollution;
 - (b) the breach of a limit specified in the permit;
 - (c) any significant adverse environmental effects.
- 4.3.2 Any information provided under condition 4.3.1 shall be confirmed by sending the information listed in schedule 6 to this permit within the time period specified in that schedule.
- 4.3.3 Prior written notification shall be given to the Agency of the following events and in the specified timescales:
- (a) as soon as practicable prior to the permanent cessation of any of the permitted activities;
 - (b) as soon as practicable prior to the cessation of the landfill disposal activities, for a period likely to exceed 1 month; and
 - (c) at least 7 days prior to the resumption of the landfill disposal activities after a cessation notified under (b) above.
- 4.3.4 Where the Agency has requested in writing that it shall be notified when the operator is to undertake monitoring and/or spot sampling, the operator shall inform the Agency when the relevant monitoring is to take place. The operator shall provide this information to the Agency at least 14 days before the date the monitoring is to be undertaken.
- 4.3.5 The Agency shall be notified within 7 days of any changes in technically competent management and the name of any incoming person together with evidence that such person has the required technical competence.

- 4.3.6 The Agency shall be provided, within 14 days of the operator or any relevant person being convicted of a relevant offence, (unless such information has already been notified to the Agency), with details of the nature of the offence, the place and date of conviction, and the sentence imposed.
- 4.3.8 The Agency shall be notified within 14 days of the operator and/or any relevant person lodging an appeal against a conviction for any relevant offence and of the outcome when the appeal is decided.
- 4.3.9 The Agency shall be notified within 14 days of the occurrence of the following matters, except where such disclosure is prohibited by Stock Exchange rules:
- (a) any change in the operator's trading name, registered name or registered office address;
 - (b) any change to particulars of the operator's ultimate holding company (including details of an ultimate holding company where an operator has become a subsidiary); and
 - (c) any steps taken with a view to the operator going into administration, entering into a company voluntary arrangement or being wound up.

4.4 Interpretation

- 4.4.1 In this permit the expressions listed in schedule 7 shall have the meaning given in that schedule.

Schedule 1 - Operations

Table S1.1 Activities

Activity listed in Schedule 1 of the PPC Regulations	Description of specified activity	Limits of specified activity
Section 5.2 Part A(1) (a). The disposal of waste in a landfill.	Landfill for non-hazardous waste (landfill classification under the Landfill Regulations 2002)	Receipt, handling, storage and disposal of wastes, consisting of the types and quantities specified in conditions 2.8, as an integral part of landfilling.

Table S1.2 Operating techniques

Description	Parts	Date Received
Application	The response to questions 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9 and 2.11 in part B of the Application Form. Excluding the response to questions 2.2.10, 2.2.15-2.2.21, 2.2.35-2.2.41, 2.2.42, 2.2.46, 2.2.47(part 5) 2.2.49, 2.2.58-2.2.61 (parts 1 and 2), 2.2.64-2.2.68, 2.2.72-2.2.76, 2.2.79-2.81, 2.3.4, 2.7, 2.9.1-2.9.3.	09/05/2005
Response to Schedule 4 dated 01/02/2006.	Revised drawings DESID 6B (Rev A) and DESID 7B (Rev A)	Received by email on 03/04/2006
	FBQ Landsim Report rev 1.pdf (March 2006)	Received by email on 03/04/2006
	Fbq sch 4 response note.doc (March 2006)	
	Fbq two phase model.pdf	
	Fbq two phase results.pdf	
	Letter from Silkstone Environmental dated 26 th March 2006	Received by email on 03/04/2006
	Letter from FGB dated 3 rd April 2006 (Ref: JC/JKB/FletcherBank 192)	
Response to email dated 09/05/2006.	FletchBank_Liner_Workbook.pdf	Received by email on 12/05/2006
	Fbq hra landsim revea1.pdf (May 2006)	Received by email on 22/05/2006
Amendment to the installation boundary	INPUTS Update 1 Revised Source Term.pdf	Received by email on 23/06/2006
	INPUTS Update 2 Revised Source Term.pdf	
	INPUTS Update 3 Revised Source Term.pdf	
	HRA Annex 1 ReportV2.doc	
	Revised Installation boundary drawings DESID2, 4, 5A, 5B, 6A, 7A and 8A.	Received by email on 23/06/2006
	Fletcher Bank Update 1_revised source_term.sim	Received by email on 23/06/2006
	Fletcher Bank Update 1_revised source_term.rst	
	Fletcher Bank Update 2_revised source_term.sim	
	Fletcher Bank Update 2_revised source_term.rst	
	Fletcher Bank Update 3_revised source_term.sim	
	Fletcher Bank Update 3_revised source_term.rst	
	Revised Non-technical summary	Received by email on 06/07/2006
	Revised Environmental Setting and Installation Design Report	
	Partial Revision of Part B of the application form (excluding the responses to questions 2.2.38, 2.2.18-2.2.19 and 2.2.74).	Received on 07/07/2006
	Drawing MM/FBQ/QWP0106-01 Site Layout	Received on 31/07/2006
	Drawing MM/FBQ/PPC/DESID8B	

