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Our reference: 077873-CUR-00-XX-RP-GE-043-P01

29th November 2022

Mr Aidan Jackson
The Guinness Partnership
Bower House
1 Stable Street
Hollinwood
Oldham
OL9 7LH

Dear Aidan,

Re: Phase 2 Geo-Environmental and Geotechnical Report for Queens Road, Project 500 Sites

1.0 Introduction

Curtins Consulting were instructed by The Guinness Partnership to undertake a ground investigation of Queens Road, Manchester M40 8GW. The currently vacant site is one of six sites currently being investigated on behalf of The Guinness Partnership, as part of Project 500, Manchester City Councils program to deliver affordable homes in the northeast of the city.

The site is located to the east of Queens Road on an area of public open space with tree coverage along the eastern site boundary. A footpath cuts the north-west of the site, to provide access to the properties off Trimley Avenue which are to the east of the site. To the north of the site is Sedgeford Road and to the south there appears to be an area of woodland. The site is at a slightly higher elevation than Queens Road, with the topography sloping gently down to the west.

The ground investigation was undertaken to determine the ground conditions pertaining to the development site, and to aid contamination risk assessment and foundation design. It is understood that the site is to be developed for residential dwellings. At the time of witing, no proposed site plans were available for review.

2.0 Background Information

Residential development is proposed at a plot of land located east of Queens Road. The site location plan is presented in Figure 1, overleaf.

Earliest mapping (1848) shows that the site was occupied by the Collyhurst Lodge with a small tributary dissecting the centre of the site from east to west. By the early 1900s the lodge was replaced with a residential housing development with the tributary appearing to be infilled.

By the 1970s Collyhurst Lodge was demolished, with the site displayed as public open space in the configuration of the current day.

A railway was noted to the south of the site, which underwent significant development in the early 1900s, with railway sidings noted up to the southern site boundary, associated with industry to the south. These are no longer mapped by the 1990s with areas now comprising densely vegetated vacant land/woodland.

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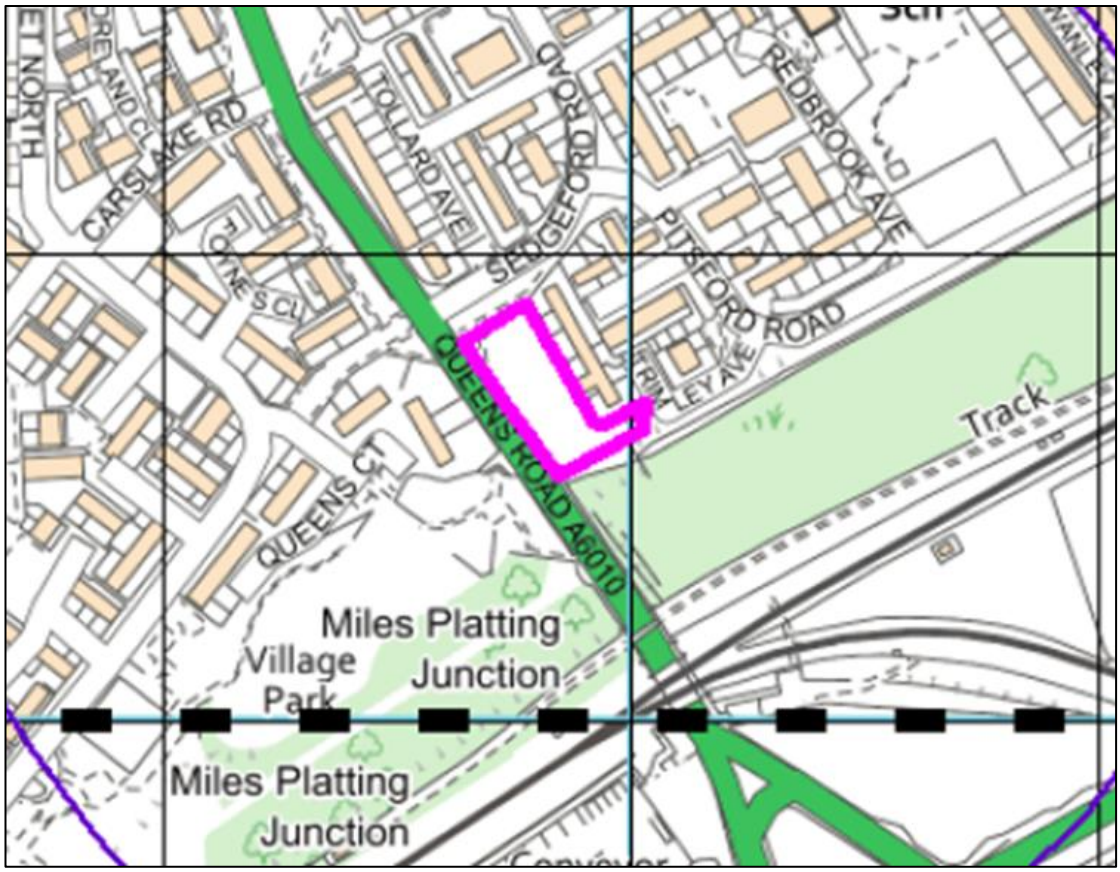

Figure 1 *– Site Location Plan (site boundary shown in pink and 250m buffer in purple).*
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BGS mapping indicates the site is underlain by Glacial Till Deposits (interbedded granular and cohesive soils), and Pennine Middle Coal Measures Formation bedrock. The BGS records from a borehole 250m south-west of the site, encountered boulder clay, underlain by mudstone bedrock at 15m bgl.

The site is located within a Coal Mining reporting area. A review of available online data indicates the site is not located within the vicinity of recorded mine entries, or a development high risk area. The risk from shallow coal mining is therefore considered to be **Low**.

The site is underlain by a Secondary A Aquifer associated with the bedrock formation. The superficial deposits are designated as a Secondary Undifferentiated Aquifer. The site is not located within a Source Protection Zone (SPZ). There are no potable groundwater abstraction points within 500m. The nearest surface water feature is the Moston Brook location 476m to the north. There are no surface water abstractions within 500m. There are no discharge consents noted within 300m of the site.

The risk from UXO associated with WWII bombing to future intrusive investigation works is considered to be **Low.**

The risk from Made Ground posed to the site's end-users and groundwater is considered to be **Moderate / Low** due to the anticipated lack of contamination in the Made Ground. The risk posed to surface water is considered to be **Low** due to the distance to the nearest surface water feature. The risk posed to site end-users from ground generating gases arising from organic / putrescible soils near the site is considered to be **Moderate**.

3.0 Curtins Ground Investigation (2021)

Ground investigation works were undertaken on the 10th August 2022.

The scope of the ground investigation was designed in general accordance with current UK guidance including:

- Land Contamination Risk Management (Ref. 1);
- British Standard (BS) 10175:2011 + A2:2017 Investigation of Potentially Contaminated Sites (Ref. 2);
- BS5930:2015 + A1:2020 Code of Practice for Ground Investigations (Ref. 3); and
- BS EN1997: Part 2:2007 Eurocode 7 (Ref. 4).

3.1 Scope of Works

The site works consisted of six window sample boreholes, WS01, WS02, WS03, WS04, WS04A and WS05, advanced to a maximum depth of 5.45m bgl or refusal. In-situ testing, including Standard Penetration Tests (SPTs) were undertaken at, generally, 1m intervals within the superficial soils.

An exploratory hole plan is included at the end of this report, Ref. 077873-CUR-00-XX-DR-GE-80005-P02.

5 No. of soil samples, all from the Made Ground were taken and underwent environmental chemical testing, as detailed in Table 3.1. Analysis was undertaken to assess the contamination risk presented to site end users and construction works in this area of the site. Where asbestos was encountered, asbestos quantification was undertaken (1 location).

