BROWNFIELD SOLUTIONS LTD

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

DOMIS CONSTRUCTION LTD

Viadux (Phase 1), Albion Street, Manchester

Remediation Validation Report

AH/C4460/12908

March 2024

PROJECT QUALITY CONTROL DATA SHEET

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10448-SHP-ZZ-A-B5D9-G000-PL-XX-001	P01	Masterplan – Zoning Diagram
10448-SHP-ZZ-A-B5D9-G100-PL-00-001	P01	Masterplan – Ground Floor Plan
10053-MP-B5D9-A-G100-P-01-001	P01	Masterplan – Service Yard Level 01
10053-MP-A-B5D9- G100-P-RF-001	P01	Masterplan – Roof Plan
VIA-PLA-XX-XX-DR-L-0001-S2	P14	Landscape Masterplan – Phase 1
C4460/01	-	Site Location Plan
C4460/02	-	Pertinent Site Features Plan
C4460/03	-	Exploratory Hole Location Plan
C4460/17	-	Clean Cover System Validation Plan

APPENDICES	
Appendix	**Title**
Appendix A	Chemical Specification for Soils
Appendix B	Material Transfer Notes
Appendix C	Photographic Volume – Service Corridor Installation
Appendix D	Chemical Testing Results
Appendix E	Photographic Volume – Cover System Installation
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1.0 INTRODUCTION

1.1 Context

This Remediation Validation Report has been produced by Brownfield Solutions Limited (BSL) on behalf of Domis Construction Ltd for Viadux Phase 1, which is the former Bauer Millet site located between Trafford Street, Albion Street and Great Bridgewater Street.

The Proposed Development will be delivered across three plots as presented on the Masterplan Zoning Diagram (ref. 10448-SHP-ZZ-A-B5D9-G000-PL-XX-001) and Masterplan Ground Floor Plan (ref. 10448-SHP-ZZ-A-B5D9-G100-PL-00-001) provided to BSL by the client.

The remedial works described during this report pertain only to Phase 1 of the Viadux development and were completed between October 2020 and March 2024. As subsequent phases are completed, separate validation reports will be issued as necessary in due course.

1.2 Objectives

The objective of the validation works is to provide evidence demonstrating implementation of appropriate remediation measures, in order to make the site suitable for the proposed mixed residential and commercial development, in accordance with the BSL Remedial Strategy, reference NS/C4460/9230 Rev B, dated August 2020, which is understood to have been accepted by the Local Planning Authority (Manchester City Council). This report has been prepared to provide evidence of completion of the necessary remediation to support the discharge of pre-occupation condition 7b of Manchester City Council planning permission ref. 133998/JO/2022.

1.3 Proposed Development

The Viadux development in Manchester comprises the construction of a 40-storey tower over the service yard on the existing Grade II listed masonry viaduct. The 40-storey tower will comprise residential apartments with two retail/leisure units at ground level and comprises 'Phase 1' of the overall Viadux development.

The proposed development is presented on the Master Plans for the ground floor (ref. 10053-MP-A-B5D9-G100-P-00-001), the service yard – level 01 (ref. 10053-MP-B5D9-A-G100-P-01-001) and the roof plan (ref. 10053-MP-A-B5D9- G100-P-RF-001) provided to BSL by the client.

The latest soft landscaping proposals are shown on the Landscape Masterplan – Phase 1 drawing ref. VIA-PLA-XX-XX-DR-L-0001-S2-P14 and will comprise a series of raised planters, trees, shrubs and hard landscaping.

1.4 Previous Reports and Correspondence

The following reports and correspondence with regulators are applicable to the Phase 1 Area of the site, and should be read in conjunction with this validation report:

- Curtins Consulting Ltd, Desk Study Assessment Report, reference B049266.002/RB/6812 issued June 2016.
- First Line Defence, Detailed UXO Desk Study, reference DA4017-00, dated 24th October 2016.
- Curtins Consulting Ltd, Phase II Site Investigation, reference B061321/P2/JB/8233, dated January 2017.
- BSL, Geo-Environmental Assessment Report, reference TM/C4460/9347, issued June 2020.
- Brownfield Solutions Ltd, Remedial Strategy, reference NS/C4460/9230 Rev B, dated August 2020.

- Brownfield Solutions Ltd, Piling Risk Assessment, reference AJS/C4460/9231 Rev B, dated August 2020.

It is assumed that the Local Planning Authority will have provided the above reports to the appropriate statutory consultees and the recommendations therein have been accepted.

1.5 Limitations

This report has been carried out based on information obtained from a number of areas, BSL have assumed that this information is correct.

There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this report and therefore not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, Domis Construction Ltd. No other third parties may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL). If any unauthorised third party comes into possession of this report, they rely on it at their own risk and BSL do not owe them any Duty of Care.

This report has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Any recommendations made in this report should be confirmed with the Regulatory Authorities to ensure compliance.

2.0 GROUND MODEL SUMMARY

2.1 Description of Site

The site is located between Trafford Street, Albion Street and Great Bridgewater Street, Manchester City Centre, M1 5NZ. It is situated within Manchester City Centre, centred on National Grid Reference 383550,397630 as shown on the Site Location Plan, Drawing No. C4460/01.

The main site features and potential issues identified during the main intrusive investigation in April 2020, are detailed below and are shown on the Site Features Plan, Drawing No. C4460/02.

Feature	Description
Site Area	The site covers approximately 0.76 hectares.
Site Access	Access to the lower deck is gained either off Trafford Street to the south-west or off Albion Street to the east. The upper deck is accessed via a ramp off Albion Street.
Current Land Use and Site Features	The lower deck has most recently been used as a car park and features a series of Victorian masonry arches with an internal arch barrel height of circa 6m. The southern half of the former car park is surfaced in strong concrete, whereas the central and northern areas are surfaced in poor quality macadam and concrete. The north-western area contains areas which were covered by piles of industrial and electrical equipment, fencing and signage. A portacabin, previously occupied by the car park management, was present in the eastern area in addition to two bars/nightclubs and an electricity substation in the south-western corner. None of the buildings were accessible during the walkover. Numerous manhole covers were located across the lower deck car park, denoting the presence of underground drainage. Internal lighting was powered by a series of overhead electricity cables generally located along the centreline of the arches
Potential Sources of Gross Contamination	None were noted.
Vegetation	Trees and hedges were not present on the lower deck during the walkover
Topography	The site slopes gently downwards from the north and south towards the central axis of the site which is orientated east-west through the centre of the lower deck.
Site Boundaries	Existing Victorian masonry encloses the site to the north, west and south, whereas metal palisade fencing encloses the site to the east.
Surrounding Area	The site is set within Central Manchester and is generally surrounded by commercial properties such as bars, restaurants, hotels, and other venues. A number of residential high-rise apartment buildings are also present in the immediate surroundings.

2.2 Environmental Setting

Site History

The map evidence indicates that the site has had previous development since 1848 of commercial and residential use comprising an iron foundry, cotton mill, railway infrastructure, burial ground, automobile engineering works and car parking. The surrounding area has comprised industrial uses of mills, works and a railway within a potentially influencing distance of the site.

Published Geology

From the Phase I Desk Study Assessment and published geology, it was anticipated that ground conditions would comprise the following sequence of strata (top down):

- Made Ground; over
- Glaciofluvial Sheet deposits (sands and gravels) in the western and southeastern parts of the site; over
- Chester Pebble Beds Formation (sandstone).

Hydrogeology
The superficial deposits beneath the site are classified by the Environment Agency as a Secondary (A) Aquifer, whilst the Chester Pebble Beds Formation is classified by the Environment Agency as a Principal Aquifer.

The site does not lie within a Source Protection Zone (SPZ), although an SPZ Zone 3 (Total Catchment) is located 73m to the east of the site.

There are six active groundwater abstraction licences within 1000m of the site. The closest is circa 513m north-west of the site at St John's, Manchester for non-potable usage. There are no active potable groundwater abstraction licences located within 2000m of the site.

Hydrology
The nearest surface water feature to the site is the Rochdale Canal, which lies at a distance of 24m south of the site, whereas the nearest watercourse is the River Medlock located 180m south.

Potential Environmental Constraints
There are no active or historic landfill sites recorded within 500m.

Radon
Information from the environmental database report indicates the site is located in an area where <1% of properties are above the Action Level for radon, and therefore radon protective measures are not required in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings'.

UXO Risk
There is no indication of former military use from the desk study. A non-specialist review of online Zetica mapping indicates the site to be in an area where the bomb risk is moderate to high, therefore a detailed UXO risk assessment was undertaken which concluded the overall risk from UXO is low.

2.3 Ground Conditions

Observed Geology – Lower Deck
Made ground has been encountered to depths between 1.30m bgl and greater than 5.45m bgl, but was generally between 1.30m and 2.00m thick and comprised gravelly sand with varying amounts of ash, brick, concrete, tile and limestone usually present as minor constituents.

The natural strata underlying the site was generally clay, sand and gravel. Sandy, sometimes gravelly, clays up to 0.90m in thickness were encountered directly underlying the made ground in BH102, BH103 and BH105 before continuing on to the sands and gravels, that were proven to a maximum depth of 6.60m bgl.

Bedrock was encountered from depths of 5.20m to 6.60m bgl and proven to depths between 35.20m and 45.60m bgl. The bedrock comprised a weak to medium strong sandstone. This is considered to be part of the Chester Pebble Beds Formation present in the area.

Observed Geology – Lower Deck
On the upper deck, made ground comprising typical granular demolition material was encountered overlying the historic masonry arches.

2.4 Groundwater

Groundwater was encountered in twelve exploratory holes during the site investigations on the lower deck. The depths (relative to lower deck pre-development ground level) and locations are shown in the table below:

Location	Depth during site works (m bgl)	Depth during monitoring period (range) (m bgl)
BH101	11.50	-
BH102	15.00	-
BH103	11.30	-
BH104	15.00	-
BH105	13.00	-
BH106	15.00	-
WS101	-	NGW
WS102	-	NGW
WS103	-	NGW
BH01	-	11.13 (24.09m AOD)
BH02	-	12.15 (23.62m AOD)
BH04	-	11.20 – 11.35 (23.73 – 23.88m AOD)

*NGW- No groundwater.

2.5 Evidence of Contamination

During the works undertaken by BSL, observations for both visual and olfactory evidence of contamination were undertaken. With the exception of ash and clinker observed as a minor constituent in the made ground soils, no other evidence of contamination was observed at the site.

Groundwater samples extracted from boreholes BH01 and BH04 did not display any visual or olfactory signs of potential hydrocarbon contamination.

3.0 SUMMARY OF RISK ASSESSMENTS

3.1 Human Health Risks

Chemical testing has identified the presence of elevated concentrations of Poly Aromatic Hydrocarbons (PAHs) within the made ground on the upper deck.

Based on the ground gas monitoring completed, the site was classified as Characteristic Situation 1 (CS1) and no protective measures were recommended with respect to carbon dioxide and methane.

3.2 Risks to Controlled Waters

Based on the preliminary and updated CSM within the available reports, the risk to controlled waters at the site was considered to be low for the following reasons:

- No significant mobile contamination encountered on site.
- Based on the historical uses of the site identified in the desk study, no anthropogenic sources of the inorganic contaminants are considered to exist on the site and therefore there is no evidence of artificial accumulations of these substances on the site.
- It is considered that the exceedances of inorganic substances in the groundwater underlying the site are likely to be representative of the concentrations from a wider area.
- The nearest waterbody is the Rochdale Canal located 24m south of the site. The Rochdale Canal is considered to be a closed system, due to being man-made and likely clay lined, this means it is not in hydraulic continuity with any underlying groundwater body.
- The nearest watercourse is the River Medlock located almost 200m away, which provides considerable distance for attenuation and contaminant degradation.
- The site does not lie within an SPZ.
- There are no groundwater abstractions within 500m.
- There are no active potable (sensitive) water abstractions within 2000m.
- Evidence indicates the nearby wells are historical and related to low sensitivity commercial use.

The proposed development of the site will result in the majority of the site being covered by impermeable hard standing. Where this is not the case this is proposed to be for the Upper Deck, the area on top of a viaduct. Given this, hardstanding, viaduct or building footprint across the entirety of the site will prevent infiltration and reduce the potential for mobilising contamination in soils on site. Based on the above, it was not considered that any specific remedial measures were required with respect to controlled waters.

3.3 Summary

In summary, the investigations completed to date across the Phase 1 Area of the Viadux Development have identified elevated concentrations of PAHs within the made ground on the upper deck.