Table S1.3 Improvement programme requirements

Reference	Requirement	Date
1	A revised Landfill Gas Risk Assessment shall be submitted to the Environment Agency for approval. The risk assessment shall consider the installation as identified in Schedule 2 of this permit and shall be based on the waste types listed in Schedule 3 of this permit. The report shall include a revised Gas Sim model and contain any necessary revisions to the procedures for the monitoring and management of landfill gas at the site.	01/04/2008
2	A landfill gas report shall be submitted to Environment Agency for approval. The report shall contain appropriate borehole specific background levels and compliance limits for perimeter gas monitoring boreholes BEL1, BEL2, SLR2 and SLR3 and assessment criteria for internal waste boreholes FB106 to FB111. The report shall include any necessary revisions to the landfill gas action plan as contained in Appendix 4 of the Regulatory Specification 2005.	01/11/2007
3	A Particulate Management and Monitoring Plan shall be submitted to the Environment Agency for approval. The plan shall include the measures to be taken to minimise any particulate matter escaping beyond the installation boundary and proposals for carrying out monitoring and assessment of particulate matter in accordance with the Environment Agency's Guidance on Monitoring of Particulate Matter (M17). The plan shall be implemented by the Operator from the date of approval by the Environment Agency.	01/07/2007
4	A Litter Management Plan shall be submitted to the Environment Agency for approval. The plan shall include proposals that minimise the risk of litter escaping from the installation boundary and proposes reasonable timescales for litter collection. The plan shall be implemented by the Operator from the date of approval by the Environment Agency.	01/07/2007
5	The Operator shall submit to the Environment Agency for approval a revised Surface Water Management and Monitoring Plan that is specific to the installation as identified in schedule 2 of this permit. The plan shall take into account the requirements of the Environment Agency's Guidance on Monitoring of Landfill Leachate, Groundwater and Surface Water (LFTGN02) and include as a minimum: Relevant surface water monitoring points that will monitor any impact from the installation. The location of surface water monitoring points upstream and downstream of the installation on Crossbank Brook. Monitoring points shall be indicated on a drawing of suitable scale. The plan shall be implemented by the Operator from the date of approval by the Environment Agency.	01/07/2007

