



Client:

Cringle Rd Developments Ltd
7 Leegate Close
Heaton Moor
Stockport
SK4 3NN

Consultant/Engineer:

Verification Report Plots 9 to 14 and 51 to 54

Residential Development at Land off Cringle Road, Levenshulme, Manchester,

April 2024

Site Ref: 6048/VCR V1.00 PVR2

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Heaton Norris
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Client:

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7 Leegate Close
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SK4 3NN

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Verification Report Plots 9 to 14 and 51 to 54

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Verification Report Plots 9 to 14 and 51 to 54

1. Introduction

This report has been produced in order to provide information to verify that the remedial measures as detailed within the following reports have been applied as specified. All of which have been submitted in consideration of condition 8 Ground Conditions of the planning consent and discharged as acceptable by the relevant department of the LPA:

Author	Date	Ref	Title / description
GeoAssist Ltd	Oct 2020	6048/VCR-RSDP v1.01	Remediation Strategy and Deployment Plan
GeoAssist Ltd	March 2021	6048/VCR-GRA v1.00	Gas Risk Assessment
GeoAssist Ltd	Oct 2022	6048/VCR-GRAU V2.00	Gas Risk Assessment Update
GeoAssist Ltd	May 2023	Technical Note 090523 Gas Risk	Explanatory note and justification based on LPA queries

The approximate grid reference for the centre of the site is 388410, 393160 and the total area of the site is approximately 16,700 1.6ha. The total site area of the site is outlined with a red line on the site plan in Appendix A1. The blue line represents the plots which are covered by this verification report ie Plots 9 to 14 and 51 to 54. A verification report for Plot 1 to 8 and 46 to 50 was submitted in late October 2023 and the LPA had no objection to the phased discharge of condition 8b on the basis of the information submitted.

Author	Date	Ref	Title / description
GeoAssist Ltd	Oct 2023	6048/VCR- PVR v1.00	Verification Report Plots 1 to 8 and 46 to 50 Information submitted in support of a phased discharge of condition 8b

2. Scope of Works

GeoAssist have been engaged to specifically look at providing the evidence required by the LPA to demonstrate that development has been carried out in accordance with the recommendations of the above reports and technical notes.

3. Description of the Site

3.1 Previous

The site is located on Land off Cringle Road, Levenshulme, Manchester. Access is off Cringle Road. The site forms an irregular shape, the topography of which is generally flat and level with the surrounding area. The land has previously been used as stables and associated pasture.

The site boundary is formed by Highfield Country Park to the north and west, Cringle Road forms part of the site boundary to the south, followed by residential property. Nelstrop Road North borders the east of the site, over which lies grazed paddocks.

3.2 Present

The development in process incorporates 57 residential dwelling units with vehicular access from Cringle Road and carparking with ancillary green space, landscaping and other works.

4. Remediation

4.1 Methodology

In summary the Approved Remediation Strategy and deployment plan recommended the following remediation treatments were implemented in limited areas of the site as depicted in the plan which forms appendix A1 to this report:

- Removal of Made Ground in affected areas to such depths that a minimum thickness of 600mm clean capping layer can be implemented in private residential garden soft landscaped areas of the site.
- The Installation of a clean cover system to be a minimum of 600mm in thickness in some residential gardens.
- Testing of the cover system at a rate of 1 sample per 50m³ for Topsoil. And 1 sample per 50m³ for subsoil.
- Segregation of contaminated soils in accessible areas at the location of WS5 (restricted by the presence of proposed dwelling houses) by means of excavating and installation of a marker membrane where appropriate.
- The incorporation of a Ground Gas membrane into the foundations of plots 8 to 25 inclusive.
- The incorporation of a standard/proprietary damp proof membrane into the foundations of plots 1 to 7 and 26 to 57 inclusive.

The remediation methodology pursued on this site follows a relatively simple engineered capping approach involving the removal, treatment and replacement of a quantity of subsoils in order to form capping where necessary.

5. Verification

5.1 Volumes of Soils and stockpile.

The origins of site won materials have been assessed in the previous validation report.

Materials from stockpile B were used as subsoil in plots 9 to 14.

Waste Transfer Notes for 21 loads of made ground removed from plots 10 to 14 in January and February 2024 forms appendix B1.

5.2 Volumes of Imported Soils.

To date (End of March 2024) 13 loads of soils have been imported to site for use in the rear gardens and to supplement the remainder of the soils from the previously tested and stockpiled on site soils. The soil import invoices and supplier declared certification form appendix B2.

5.3 Testing to Confirm Compliance with Objectives

The plots requiring remediation and capping with 600mm or down to the natural stratigraphy whichever is the less are plots 9 to 14 and 51 to 54. See appendix C1 for photographs of the reduced dig and subsequent test sampling to confirm the depth of clean topsoil. The results of which can be found in Appendix C2 to this report.

The results of the sampling at plots 9 to 10 and 51 to 54 confirm the depth of the capping to natural ground and the placed soils meet the clean up criteria set out in the approved remediation plan. At plots 9 and 10 the pits were stopped short as a consequence of the presence of a significant underground attenuation tank.

The results of the sampling at plots 11 to 14 confirm the depth of the capping is a minimum of 600mm in thickness and meets the clean up criteria set out in the approved remediation plan.

Chrysotile fibre was detected in 3 of the 16 samples submitted for analysis. Subsequent quantification returned results below the limit of detection (< 0.001%). These isolated sporadic occurrences do not present a significant risk as a function of the very limited volume of identified source material and contaminant adhesion to damp soils. Consequently, no further mitigation action is required.

5.4 Verification of Installed Gas Measures

A visual inspection of an installed gas membrane on plots 9 and 10 was completed on 03/03/2023 and the 08/03/2023 by GeoAssist Limited. The contractor has provided invoice evidence for the purchase of a significant quantity of the Visqueen membrane as specified in the updated gas risk assessment report. These items were safely dry stored in a lockup container awaiting use on other plots as development progressed. Ancillary items such as Visqueen double sided tape and Visqueen foil tape in addition to preformed internal corners and top hats for service entry locations as well as Visqueen ZEDX for joining the membrane across the cavity wall were also purchased as part of the gas protection system. The purchase invoice information provided by the client for the installed membrane system forms appendix D1 to this report.

The installation inspection confirmed that the installation was of a good quality and met with the membrane supplier installation instructions with good seals and laps. Upon completion of construction the membrane was covered with 130mm foam insulation board. And then a 1200gauge dpm for underfloor heating follow by a C35 concrete pour to form the finished floor. The Geoassist inspection record for plots 9&10 forms appendix D2 to this report and in addition to the GeoAssist inspection the Building control inspection report forms appendix D3 to this report. The confirmed combination of the protection elements provides a high level of confidence that a viable pathway is not likely to be present as a consequence of the subfloor void and the presence of an appropriately installed membrane.

Following the completion of the gas membrane at plots 9 and 10 by the developer a strategic decision was undertaken to subcontract the installation of gas membranes to a specialist membrane installation contractor and plots 11 to 14 are subsequently independently certified and guaranteed by Octopus Building Services. The installation and Guarantee certificates for each plot by address are provided in appendix D4.

Elsewhere plots 51 to 54 have adopted a standard/proprietary 1200gauge Damp Proof Membrane. For these membranes the contractor elected to purchase a membrane welding tool in order to make the installation process more efficient.

6. Final Site Conditions

Evidence provided herein demonstrates that the remediation measures required have been correctly applied to Plots 9 to 14 and 51 to 54. Insitu testing of imported soils has demonstrated that the soils are suitable for incorporation into the development and that they do not pose a risk to site end users by means of substances within. Thorough visual inspection has confirmed that gas membrane installations at plots 9 & 10 are satisfactory and sub floor voids are present and vented in accordance with the building regulations which provides adequate ventilation to prevent any potential buildup of CO₂. Thirdy party installation and guarantee certification covers plots 11 to 14. The site has been developed in accordance with the planning requirements for contaminated land. A further report will follow as the next of the development is completed and phased applications are made for partial discharge of conditions.

The developer and all contractors employed by the developer were required to monitor for, and report any, evidence of contamination found during construction. None was encountered or reported.

The evidence presented herein demonstrates that all reasonably practicable steps as set out in the Remediation Plan have been taken to ensure the site is fit for residential purposes and the risk to the occupiers from ground contamination is low in all reasonably foreseeable circumstances.

§ .



