



Asbestos in Soils Management Plan

Crabtree Lane, Manchester
Former Walkers Site
Crabtree Lane
Manchester
M11 4GU

February 2024

546629.0003.0000

Prepared For:

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Quality Control

Client Name:	Chancerygate Manchester Limited
Project Name:	Crabtree Lane, Manchester
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Version:	Date:	Prepared By:	Reviewed By:	Approved By:
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Executive Summary

TRC Companies Limited (TRC) was commissioned by Chancerygate Manchester Limited (the 'Client') to develop an Asbestos in Soils Management Plan for the Former Walkers Site, Crabtree Lane, Clayton, Manchester, M11 4GU (hereafter referred to as the 'Site').

This Executive Summary is part of the complete report; and findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the user reads the entire report for all supporting information related to findings opinions and conclusions.

Executive Summary	
Site Details	
Client	Chancerygate Manchester Limited
Site Address	Crabtree Lane, Manchester, Former Walkers Site, M11 4GU
Site Area	M11 4GU 0.9 hectare (ha)
Proposed Development	The proposed development comprises three warehouse units; a large single unit in the east of the Site, Unit 5 (1,241m ²), and a further two structures in the north and south of the Site, each of which will house four adjoining warehouse units ranging in size from 372m ² to 757m ² . All units will have associated mezzanine floors, loading docks, parking and access roads.
Site Setting	
Current Site Use	The Site is currently an inactive plot of land, which comprises a series of adjoining warehouse buildings, formerly used as a print works.
Site History	Earliest available mapping (1848) shows that the Site comprised partially a brick works. By 1893 the Site had been redeveloped into a chemical works. In 1954 the Site was developed to reflect its current land use.
Ground Conditions	Made Ground comprising of gravelly sand or sandy gravel to >2.10m bgl, underlain by Till to >15.45m bgl.
Asbestos Contamination	Asbestos in Made Ground soils was identified at the Site during intrusive investigations carried out by TRC. Asbestos was generally loose fibres or loose fibrous debris of chrysotile, crocidolite and amosite with a quantification of between <0.001% and 8.33%.
Asbestos in Soils Risk Assessment	
Soil Disturbance Scenarios	Asbestos could be disturbed when excavating soils for reuse on site, or removing soils for disposal at landfill.
Risk Rating	The 'most likely' and 'worst case' scenarios for construction workers to be exposed to asbestos fibres have been determined to be low risk.
Licensing Status	The licensing status for the work is considered to be 'non-licensed work'.
Risk Management	The following risk management measures should be implemented: • EN149 type FFP3 disposable face masks • Manual/localised dust suppression • Localised and basic personal decontamination facilities
Recommendations	
TRC recommends the following is adopted to support the construction work and further reduce risk on site: • Training of site operatives on risks from asbestos e.g. asbestos awareness course. • Watching brief on site during any soil excavation where asbestos may be encountered by a trained asbestos surveyor to identify any ACM and advise on control measures. A re-assessment of risk may need to be undertaken for the Site if additional ACMs are identified during the construction works. Factors that would require a re-assessment include the following: • Discovery of significant buried ACM, particularly fibrous debris or insulation materials. • Significant change in proposed works where prolonged manhandling of excavated soils containing asbestos over two hours in a seven day period is expected. Materials destined for off-site disposal to landfill may require further assessment in accordance with WM3	

Executive Summary

'Guidance on the classification and assessment of waste' (1st edition version 1.2 GB 2021) to determine their waste classification.

If materials are to be re-used on site, a materials management plan may be required in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice in order to demonstrate that the material is not a waste.

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by Chancerygate Manchester Limited (the 'Client') to develop an Asbestos in Soils Management Plan for the Former Walkers Site, Crabtree Lane, Clayton, Manchester, M11 4GU (hereafter referred to as the 'Site').

A site location plan is presented as Figure 1 in Annex A.

The purpose of this plan is to assess the risks associated with working with asbestos contaminated soils during the construction phase, identify the Health and Safety Executive's (HSE) licensing regime in relation to the proposed works on site, and identify suitable control measures which should be in place to manage risks from asbestos.

1.2 Proposed Development

The proposed development comprises three warehouse units; a large single unit in the east of the Site, Unit 5 (1,241m²), and a further two structures in the north and south of the Site, each of which will house four adjoining warehouse units ranging in size from 372m² to 757m². All units will have associated mezzanine floors, loading docks, parking and access roads.

A proposed development plan is presented as Figure 2 in Annex A.

1.3 Available Information & Standards

This report has been prepared in accordance with the following:

- Control of Asbestos Regulations (2012);
- CIRIA (2014). Asbestos in soil and Made Ground: a guide to understanding and managing risks. CIRIA C733;
- CL:AIRE (2016) CAR-SOIL™ Control of Asbestos Regulations 2012 Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry Guidance; and,
- CIRIA (2017) Asbestos in soil and Made Ground good practise site guide. CIRIA C765.

The Joint Industry Working Group (JIWG) document 'Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials, Industry Guidance' (CAR- SOIL) provides guidance on interpreting the Control of Asbestos Regulations (CAR) 2012 with respect to asbestos in soils.