Table S1.4 Pre-operational measures for future development

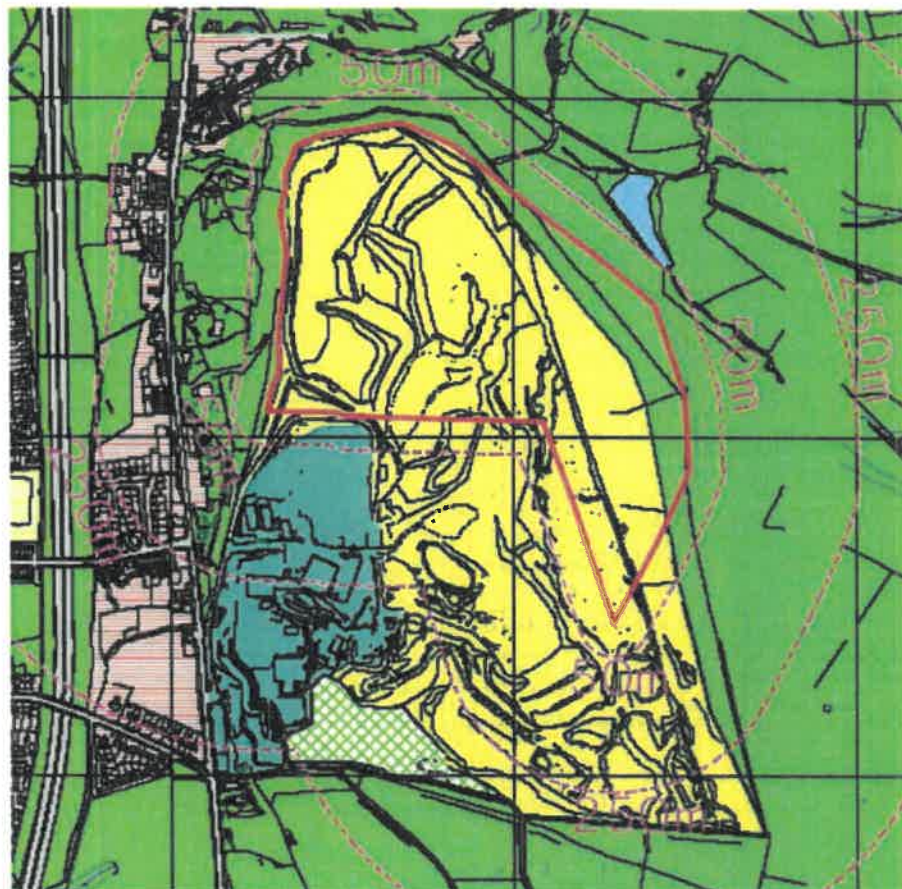
Reference	Operation	Pre-operational Measures
1	Prior to deposit of waste in any cell.	A revised Leachate Management Plan shall be submitted to the Environment Agency for approval. The plan shall include procedures for leachate extraction and collection and details of leachate disposal and discharge methods and routes. The plan shall be implemented by the Operator from the date of approval by the Environment Agency.
2	Prior to deposit of waste in cell 3	A report shall be submitted to the Environment Agency for approval that demonstrates the procedures in place to ensure that the wastes listed in Schedule 3 are only deposited within the installation boundary.
3	Capping of each cell	A report detailing a revised cap design shall be submitted to the Environment Agency for approval. The report shall include justification for the design of any surface water drainage layer required above the cap and shall include a protection layer above the cap to guarantee performance of the cap over the life of the site.

Table S1.5 Annual waste input limits

Category	Limit Tonnes/ Year
Non-hazardous waste	150,000

Schedule 2 - Site plan

Extracted from plan ESID 2 (Rev A), 'Environmental Site Setting' submitted as part of the Permit Application.



Schedule 3 - List of permitted wastes

- 01 Wastes Resulting from Exploration, Mining, Quarrying, and Physical and Chemical Treatment of Minerals**
 - 01 04 Wastes from physical and chemical processing on non-metalliferous minerals**
 - 01 04 99 Semi-wet cake
 - 10 Wastes from Thermal Processes**
 - 10 11 Wastes from the manufacture of glass and glass products**
 - 10 11 03 Waste glass-based fibrous materials¹
 - 15 Waste Packaging; Absorbants, wiping cloths, filter materials and protective clothing not otherwise specified**
 - 15 01 Packaging (including separately collected municipal packaging waste)**
 - 15 01 01 Paper and Cardboard
 - 15 01 02 Plastic wrap and straps
 - 15 01 03 Wooden Pallets
 - 15 01 07 Glass packaging
 - 17 Construction and Demolition Wastes (including excavated soils from contaminated sites)**
 - 17 01 Concrete, bricks, tiles and ceramics**
 - 17 01 01 Concrete
 - 17 01 02 Bricks
 - 17 01 03 Tiles and ceramics
 - 17 05 04 Soil and stone
 - 17 01 07 Mixtures of concrete, bricks, tiles and ceramics other than those mentioned in 17 01 06
 - 17 05 Soil (including excavated soil from contaminated sites), stones and dredging spoil)**
 - 17 05 04 Soil and stones other than those mentioned in 17 05 03
 - 20 Municipal waste (household waste and similar commercial industrial and institutional wastes) including separately collected fractions**
 - 20 02 Garden and park wastes (including cemetery waste)**
 - 20 02 02 Soil and stones