Matthew Benson MSc GMICE
Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE
Technical Director

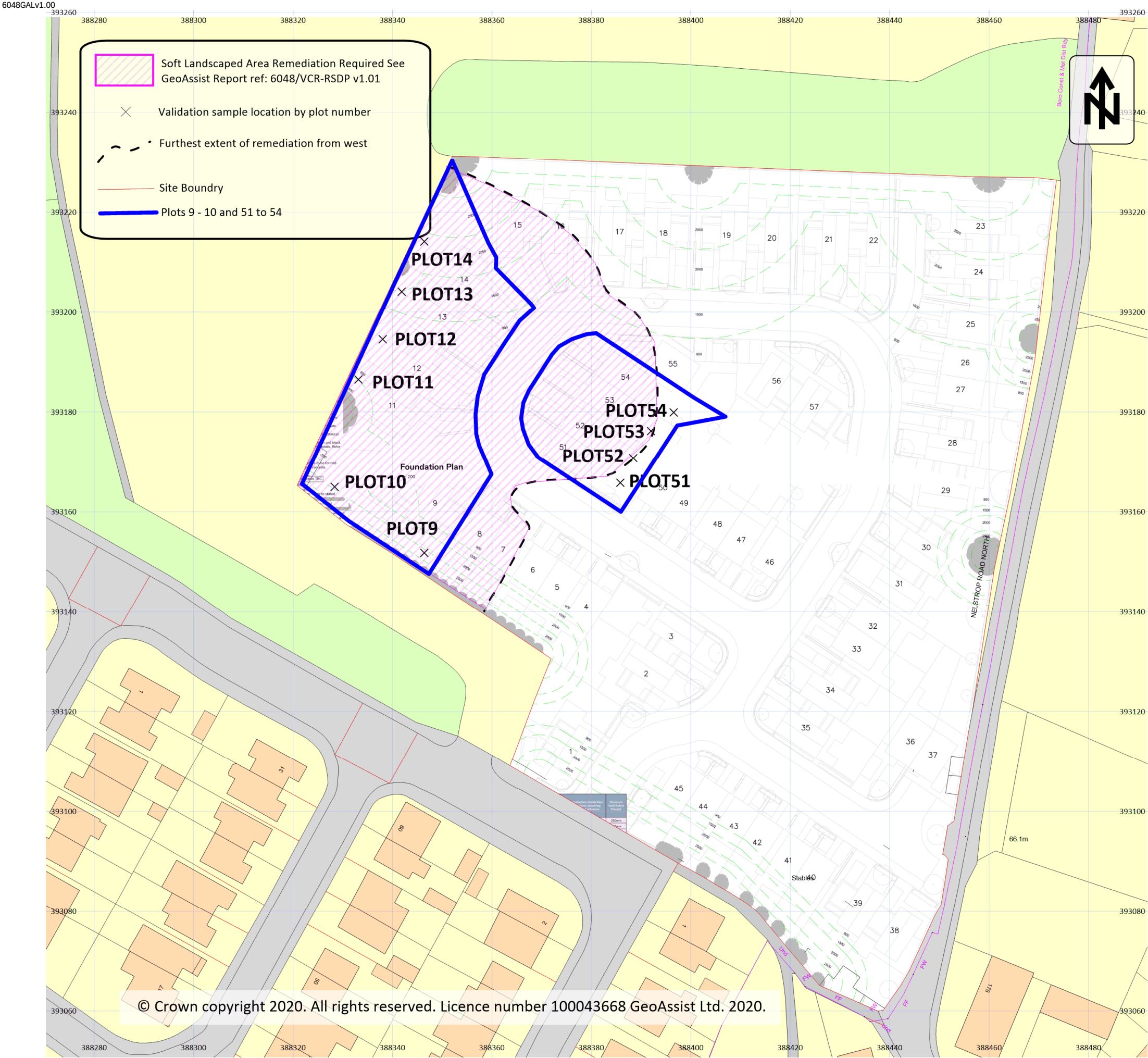
GeoAssist are not liable for any errors, omissions or facts contained within data provided by third parties.

Field investigations have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions are, and can be, variable and have only been tested at isolated locations across the site. Therefore, the potential exists for ground conditions to be encountered which are different to those considered in this report. Chemical analysis was conducted for a number of parameters based on an expert understanding of the historical and operational data available at the time and it should not be inferred or otherwise, that other chemical species are not present.

This report has been prepared by GeoAssist Limited with all reasonable professional skill, care and diligence within the terms of the contract with Cringle Rd Developments Ltd. The report is confidential to Cringle Rd Developments Ltd, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Cringle Rd Developments Ltd may use the report for their/her/his own purposes.

Appendix A

A1 Site Plan



A1. Site Plan

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	
Client	Cringle Rd Developments Ltd
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



Appendix B

- B1 Waste Transfer Notes Jan 2023 muck away
- B2 Soil Import Invoices and Supplier Declared Certificate

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Licence No CBDU41668

G MCKENNA HAULAGE LTD

12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

ALL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

19/01/2024

No:

A ducer of materials	Company / Name: <u>Townhouse</u> Site Address: <u>Levenshulme Farm</u>
B ription of materials	How are the materials contained?: <u>loose</u> Describe materials being transferred: <u>Soil/Stone</u> (wet) Quantity: <u>1 x 5 wheel grab</u>
C ier of the materials	Drivers Name: <u>Dean</u> Vehicle Reg: <u>PN20 PNL</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	4

signee's Signature

DITIONS OF SALE. It is essential that all written particulars entered above should be checked by Consignee. This delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or damages must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately. Company Reg No. 5312025

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ALL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

19/01/2024

No:

A ducer of materials	Company / Name: <u>Townhouse</u> Site Address: <u>Levenshulme Farm</u>
B ription of materials	How are the materials contained?: <u>loose</u> Describe materials being transferred: <u>Soil/Stone</u> (wet) Quantity: <u>1 x 8 wheel grab</u>
C ier of the materials	Drivers Name: <u>Dean</u> Vehicle Reg: <u>PN20 PNL</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	2

signee's Signature

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ALL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

19/1/24

No:

A ducer of materials	Company / Name: <u>Cringie Road</u> Site Address: <u>Cringie RD</u>
B ription of materials	How are the materials contained?: <u>loose</u> Describe materials being transferred: <u>CIAT</u> Quantity: <u>1 x 8 wheel grab</u>
C ier of the materials	Drivers Name: <u>Josh</u> Vehicle Reg: <u>PJ72 CIL</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	1

signee's Signature

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19/1/24

No:

A ducer of materials	Company / Name: <u>Townhouse</u> Site Address: <u>Cringie RD</u>
B ription of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>wet</u> Quantity: <u>1 x 8 wheel grab</u>
C ier of the materials	Drivers Name: <u>Mark</u> Vehicle Reg: <u>PN21 LNV</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	1

insignee's Signature

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ALL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

19/1/24

No:

A ducer of materials	Company / Name: <u>Townhouse</u> Site Address: <u>Cringie RD</u>
B ription of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>wet</u> Quantity: <u>1 x 8 wheel grab</u>
C ier of the materials	Drivers Name: <u>Mark</u> Vehicle Reg: <u>PN21 LNV</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	1

signee's Signature

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19/1/24

No:

A ducer of materials	Company / Name: <u>Townhouse</u> Site Address: <u>Cringie RD</u>
B ription of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>wet</u> Quantity: <u>1 x 8 wheel grab</u>
C ier of the materials	Drivers Name: <u>Mark</u> Vehicle Reg: <u>PN21 LNV</u>
D isposer of materials	Company Name: <u>CJS</u> Disposal Address: <u>Middleton</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours	Travel	Total	
Worked:	Time:	Hours:	1

Signature

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UNIT 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

EMAIL: dandgmckennahaulagettd@live.co.uk Telephone: 07775 514945

DATE: 18/1/24

No:

A Producer of the materials	Company / Name: <u>Coarse house</u> Site Address: <u>Cring Rd</u>
B Description of the materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>red brick</u> Quantity: <u>1 x 3 wheel grab</u>
C Carrier of the materials	Drivers Name: <u>Mark Webb</u> Vehicle Reg: <u>WV12 LNV</u>
D Disposer of the materials	Company Name: <u>CJS Con</u> Disposal Address: <u>Middlewich</u> Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Day	Hours	Travel	Total	
Work:	Worked:	Time:	Hours:	1

Consignee's Signature

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EMAIL: dandgmckennahaulagettd@live.co.uk Telephone: 07775 514945

DATE: 19/01/24

No:

A Producer of the materials	Company / Name: <u>Coarse house</u> Site Address: <u>Cring Rd</u>
B Description of the materials	How are the materials contained?: <u>loose</u> Describe materials being transferred: <u>CLAY</u> Quantity: <u>1 x 3 wheel grab</u>
C Carrier of the materials	Drivers Name: <u>Josh</u> Vehicle Reg: <u>PJ72 OIH</u>
D Disposer of the materials	Company Name: <u>CJS Con</u> Disposal Address: <u>Middlewich</u> Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Day	Hours	Travel	Total	
Work:	Worked:	Time:	Hours:	1