To support the above, JIWG produced the following two excel based Decision Support Tools (DST).

- The Decision Support Tool for the Categorisation of Work Activities Involving Asbestos in Soil and Construction and Demolition Materials in accordance with the Control of Asbestos Regulations 2012 (version 2.1 dated March 2017) facilitates the assessment of licensing status of the work and appropriate RPE and control measures to be implemented.
- Decision Support Tool for the Qualitative Risk Ranking of Work Activities and Receptors Involved in or exposed to Asbestos in Soil and Construction and Demolition Materials (version 2.1 dated March 2017) allows for a justified risk based determination for construction workers and end users of a site.

1.4 Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Asbestos in Soils Management Plan is intended to reduce, but not eliminate, uncertainty

regarding the presence of asbestos containing materials associated with the subject site. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Chancerygate Manchester Limited. Reliance on this report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 The Site

2.1 Location

The Site comprises an approximate 0.9 ha plot of land located on the eastern side of Crabtree Lane, Manchester, centred on National Grid Reference E388756, N398228, approximately 3 miles from Manchester City Centre.

A Site location plan is presented as Figure 1 in Annex A.

2.2 Site Description

The Site is located within an area of predominantly commercial land use.

The Site is located to the east of Crabtree Lane and until recently the Site was occupied by a printworks, which has now been vacated, therefore, the Site is no longer operational. The buildings on Site comprised a relatively modern steel framed warehouse at the south of the Site and four older, brick-built warehouse buildings to the north, all of which are adjoining. A separate building, which appeared to be made from corrugated tin is present at the southeast corner of the Site.

An area of asphalt and concrete hardstanding is present at the west of the Site, with car parking spaces marked out. There is a roadway that occupies the land directly south of the southernmost warehouse, this provides access to the rear of the warehouse buildings, from the Site entrance and car parking spaces.

The Site has an average elevation of approximately 83.5m above Ordnance Datum (aOD). Topographically the Site is generally level however, there is a slight gentle slope downwards from the buildings to Crabtree Lane.

2.3 Site History

Earliest available mapping (1848) shows that the Site comprised partially a brick works. By 1893 the Site had been redeveloped into a chemical works. In 1954 the Site was developed to reflect its current land use.

2.4 Previous Ground Investigations

Two previously issued reports for the Site were provided to TRC for review and are detailed as:

- Phase 1 Environmental Due Diligence Report, Report Number 01A704444, March 2007, GVA Grimley LLP; and,
- Report on a Geo-Environmental Investigation at Crabtree Lane, Clayton, Manchester, M11 4GU, Report Number J2314/12/E, January 2013, Rogers Geotechnical Services LTD (RGS LTD).

The Client does not have reliance on these reports, therefore TRC carried out desk based and intrusive investigations for the Site. Due to asbestos being identified in the initial intrusive investigation, a second investigation was carried out to delineate the extent of the asbestos contamination at the Site. These reports are detailed as:

- TRC, report ref: 546629.0000.0000; Desk Based Geo-environmental and Geotechnical Site Assessment, June 2023.
- TRC, report ref: 546629.0001.0000; Intrusive Geoenvironmental and Geotechnical Site Assessment, July 2023.
- TRC, report ref: 546629.0002.0000; Supplementary Geoenvironmental and Geotechnical Site Assessment, February 2024.

The general findings of the TRC intrusive investigation are that the Site is underlain by Made Ground comprising of gravelly sand or sandy gravel. Sand was fine to coarse grained. Gravel was angular to rounded, fine to coarse grained and comprised of brick and concrete, with frequent pieces of metal, glass, and wood. A variable cobble and boulder content of brick and concrete was also encountered in the Made Ground. Made

Ground extended to depths of below 2.10m below ground level (bgl). Underlying the Made Ground are superficial deposits of Till comprising of interbedded granular and cohesive material (sandy slightly gravelly clay and silty sand or silty sandy gravel). The base of the Till was not encountered during TRC's investigations and extends over 15.45m bgl.

During the initial investigation, asbestos was detected within Made Ground at two locations (BH102 and WS108). During the supplementary investigation, asbestos was detected at a further eight locations encompassing BH102 and WS108. Details of the asbestos contamination are presented in the table below.

Table 2.1: Asbestos Identification

Exploratory Hole	Depth (m bgl)	Type	Material	Quantification (%)
BH102	0.80	Chrysotile & Crocidolite	Loose Fibrous Debris	8.33
WS108	1.60	Chrysotile & Amosite	Loose Fibrous Debris	0.031
TP305	1.0	Chrysotile & Crocidolite	Loose Fibrous Debris	0.095
TP306	2.0	Chrysotile	Loose Fibrous Debris	0.002
TP307	1.40	Chrysotile	Loose Fibres	< 0.001
TP308	1.70	Amosite	Loose Fibrous Debris	0.003
TP308	0.80	Chrysotile	Loose Fibres	0.003
TP309	1.0	Chrysotile & Amosite	Loose Fibrous Debris	0.002
TP309	1.10	Chrysotile & Amosite	Loose Fibres & Loose Fibrous Debris	0.006
TP310	0.80	Chrysotile & Amosite	Loose Fibres & Loose Fibrous Debris	0.07
TP311	1.60	Chrysotile & Amosite	Loose Fibres	< 0.001
TP312	1.20	Amosite	Loose Fibres	< 0.001

An exploratory hole location plan showing the location of asbestos detects is presented as Figure 3 in Annex A.