Therefore, it was recommended that a Remedial Strategy was produced to allow appraisal of the potential remediation options, set out how the remediation of the site will be undertaken and detail validation requirements, summarised in section 4.0.

4.0 REMEDIATION STRATEGY

4.1 Outline

Based on the site investigations undertaken at the site and the contaminant sources identified within the CSM, the following required appraisal to determine the most suitable remedial options:

- General Made Ground – Contamination in the form of PAHs have been identified within the made ground, presenting a risk to human health (site end users).

4.2 Site Remediation Requirements.

Following an options appraisal in the Remedial Strategy (NS/C4460/9230 Rev B), remedial measures were selected for each of the identified sources. Full details are available within the Remedial Strategy, with the key requirements summarised in the table below.

Source	Contaminants of Concern	Remediation Method	Further Details / Remedial Requirements
1 – Made Ground	PAHs	Installation of Clean Cover System	In soft landscaping areas, a cover system comprising "clean" validated topsoil/subsoil should be installed. In areas where trees and large shrubs are present, a tree pit with deeper soils should be placed to a depth sufficient to support growth and infilled with "clean" validated topsoil. A warning barrier/membrane should be incorporated into the tree pit, unless the pit created is greater than 1000mm.

With reference to the remedial requirements, "clean" soils are defined by the site-specific Human Health Remediation Targets which are derived from C4SLs/S4ULs for a residential without plant uptake end use.

The Human Health Remediation Targets are enclosed in Appendix A.

5.0 SITE REMEDIATION AND VALIDATION

5.1 General

The remediation process was undertaken over several stages and site visits for verification of the clean cover system were undertaken on 21st March 2024.

A summary of the information collated from the contractor and the site works undertaken in accordance with the Remedial Strategy (report ref. NS/C4460/9230 Rev B) is detailed below.

5.2 Enabling Works

Excess Materials
In order to facilitate the redevelopment of the site, excavations were required for the installation of new drainage and services, reduced level dig on the lower deck, exposure of the arches on the upper deck and large quantities of predominantly natural materials were generated during piling works. Excess arisings were disposed of off-site and material transfer notes are presented in Appendix B.

Installation of Service Corridors
It should be noted that service corridors were generally installed at the lower deck level, where no evidence of contamination, including during laboratory chemical testing, had been identified during the ground investigations within the extents of the Viadux Phase 1 Development.

Nevertheless, service corridors were over-excavated and backfilled with clean 20mm limestone gravel and services laid in plastic ducting which will mitigate any residual risks with respect to future maintenance workers encountering contaminants within the made ground, of which none were identified at lower deck level within the Phase 1 Development Area.

A photographic record of the service corridor installation is presented in Appendix C.

Watching Brief
A watching brief was maintained by the Principal Contractor throughout the remediation and redevelopment of the site. BSL maintained regular contact with the project team throughout the period of enabling works and at no stage was any contamination encountered. Therefore, to the best of BSL's knowledge, gross contamination was not identified, and the ground conditions were broadly consistent with those encountered during the earlier ground investigations. Therefore, no additional remedial measures were considered necessary at the site over and above those already stipulated within the approved Remedial Strategy.

5.3 Installation of Clean Cover System / Break Layer

As detailed in the Remediation Strategy (report reference NS/C4460/9230 Rev B), the clean cover system in soft landscaping areas should comprise (top down):

- 600mm "clean" validated topsoil.

Or alternatively:

- 150mm "clean" validated topsoil; over
- 450mm "clean" validated subsoil.

The exception to the above is where raised planting is to be installed over hardstanding concrete, which will in effect act as a break layer. In this case only a nominal thickness of soil will be required (e.g. 200mm) as a growing medium as per the recommendations of a suitably qualified landscaping professional

Chemical suitability of cover system components
The requirements for testing, as outlined within the approved Remedial Strategy, are detailed below:

Material	Source	Testing Suite	Sampling Frequency
Topsoil/Subsoil	Greenfield	BSL Default Suite: Metals and PAHs Asbestos Screen	1 sample* per 250m^3 (minimum of 3 samples per source)
Topsoil/Subsoil	Brownfield / Recycled	BSL Default Suite: Metals and PAHs TPH CWG Asbestos Screen	1 sample* per 100m^3 (minimum of 3 samples per source)

*Suite of analysis dependent on source of soil.

Testing Regime and Results
Topsoil was supplied by Scott Landscape Supplies, located at Park Hall Farm, Liverpool Road, Eccles, M30 7RJ. BSL have previously carried out sampling of topsoil at the supplier's premises as part of the cover system validation for another Domis Development at Anchorage Gateway, Salford, and the source site on 18th August 2023 to visually inspect the topsoil and obtain samples. No reliable information was available regarding the ultimate origin of the topsoil, however from discussions with the supplier it would appear the soils are manufactured as a product and therefore are assumed to potentially be brownfield/recycled in origin.

The results (Element report ref: 23/13707) were compared against the screening criteria within the approved Remedial Strategy and the concentrations of metals, asbestos, petroleum hydrocarbons and PAHs in the topsoil samples did not exceed the Human Health Remedial Targets for Anchorage Gateway and Viadux, and were therefore considered suitable for use in principle. The chemical test results are presented in Appendix D.

In order to confirm the suitability of the topsoil for use at Viadux, further sampling and visual inspection was carried out by a BSL geo-environmental engineer on 21st March 2024. The topsoil was visually inspected and described as a dark brown slightly gravelly slightly clayey fine to coarse sand containing sandstone with occasional plant / woody material.

Based on a proposed import volume understood to be in the region of circa 165m^3, in order to meet the required testing frequency of 1 sample per 100m^3 for a brownfield site (minimum three samples), 3 No. samples were required to be tested for a comprehensive suite of analysis including metals, PAHs, TPH-CWG and asbestos identification, and screened against the Human Health Remedial Targets outlined in Appendix A, as required by the Remedial Strategy.

At the time of the site visit, approximately 45m^3 of topsoil had been delivered to site, with a further circa 120m^2 due to be delivered. Therefore, a further three representative samples of topsoil were obtained by BSL, one from Scott Landscape Supplies and two post-placement taken from raised planters at Viadux on 21st March 2024; during sampling at Viadux there was no evidence of anthropogenic materials within the topsoil, therefore there was no visual evidence of any contamination in transit.

The results (Chemtech report ref: 131639) were compared against the screening criteria within the approved Remedial Strategy and the concentrations of metals, asbestos, petroleum hydrocarbons and PAHs in the topsoil samples did not exceed the Human Health Remedial Targets for Viadux, and are therefore suitable for use within the cover system.

The chemical testing results are presented in Appendix D. Delivery Notes for the imported topsoil are presented in Appendix F.

Depth Validation

BSL visited site to validate the depth and suitability of the clean cover system on 21st March 2024. At the time of the site visit, installation of soft landscaping was ongoing, with six large, deep, raised planters present on the service yard level consisting of steel construction which were filled at the time of the site visit. Other planters were noted on the service yard level consisting of fully enclosed concrete base construction containing pea gravel and building sand, ready for filling with topsoil and subsequently planting.

The locations of the hand pits are shown on the Clean Cover System Validation Plan, Drawing No. C4460/17. Topsoil was encountered within the planters to depths of at least 600mm, as shown in the table below:

Sample Location	Depth/ Strata	Pass / Fail
HP01	0-600mm Topsoil	Pass
HP02	0-600mm Topsoil	Pass
HP03	0-600mm Topsoil	Pass

Photographic records of the depth validations and photographs of the completed landscaping are presented in Appendix E.

Based on the site observations and discussions with the client, soft landscaping is entirely restricted to fully enclosed raised planters. In addition, the validation pits completed have confirmed a thickness of at least 600mm of clean, validated topsoil within the planters. All other areas will be surfaced in either hard standing or other impenetrable landscaped surfaces.

Based on the build-up, thickness and chemical composition of the cover system and landscaping in general, this has been installed in accordance with the requirements of the approved Remedial Strategy and is considered to have effectively broken the pathway between the made ground and end users.

6.0 CONCLUSIONS

6.1 General

The remedial works described within this report were carried out between the dates of October 2020 and March 2024 under the supervision of BSL geo-environmental engineers.

6.2 Verification of Clean Cover System

Based on the chemical testing completed, BSL can confirm that the imported soils within the soft landscaping areas are chemically suitably for use within the cover system on site. BSL have visited site to carry out validation of the cover system post-placement and can confirm that soft landscaping is restricted to fully contained raised planters including a concrete base. In addition, topsoil thicknesses within the planters exceeded 600mm in all areas inspected by BSL.

Based on the build-up, thickness and chemical composition of the cover system, this has been installed in accordance with the requirements of the approved Remedial Strategy and is considered to have effectively broken the pathway between the made ground and end users.

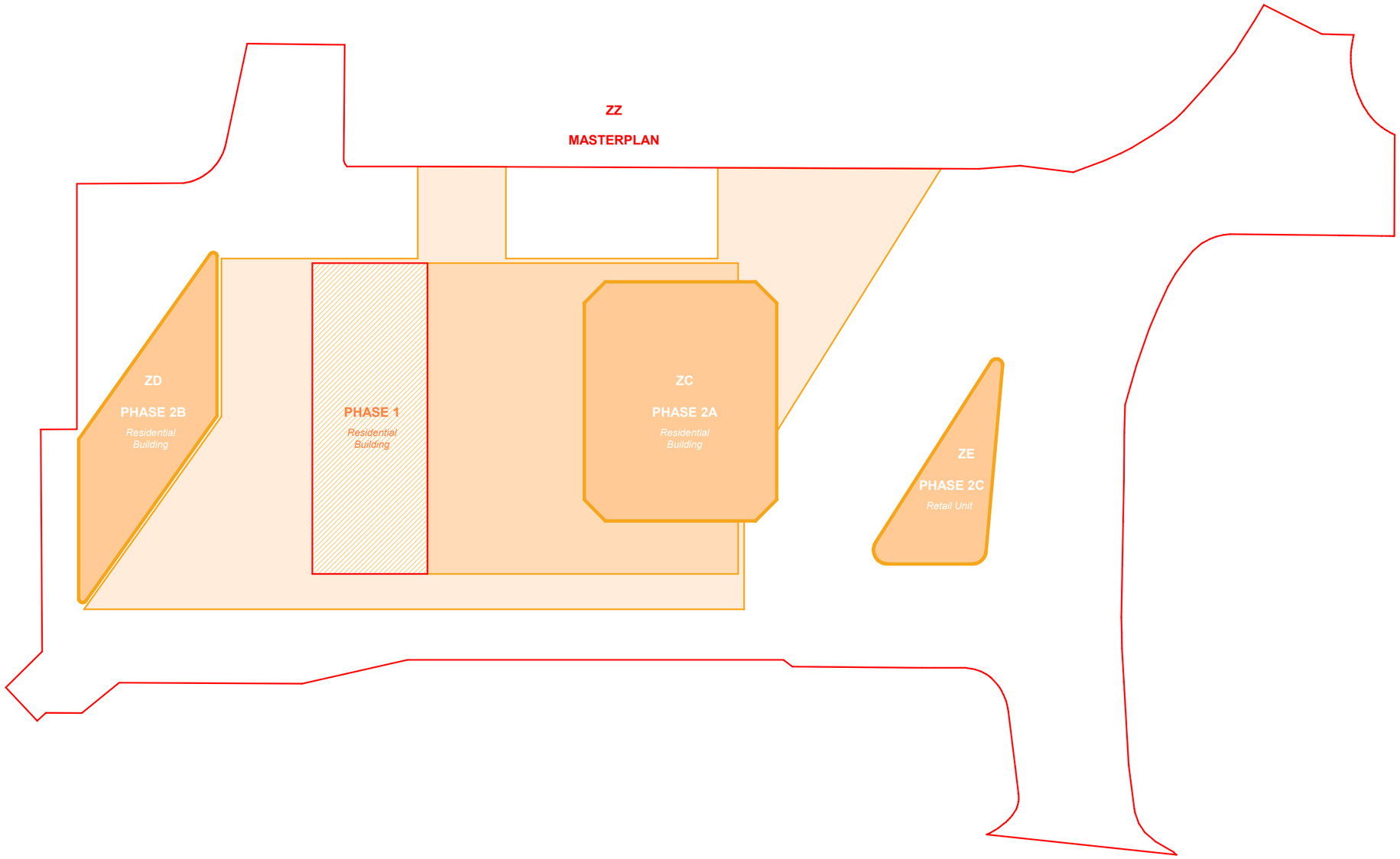
6.3 Watching Brief

A watching brief was maintained by the Principal Contractor throughout the remediation and redevelopment of the site. BSL maintained regular contact with the project team throughout the period of enabling works and at no stage was any contamination encountered, therefore to the best of BSL's knowledge gross contamination was not identified, and the ground conditions were understood to be broadly consistent with those encountered during the earlier ground investigations. Therefore, no additional remedial measures were considered necessary at the site over and above those already stipulated within the approved Remedial Strategy

6.4 Long Term Monitoring and Other Requirements

BSL can confirm that there are no long-term monitoring requirements at the site and that there are no further requirements in respect to remediation and validation for Viadux Phase 1. Further verification reports will be produced and/or this report will be produced on completion of subsequent phases of the development.