Consignee's Signature

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EMAIL: dandgmckennahaulage@live.co.uk Telephone: 07775 514945

DATE: 27-2-24

No:

27-2-24

No:

27/2/24

No:

A Producer of the materials	Company / Name: Towerhouse Site Address: Cringle Rd, Levenshulme
B Description of the materials	How are the materials contained?: loose Describe materials being transferred: Soil & Stone Quantity: 1 x 8 wheel grab
C Carrier of the materials	Drivers Name: Rick Brotherton Vehicle Reg: PN21 LNV
D Disposer of the materials	Company Name: Farlam Disposal Address: Marton, Cheshire Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Day	Hours	Travel	Total	
Worked:	Worked:	Time:	Hours:	21

Consignee's Signature

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Company / Name: Towerhouse Site Address: Cringle Rd, Levenshulme
How are the materials contained?: loose Describe materials being transferred: Soil & Stone Quantity: 1 x 8 wheel grab
Drivers Name: Rick Brotherton Vehicle Reg: PN21 LNV
Company Name: Farlam Disposal Address: Marton, Cheshire Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Hours	Travel	Total		
Worked:	Time:	Hours:		1

Signature

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A Producer of the materials	Company / Name: Towerhouse Site Address: Cringle Rd, Levenshulme
B Description of the materials	How are the materials contained?: loose Describe materials being transferred: Soil & Stone Quantity: 1 x 8 wheel grab
C Carrier of the materials	Drivers Name: Rick Brotherton Vehicle Reg: PN21 LNV
D Disposer of the materials	Company Name: Farlam Disposal Address: Marton, Cheshire Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Hours	Travel	Total		
Worked:	Time:	Hours:		1

Signature

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UNIT 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

EMAIL: dandgmckennahaulage@live.co.uk Telephone: 07775 514945

DATE: 27/2/24

No:

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MCKENNA HAULAGE LTD

SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

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102/24

No:

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UNIT 12, SANDFORD LANE, LEVENSHULME, MANCHESTER

EMAIL: dandgmckennahaulage@live.co.uk Telephone: 07775 514945

29/02/24

No:

A Producer of the materials	Company / Name: Towerhouse Site Address: Cringle Rd, Levenshulme
B Description of the materials	How are the materials contained?: loose Describe materials being transferred: H/C Quantity: 1 x 8 wheel grab
C Carrier of the materials	Drivers Name: Mark Vehicle Reg: PN20 FUL
D Disposer of the materials	Company Name: ICS Disposal Address: Sandford Lane Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Day	Hours	Travel	Total	
Worked:	Worked:	Time:	Hours:	1

Consignee's Signature

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Company / Name: Towerhouse Site Address: Levenshulme
How are the materials contained?: loose Describe materials being transferred: Soil/Stone Quantity: 1 x 8 wheel grab
Drivers Name: Dean Vehicle Reg: PT72 OLM
Company Name: Ogans Disposal Address: Macclesfield Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Hours	Travel	Total		
Worked:	Time:	Hours:		4

Signature

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A Producer of the materials	Company / Name: Towerhouse Site Address: Levenshulme
B Description of the materials	How are the materials contained?: loose Describe materials being transferred: Soil/Stone Quantity: 1 x 8 wheel grab
C Carrier of the materials	Drivers Name: Dean Vehicle Reg: PT72 OLM
D Disposer of the materials	Company Name: Ogans Disposal Address: Macclesfield Licence No:

MINIMUM HIRE 9 HOURS				No. of Loads
Hours	Travel	Total		
Worked:	Time:	Hours:		1

Signature

It is essential that all written particulars entered above should be checked by Consignee, since this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complainants cannot be accepted. All complaints, whether in respect of material or circumstances must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately. Company Reg No: 5312025

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 29/02/24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Levenshulme</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Stone</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Declan</u> Vehicle Reg: <u>P572 OLL</u>
D Disposer of materials	Company Name: <u>CGR</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			1

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

REMEDIATION

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 29/02/24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Levenshulme</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Stone</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Declan</u> Vehicle Reg: <u>P572 OLL</u>
D Disposer of materials	Company Name: <u>CGR</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			1

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 1/3/24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Cringesley, Levenshulme</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Hardcore</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Rich Bradburn</u> Vehicle Reg: <u>PN21 LMV</u>
D Disposer of materials	Company Name: <u>Marten</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			1

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 4.3.24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Cringesley</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Hardcore</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Rich Bradburn</u> Vehicle Reg: <u>PN21 LMV</u>
D Disposer of materials	Company Name: <u>Marten</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			1

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

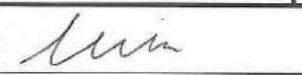
MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 4/03/24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Levenshulme</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Stone</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Declan</u> Vehicle Reg: <u>P572 OLL</u>
D Disposer of materials	Company Name: <u>CGR</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			2

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

NOTES OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

G MCKENNA HAULAGE LTD

T 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

MAIL: dandgmckennahaulagetd@live.co.uk Telephone: 07775 514945

DATE: 5/3/24

No:

A Producer of materials	Company / Name: <u>Towerhouse</u> Site Address: <u>Cringesley</u>
B Description of materials	How are the materials contained?: <u>Loose</u> Describe materials being transferred: <u>Soil / Hardcore</u> Quantity: <u>1 x 8 wheel grab</u>
C Driver of the vehicle	Drivers Name: <u>Mark</u> Vehicle Reg: <u>PN20 FIV</u>
D Disposer of materials	Company Name: <u>CGS</u> Disposal Address: <u>Macclesfield</u> Licence No:

MINIMUM HIRE 9 HOURS			No. of Loads
Hours Worked:	Travel Time:	Total Hours:	
			1

Signature: 

NOTES OF SALE: It is essential that all written particulars entered above should be checked by Consignee, this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or otherwise must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately, by Reg No. 5312025

DUTY OF CARE - TRANSFER NOTE / HIRE SHEET

Licence No CBDU41668

D&G MCKENNA HAULAGE LTD

UNIT 12, SANDFORD LANE, LEVENSHULME, MANCHESTER M19 3BJ

EMAIL: dandgmckennahaulage@live.co.uk Telephone: 07775 514945

DATE: 5/3/24

No:

A Producer of the materials	Company / Name: <u>Townhouse</u> Site Address: <u>Crinise rd</u>
B Description of the materials	How are the materials contained?: <u>loose</u> Describe materials being transferred: <u>Sand / Hardcore</u> Quantity: <u>1 x 8 wheel grab</u>
C Carrier of the materials	Drivers Name: <u>Rick Probert</u> Vehicle Reg: <u>PN21 LMO</u>
D Disposer of the materials	Company Name: <u>Marten</u> Disposal Address: <u>Maccanfield</u> Licence No: _____

MINIMUM HIRE 9 HOURS				No. of Loads
Day	Hours	Travel	Total	
Work:	Worked:	Time:	Hours:	1

Consignee's Signature _____

CONDITIONS OF SALE: It is essential that all the particulars entered above should be checked by Consignee, since this delivery note once signed by the Consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints, whether in respect of material or circumstances must be made to the driver of the vehicle and be confirmed in writing, direct to the company immediately.
Company Reg No. 5312025

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
18 Jan 2024

Invoice Number
INV-16282

Reference
order Number D G McKenna
27548,49,50 27502,03

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
Soil delivered to: cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
Soil delivered to: cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
Soil delivered to: cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
Soil delivered to: : cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
			Subtotal	1,740.00
			TOTAL VAT 20%	348.00
			TOTAL GBP	2,088.00

Due Date: 17 Feb 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



[View and pay online now](#)



PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Company Registration No: 01307563. Registered Office: 3rd Floor, Northern Assurance Buildings, 9/21 Princess Street, MANCHESTER, M2 4DN.