Schedule 4 – Emissions and monitoring

Table S4.1 Leachate level limits and monitoring requirements

Monitoring point reference/ Description	Limit	Monitoring frequency	Monitoring method
Leachate collection sump in each cell identified on plan MM/FBQ/PPC-DESID7A.	5m above the base of the cell.	Monthly	In accordance with Environment Agency Guidance LFTGN02 (February 2003) unless otherwise agreed in writing with the Environment Agency.

Table S4.2 Trigger levels for emissions into groundwater and monitoring requirements

Monitoring point reference	Parameter	Limit (including unit)	Reference Period	Monitoring frequency	Monitoring standard or method
BEL1, BEL2 and SLR3 as identified on drawing MMF/FBQ/PPC-DESID8A.	Ammoniacal-N	2 mg/l	Spot Sample	Monthly	In accordance with Environment Agency Guidance LFTGN02 (February 2003) unless otherwise agreed in writing with the Environment Agency.
	Chloride	250 mg/l	Spot Sample	Monthly	
	Mercury	0.0001 mg/l	Spot Sample	Quarterly	
	Cadmium	0.0001 mg/l	Spot Sample	Quarterly	

Table S4.3 Landfill gas – monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
BEL1, BEL2, SLR2 and SLR3 identified on as identified on drawing MMF/FBQ/PPC-DESID8A.	Methane Carbon Dioxide Oxygen Atmospheric pressure	Monthly	In accordance with Environment Agency Guidance LFTGN03 (September 2003) unless otherwise agreed in writing with the Environment Agency.	None
In waste monitoring boreholes FB106 to FB111 as identified on drawing as identified on drawing MMF/FBQ/PPC-DESID8A.	Methane Carbon Dioxide Oxygen Atmospheric pressure Differential pressure Meteorological Data	Monthly		None

Table S4.4 Leachate- other monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
Leachate collection sump in each cell identified on plan MM/FBQ/PPC-DESID7A.	pH, EC, Temp	Monthly	In accordance with Environment Agency Guidance LFTGN02 (February 2003) unless otherwise agreed in writing with the Environment Agency.	None
	NH4-N, Cl, SO4, Alk, BOD, COD, TON, TOC Filt, Na, K, Mg, Ca, Fe, Mn, Cd, Hg, Cr, Cu, Ni, Pb, Zn	Quarterly		None
	List 1 screen	Annually	In accordance with Appendix 6 of Environment Agency Guidance LFTGN01 (March 2003).	Any List 1 substance found above the MRV screening limits in the annual List 1 screening of leachate shall be incorporated into the quarterly monitoring regime unless otherwise agreed in writing with the Environment Agency.
Depth to base of monitoring well		Annually		

Table S4.5 Surface water - other monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
Surface Water Monitoring Points as identified on plan DESID 11.	Temperature, DO, pH, EC, TSS, NH4-N, TON, TOC, BOD, COD, Cl.	Monthly	In accordance with Environment Agency Guidance LFTGN02 (February 2003) unless otherwise agreed in writing with the Environment Agency.	None

Table S4.6 Groundwater – other monitoring requirements

Emission point reference or source or description of point of measurement	Parameter	Monitoring frequency	Monitoring standard or method	Other specifications
FB103, FB104, G, SLR2, BEL1, BEL2 and SLR3 as identified on drawing MMF/FBQ/PPC-DESID8A.	Water level, pH, EC, Temp, DO, Amm-N, Cl, COD	Monthly	In accordance with Environment Agency Guidance	Control levels: Amm-N 1.5mg/l Cl 150 mg/l
	Na, K, TOC, FILT, Alk, Ca, Mn, Mg, Na, TON, Fe, Zn, Cd, Hg, Pb, Cr, Cu, Ni	Quarterly	LFTGN02 (February 2003) unless otherwise agreed in writing with the Environment Agency.	Any List I substance found above the MRV screening limits in the annual List I screening of leachate required by Table S4.4 shall be incorporated into the quarterly monitoring regime for groundwater unless otherwise agreed in writing with the Environment Agency
	List I screens (PAH(EPA16); VOCs; Pesticides; Organotins).	Annually		

Schedule 5 - Reporting

Parameters, for which reports shall be made, in accordance with conditions of this permit, are listed below.