DRAWINGS



Masterplan - Zone References

ZZ - Masterplan: Site wide drawings

ZC - Phase 2A Residential

ZD - Phase 2 B Residential

ZE - Retail

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Do not scale off dimensions.
All dimensions to be checked on site by Contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

NORTH

Rev	Date	Description
P01	01-12-2023	Design Freeze

DRAFT

Project Title
Viadux Phase 2A, 2B & 2C
Manchester

Drawing Title
Viadux Phase 2A, 2B & 2C
Masterplan
Zoning Diagram

Job No
10448

Scale
1:750 @ A3
1 : 375@ A1

Status
FOR INFORMATION

SHP Drawing Code
10448-SHP-ZZ- A-B5D9-G000-PL-XX-001

Revision
P01

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BRIDGEWATER STREET

TRAFFORD STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

LOADING ONLY

Residential Lobby
208sqm
2,240 sqft

UNIT 1
Retail / Leisure
309sqm
3326sqft

UNIT 2
Retail /Leisure
218sqm
2346sqft

Goods in / Deliveries
99sqm
1061sqft

UNIT 3
Retail/Leisure
295sqm
3,205 sqft

Visitors' cycles

Residential - Cycle Store
375 spaces

Car Parking
36 Spaces

Office reception
428sqm
4,603 sqft

Office - Cycle Store
73 spaces

Building subject to extant 2005 Planning Permission

Existing Substation

Substation
20 m2

HV Switch
20 m2

CAR PARK EXTRACT
401 sqft

Axis
(under construction)

Office
WC
Post
LV SWITCH
COMMS INTAKE
GAS BOOSTER
COMBINED POTABLE AND SPRINKLER WATER
PUMP
SPRINKLER TANK
CAR PARK WASH DOWN PUMP SET
WATER BOOSTER
UNIT 1 REFUSE STORE 15sqm
UNIT 2 REFUSE STORE 14sqm
Shower / Locker - Female
Shower / Locker - Male
WC - Female
WC - Male
Car Park
Tickets

G200 BS-E-E
G200 BS-E-W
G200 MP-S-AA
G200 BA-E-E
G200 BS-E-W

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Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Plan- Ground

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-00-001

Revision: 00

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GREAT BRIDGEWATER STREET

TRAFFORD STREET

TRAFFORD STREET

ALBION STREET

ACCESSIBLE

Storage
175sqm
1,879 sqft

Resi. lobby
115sqm
1,187 sqft

Refuse
103sqm
1,112 sqft

Move in / move out

Security Gatehouse

B2 Residential Loading Bay

Service Yard
(Exc. Storage + Recycling)
2,623sqm
28,229 sqft

Recycling
264sqm
2,840 sqft

Service Yard Substation
26sqm
112 sqft

LV switchroom
12sqm
133 sqft

Generator
21sqm
227 sqft

Building subject to extant 2005 Planning Permission

G200 MP-S-AA

1:21

G200 B2-E-E

G200 B2-E-W

G200 B3-E-E

G200 B3-E-W

SUB

SUB

GROUND FLOOR ISOLATION

WSP Room

PUMP

PUMP

PUMP

Loading bay

B3 Office Loading Bay

Office Refuse Store

B1,A1,A3 or A4 use
250sqm
2,689 sqft

Axis
(under construction)

08 24-02-2017 Service yard revised to existing levels

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Note:
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Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue
01	13-07-2017	Change of Use

North

Project Title: Former Bauer Millett Site

Status: Planning

Scale: 1:500 @ A3 / 1:250@ A1

Date: March 2017

Drawing Title: Masterplan- Proposed Plan- Service Yard Level 01

Job No: 10053

Drawing No: 10053-MP-B5D9-A-G100-P-01-001

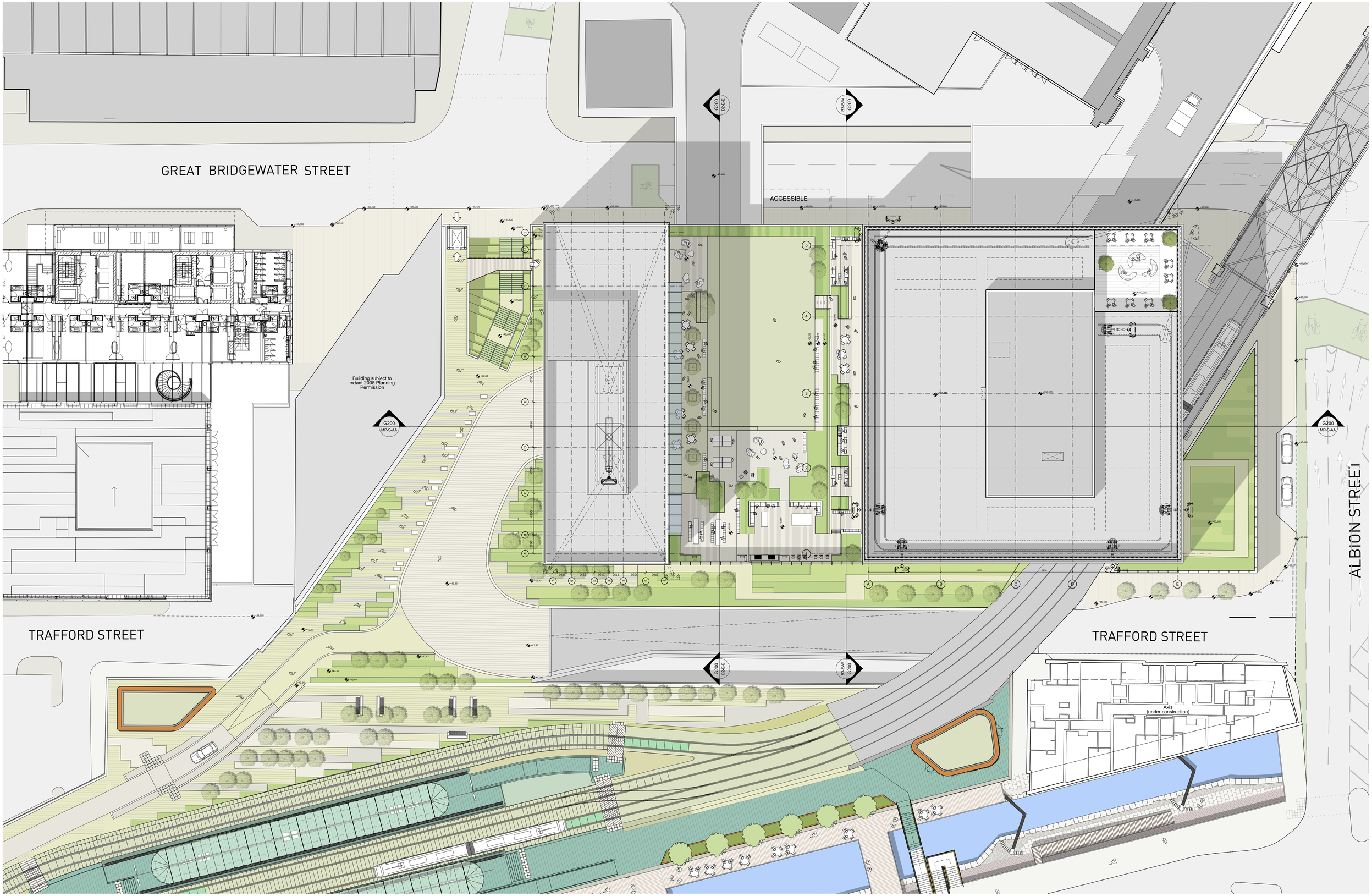
Revision: 01

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0m 2.5m 5m 10m

Rev	Date	Description
00	17-03-2017	Planning Issue

North

Project Title: Former Bauer Millett Site

Drawing Title: Masterplan- Proposed Plan- Roof Plan

Status: Planning

Scale: 1:500 @ A3 / 1:250 @ A1

Date: March 2017

Job No: 10053

Drawing No: 10053-MP-A-B5D9-G100-P-RF-001

Revision: 00

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NOTES:
1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

KEY

BOUNDARY KEY

- Red Line Planning Boundary
- Phase 1 Boundary
- Slot Site Boundary

REVISION NOTES

1. Trief kerb layout finalised.
2. L02 apartment buffer reverted.

Revision	Date	Description	Drawn	Apprvd.
S2-P14	08.04.22	Stage 5	TF	KR
S2-P13	22.03.22	Stage 5	TF	KR
S4-P12	04.02.22	Stage 5	TF	KR
S1-P11	04.11.21	Stage 4+	TF	KR
S2-P10	13.10.21	Coordination	TF	KR
S2-P09	25.08.21	Planning	TF	KR
S2-P08	13.08.21	For information	TF	KR
S2-P07	17.06.21	For information	TF	KR
S1-P06	10.06.21	Draft Tender	TF	KR
S1-P05	27.11.20	Coordination	TF	KR
P04	05.11.20	Planning Issue	TF	KR
P03	07.10.20	Service strip around building 2m	CS	KR
P02	07.09.20	Stage 3 Issue	CS	KR
P01	18.06.20	Planning Issue	TF	KR

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Client ASK

Project Viadux, Greater Bridgewater Street Stair and Lift

Drg Title Landscape Masterplan - Phase 1

Created on	Created by	Approved by
18-06-20	TF	KR

Scale	Size	Workstage
1:200	A1	Stage 5

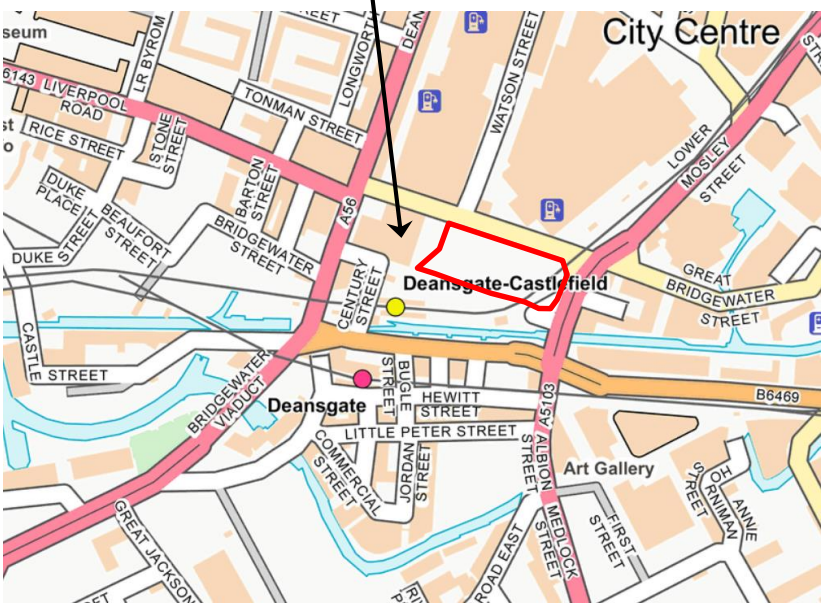
Drg No. VIA-PLA-XX-XX-DR-L-0001
Suitability S2
Revision P14