Customer	Cringle Road Developments Ltd
Invoice Number	INV-16282
Amount Due	2,088.00
Due Date	17 Feb 2024
Amount Enclosed	

Enter the amount you are paying above

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
23 Feb 2024

Invoice Number
INV-16412

Reference
27562 MCKENNA job

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: cringle road development 16 tonnes GP	1.00	348.00	20%	348.00
Subtotal				348.00
TOTAL VAT 20%				69.60
TOTAL GBP				417.60

Due Date: 24 Mar 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



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PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Customer Cringle Road Developments Ltd
Invoice Number INV-16412
Amount Due 417.60
Due Date 24 Mar 2024
Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
14 Mar 2024

Invoice Number
INV-16493

Reference
25674 cringle road ,

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: 25674 cringle road , Manchester	1.00	335.00	20%	335.00
Subtotal				335.00
TOTAL VAT 20%				67.00
TOTAL GBP				402.00

Due Date: 13 Apr 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



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PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Customer Cringle Road Developments Ltd
Invoice Number INV-16493
Amount Due 402.00
Due Date 13 Apr 2024
Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
18 Mar 2024

Invoice Number
INV-16494

Reference
cringle road 25627,28,75

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: cringle road 25627	1.00	335.00	20%	335.00
Soil delivered to:cringle road 25628	1.00	335.00	20%	335.00
Soil delivered to:cringle road 25675	1.00	335.00	20%	335.00
Subtotal				1,005.00
TOTAL VAT 20%				201.00
TOTAL GBP				1,206.00

Due Date: 17 Apr 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



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PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Customer Cringle Road Developments Ltd
Invoice Number INV-16494

Amount Due 1,206.00
Due Date 17 Apr 2024

Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
19 Mar 2024

Invoice Number
INV-16495

Reference
cringle road 25629

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: cringle road 25629	1.00	335.00	20%	335.00
Subtotal				335.00
TOTAL VAT 20%				67.00
TOTAL GBP				402.00

Due Date: 18 Apr 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



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PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Customer Cringle Road Developments Ltd
Invoice Number INV-16495
Amount Due 402.00
Due Date 18 Apr 2024
Amount Enclosed

Enter the amount you are paying above

TAX INVOICE

Cringle Road Developments Ltd
16C Hesketh Avenue
Manchester
Manchester
M20 2QW
GBR

Invoice Date
20 Mar 2024

Invoice Number
INV-16506

Reference
7630, 32 cringle road MC
KENNA

VAT Number
151405209

Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350
gary.cash@huperade.co.uk

Description	Quantity	Unit Price	VAT	Amount GBP
Soil delivered to: Cringle road	1.00	348.00	20%	348.00
MC KENNA Grab Deleivery				
Soil delivered to: Cringle road	1.00	348.00	20%	348.00
MC KENNA Grab Deleivery				
Subtotal				696.00
TOTAL VAT 20%				139.20
TOTAL GBP				835.20

Due Date: 19 Apr 2024

Bank details:
Account Name: Huperade Limited
Account Number: 03312526
Sort Code: 55.50.10
Please quote invoice number



[View and pay online now](#)

PAYMENT ADVICE

To: Huperade Limited
Bridge House Farm
Brook Drive
Timperley
Cheshire
WA15 7DQ
0161 980 5350

gary.cash@huperade.co.uk

Customer Cringle Road Developments Ltd
Invoice Number INV-16506
Amount Due 835.20
Due Date 19 Apr 2024
Amount Enclosed

Enter the amount you are paying above

Results - Topsoil Report

BS3882:2015

Chemtest Job No.: 24-04965
 Chemtest Sample ID.: 1768537
 Client Sample Ref.:
 Sample Location:
 Client Sample ID.: Sample 3
 Top Depth (m):
 Bottom Depth (m):
 Date Sampled:
 Time Sampled:

Parameter	Units	Multipurpose Range	Result	Compliant with Multipurpose Range? (Y/N)	Compliant with Specific Purpose Range? (Y/N)		
Texture					Acid	Low F	Calc.
Clay content (Sub Contracted)	%		8.1				
Silt content (Sub Contracted)	%		17				
Sand content (Sub Contracted)	%		75				
Soil texture class		See Attached Chart	Sandy Loam	YES			
Mass Loss on Ignition							
Clay 5-20%		3.0-20	3.9	YES	YES	YES	YES
Clay 20-35%		5.0-20					
Stone Content	% m/m						
>2mm (Sub Contracted)		0-30	9.7	YES			
>20mm (Sub Contracted)		0-10	< 0.10	YES			
>50mm (Sub Contracted)		0	< 0.10	YES			
Soil pH value		5.5-8.5	[A] 7.4	YES	NO	YES	NO
Carbonate (Calcareous only)	%		1.2				YES
Electrical Conductivity	µS/cm	If >3300 do ESP	[A] 2000	YES			
Available Nutrient Content							
Nitrogen %		>0.15	0.21	YES	YES		YES
Extractable phosphorus	mg/l	16-140	20	YES	YES	YES	YES
Extractable potassium	mg/l	121-1500	210	YES	YES		YES
Extractable magnesium	mg/l	51-600	34	NO	NO		NO
Carbon : Nitrogen Ratio		<20:1	11.0/1	YES	YES	YES	YES
Exchangeable sodium	%	<15	0.38				
Available Calcium	mg/l		380				
Available Sodium	mg/l		9.0				
Phytotoxic Contaminants (by soil pH)		< 6.0 6.0-7.0 > 7.0					
Zinc (Nitric Acid extract)	mg/kg	<200 <200 <300	160	YES			
Copper (Nitric Acid extract)	mg/kg	<100 <135 <200	90	YES			
Nickel (Nitric Acid extract)	mg/kg	<60 <75 <110	27	YES			
Visible Contaminants	% mm						
>2mm		<0.5	0.000	YES			
..... of which plastics		<0.25	0.000	YES			
..... man-made sharps		zero in 1kg	0.000	YES			

Appendix C

- C1 Plots 9 to 14 and 51 to 54 Remediation and Sampling Photographs
- C2 I2 Analytical Test Results
- C3 Analytical Results with Assessment Criteria

C1 Site Photos

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	6048VCR
Client	Cringle Rd Developments Ltd
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Validation sampling Photographs Plots 9 to 14

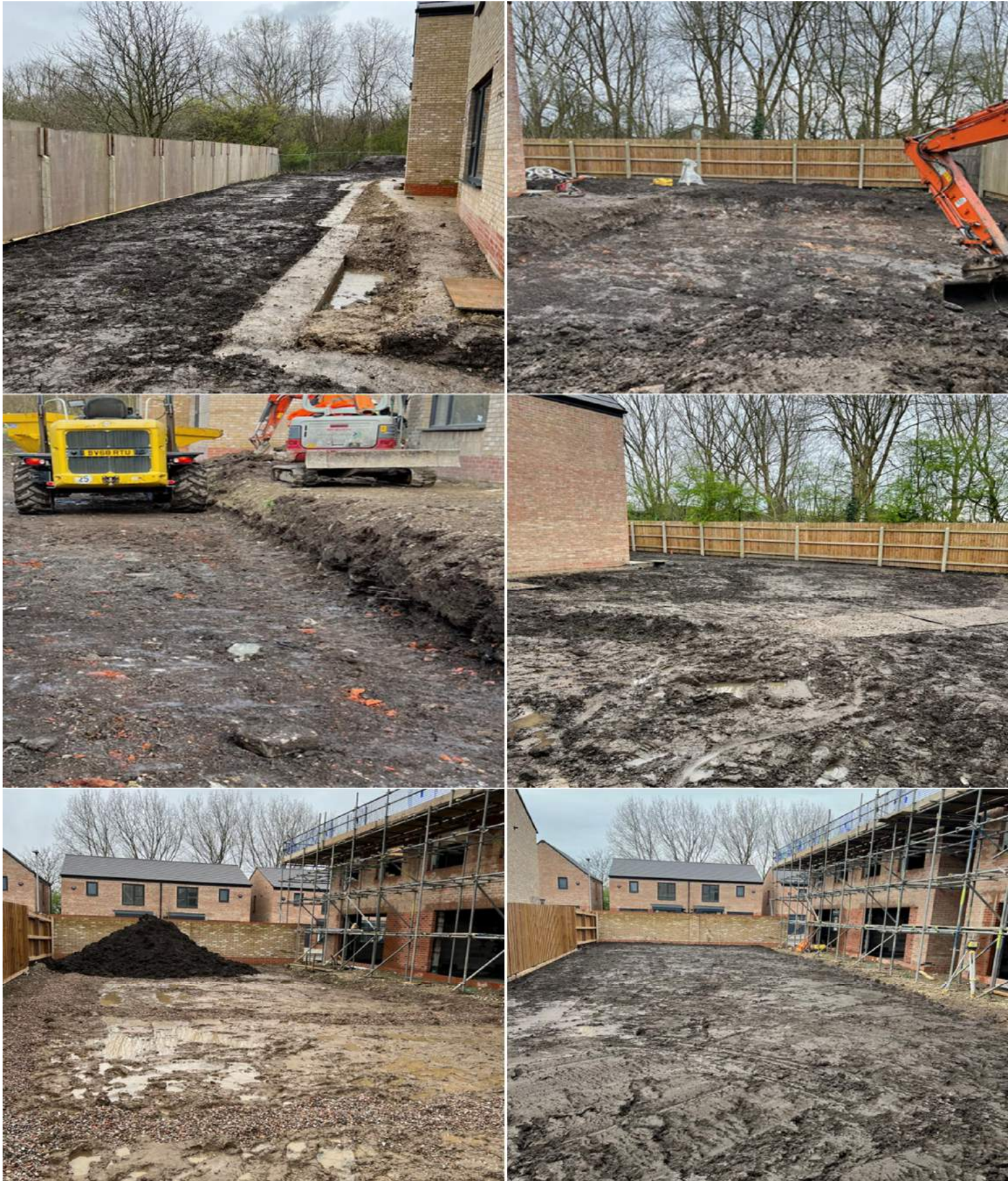




C1 Site Photos

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	6048VCR
Client	Cringle Rd Developments Ltd
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Validation sampling Photographs Plots 51 to 54