3.0 Asbestos in Soils Risk Assessment

3.1 Receptor Risk Ranking

Based on the results of the previous ground investigations, the proposed development, and using the JIWG's DST for the Qualitative Risk Ranking of Work Activities and Receptors Involved in or Exposed to Asbestos in Soil and Construction and Demolition Materials, as assessment of risk of exposure to asbestos during groundworks has been assessed. The most sensitive receptor in this scenario is considered to be a construction worker and the 'most likely' and 'worst case' has been considered. It is anticipated that any soils disturbed on site will be either reused during redevelopment, or disposed of at landfill. This risk of exposure to asbestos by construction workers is considered to be the same in either scenario.

The input and output sheets of the JIWG's DST are presented in Annex B.

The table below summarises the process and results of the assessment.

Table 3.1: Input Parameters and Justification for Risk Ranking

Input Parameter	Most Likely	Justification	Worst Case	Justification
Stage 1				
ACM Type	Loose fibrous debris	Encountered during ground investigations	Loose fibrous debris	Encountered during ground investigations
Degradation of ACM	Disaggregated		Disaggregated	
Friability and Degree of Bonding	Friable ACM or ACM with fibres not linked in any matrix		Friable ACM or ACM with fibres not linked in any matrix	
Distribution of Visible Asbestos	No visible ACMs/fibre bundles	No visible ACMs/fibre bundles observed during ground investigations	No visible ACMs/fibre bundles	No visible ACMs/fibre bundles observed during ground investigations
Asbestos Fibre Type	Mainly amosite	Based on lab results	Mainly amosite	Based on lab results
Stage 2				
Fibre Type as % of Host Material	Low (>0.01 to <0.05 wt/wt)	Based on lab results	Large (>0.1% wt/wt)	Based on lab results
Respirable Fibre Index	Low	Mid-point	High	Worst case
Activity Type and Effect on Deterioration	High disturbance	Material sorted and reused on Site	High disturbance	Material sorted and reused on Site
Description of Primary Host Material Matrix	Coarse to fine gravel	Encountered during ground investigations	Coarse to fine gravel	Encountered during ground investigations
Stage 3				
Receptor Category	Construction		Construction	
Age of Receptor	Adult (24 – 60)	Most likely age of on-site workers	Young adult (16 – 24)	Most conservative
Duration of Exposure	<1 hour daily	Day works on site	>1 hour < 10 hours daily	Day works on site
Distance of Receptor from Source	Within 10m	Working with material	Within 10m	Working with material
Depth to Impacted Material	Buried at shallow depth	Based on ground investigations	Buried at shallow depth	Based on ground investigations

Input Parameter	Most Likely	Justification	Worst Case	Justification
Risk Ranking	Very Low		Low	

Based on the above assessment, the most likely risk ranking determination for construction workers to be exposed to asbestos fibres is considered to be very low and the worst case, low.

3.2 Licensing Status and Risk Management

Based on the information from the ground investigations and using JIWG's DST for the Categorisation of Work Activities Involving Asbestos in Soil and Construction and Demolition Materials the likely licensing status and appropriate control measures to be implemented have been determined.

The DST has been run with the input parameters for the most likely and worst case scenarios encountered on Site based on the results of the ground investigations and work activities being undertaken.

The input and output sheets of the JIWG's DST are presented in Annex B.

The table below summarises the process and results of the assessment.

Table 3.2: Input Parameters for Work Category

Input Parameter	Most Likely	Worst Case
Stage 1		
ACM Type	Loose fibrous debris	Loose fibrous debris
Degradation of ACM	Disaggregated	Disaggregated
Friability and Degree of Bonding	Friable ACM or ACM with fibres not linked in any matrix	Friable ACM or ACM with fibres not linked in any matrix
Distribution of Visible Asbestos	No visible ACMs/fibre bundles	No visible ACMs/fibre bundles
Amount of Fibre in Material Type as % of Host Material	Low (>0.01 to <0.05% wt/wt)	Large (>0.1% wt/wt)
Stage 2		
Anticipated Airborne Fibre Concentration	<0.001 fibres/ml	<0.001 fibres/ml
Anticipated Duration of Exposure	<2 hours in a 7 day period (short duration work)	<2 hours in a 7 day period (short duration work)
Activity Type	Low intensity – no or minimal deterioration expected	Low intensity – no or minimal deterioration expected
Description of Primary Host Material Matrix	Coarse to fine gravel	Coarse to fine gravel
Respirable Fibre Index	Medium	Medium
Stage 3		
Probable Licensing Status	Non-licensed work	Notifiable non-licensed work
RPE	EN149 type FFP3 disposable	EN140 with P3 filter half mask
Dust Suppression	Manual/localised dust suppression	Localised mechanical dust suppression
Hygiene / Decontamination	Localised and basic personal decontamination facilities	Localised and enhanced personal decontamination facilities