Table 3.1 - *Environmental testing suite (Soils)*

Suite Ref.	Analyte	LOD
Soils Suite A	Asbestos Screen	-
	pH Value	0.01 pH Units
	2:1 Water Soluble Sulphate	0.01 g/l
	Soil Organic Matter (SOM)	0.1 $\%^{w}/_{w}$
	Arsenic, Chromium, Chromium VI, Copper, Lead, Selenium, Nickel	1 mg/kg
	Zinc	5 mg/kg
	Boron (water soluble)	1 mg/kg
	Cadmium	0.5 mg/kg
	Mercury	0.17 mg/kg
	Cyanide (total)	1 mg/kg
	Phenols (screen)	0.2 mg/kg
	PAHs (USEPA 16)	0.01 to 0.08 mg/kg
	TPH (Aro/Ali Split)	0.01 to 1.0 mg/kg

The following laboratory geotechnical testing was undertaken in accordance with methods outlines in BS1377: Part 1:2016 (Ref. 5), to enable a foundation assessment for the proposed residential development:

- 7 No. 4pt Atterberg Tests
- 7 No. 2:1 Water Soluble Sulphate

3.2 Ground Conditions

A summary of the ground conditions encountered during the site investigation works is presented in *Table 3.2,* below, with detailed information presented in the exploratory hole logs included at the end of this report. A summary of each strata is presented below.

Table 3.2 - *Summary of encountered ground conditions:*

Stratum	Depth to Top of Strata m bgl (m AOD)	Thickness (m)		Description
		Min	Max	
MADE GROUND	0.00	0.60	2.30	Surface cover of grass over MADE GROUND: loose dark brown slightly gravelly sand with cobbles and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete, sandstone and granite. Cobbles are subangular of concrete. **Overlying** MADE GROUND: Loose dark brown slightly gravelly sand. Gravel is angular to subangular fine to coarse of brick, concrete, sandstone, granite and mudstone. **Or** MADE GROUND: Soft to firm dark brown and black slightly gravelly sandy clay. Sand is fine to medium. Gravel is angular to subangular fine to medium of brick.
GLACIAL TILL	0.60 – 2.30 (61.95 – 60.91)	2.70[1]	4.40[1]	Stiff to very stiff brown and light grey slightly sandy clay. Sand is fine to medium.

1 – Base of strata not encountered.

3.3 Groundwater

No water strikes were recorded within the exploratory boreholes during the ground investigation works.

Groundwater, likely representing perched water the superficial deposits was recorded during gas monitoring visits. The borehole response zones and recorded water levels are detailed in *Table 3.3b*.

Table 3.3b – *Monitoring Well Response Zones*

Borehole Ref.	Installation Strata	Response Zone m bgl (m AOD)	Depth to water level m bgl (m AOD)					
			24/08/22	01/09/22	21/09/22	28/09/22	14/10/22	28/10/22
WS01	Glacial Till	1.00 –3.00 (61.55 – 59.55)	-	3.20 (59.38)	2.65 (59.90)	2.54 (60.01)	1.07 (61.48)	1.09 (61.46)
WS03	Glacial Till	2.50 – 5.00 (61.20 – 58.70)	Dry	Dry	Dry	Dry	Dry	Dry
WS05	Glacial Till	2.50 – 5.00 (60.01 – 57.51)	3.80 (58.71)	3.78 (58.73)	1.08 (61.43)	1.31 (61.20)	0.77 (61.74)	0.76 (61.75)

3.4 Obstructions

Obstructions were noted at WS04 and WS04A, during the site investigation. Terminations were due to an SPT and barrel refusal within the Made Ground at 1.5m bgl.

3.5 Observed Potential Contamination

No evidence of visual or olfactory contamination was observed during the ground investigation works.

4.0 Ground Contamination Assessment

All samples were taken from the Made Ground and analysed according to the testing Suite A outlined in *Table 3.1*. The laboratory chosen by Curtins to undertake the analysis was Envirolab, a UKAS and MCERTS accredited laboratory.

Soil samples were obtained to provide adequate and representative coverage for the proposed end use, accounting for the site's history.

Considering the sites proposed end-use for residential dwellings were compared against adopted '*Residential with homegrown'* Generic Assessment Criteria (GACs).

Soil Organic Matter (SOM) content has an influence on the volatilisation of organic contaminants (i.e. the higher the SOM, the lower the volatilisation rate and therefore inhalation exposure risk). Soil organic matter (SOM) value for the soils was 3.9 $^{w}/_{w}$ to 13.5% $^{w}/_{w}$. With consideration for a calculated geometric average, soil features determine an SOM of 5.07% $^{w}/_{w}$. As such, a comparison against Tier 1 thresholds for SOM of 1% $^{w}/_{w}$ for A '*Residential with homegrown (with plant uptake)'* end use has been adopted.

The full chemical testing results and adopted GAC's are listed in at the end of this report.

Exceedances were noted within the soil samples for Metals, PAHs and TPHs. Exceedances are detailed below within *Table 4.0*.

Table 4.0 – *Exceedances within Made Ground*

Exploratory Hole I.D.	Depth m bgl (m AOD)	Strata	Determinant	Concentration (mg/kg)	GAC (mg/kg)
WS01	0.40 (62.15)	Made Ground	Mercury	1.54	1
WS02	0.40 (63.10)	Made Ground	Lead	202	200
			Benzo(a)pyrene	4.54	2.7
			Benzo(b) fluoranthene	4.81	3.3
			Dibenzo(ah) anthracene	0.35	0.28
WS03	0.40 (63.30)	Made Ground	Benzo(a)pyrene	2.85	2.7
WS05	0.50 (62.01)	Made Ground	Aromatic >C16-C21	554	540

No suspected asbestos containing materials (AMCs) were identified in the exploratory hole logs. However, asbestos fibres were positively identified during laboratory screening in one sample. WS03 identified loose fibres of Chrysotile (<0.001 %).

5.0 Geotechnical Laboratory Analysis

A programme of geotechnical testing was scheduled by Curtins to determine the ground model for the site, based on the ground conditions detailed in Section 3.1.

5.1 Geotechnical Testing and Engineering Properties

The program of geotechnical testing undertaken during this investigation is detailed in Section 3.1.

Where necessary, determination of characteristic parameters has been based on appropriate assessment of results derived from in-situ tests, laboratory analysis and published correlations, complemented with engineering judgement and consideration of the relevant limit state. The parameters are not considered to be absolute and should be referenced with the specific strata text in this section and reviewed when considering a specific area of the site.

5.1.1 Made Ground

A surface cover of grass was underlain loose slightly gravelly sand, loose dark brown gravelly sand with rootlets and rare cobbles, or soft to firm slightly gravelly sandy clay.

The gravel fraction of the granular soils includes angular to subangular fine to coarse of brick, concrete, glass and mudstone. Cobbles are angular to subangular of concrete and angular to subangular fine to medium of brick.

Due to inherent variability in the Made Ground, and it's compressible nature, it is not considered to be a suitable bearing stratum for the proposed residential development, and therefore only one geotechnical testing has been undertaken in this stratum.

5.1.2 Glacial Till

Glacial Till was recorded underlying the Made Ground in all exploratory hole locations (with exception of WS04 and WS04A).

The Glacial Till encountered comprises predominantly cohesive deposits, described typically firm to very stiff slightly sandy slightly gravelly clay.