Looking NW along rear gardens of Plot 9 & 10	Looking south from Plot 11 reduced dig out
Looking NE along rear gardens from Plot 11 to 14 reduced dig out	Looking south from Plot 11 following soil import
Looking south from Plot 54 to 51 reduced dig out to Natural	Looking south from Plot 54 to 51 following soil import

C1 Site Photos

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	6048VCR
Client	Cringle Rd Developments Ltd
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



GeoAssist Ltd
Unit 4, Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

e: info@geoassist.co.uk

Analytical Report Number : 24-010929

Project / Site name:	Land off Cringle Road, Manchester	Samples received on:	25/03/2024
Your job number:	6048 VCR	Samples instructed on/ Analysis started on:	25/03/2024
Your order number:	2240321	Analysis completed by:	04/04/2024
Report Issue Number:	1	Report issued on:	04/04/2024
Samples Analysed:	16 soil samples		

Signed:

Izabela Wójcik

Izabela Wójcik
Senior 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

Excel copies of reports are only valid when accompanied by this PDF certificate.

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: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154615	154616	154617	154618	154619
Sample Reference				PLOT 9 - C1	PLOT 10 - C1	PLOT 10 - C2	PLOT 11 - C1	PLOT 11 - C2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.10	0.10	0.50	0.10	0.50
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	31.2	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	22	21	13	19	15
Total mass of sample received	kg	0.1	NONE	0.5	0.6	0.7	0.5	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	SPU	SPU	SPU
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	-	-	-	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.8	7.8	8.2	8	9
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.068	0.073	0.053	0.056	0.08
Sulphide	mg/kg	1	MCERTS	2.6	< 1.0	< 1.0	2.5	1.5
Total Sulphur	mg/kg	50	MCERTS	370	530	290	360	320
Total Sulphur	%	0.005	MCERTS	0.037	0.053	0.029	0.036	0.032

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	0.19	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.13	0.08	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.18	0.95	0.12	0.14
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.12	0.61	0.09	0.12
Phenanthrene	mg/kg	0.05	MCERTS	0.54	1.2	5.9	1.2	0.96
Anthracene	mg/kg	0.05	MCERTS	0.12	0.37	1.4	0.34	0.2
Fluoranthene	mg/kg	0.05	MCERTS	1.2	2.6	8.8	3.5	1.6
Pyrene	mg/kg	0.05	MCERTS	1.2	2.5	8.4	3.4	1.5
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.61	1.3	3.6	1.7	0.75
Chrysene	mg/kg	0.05	MCERTS	0.62	1.3	4.1	1.7	0.76
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.73	1.5	4.5	2	0.79
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.27	0.53	1.6	0.75	0.33
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.59	1.3	3.9	1.7	0.68
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.38	0.74	2.4	1	0.37
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.1	0.2	0.58	0.32	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.44	0.92	2.9	1.3	0.48

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	6.73	14.7	49.8	19.2	8.73
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Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154615	154616	154617	154618	154619
Sample Reference				PLOT 9 - C1	PLOT 10 - C1	PLOT 10 - C2	PLOT 11 - C1	PLOT 11 - C2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.10	0.10	0.50	0.10	0.50
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	11	14	9.6	14	6.5
Barium (aqua regia extractable)	mg/kg	1	MCERTS	91	130	150	120	97
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.71	0.74	0.76	0.7	0.59
Boron (water soluble)	mg/kg	0.2	MCERTS	0.2	0.6	0.3	0.5	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.3	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	19	19	17	18	16
Copper (aqua regia extractable)	mg/kg	1	MCERTS	28	44	47	44	27
Lead (aqua regia extractable)	mg/kg	1	MCERTS	51	97	120	91	40
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	0.3	< 0.3	0.4	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	14	15	18	14	14
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	27	23	22	20	19
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	63	94	110	91	95

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 24-010929
Project / Site name: Land off Cringle Road, Manchester
Your Order No: 2240321

Lab Sample Number				154620	154621	154622	154623	154624
Sample Reference				PLOT 12 - C1	PLOT 13 - C2	PLOT 14 - C1	PLOT 14 - C2	PLOT 51 - C1
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.10	0.50	0.10	0.50	0.10
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	20	15	18	18	19
Total mass of sample received	kg	0.1	NONE	0.7	0.5	0.6	0.7	0.5

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	SPU	SPU	SPU
Actinolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	Detected	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	< 0.001	-	-	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	Loose Fibres	-	-	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.5	9.7	9.8	8.3	7.9
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.063	0.096	0.143	0.063	0.067
Sulphide	mg/kg	1	MCERTS	1.8	5.7	< 1.0	< 1.0	< 1.0
Total Sulphur	mg/kg	50	MCERTS	490	520	790	360	390
Total Sulphur	%	0.005	MCERTS	0.049	0.052	0.079	0.036	0.039

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	0.1	0.06	0.08	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.06	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.25	0.3	0.29	0.16	0.14
Fluorene	mg/kg	0.05	MCERTS	0.21	0.2	0.17	0.14	0.11
Phenanthrene	mg/kg	0.05	MCERTS	2.2	2	1.7	1.3	1.1
Anthracene	mg/kg	0.05	MCERTS	0.62	0.49	0.49	0.37	0.29
Fluoranthene	mg/kg	0.05	MCERTS	3.7	3	3.7	3.1	2.2
Pyrene	mg/kg	0.05	MCERTS	3.5	2.8	3.4	3.1	2.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.6	1.3	1.7	1.8	1.2
Chrysene	mg/kg	0.05	MCERTS	1.7	1.3	1.8	1.8	1.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.9	1.4	2.2	2.1	1.5
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.69	0.45	0.81	0.86	0.66
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.6	1.2	1.8	1.8	1.4
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.94	0.65	0.82	0.83	0.65
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.27	0.21	0.35	0.35	0.26
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.1	0.86	0.97	1	0.78

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	20.3	16.1	20.3	18.9	13.7
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Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154620	154621	154622	154623	154624
Sample Reference				PLOT 12 - C1	PLOT 13 - C2	PLOT 14 - C1	PLOT 14 - C2	PLOT 51 - C1
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.10	0.50	0.10	0.50	0.10
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	14	9.7	15	14	15
Barium (aqua regia extractable)	mg/kg	1	MCERTS	110	110	130	120	140
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.67	0.67	0.74	0.69	0.74
Boron (water soluble)	mg/kg	0.2	MCERTS	1	0.4	0.3	0.6	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	16	16	18	19	18
Copper (aqua regia extractable)	mg/kg	1	MCERTS	52	35	47	72	52
Lead (aqua regia extractable)	mg/kg	1	MCERTS	86	50	93	95	100
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.3	< 0.3	< 0.3	< 0.3	0.4
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	13	14	15	15	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	19	20	22	20	22
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	94	70	93	91	100

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154625	154626	154627	154628	154629
Sample Reference				PLOT 51 - C2	PLOT 52 - C1	PLOT 53 - C1	PLOT 54 - C1	PLOT 54 - C2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.50	0.10	0.10	0.10	0.50
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	17	20	18	18	16
Total mass of sample received	kg	0.1	NONE	0.6	0.7	0.5	0.6	0.7

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Detected	Not-detected	Not-detected	Detected
Asbestos Analyst ID	N/A	N/A	N/A	PDO	PDO	PDO	PDO	PDO
Actinolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	-	Detected	-	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	-	Not-detected	-	-	Not-detected

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-	< 0.001	-	-	< 0.001
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	Loose Fibres	-	-	Loose Fibres
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.4	7.7	8.1	8.7	8.3
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.042	0.085	0.056	0.099	0.073
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	10	2.7
Total Sulphur	mg/kg	50	MCERTS	160	410	430	420	460
Total Sulphur	%	0.005	MCERTS	0.016	0.041	0.043	0.042	0.046