3.2.1 Licensing Status

Following the assessment above using the most likely scenario, the licensing status of the work is 'non-licensed work'. The HSE is not required to be notified of the works being undertaken. A license should not be required to undertake the works. However, using the worst case scenario, the licensing status of the work would be 'notifiable non-licensed work', meaning the HSE would need to be notified of the works being undertaken. Based on the assessment and current data, use of the worst case scenario is not considered representative of the Site, and the most likely scenario assessment should be followed.

A re-assessment of risk may need to be undertaken for the Site if additional ACMs are identified during the construction works. Factors that would require a re-assessment include the following:

- Discovery of significant buried ACM, particularly fibrous debris or insulation materials.
- Significant change in proposed works where prolonged manhandling of excavated soils containing asbestos over two hours in a seven day period is expected.

3.2.2 Risk Management

When manhandling any materials which may contain asbestos, EN149 type FFP3 disposable face masks will be required to be worn. Manual/localised dust suppression and localised and basic personal decontamination facilities will also be required on site during the construction works. Should a re-assessment of risks need to be carried out, risk management measures may need to be increased.

4.0 Summary and Recommendations

4.1 Summary

Asbestos in Made Ground soils was identified at the Site during intrusive investigations carried out by TRC. Asbestos was generally loose fibres or loose fibrous debris of chrysotile, crocidolite and amosite with a quantification of between <0.001% and 8.33%.

The Asbestos in Soils Management Plan has undertaken an assessment of risk to construction workers where asbestos could be disturbed during construction works on Site.

Based on the findings of ground investigations carried out at the Site and subsequent laboratory testing of soil samples, the JIWG DST's have been used to provide overall risk rankings, licensing status and control measures for construction works at the Site.

The 'most likely' and 'worst case' scenarios for construction workers to be exposed to asbestos fibres have been determined to be very low risk and low risk respectively.

The most likely licensing status for the work is considered to be 'non-licensed work' with the following risk management implemented:

- EN149 type FFP3 disposable face masks
- Manual/localised dust suppression
- Localised and basic personal decontamination facilities

4.2 Recommendations

TRC recommends the following is adopted to support the construction work and further reduce risk on site:

- Training of site operatives on risks from asbestos e.g. asbestos awareness course.
- Watching brief on site during any soil excavation where asbestos may be encountered by a trained asbestos surveyor to identify any ACM and advise on control measures.

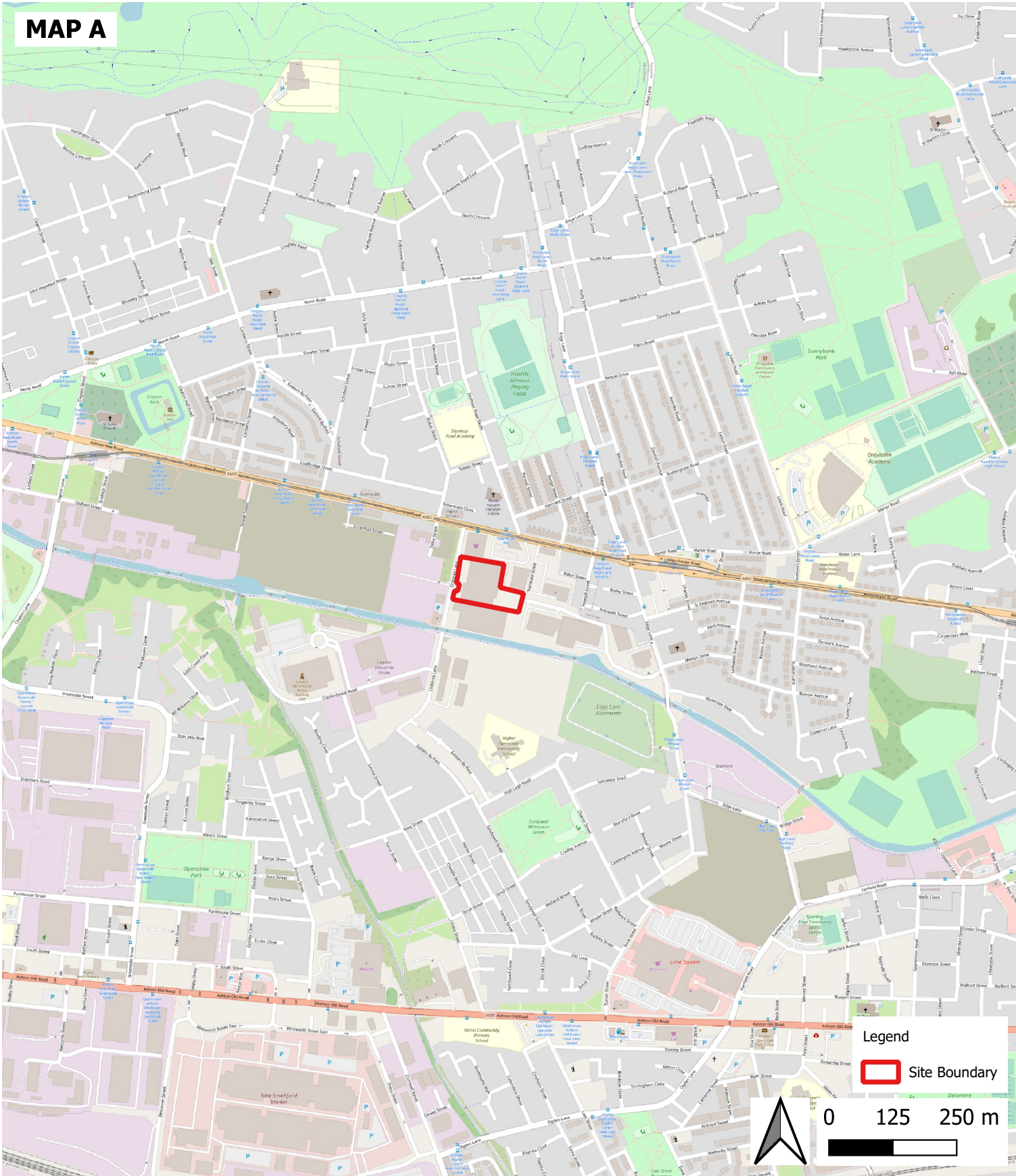
A re-assessment of risk may need to be undertaken for the Site if additional ACMs are identified during the construction works. Factors that would require a re-assessment include the following:

- Discovery of significant buried ACM, particularly fibrous debris or insulation materials.
- Significant change in proposed works where prolonged manhandling of excavated soils containing asbestos over two hours in a seven day period is expected.

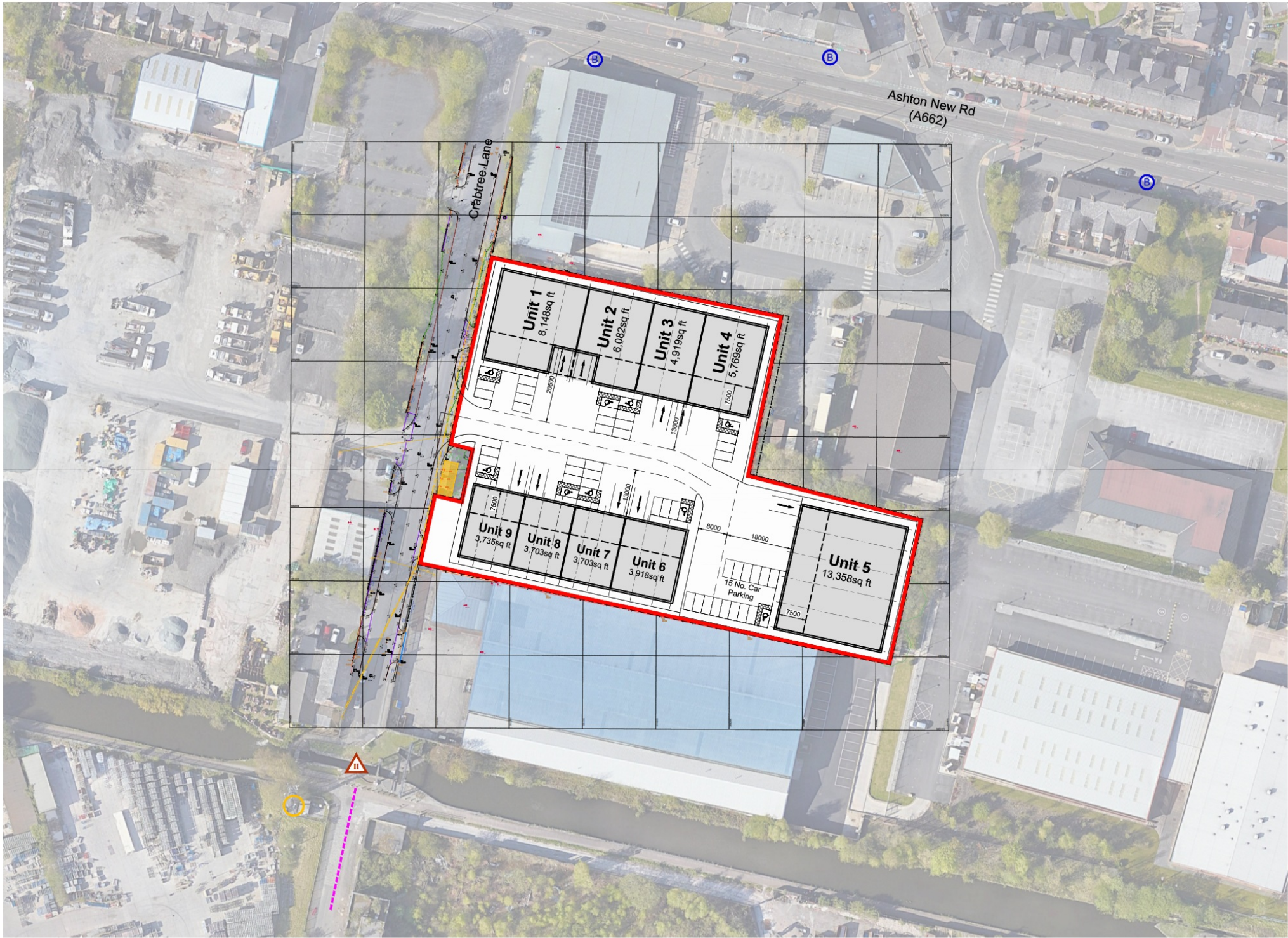
Materials destined for off-site disposal to landfill may require further assessment in accordance with WM3 'Guidance on the classification and assessment of waste' (1st edition version 1.2 GB 2021) to determine their waste classification.