The geotechnical test results recorded within the superficial deposits are summarised in *Table 5.1.2.*

Table 5.1.2 – *Summary of Glacial Till geotechnical test results*

Parameter		No. of tests	Minimum	Maximum	Average
pH		7	7.8	8.4	8.06
Water Soluble Sulphate (mg/l)		7	19	150	67.29
SPT 'N' Value		15	14	24	-
Moisture Content (%)		7	18	26	20.29
Atterberg Test	Liquid Limit (%)	7	43	56	46.71
	Plastic Limit (%)	7	19	27	21.43
	Plasticity Index (%)	7	23	29	25.29
	Modified Plasticity Index (%)	7	23	29	25.14

A total of fifteen SPT 'N' values were recorded in cohesive Glacial Till, ranging from between 14 and 24, where full penetration was met. The SPT 'N' results appear to show some increase in SPT with depth as summarised in Figure 5.1.2a.

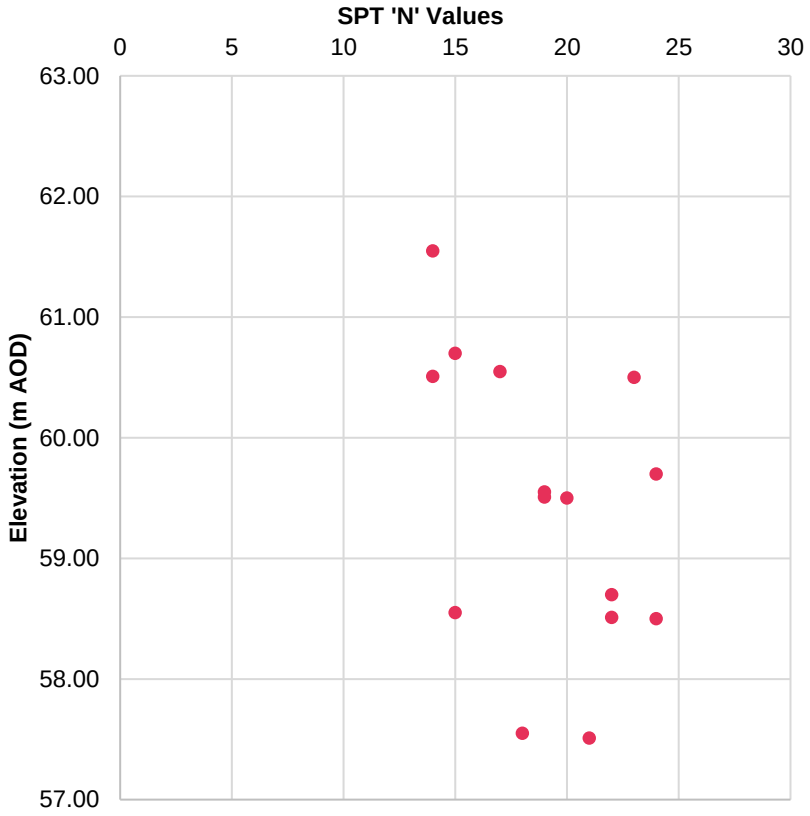


Figure 5.1.2a – *SPT 'N' Value versus Elevation (m AOD) – Cohesive Glacial Till*

Seven Atterberg tests were undertaken during the ground investigation. All of these indicate that the cohesive Glacial Till behaves as a medium plasticity clay with a moderate volume change potential. The volume change potential of the cohesive soils has been determined in accordance with guidance from NHBC Standards Chapter 4.2 (Ref. 6).

The results of SPT can be correlated to an Undrained Shear Strength (c_u) when undertaken within cohesive deposits. For overconsolidated clays, Stroud (1974) reported good correlations between N and c_u, where:

$$cu = f1 \; x \; SPT \text{ 'N' } Value$$

where values of f_1 are the conversion factor based on the plasticity of the clay.

Based on an average plasticity index of 25% and utilising an f_1 factor of 4.8 derived undrained shear strengths ranged between 67kPa and 115kPa.

The undrained shear strength of the cohesive Glacial Till does appear to show some increase in strength with depth, as illustrated in *Figure 5.1.2b*. The graph illustrates that the clays are predominantly medium or high strength.

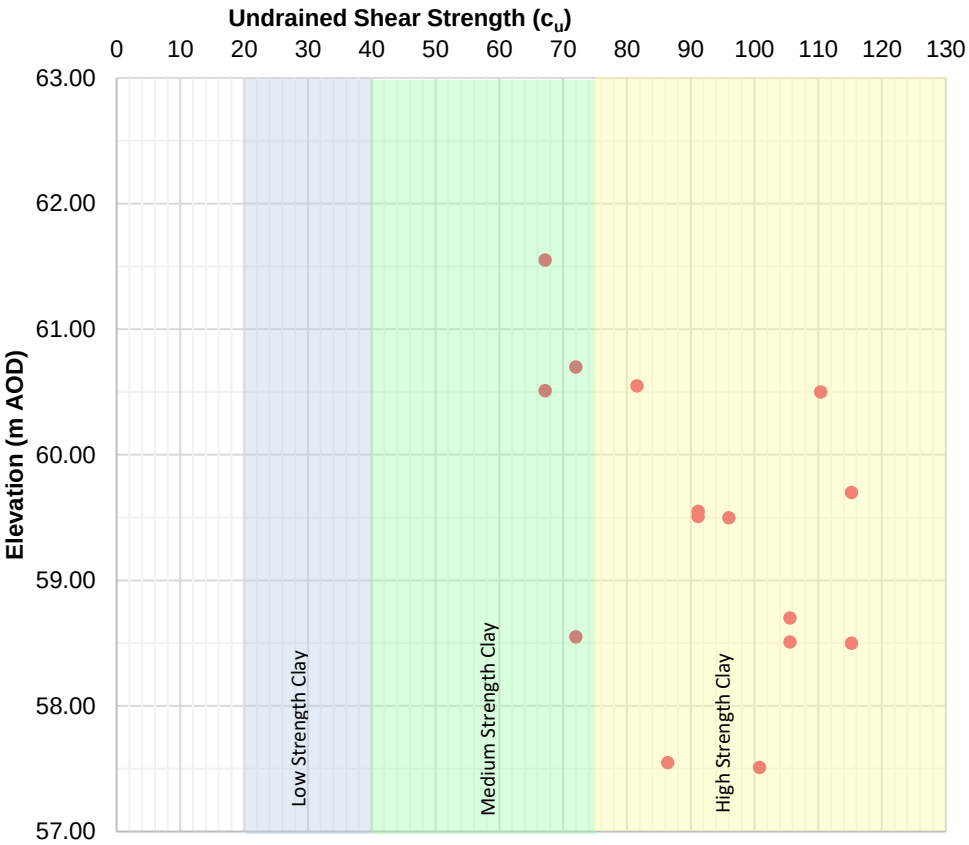


Figure 5.1.2b – *Derived Undrained Shear Strength versus Elevation Plot - Cohesive Glacial Till*

Moderately conservative characteristic unit weights of 17 - 20kN/m^3 for a medium strength clay above and below the water table, are deemed appropriate in accordance with BS8002 (Ref. 7).

The results of SPT can be correlated to the modulus of volume compressibility (m_v) when undertaken within cohesive deposits. For overconsolidated clays, Stroud (1974) reported correlations between N and m_v, where:

$$mv = \frac{1}{f2\ x\ SPT\ N}$$

where values of f_2 are a factor of the plasticity of the clay.

Based on an average plasticity index of 25% and utilising an f_2 factor of 0.48, m_v values typically range between 0.087 and 0.25 m^2/MN (low to medium compressibility), illustrated in *Figure 5.1.2c*.