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	0.06	0.19	0.08	0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	0.07	0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.32	0.31	0.21	0.11
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.2	0.23	0.15	0.09
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	2.2	2.2	1.3	0.74
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.49	0.58	0.35	0.18
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	3.6	4	2.8	1.3
Pyrene	mg/kg	0.05	MCERTS	< 0.05	3.3	3.7	2.6	1.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	1.6	1.7	1.3	0.62
Chrysene	mg/kg	0.05	MCERTS	< 0.05	1.9	2	1.4	0.71
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	2.2	2.2	1.5	0.89
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.81	0.92	0.86	0.28
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	1.9	2	1.5	0.72
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.87	0.92	0.7	0.34
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.31	0.31	0.26	0.14
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	1	1.1	0.82	0.41

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	20.8	22.3	15.9	7.89
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Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154625	154626	154627	154628	154629
Sample Reference				PLOT 51 - C2	PLOT 52 - C1	PLOT 53 - C1	PLOT 54 - C1	PLOT 54 - C2
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.50	0.10	0.10	0.10	0.50
Date Sampled				22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
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	6.6	12	12	14	8.6
Barium (aqua regia extractable)	mg/kg	1	MCERTS	52	140	120	130	120
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.64	0.74	0.65	0.65	0.73
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	1.1	0.7	0.6	0.4
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	20	17	16	17	17
Copper (aqua regia extractable)	mg/kg	1	MCERTS	16	45	37	40	28
Lead (aqua regia extractable)	mg/kg	1	MCERTS	11	100	85	83	50
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	14	15	14	13	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	24	21	19	20	21
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	29	91	87	86	65

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154630
Sample Reference				PLOT 55 - C1
Sample Number				None Supplied
Depth (m)				0.10
Date Sampled				22/03/2024
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	21
Total mass of sample received	kg	0.1	NONE	0.5

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	PDO
Actinolite detected	Type	N/A	ISO 17025	-
Amosite detected	Type	N/A	ISO 17025	-
Anthophyllite detected	Type	N/A	ISO 17025	-
Chrysotile detected	Type	N/A	ISO 17025	-
Crocidolite detected	Type	N/A	ISO 17025	-
Tremolite detected	Type	N/A	ISO 17025	-

Asbestos % by hand picking/weighing	%	0.001	ISO 17025	-
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Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.063
Sulphide	mg/kg	1	MCERTS	< 1.0
Total Sulphur	mg/kg	50	MCERTS	500
Total Sulphur	%	0.005	MCERTS	0.05

Total Phenols

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

Naphthalene	mg/kg	0.05	MCERTS	0.09
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.3
Fluorene	mg/kg	0.05	MCERTS	0.19
Phenanthrene	mg/kg	0.05	MCERTS	2.2
Anthracene	mg/kg	0.05	MCERTS	0.58
Fluoranthene	mg/kg	0.05	MCERTS	3.7
Pyrene	mg/kg	0.05	MCERTS	3.4
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.6
Chrysene	mg/kg	0.05	MCERTS	1.8
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.74
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.9
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.88
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.3
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	20.8
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Analytical Report Number: 24-010929

Project / Site name: Land off Cringle Road, Manchester

Your Order No: 2240321

Lab Sample Number				154630
Sample Reference				PLOT 55 - C1
Sample Number				None Supplied
Depth (m)				0.10
Date Sampled				22/03/2024
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	14
Barium (aqua regia extractable)	mg/kg	1	MCERTS	150
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.72
Boron (water soluble)	mg/kg	0.2	MCERTS	0.7
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	20
Copper (aqua regia extractable)	mg/kg	1	MCERTS	54
Lead (aqua regia extractable)	mg/kg	1	MCERTS	110
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.4
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	16
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	21
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	100

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number: 24-010929
Project / Site name: Land off Cringle Road, Manchester
Your Order No: 2240321

Certificate of Analysis - Asbestos Quantification

Methods:

Qualitative Analysis

The samples were analysed qualitatively for asbestos by polarising light and dispersion staining as described by the Health and Safety Executive in HSG 248.

Quantitative Analysis

The analysis was carried out using our documented in-house method A006 based on HSE Contract Research Report No: 83/1996: Development and Validation of an analytical method to determine the amount of asbestos in soils and loose aggregates (Davies et al, 1996) and HSG 248. Our method includes initial examination of the entire representative sample, then fractionation and detailed analysis of each fraction, with quantification by hand picking and weighing.

The limit of detection (reporting limit) of this method is 0.001 %.

The method has been validated using samples of at least 100 g, results for samples smaller than this should be interpreted with caution.

Both Qualitative and Quantitative Analyses are UKAS accredited.

Sample Number	Sample ID	Sample Depth (m)	Sample Weight (g)	Asbestos Containing Material Types Detected (ACM)	PLM Results	Asbestos by hand picking/weighing (%)	Total % Asbestos in Sample
154621	PLOT 13 - C2	0.50	139	Loose Fibres	-	< 0.001	< 0.001
154626	PLOT 52 - C1	0.10	131	Loose Fibres	-	< 0.001	< 0.001
154629	PLOT 54 - C2	0.50	147	Loose Fibres	-	< 0.001	< 0.001

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

Analytical Report Number : 24-010929
Project / Site name: Land off Cringle Road, Manchester

* 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 *
154615	PLOT 9 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154616	PLOT 10 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154617	PLOT 10 - C2	None Supplied	0.5	Brown loam and sand with vegetation and stones
154618	PLOT 11 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154619	PLOT 11 - C2	None Supplied	0.5	Brown sandy clay with gravel and vegetation
154620	PLOT 12 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154621	PLOT 13 - C2	None Supplied	0.5	Brown sandy clay with gravel
154622	PLOT 14 - C1	None Supplied	0.1	Brown clay and sand with gravel
154623	PLOT 14 - C2	None Supplied	0.5	Brown clay and sand with brick and vegetation
154624	PLOT 51 - C1	None Supplied	0.1	Brown clay and sand with gravel and vegetation
154625	PLOT 51 - C2	None Supplied	0.5	Brown clay and sand with gravel
154626	PLOT 52 - C1	None Supplied	0.1	Brown clay and sand with gravel
154627	PLOT 53 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154628	PLOT 54 - C1	None Supplied	0.1	Brown sandy clay with gravel and vegetation
154629	PLOT 54 - C2	None Supplied	0.5	Brown sandy clay with gravel and vegetation
154630	PLOT 55 - C1	None Supplied	0.1	Brown sandy clay with gravel

Analytical Report Number : 24-010929
Project / Site name: Land off Cringle Road, Manchester

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
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Asbestos Quantification - Gravimetric	Asbestos quantification by gravimetric method - in house method based on references	HSE Report No: 83/1996, HSG 248 (2021), HSG 264 (2012) & SCA Blue Book (draft)	A006B	D	ISO 17025
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	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	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.	L019B	D	NONE
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	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
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	L038B	D	MCERTS
Speciated EPA-16 PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil (low level)	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	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080	W	MCERTS
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	L080	W	MCERTS

Analytical Report Number : 24-010929

Project / Site name: Land off Cringle Road, Manchester

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
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	L080	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099	D	MCERTS

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' 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 30°C.

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.

Soils Risk Assessment

Site Reference: 6048 VCR
Project Site: Land off Cringle Road
Project Location: Levenshulme, Manchester
Client: Cringle Rd Developments Ltd