If materials are to be re-used on site, a materials management plan may be required in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice in order to demonstrate that the material is not a waste.

Annex A: Figures



NOTES	COPYRIGHT NOTES				REVISIONS		 Arkwright House Manchester M3 2LF		TITLE			
	Google imagery June 2018 © OpenStreetMap contributors- data is available under the Open Database License. Cartography licensed as CC BY-SA.								SITE LOCATION PLAN			
					TRC PROJECT NO.	SCALE						
					546629	MAP A - 1:10,000 @ A3 MAP B - 1:750 @ A3						
					P01	FIRST ISSUE			CLIENT CHANCERYGATE MANCHESTER LIMITED		PURPOSE OF ISSUE	STATUS
						Initials	NJ	NJ			31/01/24	SUITABLE FOR INFORMATION
REV.	REVISION NOTES/COMMENTS			PROJECT CRABTREE LANE, MANCHESTER		DRAWING NO	REVISION					
	Initials						546629.0003.FIG01	PO1				



Dimensions are in millimeters, unless stated otherwise.
Scaling of this drawing is not recommended.
The user is responsible for ensuring that this document is printed to the correct scale.
All relevant drawings and specifications should be read in conjunction with this drawing.

N

Site Boundary

2.29 acres (0.92 ha)

Schedule of Accommodation				
	GFA	GEA	Mezz	%
UNIT 1	sq m	sq m	sq m	
Warehouse	537	5,769	562	6,263
Off-Street Loading	41	441	45	486
Mezz	179	1,927	196	2,113
Total	757	8,148	823	8,859
UNIT 2	sq m	sq m	sq m	
Warehouse	390	4,198	416	4,478
Off-Street Loading	41	441	45	486
Mezz	134	1,442	144	1,550
Total	565	6,082	605	6,612
UNIT 3	sq m	sq m	sq m	
Warehouse	350	3,767	369	3,972
Mezz	157	1,702	115	1,233
Total	487	4,919	484	5,210
UNIT 4	sq m	sq m	sq m	
Warehouse	411	4,424	443	4,768
Mezz	125	1,345	139	1,496
Total	636	5,769	582	6,263
UNIT 5	sq m	sq m	sq m	
Warehouse	996	10,613	1,050	11,302
Mezz	255	2,742	299	3,194
Total	1,241	13,358	1,330	14,316
UNIT 6	sq m	sq m	sq m	
Warehouse	327	3,520	358	3,853
Mezz	126	1,356	140	1,507
Total	453	4,876	498	5,360
UNIT 7	sq m	sq m	sq m	
Warehouse	269	2,895	287	3,089
Mezz	103	1,109	112	1,226
Total	372	4,004	399	4,295
UNIT 8	sq m	sq m	sq m	
Warehouse	269	2,895	287	3,089
Mezz	103	1,109	112	1,226
Total	372	4,004	399	4,295
UNIT 9	sq m	sq m	sq m	
Warehouse	271	2,917	297	3,197
Mezz	104	1,115	115	1,238
Total	375	4,036	412	4,435
GRAND TOTAL	5,128	55,197	5,632	59,546

P.01 Initial Issue

JC JC 22.05.23

rev

amendments

by

chk

date

Former Walkers Site, Crab Tree Lane, Manchester

Site Layout Option 5

Information Container LOD:

LOD 100

Chancerygate

umc

architects

Network Services, Colindale Way, Network, Nottinghamshire NG24 2TH

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RIBA P01W Stage:

Document Suitability:

Drawn / Checked:

Date:

Scale:

UMC Project Number:

Document Reference:

1 - Preparation & Brief

S1

JWC / JC

22/05/2023

A1

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P01

NOTES	COPYRIGHT NOTES	REVISIONS				 Arkwright House Manchester M3 2LF		TITLE	
								PROPOSED DEVELOPMENT PLAN	
		TRC PROJECT NO.		SCALE					
		546629		N/A					
		P01	FIRST ISSUE				CLIENT CHANCERYGATE MANCHESTER LIMITED		PURPOSE OF ISSUE
Initials	NJ		NJ	31/01/24	SUITABLE FOR INFORMATION				FINAL
REV.	REVISION NOTES/COMMENTS				PROJECT CRABTREE LANE, MANCHESTER		DRAWING NO		REVISION
	Initials						546629.0003.FIG02		