Table S5.1 Reporting of monitoring data

Parameter	Emission or monitoring point/reference	Reporting period	Period begins
Leachate levels As required by condition 3.6.1	Leachate collection sump in each cell identified on plan MM/FBQ/PPC-DESID7A.	Monthly	08/03/2007
Groundwater Parameters as required by condition 3.6.1	FB103, FB104, G, SLR2, BEL1, BEL2 and SLR3	Quarterly for all parameters monitored at a monthly or quarterly frequency. Annually for all parameters monitored at an annual frequency.	08/03/2007
Landfill gas lateral migration Parameters as required by condition 3.6.1	BEL1, BEL2, SLR2 and SLR3	Quarterly	08/03/2007
Other Landfill gas monitoring Parameters as required by condition 3.6.1	In waste monitoring boreholes FB106 to FB111	Quarterly	08/03/2007
Other leachate monitoring Parameters as required by condition 3.6.1	Leachate collection sump in each cell identified on plan MM/FBQ/PPC-DESID7A.	Quarterly for all parameters monitored at a monthly or quarterly frequency. Annually for all parameters monitored at an annual frequency.	08/03/2007
List 1 Screen			
Other surface water monitoring Parameters as required by condition 3.6.1	Surface Water Monitoring Points as identified on plan DESID 11.	Quarterly	08/03/2007

Table S5.2: Annual production/treatment

Leachate: Disposed of off site; Disposed of to any onsite effluent treatment plant; Recirculated into the waste mass.	Cubic metres/year
Surface water and/ or groundwater: Disposed of off site; Disposed of to any onsite effluent treatment plant.	Cubic metres/year
Landfill gas: combustion in flares; combustion in gas engines; Other methods of gas utilisation.	Normalised cubic metres/year

Table S5.3 Performance Parameters

Parameter	Frequency of assessment	Annual total	Unit
Energy used (including for leachate treatment)	Annually		MWh of electricity

Table S5.4 Reporting Forms

Media/parameter	Reporting Format	Date of Form
Leachate	Form leachate 1 or other reporting format to be agreed in writing with the Agency	08/03/2007
Groundwater	Form Groundwater 1 or other reporting format to be agreed in writing with the Agency	08/03/2007
Landfill gas	Form LFG 1 or other reporting format to be agreed in writing with the Agency	08/03/2007
Controlled water	Form Water 1 or other reporting format to be agreed in writing with the Agency	08/03/2007
Waste Return	Waste Return Form RATS2E	
Landfill topographical surveys and interpretation	Reporting format to be agreed in writing with the Agency	

Schedule 6 - Notification

This page outlines the information that the operator must provide.

Units of measurement used in information supplied under Part A and B requirements shall be appropriate to the circumstances of the emission. Where appropriate, a comparison should be made of actual emissions and authorised emission limits.

If any information is considered commercially confidential, it should be separated from non-confidential information, supplied on a separate sheet and accompanied by an application for commercial confidentiality under the provisions of the PPC Regulations.

Part A

Permit Number	
Name of operator	
Location of installation	
Time and date of the detection	

(a) Notification requirements for any malfunction, breakdown or failure of equipment or techniques, accident, or fugitive emission which has caused, is causing or may cause significant pollution

To be notified within 24 hours of detection

Date and Time of the event	
Reference or description of the location of the event	
Description of where any release into the environment took place	
Substances(s) potentially released	
Best estimate of the quantity or rate of release of substances	
Measures taken, or intended to be taken, to stop any emission	
Description of the failure or accident.	