i2 Reference	Residential	PLOT 6 - C1	PLOT 7 - C1	PLOT 7 - C2	PLOT 7A - C1	PLOT 10 - C1	PLOT 10 - C2	PLOT 11 - C1	PLOT 11 - C2	PLOT 12 - C1	PLOT 13 - C2	PLOT 14 - C1	PLOT 14 - C2	PLOT 51 - C1	PLOT 51 - C2	PLOT 52 - C1	PLOT 53 - C1	PLOT 54 - C1	PLOT 54 - C2
Customer Sample Ref:	C4SL / S4UL	0.50	0.50	0.50	0.50	0.10	0.50	0.10	0.50	0.10	0.50	0.10	0.50	0.10	0.50	0.10	0.10	0.10	0.50
	SOM 1% GAC	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024	22/03/2024
Determinand	LQM II																		
Arsenic	27					14	9.6	14	6.5	14	9.7	15	14	15	6.6	12	12	14	8.6
Boron (water-soluble)	290					0.6	0.3	0.5	0.8	1	0.4	0.3	0.6	1.1	0.5	1.1	0.7	0.6	0.4
Cadmium	22					0.2	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Chromium*	910					19	17	18	16	16	16	18	19	18	20	17	16	17	17
Chromium VI	21					1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Copper	2400					44	47	44	27	52	35	47	72	52	16	45	37	40	28
Cyanide(Total)	-					1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cyanide(free)**	34					1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lead	200					97	120	91	40	86	50	93	95	100	11	100	85	83	50
Mercury	1.2					0.3	0.3	0.4	0.3	0.3	0.3	0.3	0.3	0.4	0.3	0.3	0.3	0.3	0.3
Nickel	130					15	18	14	14	13	14	15	15	15	14	15	14	13	15
pH	-					7.8	8.2	8	9	7.5	9.7	9.8	8.3	7.9	7.4	7.7	8.1	8.7	8.3
Phenols(Mono)	280					1	1	1	1	1	1	1	1	1	1	1	1	1	1
Selenium	250					1	1	1	1	1	1	1	1	1	1	1	1	1	1
SO4(Total)	-					0.073	0.053	0.056	0.08	0.063	0.096	0.143	0.063	0.067	0.042	0.085	0.056	0.099	0.073
Sulphide	-					1	1	2.5	1.5	1.8	5.7	1	1	1	1	1	1	10	2.7
Sulphur(Free)	-					530	290	360	320	490	520	790	360	390	160	410	430	420	460
Thiocyanate	-					0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zinc	3700					94	110	91	95	94	70	93	91	100	29	91	87	86	65
Acenaphthene	1100					0.18	0.95	0.12	0.14	0.25	0.3	0.29	0.16	0.14	0.05	0.32	0.31	0.21	0.11
Acenaphthylene	920					0.05	0.13	0.08	0.05	0.05	0.05	0.05	0.06	0.05	0.05	0.07	0.05	0.05	0.05
Anthracene	11000					0.37	1.4	0.34	0.2	0.62	0.49	0.49	0.37	0.29	0.05	0.49	0.58	0.35	0.18
Benzo(a)Anthracene	-					1.3	3.6	1.7	0.75	1.6	1.3	1.7	1.8	1.2	0.05	1.6	1.7	1.3	0.62
Benzo(a)Pyrene SM	5					1.3	3.9	1.7	0.68	1.6	1.2	1.8	1.8	1.4	0.05	1.9	2	1.5	0.72
Benzo(b)Fluoranthene	-					1.5	4.5	2	0.79	1.9	1.4	2.2	2.1	1.5	0.05	2.2	2.2	1.5	0.89
Benzo(ghi)Perylene	-					0.92	2.9	1.3	0.48	1.1	0.86	0.97	1	0.78	0.05	1	1.1	0.82	0.41
Benzo(k)Fluoranthene	-					0.53	1.6	0.75	0.33	0.69	0.45	0.81	0.86	0.66	0.05	0.81	0.92	0.86	0.28
Chrysene	-					1.3	4.1	1.7	0.76	1.7	1.3	1.8	1.8	1.2	0.05	1.9	2	1.4	0.71
Dibenzo(ah)Anthracene	-					0.2	0.58	0.32	0.05	0.27	0.21	0.35	0.35	0.26	0.05	0.31	0.31	0.26	0.14
Fluoranthene	890					2.6	8.8	3.5	1.6	3.7	3	3.7	3.1	2.2	0.05	3.6	4	2.8	1.3
Fluorene	860					0.12	0.61	0.09	0.12	0.21	0.2	0.17	0.14	0.11	0.05	0.2	0.23	0.15	0.09
Indeno(123-cd)Pyrene	-					0.74	2.4	1	0.37	0.94	0.65	0.82	0.83	0.65	0.05	0.87	0.92	0.7	0.34
Naphthalene	13					0.05	0.19	0.05	0.05	0.05	0.1	0.06	0.08	0.05	0.05	0.06	0.19	0.08	0.05
Phenanthrene	440					1.2	5.9	1.2	0.96	2.2	2	1.7	1.3	1.1	0.05	2.2	2.2	1.3	0.74
Pyrene	2000					2.5	8.4	3.4	1.5	3.5	2.8	3.4	3.1	2.2	0.05	3.3	3.7	2.6	1.3
PAH(total)	500					14.7	49.8	19.2	8.73	20.3	16.1	20.3	18.9	13.7	0.8	20.8	22.3	15.9	7.89
Asbestos (% total)	Not-detected					Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	<0.001	Not-detected	Not-detected	Not-detected	Not-detected	<0.001	Not-detected	Not-detected	<0.001
All Units mg/kg unless otherwise stated <div></div> Indicates Exceedence of Applicable Level SM = Surrogate Marker																			
*Criteria Assumes Chromium III																			
**Criteria is derived considering acute effects on 1-2yo Female Receptor ingesting a single dose of 3g of soil																			
**Criteria is derived considering Total TPH (C10 to C35) is formed entirely of a 50:50 Aliphatic and Aromatic Split C8-C10 range																			
Basis of Assessment Criteria:		EA 2005 WAC (Human Health Value)										C4SL							
		LQM S4UL										Atrisk 06							

Appendix D

- D1 Visqueen Proof of Purchase & Delivery
- D2 Plot 9 & 10 Gas Membrane Inspection & Photographs
- D3 Building Control Inspectors Record Sheet
- D4 Thirdy Party Membrane Installation Certs

Lintels North West Ltd
Unit 3, Fourth Avenue, Trafford Park, Manchester, M17 1DB
Tel: 0161 872 6993 Fax: 0161 872 3690
Email: sales@lintelsnorthwest.co.uk
Web: www.lintelsnorthwest.co.uk
VAT Reg No. 437849506
Registered Co. 02113031



ARCHIVE INVOICE

Page 1 of 1

INVOICE TO

Cringle Road Developments LTD

A/C No.	INV DATE	INV No.
T044	14/02/23	182544
ORDER No.	OPERATOR	DESP DATE
T232147	9	14/02/23
DELIVERY METHOD		
LNW Delivery Vehicle		
CUSTOMER ORDER No		
nick / visqueen		

Part No	Qty	Description	Per	Price	Disc %	Total	v
112/ZED900	20.00	Zedex 900mm DPC (18sq.m)	EACH	61.16	0.00	1223.20	2
112/DST	20.00	Visqueen Pro Double Sided Tape Jointing Tape 50mm x 10m	EACH	6.95	0.00	139.00	2
XSP00005349	50.00	Top Hats 110mm Rigid Visqueen	EACH	14.56	0.00	728.00	2
XSP00005293	50.00	PFU-225 ZX Party Wall Stop End 100x225x300x100x90	EACH	32.78	0.00	1639.00	2
XSP00005294	150.00	PFU-501 ZX External Corner 100x225x125x102 90 deg	EACH	18.40	0.00	2760.00	2
XSP00005295	150.00	PFU-501 ZX Internal Corner 100x225x125x102 90 deg	EACH	18.40	0.00	2760.00	2
124/LPGM	15.00	4 x 12.5m - Yellow 500mu C/F Roll	EACH	102.89	0.00	1543.35	2
112/FBT	20.00	Gas Resistant Foil Backed Tape 75mm x 50m Payments	EACH	15.09	0.00	301.80	2
		Deposit Redeemed	13313.22				

DELIVERY ADDRESS

Towerhouse Systems Ltd
Cringle Road
Levenshulme
Manchester
07798618345
M19 2RR

BACSDetails

The Co-Operative Bank
Sort Code: 08 92 99
Account Number: 69801949

SUB TOTAL	11094.35
DISCOUNT	0.00
CARRIAGE	0.00
TOTAL VAT	2218.87
TOTAL DUE	13313.22

E. & O.E. TAX POINT AS INVOICE DATE.
VAT IS PAYABLE AT 20%

Lintels North West Ltd
Unit 3, Fourth Avenue, Trafford Park, Manchester, M17 1DB
Tel: 0161 872 6993 Fax: 0161 872 3690
Email: sales@lintelsnorthwest.co.uk
Web: www.lintelsnorthwest.co.uk
VAT Reg No. 437849506
Registered Co. 02113031



INVOICE

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INVOICE TO

Towerhouse Systems Ltd
16C Hesketh Avenue
Manchester
M20 2QW

A/C No.	INV DATE	INV No.
T044	15/02/23	182613
ORDER No.	OPERATOR	DESP DATE
T232398	9	15/02/23
DELIVERY METHOD		
LNW Delivery Vehicle		
CUSTOMER ORDER No		
nick / samples		

Part No	Qty	Description	Per	Price	Disc %	Total	v
XSP00005412	1.00	Zedex Corner Unit 330x225x225 90 degrees	EACH	29.12	0.00	29.12	2
XSP00005413	1.00	PFU-202 ZX Revers Corner Cloak 100x325x225x150x300	EACH	27.00	0.00	27.00	2