NOTES	COPYRIGHT NOTES Google imagery June 2018				REVISIONS				 Arkwright House Manchester M3 2LF		TITLE ASBESTOS DETECTS IN SOIL			
											TRC PROJECT NO. 546629	SCALE 1:500 @ A3		
					P01	FIRST ISSUE				CLIENT CHANCERYGATE MANCHESTER LIMITED		PURPOSE OF ISSUE		STATUS
						Initials	NJ	NJ	03/01/24			SUITABLE FOR INFORMATION		FINAL
									REV.	REVISION NOTES/COMMENTS				PROJECT CRABTREE LANE, MANCHESTER
Initials				546629.0003.FIG03						PO1				

Annex B: JIWG DST

Decision Support Tool for Receptor Risk Ranking

Stage 1		
Hazard Identification		Score
Select ACM type (run model for each type to generate 'Worst Case' output)	Loose fibrous asbestos debris	3
	Disaggregated (dominated by loose fibrous material; extreme degradation in ACM and/or free asbestos fibres/fibre bundles)	4
Extent of degradation of ACMs	Friable ACM or ACM with fibres not linked in any matrix (free dispersed fibres/fibre bundles)	4
Friability and degree of bonding by matrix (ACM matrix, not ground materials)	No visible ACMs/fibre bundles	0
Distribution of Visible Asbestos Across Affected Area	Mainly amosite (and possible trace tremolite/anthophyllite) with/without chrysotile (no crocidolite)	3
Asbestos fibre type		
Sub-total		14
Hazard ranking		Medium

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.
It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.

Stage 2			
Emission Factors		Score	
Amount of asbestos fibre in selected ACM/fibre type as % of host material	Low quantities - >0.01 to <0.05 %wt/wt	2	
Respirable fibre index for ACM - RIVM report 711701034 (2003)	Low	2	
Activity type and effect on deterioration of ACMs	High disturbance, significant deterioration expected	4	
Best description of primary host material matrix	Coarse to Fine Gravel	3	
Sub-total		11	
Exposure ranking			Medium

Stage 3			
Pathway and Receptor Sensitivity		Score	
Receptor category	Construction	No score required	
Age of Receptor	Adult (>24 and <60)	1	
Duration of exposure/site occupancy	< 1 hour in any single day (e.g. frequent but short exposure event)	1	
Receptor ranking		2	Very Low
Combined hazard, exposure and receptor ranking			Low
Pathway: Distance of Receptor from Source	In or within 10m of area of disturbance	4	
Pathway: Depth to impacted material	Material buried at shallow depth, potential to be disturbed by excavation	C	
Pathway ranking		4C	Low
Overall ranking			Very Low

Project Reference	546629.0003.0000
Site Name	Crabtree Lane, Manchester
Client	Chancerygate Manchester Ltd
Run by	NJ
Date	01-Feb-24
Reviewed by	CN
Characterisation of scenario being evaluated	Most likely scenario
Interpretation of scenario ranking by DST	Very low risk

Decision Support Tool for Receptor Risk Ranking

Stage 1		
Hazard Identification		Score
Select ACM type (run model for each type to generate 'Worst Case' output)	Loose fibrous asbestos debris	3
	Disaggregated (dominated by loose fibrous material; extreme degradation in ACM and/or free asbestos fibres/fibre bundles)	4
Extent of degradation of ACMs	Friable ACM or ACM with fibres not linked in any matrix (free dispersed fibres/fibre bundles)	4
Friability and degree of bonding by matrix (ACM matrix, not ground materials)	No visible ACMs/fibre bundles	0
Distribution of Visible Asbestos Across Affected Area	Mainly amosite (and possible trace tremolite/anthophyllite) with/without chrysotile (no crocidolite)	3
Asbestos fibre type		
Sub-total		14
Hazard ranking		Medium

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It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.

Stage 2			
Emission Factors		Score	
Amount of asbestos fibre in selected ACM/fibre type as % of host material	Large quantities - ≥0.1 %wt/wt	4	
Respirable fibre index for ACM - RIVM report 711701034 (2003)	High	4	
Activity type and effect on deterioration of ACMs	High disturbance, significant deterioration expected	4	
Best description of primary host material matrix	Coarse to Fine Gravel	3	
Sub-total		15	
Exposure ranking		High	

Stage 3		
Pathway and Receptor Sensitivity		Score
Receptor category	Construction	No score required
Age of Receptor	Young adult (>16 and <24)	2
Duration of exposure/site occupancy	> 1hr <10 hr daily exposure (e.g. part-time to full time occupational exposure or extended daily recreational exposure)	3
Receptor ranking		5Medium
Combined hazard, exposure and receptor ranking		Medium
Pathway: Distance of Receptor from Source	In or within 10m of area of disturbance	4
Pathway: Depth to impacted material	Material buried at shallow depth, potential to be disturbed by excavation	C
Pathway ranking		4CLow
Overall ranking		Low