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SITE LOCATION

NEAREST POSTCODE: M1 5NZ



REV	DATE	DESCRIPTION	BY	CKD

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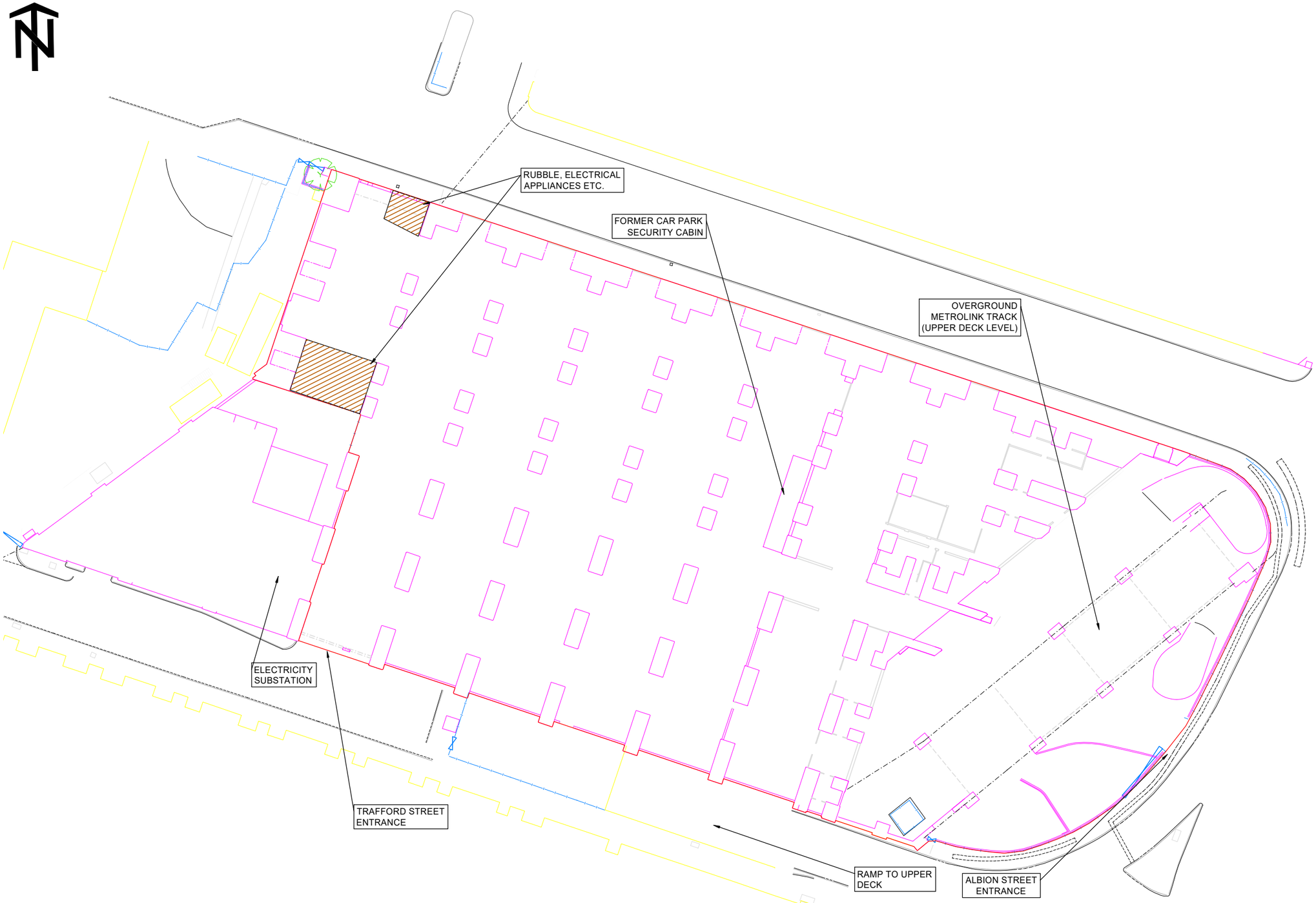
CLIENT
DOMIS CONSTRUCTION

PROJECT TITLE
VIADUX, ALBION STREET, MANCHESTER

DRAWING TITLE
SITE LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C4460/01	-	NTS	24/03/20

DRAWN BY	CHECKED BY
SD	NS



KEY

APPROXIMATE SITE BOUNDARY

MASONRY ARCHWAYS

NOTES

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REV	DATE	DESCRIPTION	BY	CKD

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CLIENT

DOMIS CONTRUCTION LTD

PROJECT TITLE

VIADUX, ALBION STREET, MANCHESTER

DRAWING TITLE

SITE FEATURES PLAN - LOWER DECK

DRAWING No.	REVISION	SCALE	DATE
C4460/02	-	NTS	10/06/20

DRAWN BY	CHECKED BY
TM	AJS

383500E
383550E
383600E
383650E
397650N
397600N
397550N

WS103
35.41
BH01
35.22
WS201
35.42
WS301
34.94
WS302
34.95
WS202
35.01
WS303
35.02
WS304
35.04
WS101
35.39
BH04
35.08
WS102
34.95
WS305
35.26
BH02
35.77

Key: heights refer to code

HP/HDP
(Hand dug pit)

WS(Window sample)

BH (Borehole)

IAN FARMER ASSOCIATES
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Setting Out & Control Surveys
Topographic/ Volumetric Surveys
GPS Specialists using also
GPS Post Process to tie any site to OS without trig point or BM
Construction Line Registered
TSA member
constructionline
Client Ian Farmer Associates
PROJECT: 7175- 41953- Albion Street, Manchester
FIGURE No.A1.2
TITLE: Exploratory Hole Location Plan
THE SURVEY ASSOCIATION
Additional Comments:
Tied into survey grid supplied
all work to sss spec, some by gps
contact us for details
Drawing Number: sss-7175- IFA- Albion Street, Manchester
Revision: A
Drawn By: AH
Checked By: HW
Date: 28/11/2016
Scale 1:500, A3

383500E

383550E

383600E

397650N

397650N

HDP04
43.28

HDP05
43.20

HDP03
43.24

HDP02
43.22

HDP01
43.23

397600N

397600N

397550N

383500E

383550E

383600E

397550N

Key: heights refer to code

HP/HDP
(Hand dug pit)

WS(Window sample)

BH (Borehole)

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Clkint Ian Farmer Associates
PROJECT: 7179- 41963- IFA- Albion Street, Manchester

FIGURE No.A1.2
TITLE: Exploratory Hole Location Plan

THE SURVEY ASSOCIATION

Additional Comments:
Tied into survey grid supplied
all work to sss spec, some by gps
contact us for details

Drawing Number: sss-7179- IFA - Albion Street, Manchester — Revision: A
Drawn By: AH — Checked By: HW
Date: 28/11/2016 — Scale 1:500, A3



KEY

- APPROXIMATE SITE BOUNDARY
- TTXX — TRIAL TRENCH
- RCXX — ROTARY CORED BOREHOLE
- WSXX — WINDOW SAMPLE BOREHOLE (CURTINS CONSULTING LTD, 2016)
- BHXX — ROTARY CORED BOREHOLE (CURTINS CONSULTING LTD, 2016)

NOTES

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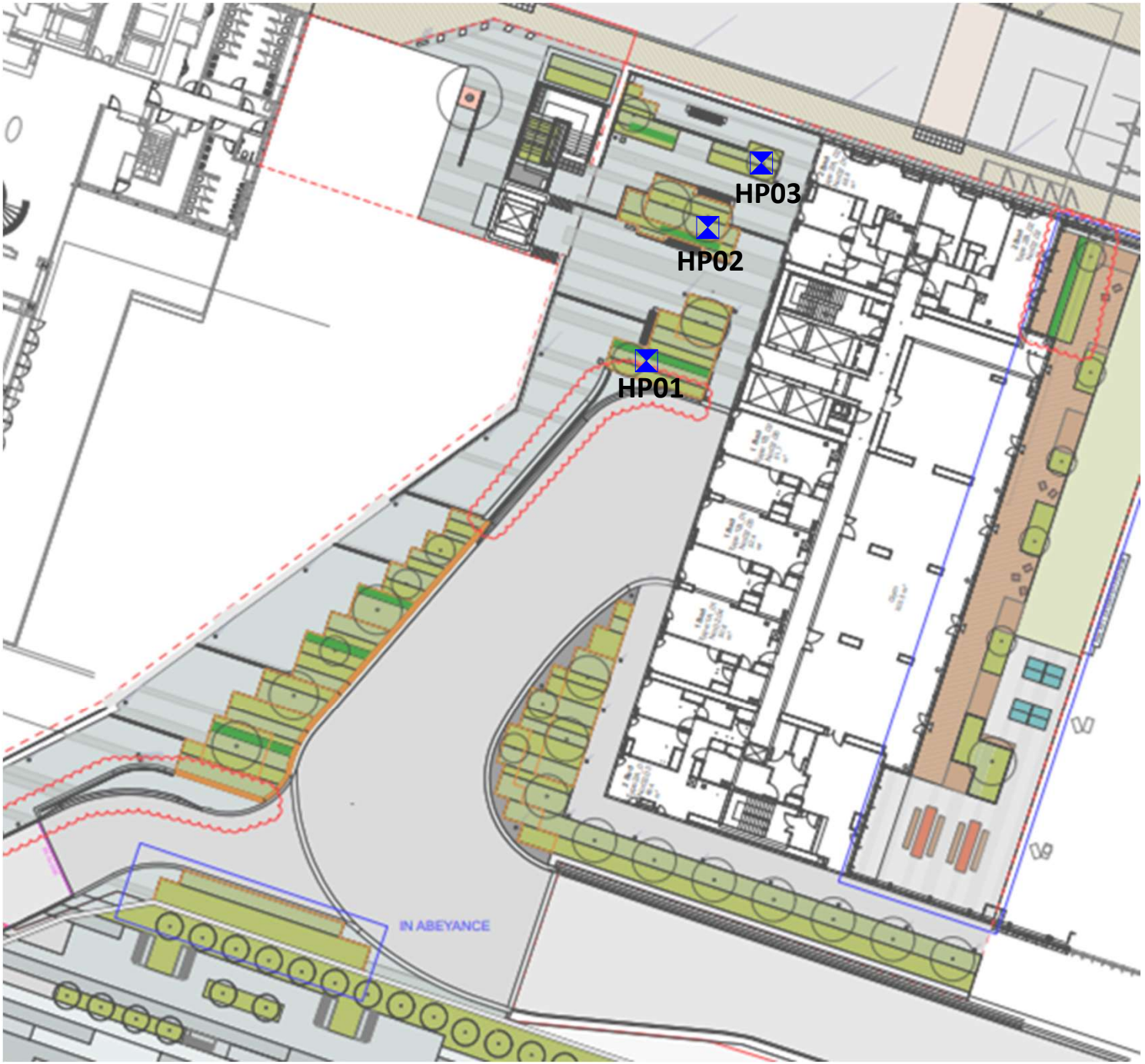
VIADUX, ALBION STREET, MANCHESTER

DRAWING TITLE

EXPLORATORY HOLE LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C4460/03	-	NTS	10/06/20

DRAWN BY	CHECKED BY
TM	AJS



KEY

APPROXIMATE SITE BOUNDARY

HAND EXCAVATED TRIAL PIT

NOTES

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PROJECT TITLE
VIADUX (PHASE 1)

DRAWING TITLE
CLEAN COVER SYSTEM VALIDATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C4460/17	-	NTS	21/03/24

DRAWN BY	CHECKED BY
MB	TM

APPENDIX A

Chemical Specification for Soils

Quality Control Methodology for Imported and Re-used Soils

Prior to Importation and Re-use

Reliable testing results should be provided, or samples should be obtained at the source and tested prior to either importation to the subject site or re-use on site of origin as early as possible.

The frequency and scope of testing will vary depending on the source, the required testing for possible sources is provided below. These rates are based on professional judgement and acceptance of similar criteria used on similar sites to the satisfaction of the local regulatory authority. Results should be compared to the acceptance criteria also with this appendix.