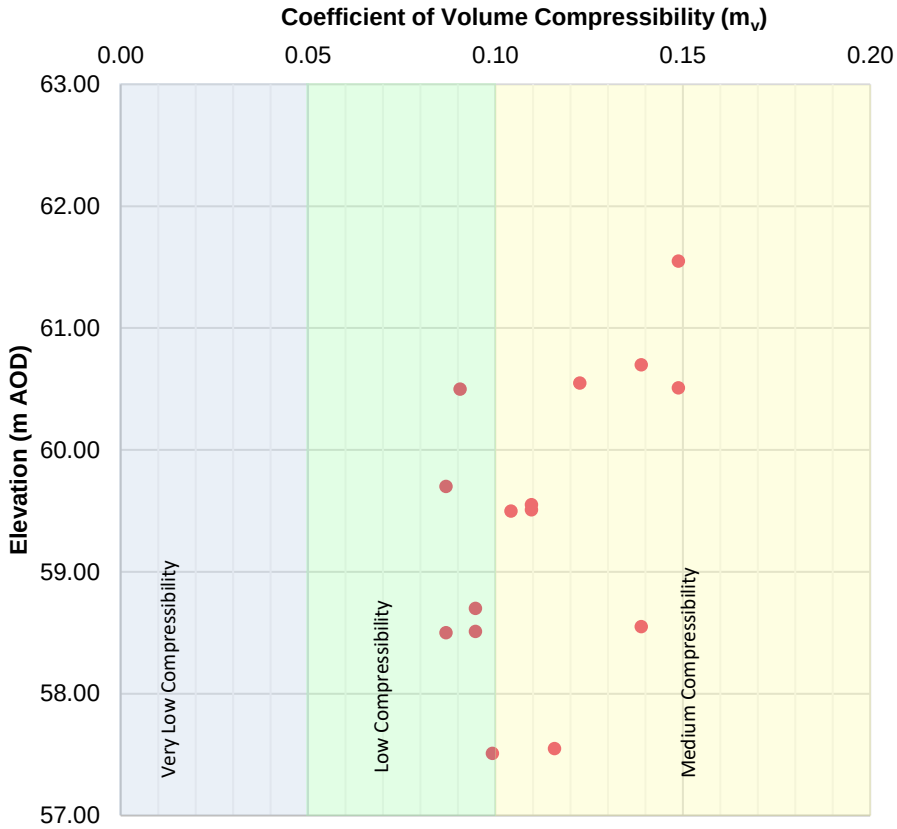


Figure 5.1.2c – *Summary of Estimated Coefficient of Volume Compressibility of Cohesive Glacial Till*

The exploratory hole logs, and laboratory testing results indicate generally laterally consistent ground conditions across the site and a decrease in compressibility of the cohesive Glacial Till with depth.

6.0 Gas Risk Assessment

The conceptual site model concluded there was a Moderate risk from ground gas. There was potential for Made Ground, containing organic /putrescible content as a potential source of ground gas generation. Noxious and asphyxiate gases were attributed to include, but not limited to, carbon dioxide, carbon monoxide, methane and hydrogen sulphide.

Three boreholes were installed with monitoring wells as detailed in *Table 3.3b*.

Six rounds of gas monitoring were undertaken between 24th August 2022 and 28th October 2022. The results log sheets are contained within Appendix A6 and summarised in *Table 6.0.*

Barometric pressures ranging between 1000mb and 1015mb were recorded during the monitoring period.

Table 6.0 – *Summary of Ground Gas Monitoring Results*

Exploratory Hole ID	Maximum Methane Concentration (%)	Maximum Carbon Dioxide Concentration (%)	Minimum Steady Oxygen Concentration (%)	Maximum Peak Gas Flow (l/hr)	Steady State Gas Flow (l/hr)
WS01	<0.1	2.6	16.8	22.7	0.1
WS03	<0.1	8.3	10.4	2.4	<0.1
WS05	<0.1	2.2	15.7	3.4	<0.1

Methane (CH_4) was recorded below the instrument's detection limit within all the monitoring wells.

Carbon Dioxide (CO_2) recorded a maximum concentration of 8.3% $^v/_v$ within WS03 during the sixth visit. Elevated concentrations (>5% $^v/_v$) were recorded in WS03 on the second, third, fourth, fifth and sixth visits.

All monitoring visits for all wells recorded hydrogen sulphide (H_2S) and carbon monoxide (CO) below the limit of detection of the monitoring instrument.

The maximum peak air flow rate was recorded in WS01, at 22.7 l/hr on the fifth visit, reducing to a steady state air flow rate of 0.1 l/hr. For the purposes of this assessment, the negative values are taken as absolute values, and it is assumed that a positive air flow rate of the same value may be achieved in natural ground conditions.

Two gas risk assessments have been undertaken, to account for the end use of the site.

Private residential dwellings, assumed to be built in accordance with the 'model' low-rise housing development and NHBC guidelines (Ref. 8), will be assessed in accordance with the NHBC Traffic Light Classification.

Hazardous gas flow rates (Q_{hg}) can be evaluated using peak air flow rates and maximum methane concentrations, and steady state air flow rates and steady state carbon dioxide concentrations. On the basis that methane concentrations were recorded below the limit of detection of the monitoring instrument throughout the monitoring period, the gas screening value (GSV) will be determined by the carbon dioxide concentrations recorded.

For carbon dioxide, the greatest steady state air flow rate was recorded in WS01 on the fifth visit (1.1 l/hr). The greatest steady state carbon dioxide concentration was recorded in WS03 on the sixth visit (8.3%v/v). On this basis, the calculated Q_{hg} for the site is taken as 0.008 l/hr.

Elevated carbon dioxide concentrations were recorded above 5 % v/v in WS03 (second, third, fourth, fifth and sixth visits).

All monitoring wells were constructed in the Glacial Till. The exploratory hole logs indicate the glacial till is formed of similar materials across the site, with no observable increase in organic or putrescible content or changes in soil composition between these and other positions across the site. The worst case Q_{hg} value for methane has been taken as the gas screening value for the site.

The assessment indicates the site is classified as Amber 1, where designs confirm with the NHBC 'model' low rise house. Gas protection measures will be required for an Amber 1 classification.

Developments which differ significantly from the 'model' construction will be assessed in accordance with BS8485:2019. This includes low rise apartments.

The dataset obtained is considered to be representative of site conditions beneath the proposed development footprint. A range of data has been collated which captures significant temporal variation including barometric variability and various ground saturation states. As such, the gas risk assessment will utilise steady state flow rates and maximum gas concentrations when determining the maximum Q_{hg}.

On the basis that methane concentrations were recorded below the limit of detection of the monitoring instrument throughout the monitoring period, the gas screening value (GSV) will be determined by the carbon dioxide concentrations recorded.

Evaluation of the 'borehole' scenario (highest hazardous gas flow rate that is realistically possible, i.e. in a single borehole) records a maximum Q_{hq} of 0.002 l/hr for carbon dioxide in WS01 on the fifth visit, where maximum steady state flow reading of 0.1 l/hr is used, and maximum gas concentrations of 2.0% v/v recorded.

Evaluation of the 'worst case' check (highest hazardous gas flow rate irrespective of when the readings were taken within a single strata/zone), records a maximum Q_{hg} of 0.008 l/hr for carbon dioxide.

Elevated carbon dioxide concentrations were recorded above 5 % v/v in WS03 (second, third, fourth, fifth and sixth visits).

All monitoring wells were constructed in the Glacial Till. The exploratory hole logs indicate the glacial till is formed of similar materials across the site, with no observable increase in organic or putrescible content or changes in soil composition between these and other positions across the site. The borehole Q_{hg} value for carbon dioxide has been taken as the gas screening value for the site, which is consistent with a Characteristic Situation 2 (CS-2) gas regime, where gas protection measures are required.

The potential risks from ground gases to the excavations are to be dealt with by the Contractor, in accordance with the Confined Space Regulations, during construction. Appropriate ground gas monitoring and safety measures should be in place during the works, as the potential presence of ground gases could pose a risk in any confined spaces of deep excavations.

7.0 Geotechnical Assessment and Recommendations

The recommendations provided within this section are based on a review of the encountered ground conditions across the site.