Project Reference	546629.0003.0000
Site Name	Crabtree Lane, Manchester
Client	Chancerygate Manchester Ltd
Run by	NJ
Date	01-Feb-24
Reviewed by	CN
Characterisation of scenario being evaluated	Worst case scenario
Interpretation of scenario ranking by DST	Low risk

Project Reference	546629.0003.0000
Site Name	Crabtree Lane, Manchester
Client	Chancerygate Manchester Ltd
Run by	NJ
Date	01-Feb-24
Scenario details	Most likely scenario

Decision Support Tool for CAR2012 Work Categories

Stage 1

Hazard Factors

Select ACM type (run model for each type to generate 'Worst Case' output)

Extent of degradation of ACMs at outset of work

Friability and degree of bonding by matrix (ACM matrix, not ground materials)

Distribution of Visible Asbestos Across Affected Area

Amount of asbestos fibre in selected ACM/fibre type as % of host material

Sub-total

Hazard ranking

Loose fibrous asbestos debris

Disaggregated (dominated by loose fibrous material; extreme degradation in ACM and/or free asbestos fibres/fibre bundles)

Friable ACM or ACM with fibres not linked in any matrix (free dispersed fibres/fibre bundles)

No visible ACMs/fibre bundles

Low quantities - >0.01 to <0.05 %wt/wt

Score

3

4

4

0

2

13

Note: the asbestos licensing regime is unaffected by the type of asbestos fibre present in ACMs

Medium

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Stage 2	
Exposure Factors	Score
Anticipated airborne fibre concentration - Control Limit or SALI?	<0.001 fibres/ml0
Anticipated duration of exposure to asbestos	< 2 hours in a 7 day period for all persons involved (e.g. Short Duration Work)1
Activity type and effect on deterioration of ACMs during work	Low intensity, no or minimal deterioration expected0
Best description of primary host material matrix (soil/made ground)	Coarse to Fine Gravel3
Respirable fibre index for ACM - RIVM report 711701034 (2003)	Medium3
Sub-total	7
Exposure ranking	Low
Combined hazard and exposure ranking	20Low

Stage 3	
Risk Assessment Outputs	
Probable Licensing Status	Non-Licensed Work
RPE*	EN149 type FFP3 disposable
Dust Suppression**	Manual/localised dust suppression
Hygiene/Decontamination***	Localised and basic personal decontamination facilities
*Where RPE has to be worn continuously for long periods (e.g. more than 1-hour), then powered RPE may be necessary.	
**Reduction in control measures possible if natural mitigation factors are present (e.g. raining, wet ground)	
***Guide only; suitability of selected personal hygiene measures may be reviewed on a site/contamination-specific basis	

Project Reference	546629.0003.0000
Site Name	Crabtree Lane, Manchester
Client	Chancerygate Manchester Ltd
Run by	NJ
Date	01-Feb-24
Scenario details	Worst case scenario

Decision Support Tool for CAR2012 Work Categories

Stage 1

Hazard Factors

Select ACM type (run model for each type to generate 'Worst Case' output)

Extent of degradation of ACMs at outset of work

Friability and degree of bonding by matrix (ACM matrix, not ground materials)

Distribution of Visible Asbestos Across Affected Area

Amount of asbestos fibre in selected ACM/fibre type as % of host material

Loose fibrous asbestos debris

Disaggregated (dominated by loose fibrous material; extreme degradation in ACM and/or free asbestos fibres/fibre bundles)

Friable ACM or ACM with fibres not linked in any matrix (free dispersed fibres/fibre bundles)

No visible ACMs/fibre bundles

Large quantities - >0.1 %wt/wt

Sub-total

15

Hazard ranking

Medium

Note: the asbestos licensing regime is unaffected by the type of asbestos fibre present in ACMs

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It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.

Stage 2	
Exposure Factors	Score
Anticipated airborne fibre concentration - Control Limit or SALI?	<0.001 fibres/ml0
Anticipated duration of exposure to asbestos	< 2 hours in a 7 day period for all persons involved (e.g. Short Duration Work)1
Activity type and effect on deterioration of ACMs during work	Low intensity, no or minimal deterioration expected0
Best description of primary host material matrix (soil/made ground)	Coarse to Fine Gravel3
Respirable fibre index for ACM - RIVM report 711701034 (2003)	Medium3
Sub-total	7
Exposure ranking	Low
Combined hazard and exposure ranking	22Medium

Stage 3

Risk Assessment Outputs

Probable Licensing Status

RPE*

Dust Suppression**

Hygiene/Decontamination***

Notifiable Non-Licensed Work

EN140 with P3 filter half mask

Localised mechanical dust suppression

Localised and enhanced personal decontamination facilities

*Where RPE has to be worn continuously for long periods (e.g. more than 1-hour), then powered RPE may be necessary.

**Reduction in control measures possible if natural mitigation factors are present (e.g. raining, wet ground)

***Guide only; suitability of selected personal hygiene measures may be reviewed on a site/contamination-specific basis