DELIVERY ADDRESS

Towerhouse Systems Ltd
Cringle Road
Levenshulme
Manchester
07798618345
M19 2RR

BACSDetails

The Co-Operative Bank
Sort Code: 08 92 99
Account Number: 69801949

SUB TOTAL	56.12
DISCOUNT	0.00
CARRIAGE	25.00
TOTAL VAT	16.22
TOTAL DUE	97.34

E. & O.E. TAX POINT AS INVOICE DATE.
VAT IS PAYABLE AT 20%

Lintels North West Ltd
Unit 3, Fourth Avenue, Trafford Park, Manchester, M17 1DB
Tel: 0161 872 6993 Fax: 0161 872 3690
Email: sales@lintelsnorthwest.co.uk
Web: www.lintelsnorthwest.co.uk
VAT Reg No. 437849506
Registered Co. 02113031



INVOICE

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INVOICE TO

Cringle Rd Developments LTD

A/C No.	INV DATE	INV No.
T044	01/03/23	183317
ORDER No.	OPERATOR	DESP DATE
T234434	9	01/03/23
DELIVERY METHOD		
LNW Delivery Vehicle		
CUSTOMER ORDER No		
nick		

Part No	Qty	Description	Per	Price	Disc %	Total	v
112/DST	20.00	Visqueen Pro Double Sided Tape Jointing Tape 50mm x 10m	EACH	6.95	0.00	139.00	2
112/FBT	20.00	Gas Resistant Foil Backed Tape 75mm x 50m Payments	EACH	15.09	0.00	301.80	2
		BACS/Chq				528.96	

DELIVERY ADDRESS

Towerhouse Systems Ltd
Cringle Road
Levenshulme
Manchester
07798618345
M19 2RR

BACSDetails

The Co-Operative Bank
Sort Code: 08 92 99
Account Number: 69801949

SUB TOTAL	440.80
DISCOUNT	0.00
CARRIAGE	0.00
TOTAL VAT	88.16
TOTAL DUE	528.96

E. & O.E. TAX POINT AS INVOICE DATE.
VAT IS PAYABLE AT 20%



Visqueen Zedex Plot 9 showing Visqueen CO ² membrane attached to Visqueen Zedex and preformed corners. EPS protection over the installation	Visqueen Plot 9	Visqueen Membrane installed and lapped plot 9
Top hat service entry sealed through Zedex on Plot 10 awaiting membrane install. Beam and block floor can be seen	Another top hat install on Plot 10	Zedex on plot 10 awaiting Membrane install
Visqueen Membrane install on Plot 10 protected with EPS	Visqueen Membrane installed and lapped plot 10	Complete sealed service entry on plot 10 with laps

s

D2 Membrane Photos

Plots 9 & 10

Site Name	Land off Cringle Road
Location	Levenshulme, Manchester
GeoAssist Ref	6048VCR
Client	Cringle Rd Developments Ltd
	7 Leegate Close Heaton Moor Stockport SK4 3NN
Planning Consultant	
NGR (centre of site)	388410,393160
Production Date	April 2024
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

A Premier Guarantee Building Control, Building Control surveyor has completed this inspection at Shores Fold Farm, Cringle Road, Levenshulme, Manchester, M19, PL-PG-10019588 on 14/03/2023.

Progress on site was noted as below, with comments and guidance provided accordingly.

Building Control Plot Progress

Key Actions	
Construction Stage	Ground Floor
Plot	Plot 10
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
Construction Stage	Ground Floor
Plot	Plot 5
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
Construction Stage	Ground Floor
Plot	Plot 6
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
Construction Stage	Ground Floor
Plot	Plot 7
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
Construction Stage	Ground Floor
Plot	Plot 8
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
-------------	--

Construction Stage	Ground Floor
Plot	Plot 9
Plot Elements Viewed	
Comments	Works upto ground floor level, gas membrane installed fully over cavity, corner and joints correctly sealed. Full fill insulation installed below filling residual cavity. Telescopic vents installed at correct intervals. Insulation installed above gas membrane 130mm and 1200g dpm above. Underfloor heating pipes commenced, c35 concrete to pour above.
Future Guidance	Continuous cavity trays to be installed above gas membrane.

Key Actions	
Construction Stage	Superstructure above DPC (1st Lift)
Plot	Plot 1
Plot Elements Viewed	
Comments	Brickwork nearing ff chamber, insulation to be blown in, continuous cavity trays installed above telescopic vents, ties spaced correctly and doubled up to openings and corners. Cavity barriers installed to party walls and tight filling cavity on plots 2-3. Satisfactory. Padstones installed ready for steel beams.
Future Guidance	Ensure steel has correct bearing when installed.

Key Actions	
Construction Stage	Superstructure above DPC (1st Lift)
Plot	Plot 2
Plot Elements Viewed	
Comments	Brickwork nearing ff chamber, insulation to be blown in, continuous cavity trays installed above telescopic vents, ties spaced correctly and doubled up to openings and corners. Cavity barriers installed to party walls and tight filling cavity on plots 2-3. Satisfactory. Padstones installed ready for steel beams.
Future Guidance	Ensure steel has correct bearing when installed.

Key Actions	
Construction Stage	Superstructure above DPC (1st Lift)
Plot	Plot 3
Plot Elements Viewed	
Comments	Brickwork nearing ff chamber, insulation to be blown in, continuous cavity trays installed above telescopic vents, ties spaced correctly and doubled up to openings and corners. Cavity barriers installed to party walls and tight filling cavity on plots 2-3. Satisfactory. Padstones installed ready for steel beams.
Future Guidance	Ensure steel has correct bearing when installed.

A further inspection will be required when At ff chamber to plots 1-3 and 46-47. I would be grateful if you would contact me with at least 48 hours' notice to confirm an exact inspection date. Please note this inspection may be carried out remotely.

In addition to this report please also review your technical overview document which details all of our technical requirements, and is maintained throughout the build.

This site inspection has been completed by Premier Guarantee Building Control. With all building work, the owner and occupier of the property or land in question is ultimately responsible for complying with the relevant planning rules and building regulations. The role of building control is to act as an independent third party check and to take such steps as are reasonable to be satisfied that the Works comply with the Building Regulations.

Where a project has warranty cover, please be aware that the building regulations form a minimum standard and that in some instance a higher standard or additional information may be required by the warranty Surveyor.

Should you wish to discuss anything in more detail please contact me.

Yours sincerely,

Mr Steven Grant
07776433760



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural Waterproofing works carried out:

at: *PLOT 11*

Address: 19, Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

15th January 2024

To

15th January 2034

The guarantee covers the owner of the property against any ingress of Gas on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any Gas ingress as a result of action by a third party breaching any element of the structural Gasproofing.**
- 2. Gas ingress as a result of structural movement in the building,**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

Signed:

Phill Knowles: Director

Octopus Building Services Ltd. 227 Chapeltown Road, Leeds, LS7 3DX
Tel: 0113 2109 486 Fax 0113 2109 734
Mob: 07867 505658
email: phill@dothebasement.co.uk. Limited Company Reg No: 6584919



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural Waterproofing works carried out:

at: *PLOT 12*

Address: 21, Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

15th January 2024

To

15th January 2034

The guarantee covers the owner of the property against any ingress of Gas on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any Gas ingress as a result of action by a third party breaching any element of the structural Gasproofing.**
- 2. Gas ingress as a result of structural movement in the building,**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

Signed:

Phill Knowles: Director

Octopus Building Services Ltd. 227 Chapeltown Road, Leeds, LS7 3DX
Tel: 0113 2109 486 Fax 0113 2109 734
Mob: 07867 505658
email: phill@dothebasement.co.uk. Limited Company Reg No: 6584919



**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural Waterproofing works carried out:

at: *PLOT 13*

Address: 23, Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

15th January 2024

To

15th January 2034

The guarantee covers the owner of the property against any ingress of Gas on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any Gas ingress as a result of action by a third party breaching any element of the structural Gasproofing.**
- 2. Gas ingress as a result of structural movement in the building,**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

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**Octopus
Building Services**

Guarantee

This is to certify that Octopus Building Services Ltd formally guarantee the structural Waterproofing works carried out:

at: *PLOT 14*

Address: 25, Claypit Crescent, Levenshulme, Manchester, M19 2ZL

For a period of 10 years from:

15th January 2024

To

15th January 2034

The guarantee covers the owner of the property against any ingress of Gas on any part of the internal element of the structure which was lined by Octopus Building Services Ltd with Visqueen membrane and related products.

Specific exclusions: relevant to this project:

- 1. Any Gas ingress as a result of action by a third party breaching any element of the structural Gasproofing.**
- 2. Gas ingress as a result of structural movement in the building,**

Should you wish to claim against this guarantee please contact Octopus Building Services Ltd on the details below to arrange an initial inspection.

Signed:

Phill Knowles: Director

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