Material Use	Testing Frequency*	Suite of Analysis					
		1	2	3	4	5	6
Topsoil							
Greenfield Source including Site Won (Top 600mm)	1 per 250m^3	■	■				
Brownfield/Recycled Source including Site Won (Top 600mm)	1 per 100m^3	■	■	■			
Subsoil							
Greenfield Source (Top 600mm)	1 per 250m^3	■	■				
Brownfield/Recycled Source (Top 600mm)	1 per 100m^3	■	■	■			
Site Won (Top 600mm)	1 per 250m^3	■	■	■			
First Generation (i.e. quarried sand)	No testing required. Certificate of material provenance is required.						
Physical Stone Break Layer							
First Generation (i.e. quarried stone)	No testing required. Certificate of material provenance is required.						
Site Generated / Imported 6F2	1 per 500m^3	■	■	■			
General Fill**							
Site Generated / Imported 6F2	1 per 1000m^3	■	■				
Site Won Made Ground	1 per 250m^3						■
	1 per 1000m^3	■	■	■			
Site Won Natural Arisings on Brownfield Site	1 per 1500m^3	■	■				■
Site Win Natural Arisings on Greenfield Site	1 per 2000m^3	■	■				
Other							
Hydrocarbon Hotspot Validation	1 sample per 10m of linear excavation to sidewall and 50m^2 base.			■	■		■

Notes

1 – BSL Default Suite - *Arsenic, Cadmium, Chromium (total and hex), Copper, Nickel, Mercury, Lead, Zinc, Selenium, speciated polycyclic hydrocarbons (PAH 16), total phenol, free cyanide, water soluble sulphate (2:1 Extract), soil organic matter, and pH.*
2 – Asbestos ID (and Quantification if detected).
3 – TPH Analysis - *Speciated Total Petroleum Hydrocarbons (TPH CWG) including BTEX and MTBE.*
4 – VOC Analysis - *Volatile Organic compounds (VOCs) by GC-MS (ex TIC).*
5 – SVOC Analysis - *Semi-Volatile Organic compounds (SVOCs) by GC-MS (ex TIC).*
6 – Visual Inspection & on-site screening for VOC using calibrated PID.
* - Minimum of 3 samples per source.
** To be used at depths >600m bgl or below building/hardstanding.

The testing should be undertaken at a UKAS accredited laboratory and be MCERTS accredited and all results should be below existing residential guideline values which are presented in Appendix A.

Topsoil/Subsoil

The above specification is to determine if material is chemically clean, for suitability as a growing medium reference should be made to BS3882:2015 Specification for Topsoil and BS 8601:2013 Specification for Subsoil and Requirements for Use.

In addition to the above sampling frequencies and testing, all imported topsoil/subsoil should also confirm to the following criteria:

- Have a maximum stone size of 75mm.
- Be clean and free of foreign debris including building waste materials or contaminants e.g. brick, glass, asbestos and plasterboard, etc.

For imported soils, approval should be obtained from the Local Authority prior to importing to site.

Site Won Crushed Hardcore/Concrete (for use below building/hardstanding only)

In addition to the above sampling frequencies and testing; for re-use of hardcore/concrete (Grade 6) on the site of origin, BSL proposes the following inspection criteria:

- No visual contamination (oil staining etc).
- Limited deleterious material (organics, wood, etc).
- Limited metal.
- No visible asbestos containing material (ACM).
- Quantifiable Asbestos at or <0.001 w/w%.

Production of Grade 6 materials should be done under WRAP quality protocols or similar. Inspections and sampling would need to be carried out by a qualified geo-environmental engineer. For geotechnical performance, reference should be made to Series 600 Earthworks Guidance.

If the above criteria for asbestos is exceeded, then further consideration and assessment will be required. Works would need to be undertaken in compliance with the Control of Asbestos Regulations (CAR) 2012 and an Asbestos Plan of Works may be required.

Post Importation

The imported soils should be inspected on site to confirm it is the same material inspected at source and it is suitable for use. Once imported to site, tests should also be undertaken to confirm the batch is suitable prior to use and has not been contaminated in transit.

A management plan should be in place on site for storage and transportation. The material should be stockpiled separately and well segregated on site to prevent cross contamination in accordance with good site practice.

Accurate records of movement of soils should be kept in order to be incorporated in the final verification report.

Approval should be obtained from the Local Authority prior to use on site.

Validation and Verification Report

Site
A final verification report should be issued to the Local Authority/Warranty Provider (e.g. NHBC) detailing records of the re-use and importation of soils, alongside their use on the site.

Cover Layer
Once the chemical suitability of soils used for a cover system in soft landscaping and garden areas has been confirmed, the material can be placed in these areas.

The depth of the cover layer should be recorded, and photographs taken as evidence to be issued to the Local Authority/warranty provider in the verification report.

Approval for the placement of the cover layer should be obtained from the Local Authority/Warranty Provider.

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Human Health Remediation Targets			Import and Re-use in Garden Areas >600mm; Based on human health without homegrown produce (1% SOM)	Re-use Criteria based on Human health -Commercial (1%SOM)
Source	**Contaminant**	**Unit**		
LQM S4UL	Arsenic	mg/kg	40	640
LQM S4UL	Cadmium	mg/kg	85	190
LQM S4UL	Chromium (III)	mg/kg	910	8600
LQM S4UL	Chromium (VI)	mg/kg	6	33
LQM S4UL	Copper	mg/kg	7100	68000
C4SL	Lead	mg/kg	330	2300
LQM S4UL	Mercury, Elemental	mg/kg	1.2	58
LQM S4UL	Nickel	mg/kg	180	980
LQM S4UL	Selenium	mg/kg	430	12000
LQM S4UL	Zinc	mg/kg	40000	730000
LQM S4UL	Phenol (total)	mg/kg	750	760
LQM S4UL	Acenaphthene	mg/kg	3000	84000
LQM S4UL	Acenaphthylene	mg/kg	2900	83000
LQM S4UL	Anthracene	mg/kg	31000	520000
LQM S4UL	Benz(a)anthracene	mg/kg	11	170
LQM S4UL / DEFRA C4SL	Benzo(a)pyrene	mg/kg	3.2	35
LQM S4UL	Benzo(b)fluoranthene	mg/kg	3.9	44
LQM S4UL	Benzo(ghi)perylene	mg/kg	360	3900
LQM S4UL	Benzo(k)fluoranthene	mg/kg	110	1200
LQM S4UL	Chrysene	mg/kg	30	350
LQM S4UL	Dibenz(a,h)anthracene	mg/kg	0.31	3.5
LQM S4UL	Fluoranthene	mg/kg	1500	23000
LQM S4UL	Fluorene	mg/kg	2800	63000
LQM S4UL	Indeno(1,2,3,cd)pyrene	mg/kg	45	500
LQM S4UL	Naphthalene	mg/kg	2.3	190
LQM S4UL	Phenanthrene	mg/kg	1300	22000
LQM S4UL	Pyrene	mg/kg	3700	54000
LQM S4UL	TPH Aliphatic EC 5 - 6*	mg/kg	42	3200
LQM S4UL	TPH Aliphatic EC 6 - 8*	mg/kg	100	7800
LQM S4UL	TPH Aliphatic EC 8 - 10*	mg/kg	27	2000
LQM S4UL	TPH Aliphatic EC 10 - 12*	mg/kg	130	9700
LQM S4UL	TPH Aliphatic EC 12 - 16*	mg/kg	1100	59000
LQM S4UL	TPH Aliphatic EC 16 - 35*	mg/kg	65000	1600000
LQM S4UL	TPH Aliphatic EC 35 - 44*	mg/kg	65000	1600000
LQM S4UL	TPH Aromatic EC 5 - 7*	mg/kg	370	26000
LQM S4UL	TPH Aromatic EC 7 - 8*	mg/kg	860	56000
LQM S4UL	TPH Aromatic EC 8 - 10*	mg/kg	47	3500
LQM S4UL	TPH Aromatic EC 10 - 12*	mg/kg	250	16000
LQM S4UL	TPH Aromatic EC 12 -16*	mg/kg	1800	36000
LQM S4UL	TPH Aromatic EC 16 - 21*	mg/kg	1900	28000
LQM S4UL	TPH Aromatic EC 21 - 35*	mg/kg	1900	28000
LQM S4UL	TPH Aromatic EC 35 - 44*	mg/kg	1900	28200
LQM S4UL	Benzene	mg/kg	0.38	27
LQM S4UL	Toluene	mg/kg	880	56000
LQM S4UL	Ethyl Benzene	mg/kg	83	5700
LQM S4UL	Xylene - o	mg/kg	88	6600
LQM S4UL	Xylene - m	mg/kg	82	6200
LQM S4UL	Xylene - p	mg/kg	79	5900
CL:AIRE 2010	MTBE (methyl tert-butyl ether)	mg/kg	49	7900
NA	Asbestos (No visual ACM)	% w/w	<0.001%	None Detected
pH	BS3882	pH Units	NA	5 - 8.2

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See LQM/CIEH S4ULs Human Health Risk Assessment document for notes regarding derivation.

Criteria for PAH and TPH assumes an SOM of 1%.

*Soil matrix should contain no free product.

All imported material to have chemical concentrations less than the above levels for the site, with the exception of pH which is a range.

Test results to be provided to the engineer prior to placing soils, where appropriate.

All tests result to be undertaken by a UKAS Laboratory holding accrediation for the relevant tests.

APPENDIX B

Material Transfer Notes – can be accessed via the following Sharepoint link

Material Transfer Notes compiled.pdf

Should you have any issues accessing this information, please contact Brownfield Solutions

APPENDIX C

Photographic Volume – Service Corridor Installation



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

Photo Descriptions

PHOTO NO.	DETAILS
1	Over-excavation of service corridors
2	Installation of ducting within clean quarried 20mm limestone
3	
4	

REV	DATE	DESCRIPTION	BY	CKD

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CLIENT DOMIS

PROJECT TITLE
VIADUX – PHASE I

TITLE
SERVICE CORRIDOR INSTALLATION

Associated Document Ref No.
AH/C4460/12908

COMPLIED BY
TM

CHECKED BY
NS



PHOTO 5



PHOTO 6

Photo Descriptions

PHOTO NO.	DETAILS
5	Drainage installations within clean service corridors
6	

REV	DATE	DESCRIPTION	BY	CKD

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CLIENT DOMIS

PROJECT TITLE
VIADUX – PHASE I

TITLE
SERVICE CORRIDOR INSTALLATION

Associated Document Ref No.	PAGE
AH/C4460/12908	2 of 2
COMPLIED BY: TM	CHECKED BY: NS