The ground conditions at the site generally comprised Made Ground to depths of between 0.60 and 2.30m bgl, underlain by Glacial Till. Glacial Till was encountered from depths between 0.60 and 2.30m bgl, to the base of the boreholes (maximum depth of 5.45m bgl). The thickness of the Glacial Till was not proven by this investigation.

7.1 Foundation Assessment

It is understood the proposed development comprises several two storey residential houses and residential apartments. The loadings of the proposed houses and apartments were not available at the time of writing this report. The loads will pre-determine the suitability of foundations adopted, though are not anticipated to be high.

Due to the sloping nature of the topography, some degree of cut may be required to create a level development platform. Based on this, and the ground and groundwater conditions encountered during the Curtins ground investigation, it is considered that shallow foundations will be possible to support the proposed development.

Foundations will be required to be taken down below any Made Ground and be placed in the firm to stiff cohesive Glacial Till that exhibits an undrained shear strength in excess of 50kPa and cast at a minimum depth of 1.0m bgl. Localised over excavation may be required where there is deep Made Ground and to ensure the minimum undrained shear strength criteria of 50kPa is achieved. To prevent differential settlement foundations should be placed wholly in one material i.e. clay and over excavation through granular sand layers in the Glacial Till may be required to achieve this.

Assuming a 0.6m wide strip foundation at a depth of 1.0m bgl, an allowable bearing capacity of 75kPa is likely to be achievable (limited to less than 25mm settlement). Any changes to the foundation width, depth or founding strata will change this capacity. Should excavation depths become excessive and uneconomical to meet the minimum undrained shear strength of 50kPa, a ground improvement (e.g. vibro) or mini-pile solution may be required.

Specialist contractors should be consulted with regards to the design of an appropriate ground improvement or piling scheme to identify the most feasible and economic technique and options.

A qualified experienced engineer should inspect the founding stratum prior to casting.

Perched groundwater within the Made Ground and Glacial Till cannot be discounted. Sump pumping is likely to be an effective dewatering technique.

Excavation instability associated with the Made Ground and superficial deposits cannot be discounted, especially if there are granular layers in the Glacial Till and in conjunction with groundwater ingress.

7.2 Ground Floor Slab

In accordance with the NHBC Standards (2022) ground bearing floor slabs may only be used where the depth of Made Ground is less than 600mm deep and properly compacted. Any unsuitable or soft soils should be excavated out and replaced with a granular fill, and the formation thoroughly proof rolled prior to casting. Where Made Ground is greater than 600mm thick, excavating and replacing the Made Ground to an engineering specification may enable a ground bearing solution, however approval from the warranty provider should be

obtained in advance. Alternatively ground improvement such as vibro would enable a ground bearing solution. A suspended floor slab would be required in conjunction with a piled solution.

7.3 Chemical Attack on Buried Concrete

The classification of the site in terms of concrete in aggressive ground is based on the guidance provided in Table C2 of the Building Research Establishment (BRE) Special Digest 1, 3rd edition of 2005. A summary of the results obtained during are summarised in *Table 7.3a*, and *Table 7.3b* details the classification.

Table 7.3a – *Aggressive Chemical Environment for Concrete (ACEC) Site Classification*

Stratum	Test Type	No. of Tests	Range
Made Ground	pH	5	8.05 – 8.41
	Water Soluble Sulphate (mg/l)	5	<10 – 20
Glacial Till	pH	7	7.8 – 8.4
	Water Soluble Sulphate (mg/l)	7	19 – 150

Table 7.3b – *Aggressive Chemical Environment for Concrete (ACEC) Site Classification*

Stratum	Design Sulphate Class	ACEC Class (1)
Made Ground	DS-1	AC-1
Glacial Till	DS-1	AC-1

(1) ACEC assessment was based on the *mobile* groundwater condition in a *brownfield* scheme area

In these conditions it is considered that deterioration of buried concrete due to sulphate or acid attack is unlikely to occur. The preliminary design of buried concrete according to Table C2 of BRE Special Digest 1:2005 should be in accordance with Class DS-1 (AC-1) conditions assuming mobile groundwater.

8.0 Closure

A **Moderate/Low** risk has been identified to site end-users from soil and dust inhalation, direct contact and ingestion of shallow site soils beneath the site due to the metals (Mercury and Lead), PAHs (Benzo(a)pyrene, Benzo(b) fluoranthene, and Dibenzo(ah) anthracene) and TPHs (Aromatic >C16-C21) exceedances recorded. A suitable thickness of clean and inert capping should be installed in all private gardens and areas of soft landscaping, detailed in a remediation strategy.

Construction workers should be provided with appropriate personal protection equipment (PPE) with consideration of the environmental testing results presented.

No gas protection measures will be required for the proposed residential development.

It is considered that shallow foundations will be possible to support the proposed development. Foundations will be required to be taken down below any Made Ground and be placed in the firm to stiff cohesive Glacial Till that exhibits an undrained shear strength in excess of 50kPa and cast at a minimum depth of 1.0m bgl. Assuming a 0.6m wide strip foundation at a depth of 1.0m bgl, an allowable bearing capacity of 75kPa is likely to be achievable (limited to less than 25mm settlement).

In accordance with the NHBC Standards (2022) ground bearing floor slabs may only be used where the depth of Made Ground is less than 600mm deep and properly compacted. Any unsuitable or soft soils should be excavated out and replaced with a granular fill, and the formation thoroughly proof rolled prior to casting. Where Made Ground is greater than 600mm thick, excavating and replacing the Made Ground to an engineering

specification may enable a ground bearing solution, however approval from the warranty provider should be obtained in advance. Alternatively ground improvement such as vibro would enable a ground bearing solution. A suspended floor slab would be required in conjunction with a piled solution.

A Design Sulphate class of DS-1 and ACEC Class of AC-1 are deemed suitable for the proposed development for Made Ground and Glacial Till.

If you have any queries with regard to this letter report, please do not hesitate to contact us.

Yours sincerely,

J Lord
Senior Geo-Environmental Engineer
For and on behalf of
Curtins Consulting Ltd

Author	Signature	Date
J Lord BSc (Hons) Senior Geo-Environmental Engineer		29 November 2022
Checked	**Signature**	**Date**
R Stringer BSc (Hons) CGeol EurGeol FGS Principal Geotechnical Engineer		29 November 2022
Authorised	**Signature**	**Date**
R Stringer BSc (Hons) CGeol EurGeol FGS Principal Geotechnical Engineer		29 November 2022

Rev	Description	Issued by	Checked	Date

References

1. Environmental Agency (2020) Land Contamination Risk Management (LCRM)
2. British Standards Institution (2011) Investigation of Potentially Contaminated Sites: Code of Practice (report no. BS10175:2011+A2:2017).
3. British Standards Institution BSI (2015+2000) Code of Practice for Site Investigations (report no. BS5930).
4. British Standards Institution (2006) Eurocode 7: Geotechnical Design (report no. BSEN1997).
5. British Standard (2016) Methods of test for soils for civil engineering purposes. General requirements and sample preparation (report no. BS1377-1).
6. NHBC Standards (2021) Chapter 4.2
7. British Standards Institution (BS 8002:2015) Code of Practice for Earth Retaining Structures.
8. NHBC (2007) Guidance of Evaluation of Development Proposals on sites where methane and carbon dioxide are present. Report Edition No. 4