(b) Notification requirements for the breach of a limit

To be notified within 24 hours of detection unless otherwise specified below

Emission point reference/ source	
Parameter(s)	
Limit	
Measured value and uncertainty	
Date and time of monitoring	
Measures taken, or intended to be taken, to stop the emission	

(c) Notification requirements for the detection of any significant adverse environmental effect	
To be notified within 24 hours of detection	
Description of where the effect on the environment was detected	
Substances(s) detected	
Concentrations of substances detected	
Date of monitoring/sampling	

Part B to be supplied as soon as practicable

Any more accurate information on the matters for notification under Part A.	
Measures taken, or intended to be taken, to prevent a recurrence of the incident	
Measures taken, or intended to be taken, to rectify, limit or prevent any pollution of the environment which has been or may be caused by the emission	
The dates of any unauthorised emissions from the installation in the preceding 24 months.	

Name*	
Post	
Signature	
Date	

* authorised to sign on behalf of Marshalls Mono Limited.

Schedule 7 - Interpretation

"Accident" means an accident that may result in pollution.

"Annually" means once every Year.

"Application" means the application for this permit, together with any additional information supplied by the operator as part of the application and any response to a notice served under Schedule 4 to the PPC Regulations

"Authorised Officer" means any person authorised by the Agency under section 108(1) of The Environment Act 1995 to exercise, in accordance with the terms of any such authorisation, any power specified in Section 108(4) of that Act.

"Background concentration" means such concentration of that substance as is present in:

- For emissions to surface water, the surface water quality up-gradient of the site; or
- For emissions to sewer, the surface water quality up-gradient of the sewage treatment works discharge; or
- For emissions of landfill gas, the ground or air outside the site and not attributable to the site.

"Construction Proposals" means written information, at a level of detail appropriate to the complexity and pollution risk, on the design, specifications of materials selected, stability assessment (where relevant) and the construction quality assurance (CQA) programme in relation to the New Cell or Landfill Infrastructure.

"CQA Validation Report" means the final "as built" construction and engineering details of the New Cell or of the Landfill Infrastructure. It must provide a comprehensive record of the construction and must include, where relevant:

- The results of all testing required by the CQA programme - this must include the records of any failed tests with a written explanation, details of the remedial action taken, referenced to the appropriate secondary testing;
- Plans showing the location of all tests;
- "As-built" plans and sections of the works;
- Copies of the site engineer's daily records;
- Records of any problems or non-compliances and the solution applied;
- Any other site specific information considered relevant to proving the integrity of the New Cell or Landfill Infrastructure;
- Validation by a qualified person that all of the construction has been carried out in accordance with the Construction Proposals.

"Fugitive emission" means an emission to air, water or land from the activities which is not controlled by an emission or background concentration limit.

"Groundwater Regulations" means the Groundwater Regulations SI 1998 No. 2746, and words and expressions used in this permit which are also used in the Regulations shall have the same meanings as in those Regulations.

"Landfill Infrastructure" means any specified element of the:

- permanent capping;
- temporary capping (i.e. engineered temporary caps not cover materials);
- leachate abstraction systems;
- leachate transfer, treatment and storage systems;
- surface water drainage systems;
- leachate monitoring wells;
- groundwater monitoring boreholes;
- landfill gas monitoring boreholes;
- landfill gas management systems;

within the site.

"Landfill Regulations" means the Landfill (England and Wales) Regulations SI 2002 No. 1559, and words and expressions used in this permit which are also used in the Regulations shall have the same meanings as in those Regulations.

"Land Protection Guidance" means Agency guidance "H7 - Guidance on the protection of land under the PPC Regime: Application site report and site protection monitoring programme".

"Liquids" means any liquid other than leachate within the engineered landfill containment system.

"LFTGN 05" means Environment Agency Guidance for monitoring enclosed landfill gas flares, September 2004.

"LFTGN 08" means Environment Agency Guidance for monitoring landfill gas engines, September 2004.

"New Cell" means any new cell, part of a cell or other similar new area of the site where waste deposit is to commence after issue of this permit and can comprise:

- groundwater under-drainage system;
- permanent geophysical leak location system;
- leak detection layer;
- sub-grade;
- barriers;

- liners;
- leachate collection system;
- leachate abstraction system;
- separation bund/layer;
- cell or area surface water drainage system;
- side wall subgrade and containment systems;

for the New Cell.