APPENDIX D

Chemical Testing Results

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Topsoil	Topsoil	Topsoil
						Location:	TS01	HP01	HP02
						Depth:	-	0-0.2	0-0.2
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**				
Moisture Content	-	3	20.30	25.40	-		20	24	25
Soil Organic Matter	-	3	7.98	8.07	-		8.0	8.0	8.1
pH	-	3	8.10	8.30	-		8.1	8.2	8.3
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	3	593.00	2373.00	-		2373.0	1158.0	593.0
Arsenic	37	3	0.00	<LOD	0		<1.8	<1.8	<1.8
Cadmium	11	3	0.00	<LOD	0		<1.6	<1.6	<1.6
Chromium (III)	910	3	18.35	20.51	0		20.5	18.4	18.4
Hexavalent Chromium (VI)	6	3	0.00	<LOD	0		<0.04	<0.04	<0.04
Copper	2400	3	15.72	25.45	0		25.5	15.9	15.7
Lead	200	3	22.02	29.93	0		29.9	22.4	22.0
Mercury	1.2	3	0.00	<LOD	0		<0.7	<0.7	<0.7
Nickel	130	3	4.47	7.06	0		7.1	4.5	5.9
Selenium	250	3	0.00	<LOD	0		<3	<3	<3
Zinc	3700	3	42.24	76.04	0		76.0	44.5	42.2
Naphthalene	2.3	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Acenaphthylene	170	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Acenaphthene	210	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Fluorene	170	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Phenanthrene	95	3	0.05	0.10	0		0.07	0.10	0.05
Anthracene	2400	3	0.02	0.03	0		0.02	0.03	<0.02
Fluoranthene	280	3	0.07	0.18	0		0.14	0.18	0.07
Pyrene	620	3	0.06	0.16	0		0.13	0.16	0.06
Benzo(a)anthracene	7	3	0.04	0.09	0		0.07	0.09	0.04
Chrysene	15	3	0.04	0.10	0		0.07	0.10	0.04
Benzo(b)fluoranthene	2.6	3	0.03	0.10	0		0.08	0.10	0.03
Benzo(k)fluoranthene	77	3	0.04	0.05	0		0.04	0.05	<0.03
Benzo(a)pyrene	2.2	3	0.07	0.08	0		0.07	0.08	<0.02
Indeno(1,2,3-cd)pyrene	27	3	0.04	0.05	0		0.04	0.05	<0.02
Dibenz(a,h)anthracene	0.24	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Benzo(ghi)perylene	320	3	0.02	0.05	0		0.05	0.05	0.02
Asbestos Detected (Detected or Not-Detected)	Y	3	0.00	0.00	0		Not-Detected	Not-Detected	Not-Detected
Asbestos Quantification (% w/w)	0.001	0	0.00	<LOD	0				
Petroleum Hydrocarbons Aliphatic >EC5-EC6	42	3	0.00	<LOD	0		<0.1	<0.1	<0.1
Petroleum Hydrocarbons Aliphatic >EC6-EC8	100	3	0.00	<LOD	0		<0.1	<0.1	<0.1
Petroleum Hydrocarbons Aliphatic >EC8-EC10	27	3	0.00	<LOD	0		<0.1	<0.1	<0.1
Petroleum Hydrocarbons Aliphatic >EC10-EC12	130	3	0.00	<LOD	0		<1	<1	<1
Petroleum Hydrocarbons Aliphatic >EC12-EC16	1100	3	0.55	0.55	0		<0.5	0.6	<0.5
Petroleum Hydrocarbons Aliphatic >EC16-EC35	65000	3	5.56	5.56	0		<3	5.6	<3
Petroleum Hydrocarbons Aliphatic >EC35-EC40	65000	3	0.00	<LOD	0		<0.5	<0.5	<0.51
Petroleum Hydrocarbons Aromatic >EC5-EC7	70	3	0.00	<LOD	0		<0.01	<0.01	<0.01
Petroleum Hydrocarbons Aromatic >EC7-EC8	130	3	0.00	<LOD	0		<0.01	<0.01	<0.01
Petroleum Hydrocarbons Aromatic >EC8-EC10	34	3	0.00	<LOD	0		<0.01	<0.01	<0.01
Petroleum Hydrocarbons Aromatic >EC10-EC12	74	3	1.65	5.79	0		1.7	5.8	2.3
Petroleum Hydrocarbons Aromatic >EC12-EC16	140	3	2.37	9.23	0		2.4	9.2	3.2
Petroleum Hydrocarbons Aromatic >EC16-EC21	260	3	6.03	6.03	0		<1.5	6.0	<1.5
Petroleum Hydrocarbons Aromatic >EC21-EC35	1100	3	12.77	146.49	0		12.8	146.5	16.8
Petroleum Hydrocarbons Aromatic >EC35-EC40	1100	3	3.00	11.00	0		3.0	11.0	6.0
Benzene	0.09	3	0.00	<LOD	0		<0.01	<0.01	<0.01
Toluene	130	3	0.00	<LOD	0		<0.01	<0.01	<0.01
Ethyl benzene	47	3	0.00	<LOD	0		<0.01	<0.01	<0.01
o-Xylene	60	3	0.00	<LOD	0		<0.01	<0.01	<0.01
m- & p-Xylene	115	3	0.00	<LOD	0		<0.02	<0.02	<0.02
MTBE	49	3	0.00	<LOD	0		<0.02	<0.02	<0.02
Mean Average SOM	**8.0**								
Mean Average pH	**8.2**								
	Residential with Homegrown Produce 1% SOM								
Job Number:	**C4460**								
Client:	**Domis Construction Ltd**								
Site:	**Viadux (Phase 1)**								
Soil Group Type	**Topsoil - Cover System**								

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

ANALYTICAL TEST REPORT

Contract no: 131639

Contract name: C4460 - Viadux, Phase 1, Manchester

Client reference: C4460

Clients name: Brownfield Solutions

Clients address: 173-183 Witton Street
Northwich
CW9 5LP

Samples received: 22 March 2024

Analysis started: 22 March 2024

Analysis completed: 27 March 2024

Report issued: 27 March 2024

Key

U	UKAS accredited test
M	MCERTS & UKAS accredited test
$	Test carried out by an approved subcontractor
I/S	Insufficient sample to carry out test
N/S	Sample not suitable for testing
NAD	No Asbestos Detected

Approved by:

Samantha Rogerson
Reporting Manager

Chemtech Environmental Limited

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.

Lab ref	Sample id	Depth (m)	Sample description	Material removed	% Removed	% Moisture
131639-1	TS01	-	Sandy Clayey Loam with Gravel & Roots	-	-	20.3
131639-2	HP01	0-0.2	Sandy Loamy Clay with Gravel & Roots	-	-	24.4
131639-3	HP02	0-0.2	Sandy Loamy Clay with Gravel & Roots	-	-	25.4

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SOILS

Lab number			131639-1	131639-2	131639-3
Sample id			TS01	HP01	HP02
Depth (m)			-	0-0.2	0-0.2
Date sampled			21/03/2024	21/03/2024	21/03/2024
Test	**Method**	**Units**			
Arsenic (total)	CE264[M]	mg/kg As	<1.8	<1.8	<1.8
Cadmium (total)	CE264[M]	mg/kg Cd	<1.6	<1.6	<1.6
Chromium (total)	CE264[U]	mg/kg Cr	20.5	18.4	18.4
Chromium (III)	CE208	mg/kg CrIII	20.5	18.4	18.4
Chromium (VI)	CE263	mg/kg CrVI	<0.04	<0.04	<0.04
Copper (total)	CE264[M]	mg/kg Cu	25.4	15.9	15.7
Lead (total)	CE264[U]	mg/kg Pb	29.9	22.4	22.0
Mercury (total)	CE264[U]	mg/kg Hg	<0.7	<0.7	<0.7
Nickel (total)	CE264[M]	mg/kg Ni	7.1	4.5	5.9
Selenium (total)	CE264	mg/kg Se	<3	<3	<3
Zinc (total)	CE264[M]	mg/kg Zn	76.0	44.5	42.2
pH	CE004 [M]	units	8.1	8.2	8.3
Sulphate (2:1 water soluble)	CE061 [U]	mg/l SO_4	2373	1158	593
Total Organic Carbon (TOC)	CE197	% w/w C	4.6	4.7	4.7
Estimate of OMC (calculated from TOC)	CE197	% w/w	8.0	8.0	8.1
PAH					
Naphthalene	CE087 [M]	mg/kg	<0.02	<0.02	<0.02
Acenaphthylene	CE087 [M]	mg/kg	<0.02	<0.02	<0.02
Acenaphthene	CE087 [M]	mg/kg	<0.02	<0.02	<0.02
Fluorene	CE087 [U]	mg/kg	<0.02	<0.02	<0.02
Phenanthrene	CE087 [M]	mg/kg	0.07	0.10	0.05
Anthracene	CE087 [U]	mg/kg	0.02	0.03	<0.02
Fluoranthene	CE087 [M]	mg/kg	0.14	0.18	0.07
Pyrene	CE087 [M]	mg/kg	0.13	0.16	0.06
Benzo(a)anthracene	CE087 [U]	mg/kg	0.07	0.09	0.04
Chrysene	CE087 [M]	mg/kg	0.07	0.10	0.04
Benzo(b)fluoranthene	CE087 [M]	mg/kg	0.08	0.10	0.03
Benzo(k)fluoranthene	CE087 [M]	mg/kg	0.04	0.05	<0.03
Benzo(a)pyrene	CE087 [U]	mg/kg	0.07	0.08	<0.02
Indeno(123cd)pyrene	CE087 [M]	mg/kg	0.04	0.05	<0.02
Dibenz(ah)anthracene	CE087 [M]	mg/kg	<0.02	<0.02	<0.02
Benzo(ghi)perylene	CE087 [M]	mg/kg	0.05	0.05	0.02
PAH (total of USEPA 16)	CE087	mg/kg	0.78	0.98	<0.34
BTEX & TPH					
MTBE	CE192	mg/kg	<0.02	<0.02	<0.02
Benzene	CE192	mg/kg	<0.01	<0.01	<0.01
Toluene	CE192	mg/kg	<0.01	<0.01	<0.01
Ethylbenzene	CE192	mg/kg	<0.01	<0.01	<0.01
m & p-Xylene	CE192	mg/kg	<0.02	<0.02	<0.02
o-Xylene	CE192	mg/kg	<0.01	<0.01	<0.01
VPH Aromatic (>EC5-EC7)	CE067	mg/kg	<0.01	<0.01	<0.01

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SOILS

Lab number			131639-1	131639-2	131639-3
Sample id			TS01	HP01	HP02
Depth (m)			-	0-0.2	0-0.2
Date sampled			21/03/2024	21/03/2024	21/03/2024
Test	**Method**	**Units**			
VPH Aromatic (>EC7-EC8)	CE067	mg/kg	<0.01	<0.01	<0.01
VPH Aromatic (>EC8-EC10)	CE067	mg/kg	<0.01	<0.01	<0.01
EPH Aromatic (>EC10-EC12)	CE250	mg/kg	2	6	2
EPH Aromatic (>EC12-EC16)	CE250	mg/kg	2	9	3
EPH Aromatic (>EC16-EC21)	CE250	mg/kg	<1.5	6	<1.5
EPH Aromatic (>EC21-EC35)	CE250	mg/kg	13	146	17
EPH Aromatic (>EC35-EC44)	CE250	mg/kg	3	11	6
VPH Aliphatic (>C5-C6)	CE067	mg/kg	<0.1	<0.1	<0.1
VPH Aliphatic (>C6-C8)	CE067	mg/kg	<0.1	<0.1	<0.1
VPH Aliphatic (>C8-C10)	CE067	mg/kg	<0.1	<0.1	<0.1
EPH Aliphatic (>C10-C12)	CE250	mg/kg	<1	<1	<1
EPH Aliphatic (>C12-C16)	CE250	mg/kg	<0.5	1	<0.5
EPH Aliphatic (>C16-C35)	CE250	mg/kg	<3	6	<3
EPH Aliphatic (>C35-C44)	CE250	mg/kg	<0.5	<0.5	<0.51
Subcontracted Analysis					
Asbestos (qualitative)	$	-	NAD	NAD	NAD

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METHOD DETAILS

METHOD	SOILS	METHOD SUMMARY	SAMPLE	STATUS	LOD	UNITS
CE264	Arsenic (total)	Aqua Regia Extraction, ICPOES	Dry	M	1.8	mg/kg As
CE264	Cadmium (total)	Aqua Regia Extraction, ICPOES	Dry	M	1.6	mg/kg Cd
CE264	Chromium (total)	Aqua Regia Extraction, ICPOES	Dry	U	2	mg/kg Cr
CE208	Chromium (III)	Calculation: Cr (total) - Cr (VI)	Dry		0.04	mg/kg CrIII
CE263	Chromium (VI)	Discrete Analyser	Dry		0.04	mg/kg CrVI
CE264	Copper (total)	Aqua Regia Extraction, ICPOES	Dry	M	1.6	mg/kg Cu
CE264	Lead (total)	Aqua Regia Extraction, ICPOES	Dry	U	2.3	mg/kg Pb
CE264	Mercury (total)	Aqua Regia Extraction, ICPOES	Dry	U	0.7	mg/kg Hg
CE264	Nickel (total)	Aqua Regia Extraction, ICPOES	Dry	M	2.1	mg/kg Ni
CE264	Selenium (total)	Aqua Regia Extraction, ICPOES	Dry	U	3	mg/kg Se
CE264	Zinc (total)	Aqua Regia Extraction, ICPOES	Dry	M	4	mg/kg Zn
CE004	pH	Based on BS 1377, pH Meter	As received	M	-	units
CE061	Sulphate (2:1 water soluble)	Aqueous extraction, ICP-OES	Dry	U	10	mg/l SO_4
CE197	Total Organic Carbon (TOC)	Carbon Analyser	Dry		0.1	% w/w C
CE197	Estimate of OMC (calculated from TOC)	Calculation from Total Organic Carbon	Dry		0.1	% w/w
CE087	Naphthalene	Solvent extraction, GC-MS	As received	M	0.016	mg/kg
CE087	Acenaphthylene	Solvent extraction, GC-MS	As received	M	0.015	mg/kg
CE087	Acenaphthene	Solvent extraction, GC-MS	As received	M	0.013	mg/kg
CE087	Fluorene	Solvent extraction, GC-MS	As received	U	0.013	mg/kg
CE087	Phenanthrene	Solvent extraction, GC-MS	As received	M	0.014	mg/kg
CE087	Anthracene	Solvent extraction, GC-MS	As received	U	0.017	mg/kg
CE087	Fluoranthene	Solvent extraction, GC-MS	As received	M	0.017	mg/kg
CE087	Pyrene	Solvent extraction, GC-MS	As received	M	0.016	mg/kg
CE087	Benzo(a)anthracene	Solvent extraction, GC-MS	As received	U	0.012	mg/kg
CE087	Chrysene	Solvent extraction, GC-MS	As received	M	0.028	mg/kg
CE087	Benzo(b)fluoranthene	Solvent extraction, GC-MS	As received	M	0.02	mg/kg
CE087	Benzo(k)fluoranthene	Solvent extraction, GC-MS	As received	M	0.025	mg/kg
CE087	Benzo(a)pyrene	Solvent extraction, GC-MS	As received	U	0.019	mg/kg
CE087	Indeno(123cd)pyrene	Solvent extraction, GC-MS	As received	M	0.019	mg/kg
CE087	Dibenz(ah)anthracene	Solvent extraction, GC-MS	As received	M	0.017	mg/kg
CE087	Benzo(ghi)perylene	Solvent extraction, GC-MS	As received	M	0.019	mg/kg
CE087	PAH (total of USEPA 16)	Solvent extraction, GC-MS	As received		0.028	mg/kg
CE192	MTBE	Headspace GC-FID	As received		0.02	mg/kg
CE192	Benzene	Headspace GC-FID	As received		0.01	mg/kg
CE192	Toluene	Headspace GC-FID	As received		0.01	mg/kg
CE192	Ethylbenzene	Headspace GC-FID	As received		0.01	mg/kg
CE192	m & p-Xylene	Headspace GC-FID	As received		0.02	mg/kg
CE192	o-Xylene	Headspace GC-FID	As received		0.01	mg/kg
CE067	VPH Aromatic (>EC5-EC7)	Headspace GC-FID	As received		0.01	mg/kg
CE067	VPH Aromatic (>EC7-EC8)	Headspace GC-FID	As received		0.01	mg/kg
CE067	VPH Aromatic (>EC8-EC10)	Headspace GC-FID	As received		0.01	mg/kg
CE250	EPH Aromatic (>EC10-EC12)	Solvent extraction, GCxGC-FID	As received		0.5	mg/kg
CE250	EPH Aromatic (>EC12-EC16)	Solvent extraction, GCxGC-FID	As received		1	mg/kg
CE250	EPH Aromatic (>EC16-EC21)	Solvent extraction, GCxGC-FID	As received		2	mg/kg