Appendices

Appendix A1 – Drawings

Appendix A2 – Exploratory Hole Logs

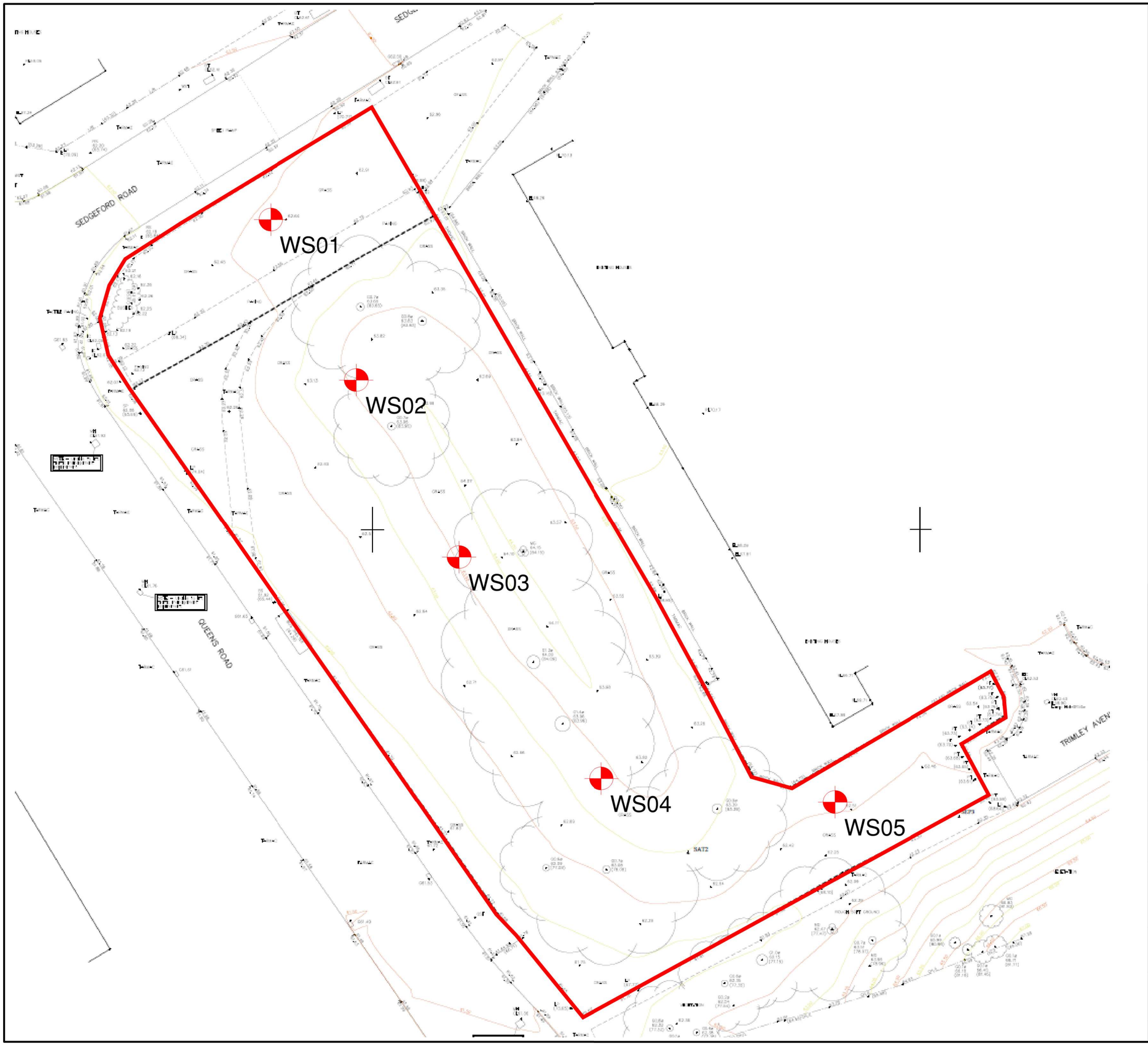
Appendix A3 – Geo-Environmental Laboratory Testing Results

Appendix A4 – Generic Assessment Criteria (GACs)

Appendix A5 – Geotechnical Laboratory Testing Results

Appendix A6 – Ground Gas Monitoring Results

Appendix A1 – Drawings



SITE INVESTIGATION

BOREHOLE LOCATIONS

Rev:	Description:	Date:	By:	Chkd:

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Structures - Civils - Environmental - Infrastructure - Transport Planning - Sustainability - Expert Advisory Services
Birmingham - Bristol - Cardiff - Douglas - Edinburgh - Kendal - Leeds - Liverpool - London - Manchester - Nottingham

Status:

INFORMATION

Project:

QUEENS ROAD

Drg Title:

EXPLORATORY HOLE LOCATION PLAN

Scale:	Size:	First Issue:	Drawn:	Checked:
NTS	A3	16/08/2022	JL	RA

Drg No:	Rev:
077873-CUR-00-XX-DR-GE-80005	P02

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Appendix A2 – Exploratory Hole Logs

Borehole Log

Borehole No.
WS01
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 62.55	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.20	62.35		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with cobbles and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete, sandstone and granite. Cobbles are subangular of concrete.
		0.40	ES					
					0.60	61.95		MADE GROUND: Loose dark brown gravelly sand. Gravel is angular to subangular fine to coarse of brick, concrete, sandstone, granite and mudstone.
		0.80	D					
		1.00		N=14 (2,3/3,3,4,4)				Stiff to very stiff brown and light grey slightly sandy CLAY, with abundant rootlets. Sand is fine to medium.
		2.00		N=17 (3,3/4,4,4,5)				
		3.00	D					
		3.00		N=19 (3,3/4,5,5,5)				
		4.00		N=15 (3,3/3,3,4,5)				
		5.00		N=18 (3,3/4,4,5,5)				
					5.45	57.10		End of borehole at 5.45 m

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

Borehole Log

Borehole No.
WS02
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 63.50	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description	
					0.15	63.35		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with occasional roots and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete, glass and mudstone.	
		0.40	ES					MADE GROUND: Loose dark brown gravelly sand with rootlets and rare cobbles. Gravel is angular to subangular fine to coarse of brick, concrete, glass, and mudstone. Cobbles are angular to subangular of concrete	
		1.00		N=15 (5,3/4,4,4,3)					1
		2.00		N=14 (3,2/3,3,4,4)					2
					2.30	61.20		Stiff to very stiff brown and light grey slightly sandy CLAY. Sand is fine to medium.	
		3.00	D						3
		3.00		N=23 (4,5/6,5,6,6)					
					3.30	60.20		Stiff to very stiff dark brown mottled light grey slightly sandy slightly gravelly CLAY. Sand is fine to medium. Gravel is subangular fine of of coal.	
		4.00		N=20 (3,3/4,5,6,5)					4
		4.50	D						
		5.00		N=24 (5,6/6,6,6,6)					5
					5.45	58.05		End of borehole at 5.45 m	
									6
									7
									8

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

AGS

Borehole Log

Borehole No.
WS03
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 63.70	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.15	63.55		MADE GROUND: Grass cover over loose dark brown slightly gravelly fine t coarse sand with abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, glass, and concrete.
		0.40	ES					MADE GROUND: Loose dark brown gravelly fine to medium sand. Gravel is angular to subangular, fine to coarse of brick, glass, concrete, sandstone and metal fragments.
		1.00		N=13 (3,3/3,3,3,4)				
		2.00		N=11 (4,3/3,2,3,3)				
					2.20	61.50		Firm to stiff dark brown and light grey slightly sandy CLAY. Sand is fine.
		2.50	D					
		3.00	ES					
		3.00		N=15 (3,3/3,4,4,4)				
					3.60	60.10		Stiff to very stiff dark brown mottled light grey slightly sandy CLAY. Sand is fine.
		4.00		N=24 (4,4/5,5,7,7)				
								From 4.3 to 5m: Small rare fragment of coal.
		4.50	D					
		5.00		N=22 (4,4/5,5,5,7)				
					5.45	58.25		End of borehole at 5.45 m