"No impact" means that the change made to the construction process will not affect the agreed design criteria, specification or performance in a way that has a negative effect.

"notify without delay" and "notified without delay" means that a telephone call can be used, whereas all other reports and notifications must be supplied in writing, either electronically or on paper.

"PPC Regulations" means the Pollution, Prevention and Control (England and Wales) Regulations SI 2000 No.1973 and words and expressions used in this permit which are also used in the Regulations have the same meanings as in those Regulations.

"Quarter" means a calendar year quarter commencing on 1 January, 1 April, 1 July or 1 October.

"Relevant person" and "relevant conviction" shall have the meanings given to them in the Environmental Protection Act 1990

"Review of the Hydrogeological Risk Assessment" means a written review of the hydrogeological risk assessment included in the Application, together with any other parts of the Application that addressed the requirements of the Groundwater Regulations. The review shall assess whether the activities of disposal or tipping for the purpose of disposal of waste authorised by the permit continue to meet the requirements of the Groundwater Regulations

"Site Protection and Monitoring Programme" means a document which meets the requirements for Site Protection and Monitoring Programmes described in the Land Protection Guidance.

"Technically competent management" and "technical competence" shall have the meanings given to them in the Environmental Protection Act 1990.

"Waste code" means the six digit code referable to a type of waste in accordance with the List of Wastes (England) Regulations 2005, or List of Wastes (Wales) Regulations 2005, List of Wastes (Northern Ireland) Regulations 2005 (as amended), or The Special Waste Amendment (Scotland) Regulations 2004 as appropriate, and in relation to hazardous waste, includes the asterisk

"Year" means calendar year ending 31 December.

Where a minimum limit is set for any emission parameter, for example pH, reference to exceeding the limit shall mean that the parameter shall not be less than that limit.

Unless otherwise stated, any references in this permit to concentrations of substances in emissions into air means the standards included in Environment Agency Guidance for Monitoring Enclosed Landfill Gas Flares LFTGN 05 or Guidance for Monitoring Landfill Gas Engine Emissions LFTGN 08.

END OF PERMIT

Notice of transfer with introductory note

Environmental Permitting (England & Wales) Regulations 2010

Churchill Enviro Limited

Fletcher Bank Quarry Landfill Site
Fletcher Bank
Bury
Ramsbottom
Lancashire
BL0 0DD

Transfer application number
EPR/GP3733FE/T001

Permit number
EPR/GP3733FE

Fletcher Bank Quarry Landfill Site

Permit number EPR/GP3733FE

Introductory note

This introductory note does not form a part of the notice

The following notice gives notice of the transfer of an environmental permit to a new operator (the transferee).

The status log of a permit sets out the permitting history, including any changes to the permit reference number.

Status Log of the permit		
Detail	Date	Response Date
Application DP3638ST	Received 09/05/2005	
Response to schedule 4 notice	Request dated 01/02/2006	Response dated 03/05/2006
Response to request for information	09/05/2006	Response dated 12/05/2006 and 22/05/2006
Permit determined DP3638ST	08/03/2007	
Application EPR/GP3733FE/T001 (full transfer of permit DP3638ST)	Duly made 10/03/11	
Transfer determined EPR/GP3733FE (varied and consolidated permit issued)	21/03/11	

End of Introductory Note

Notice of transfer

The Environmental Permitting (England and Wales) Regulations 2010

The Environment Agency in exercise of its powers under regulation 21 of the Environmental Permitting (England and Wales) Regulations 2010 transfers

Permit number
EPR/GP3733FE to:

Churchill Enviro Limited ("the operator")

whose registered office is

1 Consort Place
Bowdon
Altrincham
Cheshire
WA14 2SH

company registration number 05393456

to operate a regulated facility at

Fletcher Bank Quarry Landfill Site
Fletcher Bank
Ramsbottom
Bury
Lancashire
BL0 0DD

from **Marshalls Mono Limited**

This notice shall take effect from 21/03/2011

Name	Date
Avril Varley-Brown	21/03/2011

Authorised on behalf of the Environment Agency