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METHOD DETAILS

METHOD	SOILS	METHOD SUMMARY	SAMPLE	STATUS	LOD	UNITS
CE250	EPH Aromatic (>EC21-EC35)	Solvent extraction, GCxGC-FID	As received		5	mg/kg
CE250	EPH Aromatic (>EC35-EC44)	Solvent extraction, GCxGC-FID	As received		1.5	mg/kg
CE067	VPH Aliphatic (>C5-C6)	Headspace GC-FID	As received		0.1	mg/kg
CE067	VPH Aliphatic (>C6-C8)	Headspace GC-FID	As received		0.1	mg/kg
CE067	VPH Aliphatic (>C8-C10)	Headspace GC-FID	As received		0.1	mg/kg
CE250	EPH Aliphatic (>C10-C12)	Solvent extraction, GCxGC-FID	As received		0.5	mg/kg
CE250	EPH Aliphatic (>C12-C16)	Solvent extraction, GCxGC-FID	As received		0.5	mg/kg
CE250	EPH Aliphatic (>C16-C35)	Solvent extraction, GCxGC-FID	As received		4.5	mg/kg
CE250	EPH Aliphatic (>C35-C44)	Solvent extraction, GCxGC-FID	As received		1	mg/kg
$	Asbestos (qualitative)	HSG 248, Microscopy	Dry	U	-	-

Chemtech Environmental Limited

DEVIATING SAMPLE INFORMATION

Comments
Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

N	No (not deviating sample)
Y	Yes (deviating sample)
NSD	Sampling date not provided
NST	Sampling time not provided (waters only)
EHT	Sample exceeded holding time(s)
IC	Sample not received in appropriate containers
HP	Headspace present in sample container
NCF	Sample not chemically fixed (where appropriate)
OR	Other (specify)

Lab ref	Sample id	Depth (m)	Deviating	Tests (Reason for deviation)
131639-1	TS01	-	N	
131639-2	HP01	0-0.2	N	
131639-3	HP02	0-0.2	N	

Chemtech Environmental Limited

ADDITIONAL INFORMATION

Notes

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

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

This report shall not be reproduced except in full, without prior written approval.

Soil/Solid samples will be disposed of 4 weeks from initial receipt unless otherwise agreed.

Waters and leachate samples will be disposed of 2 weeks from report issue unless otherwise agreed.

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For soils and solids, all results are reported on a dry basis. Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones, where applicable.

Moisture Content Calculated on a Wet Weight basis

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Attention :	Tim Mayall
Date :	29th August, 2023
Your reference :	C4099
Our reference :	Test Report 23/13707 Batch 1
Location :	Anchorage Gateway - Topsoil Source
Date samples received :	18th August, 2023
Status :	Final Report
Issue :	1

Three samples were received for analysis on 18th August, 2023 of which three were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

Authorised By:

Phil Sommerton BSc
Senior Project Manager

Please include all sections of this report if it is reproduced

Client Name: Brownfield Solutions Limited
Reference: C4099
Location: Anchorage Gateway - Topsoil Source
Contact: Tim Mayall
EMT Job No: 23/13707

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	4-6	7-9									
Sample ID	TS180823-S1	TS180823-S2	TS180823-S3									
Depth										Please see attached notes for all abbreviations and acronyms		
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	18/08/2023	18/08/2023	18/08/2023									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1							LOD/LOR	Units	Method No.
Date of Receipt	18/08/2023	18/08/2023	18/08/2023									
Arsenic #	4.7	4.0	4.2							<0.5	mg/kg	TM30/PM15
Cadmium #	<0.1	1.2	<0.1							<0.1	mg/kg	TM30/PM15
Chromium #	51.9	46.6	70.3							<0.5	mg/kg	TM30/PM15
Copper #	30	27	30							<1	mg/kg	TM30/PM15
Lead #	39	64	43							<5	mg/kg	TM30/PM15
Mercury #	<0.1	0.1	<0.1							<0.1	mg/kg	TM30/PM15
Nickel #	10.2	9.6	9.7							<0.7	mg/kg	TM30/PM15
Selenium #	<1	<1	<1							<1	mg/kg	TM30/PM15
Zinc #	73	250	86							<5	mg/kg	TM30/PM15
PAH MS												
Naphthalene #	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	<0.03	0.06							<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	<0.05	<0.05							<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	<0.04	<0.04							<0.04	mg/kg	TM4/PM8
Phenanthrene #	0.11	0.06	0.17							<0.03	mg/kg	TM4/PM8
Anthracene #	<0.04	<0.04	0.07							<0.04	mg/kg	TM4/PM8
Fluoranthene #	0.32	0.20	0.56							<0.03	mg/kg	TM4/PM8
Pyrene #	0.28	0.17	0.50							<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	0.20	0.14	0.39							<0.06	mg/kg	TM4/PM8
Chrysene #	0.20	0.14	0.41							<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	0.39	0.30	0.85							<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	0.23	0.17	0.53							<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	0.17	0.15	0.37							<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.04	0.09							<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	0.17	0.14	0.36							<0.04	mg/kg	TM4/PM8
PAH 16 Total	2.1	1.5	4.4							<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	0.28	0.22	0.61							<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	0.11	0.08	0.24							<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	94	88	98							<0	%	TM4/PM8
TPH CWG												
Aliphatics												
>C5-C6 (HS_1D_AL) #	<0.1 SV	<0.1 SV	<0.1 SV							<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) #	<0.1 SV	<0.1 SV	<0.1 SV							<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL)	<0.1 SV	<0.1 SV	<0.1 SV							<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) #	<0.2	<0.2	<0.2							<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) #	<4	<4	<4							<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) #	22	<7	<7							<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) #	110	47	71							<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH+HS_CU_1D_AL)	132	47	71							<19	mg/kg	TM5/TM36/PM8/PM12/PM16

Element Materials Technology

Client Name: Brownfield Solutions Limited
Reference: C4099
Location: Anchorage Gateway - Topsoil Source
Contact: Tim Mayall
EMT Job No: 23/13707

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	4-6	7-9									
Sample ID	TS180823-S1	TS180823-S2	TS180823-S3									
Depth												
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	18/08/2023	18/08/2023	18/08/2023									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1									
Date of Receipt	18/08/2023	18/08/2023	18/08/2023									

Please see attached notes for all abbreviations and acronyms

				LOD/LOR	Units	Method No.
TPH CWG						
Aromatics						
>C5-EC7 (HS_1D_AR) #	<0.1 SV	<0.1 SV	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR) #	<0.1 SV	<0.1 SV	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR) #	<0.1 SV	<0.1 SV	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR) #	<0.2	<0.2	<0.2	<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR) #	<4	<4	<4	<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR) #	34	21	22	<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR) #	268	198	241	<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH+HS_CU_1D_AR) #	302	219	263	<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH+HS_CU_1D_Total)	434	266	334	<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
Benzene #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
Toluene #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
Ethylbenzene #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
m/p-Xylene #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
o-Xylene #	<5 SV	<5 SV	<5 SV	<5	ug/kg	TM36/PM12
Natural Moisture Content	22.2	24.4	24.3	<0.1	%	PM4/PM0
Hexavalent Chromium #	<3.0 AA	<3.0 AA	<0.3	<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext) #	0.2125	0.2237	0.2167	<0.0015	g/l	TM38/PM20
Organic Matter	10.2	8.3	9.8	<0.2	%	TM21/PM24
pH #	7.58	7.58	7.70	<0.01	pH units	TM73/PM11

Please include all sections of this report if it is reproduced

All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Brownfield Solutions Limited
Reference: C4099
Location: Anchorage Gateway - Topsoil Source
Contact: Tim Mayall

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

Where trace asbestos is reported the amount of asbestos will be <0.1%.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
23/13707	1	TS180823-S1		3	Anthony Carman	21/08/2023	**General Description (Bulk Analysis)**	Brown Soil/Stones
					Anthony Carman	21/08/2023	**Asbestos Fibres**	NAD
					Anthony Carman	21/08/2023	**Asbestos ACM**	NAD
					Anthony Carman	21/08/2023	**Asbestos Type**	NAD
23/13707	1	TS180823-S2		6	Anthony Carman	21/08/2023	**General Description (Bulk Analysis)**	Brown Soil/Stones
					Anthony Carman	21/08/2023	**Asbestos Fibres**	NAD
					Anthony Carman	21/08/2023	**Asbestos ACM**	NAD
					Anthony Carman	21/08/2023	**Asbestos Type**	NAD
23/13707	1	TS180823-S3		9	Emily Anderton	21/08/2023	**General Description (Bulk Analysis)**	Brown soil with stones and vegetation
					Emily Anderton	21/08/2023	**Asbestos Fibres**	NAD
					Emily Anderton	21/08/2023	**Asbestos ACM**	NAD
					Emily Anderton	21/08/2023	**Asbestos Type**	NAD

Client Name: Brownfield Solutions Limited
Reference: C4099
Location: Anchorage Gateway - Topsoil Source
Contact: Tim Mayall

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
No deviating sample report results for job 23/13707						

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating.
Only analyses which are accredited are recorded as deviating if set criteria are not met.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 23/13707

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 37°C ±5°C.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil or Fats, Oils and Grease is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
AD	Samples are dried at 35°C ±5°C
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range
AA	x10 Dilution

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 23/13707

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35°C or 105°C. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil, March 2012 v4.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma – Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 °C. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes

EMT Job No: 23/13707

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013l	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) – All anions comparable to BS ISO 15923-1: 2013l	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No

APPENDIX E

Photographic Volume – Cover System Installation



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4

Photo Descriptions

PHOTO NO.	DETAILS
1	HP01 overview
2	HP01 location
3	HP01 600mm depth
4	HP01 600mm depth

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DOMIS CONSTRUCTION LTD

PROJECT TITLE
VIADUX (PHASE 1)