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

Borehole Log

Borehole No.
WS04
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 63.30	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.20	63.10		MADE GROUND: Grass cover over loose dark brown slightly gravelly fine to medium sand with occasional roots and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete and sandstone.
		0.40	ES					MADE GROUND: Loose dark brown gravelly fine to medium sand with rootlets, roots and cobbles. Gravel is angular to subangular, fine to coarse of brick, concrete and sandstone. Cobbles are rare angular to subangular of concrete.
		1.00		N=35 (4,5/6,6,10,13)				
		1.50		50 (25 for 20mm/50 for 25mm)	1.50	61.80		End of borehole at 1.50 m

1 2 3 4 5 6 7 8

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

AGS

Borehole Log

Borehole No.
WS04A
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 63.30	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.20	63.10		MADE GROUND: Grass cover over loose dark brown slightly gravelly fine to medium sand with occasional roots and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete and sandstone.
								MADE GROUND: Loose dark brown gravelly fine to medium sand with rootlets, roots and cobbles. Gravel is angular to subangular, fine to coarse of brick, concrete and sandstone. Cobbles are rare angular to subangular of concrete.
					1.50	61.80		End of borehole at 1.50 m

1 2 3 4 5 6 7 8

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

AGS

Borehole Log

Borehole No.
WS05
Sheet 1 of 1

Project Name: Queens Road	Project No. 077873.04	Co-ords: -	Hole Type WS
Location: Queens Road, Monsall, M40 8GW		Level: 62.51	Scale 1:40
Client: Guinness Partnership		Dates: 10/08/2022 - 10/08/2022	Logged By JP

Well	Water Strikes	Samples and In Situ Testing: Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.10	62.41		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with occasional roots and abundant rootlets. Gravel is angular to subangular, fine to coarse of brick, concrete, glass and sandstone.
		0.50	ES					
		1.00		N=4 (2,1/1,1,1,1)	0.90	61.61		MADE GROUND: Loose dark brown gravelly fine to medium sand with rootlets and cobbles. Gravel is angular to subangular, fine to coarse of brick, concrete and sandstone. Cobbles are rare angular to subangular of concrete and sandstone.
		1.30	ES					
					1.60	60.91		MADE GROUND: Soft to firm dark brown and black slightly gravelly sandy clay. Sand is fine to medium. Gravel is angular to subangular fine to medium of brick. Slight hydrocarbon odour.
		2.00		N=14 (2,2/3,3,4,4)				Stiff to very stiff brown mottled light grey slightly sandy clay. Sand is fine.
		2.50	D					
		3.00		N=19 (3,4/4,4,5,6)				
		4.00		N=22 (4,3/4,5,7,6)				
		5.00		N=21 (3,3/4,5,6,6)				
					5.45	57.06		End of borehole at 5.45 m

Remarks
Location cleared with GPR and Cat & Genny. Hand dug service clearance pit excavated to 1.20m bgl. No groundwater encountered.

Appendix A3 – Geo-Environmental Laboratory Testing Results

envirolab
Units 7 & 8 Sandpits Business Park
Mottram Road, Hyde, Cheshire, SK14 3AR

FINAL ANALYTICAL TEST REPORT
SUPPLEMENT TO TEST REPORT 22/08139/1

Amendments: Request for Additional Analysis

Envirolab Job Number: 22/08139
Issue Number: 2 **Date:** 07 September, 2022

Client: Curtins Consulting (Manchester)
Merchant Exchange
17-19 Whitworth Street
Manchester
UK
M1 5WG

Project Manager: Jonathan Lord
Project Name: P500 - Queens Road
Project Ref: B077873
Order No: EBMA 3513
Date Samples Received: 15/08/22
Date Instructions Received: 19/08/22
Date Analysis Completed: 07/09/22

Approved by:

Richard Wong
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

Envirolab Job Number: 22/08139

Client Project Name: P500 - Queens Road

Client Project Ref: B077873

Lab Sample ID	22/08139/1	22/08139/2	22/08139/3	22/08139/5	22/08139/6			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03	WS04	WS05					
Depth to Top	0.40	0.40	0.40	0.40	0.50					
Depth To Bottom										
Date Sampled	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22					
Sample Type	Soil - ES	Soil - ES	Soil - ES	Soil - ES	Soil - ES					
Sample Matrix Code	4AE	4AE	4ABE	4AE	4AE					
% Stones >10mm$_{A}$	<0.1	14.3	<0.1	7.2	27.5			% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	8.24	8.41	8.12	8.34	8.05			pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.01	<0.01	<0.01	0.02	0.01			g/l	0.01	A-T-026s
Cyanide (total)$_{A}^{M\#}$	<1	<1	<1	<1	<1			mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2	<0.2	<0.2	<0.2			mg/kg	0.2	A-T-050s
Organic Matter$_{D}^{M\#}$	3.9	10.3	13.5	10.4	5.6			% w/w	0.1	A-T-032 OM
Arsenic$_{D}^{M\#}$	11	18	15	13	9			mg/kg	1	A-T-024s
Boron (water soluble)$_{D}$	<1.0	<1.0	<1.0	<1.0	<1.0			mg/kg	1	A-T-027s
Cadmium$_{D}^{M\#}$	1.2	1.8	1.5	1.5	0.9			mg/kg	0.5	A-T-024s
Copper$_{D}^{M\#}$	51	127	55	65	40			mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	28	27	23	25	17			mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1	<1	<1	<1			mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	99	202	106	117	87			mg/kg	1	A-T-024s
Mercury$_{D}$	1.54	0.57	0.53	0.58	0.55			mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	19	29	25	27	15			mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	1	2	<1	2	<1			mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	103	139	103	116	83			mg/kg	5	A-T-024s

Envirolab Job Number: 22/08139

Client Project Name: P500 - Queens Road

Client Project Ref: B077873

Lab Sample ID	22/08139/1	22/08139/2	22/08139/3	22/08139/5	22/08139/6			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03	WS04	WS05					
Depth to Top	0.40	0.40	0.40	0.40	0.50					
Depth To Bottom										
Date Sampled	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22					
Sample Type	Soil - ES	Soil - ES	Soil - ES	Soil - ES	Soil - ES					
Sample Matrix Code	4AE	4AE	4ABE	4AE	4AE					
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	Chrysotile	NAD	NAD					A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-	-					A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	Loose Fibres	-	-					A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A	N/A					A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing)$_{D}$	-	-	<0.001	-	-			% w/w	0.001	A-T-054

Envirolab Job Number: 22/08139

Client Project Name: P500 - Queens Road

Client Project Ref: B077873

Lab Sample ID	22/08139/1	22/08139/2	22/08139/3	22/08139/5	22/08139/6			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03	WS04	WS05					
Depth to Top	0.40	0.40	0.40	0.40	0.50					
Depth To Bottom										
Date Sampled	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22					
Sample Type	Soil - ES	Soil - ES	Soil - ES	Soil - ES	Soil - ES					
Sample Matrix Code	4AE	4AE	4ABE	4AE	4AE					
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.16	2.12	0.92	0.25	0.19			mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	0.02	0.07	0.61	0.03	0.02			mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.27	2.93	2.17	0.39	0.31			mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.92	5.85	4.02	1.25	0.97			mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.77	4.54	2.85	1.02	0.79			mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.93	4.81	2.98	1.20	0.92			mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.37	1.79	1.06	0.49	0.40			mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	0.34	1.52	0.84	0.34	0.24			mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.97	5.47	3.87	1.31	1.01			mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	0.08	0.35	0.22	0.09	0.07			mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	1.92	14.5	9.04	2.86	2.17			mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.11	1.51	1.64	0.16	0.12			mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.47	2.23	1.29	0.59	0.47			mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03	0.42	2.50	0.07	0.06			mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	1.19	12.3	9.06	1.71	1.31			mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	1.77	12.6	8.38	2.56	1.96			mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	10.3	73	51.5	14.3	11			mg/kg	0.01	A-T-019s