TITLE
CLEAN COVER VALIDATION

Associated Document Ref No.
AH/C4460/12908

PAGE
1 of 5

COMPLIED BY
MB

CHECKED BY
TM



PHOTO 5

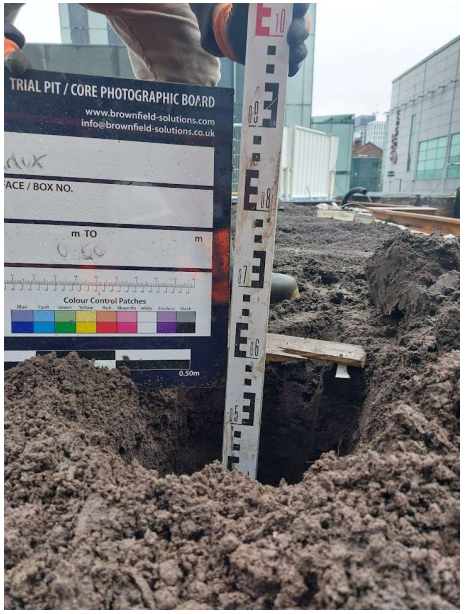


PHOTO 6

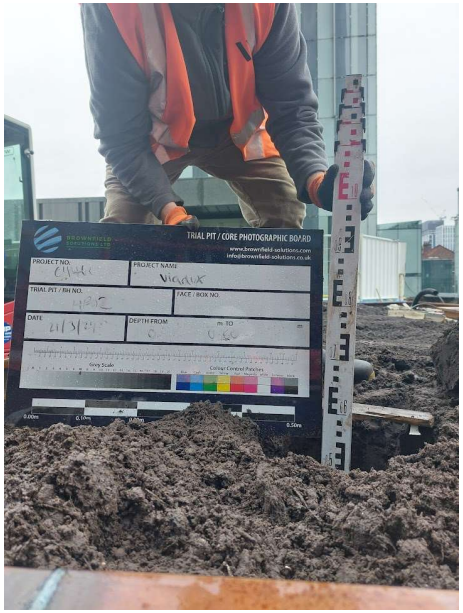


PHOTO 7



PHOTO 8

Photo Descriptions

PHOTO NO.	DETAILS
5	HP02 overview
6	HP02 600mm depth
7	HP02 600mm depth
8	HP02 600mm depth

REV	DATE	DESCRIPTION	BY	CKD

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VIADUX (PHASE 1)

TITLE
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Associated Document Ref No.
AH/C4460/12908

COMPLIED BY
MB

CHECKED BY
TM

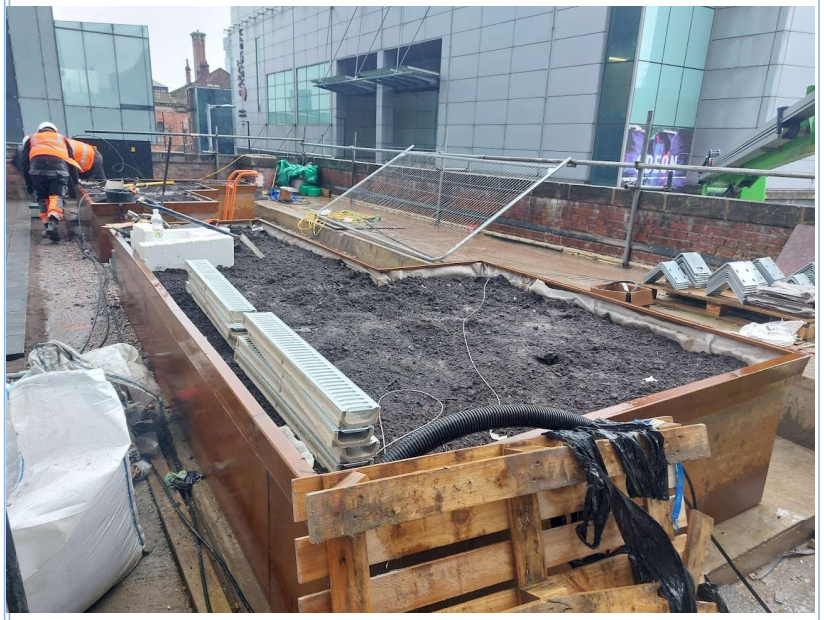


PHOTO 9



PHOTO 10

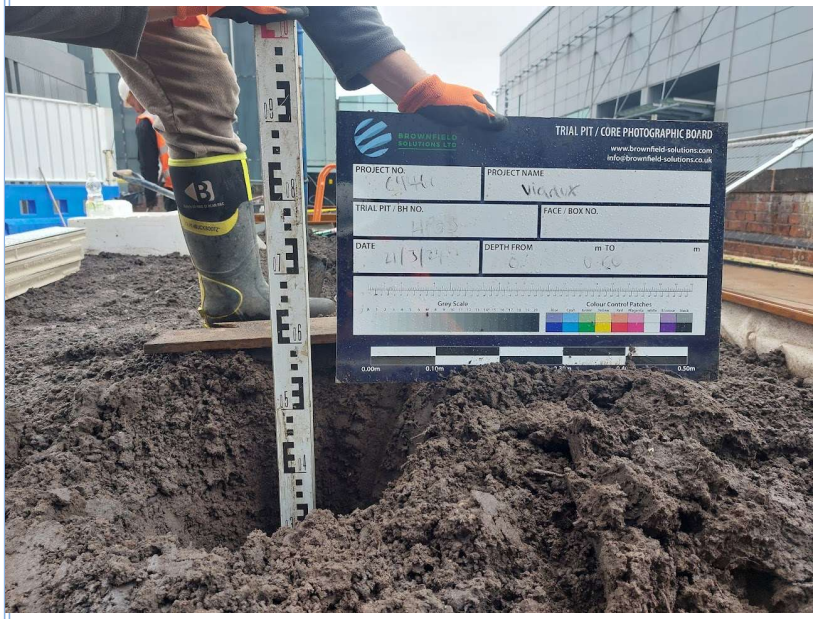


PHOTO 11



PHOTO 12

Photo Descriptions

PHOTO NO.	DETAILS
9	HP03 overview
10	HP03 location
11	HP03 600mm depth
12	HP03 600mm depth

REV	DATE	DESCRIPTION	BY	CKD

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TM



PHOTO 13



PHOTO 14



PHOTO 15



PHOTO 16

Photo Descriptions

PHOTO NO.	DETAILS
13	Planters: Washed pea gravel underlay for drainage
14	Planters: Washed pea gravel underlay for drainage
15	Planters: Sand overlay for drainage
16	Planters: Sand overlay for drainage

REV	DATE	DESCRIPTION	BY	CKD

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VIADUX (PHASE 1)

TITLE
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Associated Document Ref No.
AH/C4460/12908

COMPLIED BY
MB

CHECKED BY
TM

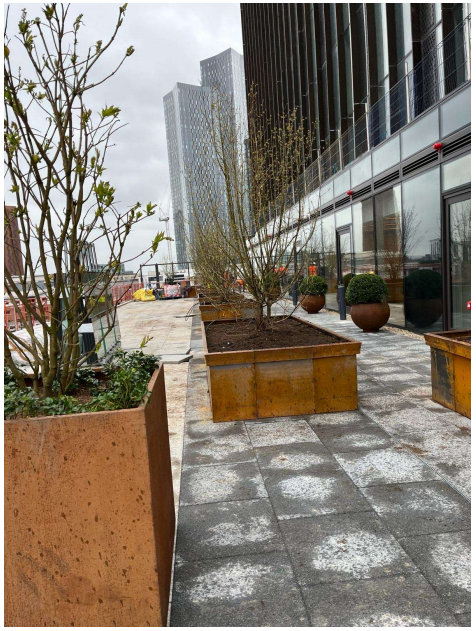


PHOTO 17



PHOTO 18

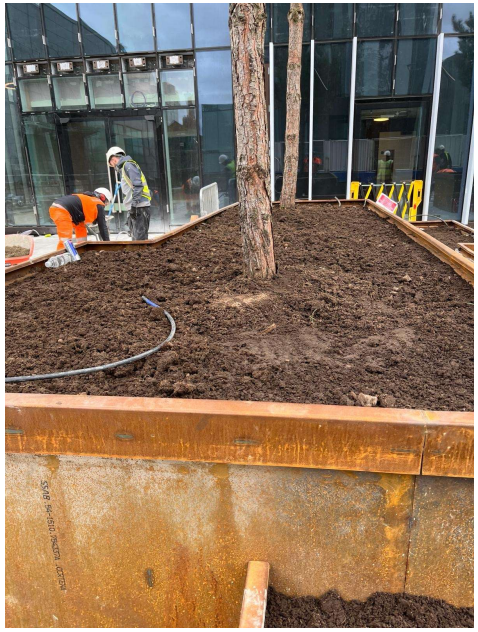


PHOTO 19



PHOTO 20

Photo Descriptions

PHOTO NO.	DETAILS
17	Planters fully soiled up
18	
19	
20	

REV	DATE	DESCRIPTION	BY	CKD

BROWNFIELD SOLUTIONS LTD
GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

CLIENT
DOMIS CONSTRUCTION LTD

PROJECT TITLE
VIADUX (PHASE 1)

TITLE
CLEAN COVER VALIDATION

Associated Document Ref No.
AH/C4460/12908

COMPLIED BY
MB

CHECKED BY
TM

APPENDIX F

Delivery Notes

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer: WRIGHTS

Address: VIADUCT

Time:

Delivery Date: 22.03.24

Place of Loading:

Registration Number: RJ66SVJ

Name of Driver:

Description of Materials: 16T BLACK GOLD

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000361

bject to our standard terms and conditions sale which are available upon request

oods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccles, Manchester, M30 7RJ, England

0161 241 2788

SCOTT'S GARDEN SERVICES
Landscaping and garden maintenance

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer: WRIGHTS	
Address: VIADUCT - MCR	Time Delivery Date 11.03.24 Place of Loading Registration Number RJ66 SVO Name of Driver
	Description of Materials: 16T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000318

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccl
Manchester, M30 7RJ, Engla
0161 241 27

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer: WRIGHTS	Time
Address: VIADUCT - MCR	Delivery Date: 12.03.24
	Place of Loading
	Registration Number: RJ66 3VU
	Name of Driver
	Description of Materials: 16T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000322

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccl
Manchester, M30 7RJ, Engla
0161 241 27

SCOTT'S GARDEN SE
Landscaping and garden maintenan

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer

WRIGHTS

Address

VIADUCT

Time

Delivery Date 18.03.24

Place of Loading

Registration Number RJ66 3VJ

Name of Driver

Description of Materials

16T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at

Off site at

Printed Name

Signature

Signed For / On Behalf Of The Customer

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name

Signature

Ticket Number 000336

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccl
Manchester, M30 7RJ, Engla
0161 241 27

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer: WRIGHTS

Address: VIADUCT

Time:

Delivery Date: 22 · 03 · 24

Place of Loading:

Registration Number: RJ66 SVJ

Name of Driver:

Description of Materials: 16 T BLACK GOLD

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000360

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccles, Manchester, M30 7RJ, England
0161 241 2788

SCOTT'S GARDEN SERVICES
Landscaping and garden maintenance

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer: WRIGHTS	
Address: VIADUCT - MCR	Time Delivery Date 11.03.24 Place of Loading Registration Number RJ66 SVO Name of Driver
	Description of Materials: 16T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000318

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccl
Manchester, M30 7RJ, Engla
0161 241 27

SCOTT'S GARDEN
Landscaping and garden mai

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer	WRIGHTS
Address	VIADUCT
Time	
Delivery Date	13.03.24
Place of Loading	
Registration Number	RJ66SVU
Name of Driver	

Description of Materials

16T BLACK GOLD

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer

.....

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name .....

Signature .....

Ticket Number 000326

ubject to our standard terms and conditions
sale which are available upon request
goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Ecc
Manchester, M30 7RJ, Engl
0161 241 2

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer

WRIGHTS

Address

VIADUCT MCR

Time

Delivery Date 25.03.24

Place of Loading

Registration Number RJ66 SVJ

Name of Driver

Description of Materials

16T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at

Off site at

Printed Name

Signature

Signed For / On Behalf Of The Customer

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name

Signature

Ticket Number 000354

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccle
Manchester, M30 7RJ, Englar
0161 241 27

SCOTT'S GARDEN SE
Landscaping and garden maintena

CONVEYANCE NOTE

Waste Carriers Number: CBDU369924

SCOTT'S landscape supplies

Customer

WRIGHTS

Address

VIADUCT

Time

Delivery Date 20.03.24

Place of Loading

Registration Number RJ66 SVU

Name of Driver

Description of Materials

16 T BLACK GOLD BLEND

	Tonnes
Gross Weight	
Tare Weight	
Net Weight	

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at 30 MIN WAITING TO UN LOAD

Off site at

Printed Name

Signature

Signed For / On Behalf Of The Customer

Goods Signed For / On Behalf Of The Customer

It is the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name

Signature

Ticket Number 000343

Subject to our standard terms and conditions of sale which are available upon request

All goods once collected become the property of Scott's Services Limited

Unit A Park Hall Farm, Liverpool Road, Eccles, Manchester, M30 7RJ, England

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