Envirolab Job Number: 22/08139

Client Project Name: P500 - Queens Road

Client Project Ref: B077873

Lab Sample ID	22/08139/1	22/08139/2	22/08139/3	22/08139/5	22/08139/6			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03	WS04	WS05					
Depth to Top	0.40	0.40	0.40	0.40	0.50					
Depth To Bottom										
Date Sampled	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22	10-Aug-22					
Sample Type	Soil - ES	Soil - ES	Soil - ES	Soil - ES	Soil - ES					
Sample Matrix Code	4AE	4AE	4ABE	4AE	4AE					
TPH CWG with Clean Up										
Ali >C5-C6$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
Ali >C6-C8$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
Ali >C8-C10$_{A}$	<1	<1	2	<1	<10			mg/kg	1	A-T-055s
Ali >C10-C12$_{A}^{M\#}$	<1	<1	1	<1	<10			mg/kg	1	A-T-055s
Ali >C12-C16$_{A}^{M\#}$	1	3	3	1	23			mg/kg	1	A-T-055s
Ali >C16-C21$_{A}^{M\#}$	5	5	4	3	26			mg/kg	1	A-T-055s
Ali >C21-C35$_{A}^{M\#}$	34	25	19	24	147			mg/kg	1	A-T-055s
Total Aliphatics$_{A}$	35	35	27	27	252			mg/kg	1	Calc-As Recd
Aro >C5-C7$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
Aro >C7-C8$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
Aro >C8-C10$_{A}$	3	2	4	3	<10			mg/kg	1	A-T-055s
Aro >C10-C12$_{A}$	<1	5	6	1	23			mg/kg	1	A-T-055s
Aro >C12-C16$_{A}$	7	35	30	8	172			mg/kg	1	A-T-055s
Aro >C16-C21$_{A}^{M\#}$	31	116	90	35	554			mg/kg	1	A-T-055s
Aro >C21-C35$_{A}^{M\#}$	101	260	225	97	1170			mg/kg	1	A-T-055s
Total Aromatics$_{A}$	125	446	321	140	2480			mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35)$_{A}$	160	481	348	167	2730			mg/kg	1	Calc-As Recd
BTEX - Benzene$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
BTEX - Toluene$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
BTEX - o Xylene$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s
MTBE$_{A}^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-022s

REPORT NOTES

General

This report shall not be reproduced, except in full, without written approval from Envirolab.
The results reported herein relate only to the material supplied to the laboratory.
The residue of any samples contained within this report, and any received with the same delivery, will be disposed of six weeks after initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of six months after the initial Asbestos testing is completed.
Analytical results reflect the quality of the sample at the time of analysis only.
Opinions and interpretations expressed are outside the scope of our accreditation.
If results are in italic font they are associated with an AQC failure, these are not accredited and are unreliable.
A deviating samples report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
The Client Sample No, Client Sample ID, Depth to Top, Depth to Bottom and Date Sampled were all provided by the client.

Soil chemical analysis:

All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH analysis of water by method A-T-007:

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

Electrical Conductivity of water by Method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Asbestos:

Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis.
Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample, 9 = INCINERATOR ASH.
Samples with Matrix Code 7 & 8 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations, with the exception of bulk asbestos which are BSEN 17025 accredited.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal,
E = contains roots/twigs.

Key:

IS indicates Insufficient Sample for analysis.
US indicates Unsuitable Sample for analysis.
NDP indicates No Determination Possible.
NAD indicates No Asbestos Detected.
N/A indicates Not Applicable.
Superscript # indicates method accredited to ISO 17025.
Superscript "M" indicates method accredited to MCERTS.
Subscript "A" indicates analysis performed on the sample as received.
Subscript "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve
Subscript "^" indicates analysis has dependant options against results. Testing dependant on results appear in the comments area of your sample receipt.
EPH CWG results have humics mathematically subtracted through instrument calculation
TPH results "with Cleanup" indicates results cleaned up with Silica during extraction

EPH CWG GCxGC ID from TPH CWG

Where we have identified humic substances in any ID's from TPH CWG with Clean Up please note that the concentration of these humic substances is not included in the quantified results and are included in the ID for information.

Please contact us if you need any further information.

v2

Envirolab Deviating Samples Report

Units 7&8 Sandpits Business Park, Mottram Road, Hyde, SK14 3AR
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Curtins Consulting (Manchester), Merchant Exchange, 17-19 Whitworth Street , Manchester, UK, M1 5WG

Project: P500 - Queens Road

Clients Project No: B077873

Project No: 22/08139

Date Received: 19/08/2022 (am)

Cool Box Temperatures (°C): 20.1

NO DEVIATIONS IDENTIFIED with respect to sampling dates or containers received.

Note: If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3 (for water samples 5 ± 3°C), ISO 18400-105:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	22/08139/1	22/08139/2	22/08139/3	22/08139/5	22/08139/6
Client Sample No					
Client Sample ID/Depth	WS01 0.40m	WS02 0.40m	WS03 0.40m	WS04 0.40m	WS05 0.50m
Date Sampled	10/08/22	10/08/22	10/08/22	10/08/22	10/08/22
A-T-019s	24/08/2022	24/08/2022	24/08/2022	24/08/2022	24/08/2022
A-T-022s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
A-T-024s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
A-T-026s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
A-T-027s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
A-T-031s	25/08/2022	25/08/2022	24/08/2022	25/08/2022	25/08/2022
A-T-032 OM	24/08/2022	24/08/2022	24/08/2022	24/08/2022	24/08/2022
A-T-040s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
A-T-042sTCN	24/08/2022	24/08/2022	24/08/2022	24/08/2022	24/08/2022
A-T-044	24/08/2022	24/08/2022	24/08/2022	24/08/2022	24/08/2022
A-T-045	22/08/2022	22/08/2022	22/08/2022	22/08/2022	22/08/2022
A-T-050s	24/08/2022	24/08/2022	24/08/2022	24/08/2022	24/08/2022
A-T-054			07/09/2022		
A-T-055s	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022
Calc-As Recd	25/08/2022	25/08/2022	25/08/2022	25/08/2022	25/08/2022

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Appendix A4 – Generic Assessment Criteria (GACs)

Adopted Soil Generic Assessment Criteria
Sandy loam with 6% SOM

Contaminants	Residential with home grown produce	Residential without home grown produce	Allotments	Commercial	Public open space near residential housing POS_{resi}	Public park POS_{park}
Metals						
Beryllium	*1.7*	*1.7*	*35*	*12*	*2.2*	*63*
Boron	*290*	*11,000*	*45*	*240,000*	*21,000*	*46,000*
Cadmium	**10**[13] 22	**85**[13] 150	**1.8** 3.9	**230** 410	*120* 220	*560* 880
Chromium III	*910*	*910*	*18,000*	*8,600*	*1,500*	*33,000*
Chromium VI	*6* 21	*6* 21	*1.8* 170	*33* 49	*7.7* 21	*220* 250
Lead	200	310	80	2,300	630	1,300
Mercury *(elemental)*	**1**	**1**	**26**	**26**	*16*	**26**[8] [*30*]
Mercury (inorganic)	**170**	**240**	**80**	**3600**	*120*	*240*
Nickel	*130*[10]	*180*[10]	*53*[11]	*980*[10]	*230*	*800*
Vanadium	*410*	*1200*	*91*	*9000*	*2000*	*5000*
Copper	*2400*	*7100*	*520*	*68000*	*12000*	*44000*
Zinc	*3700*	*40000*	*620*	*730000*	*81000*	*170000*
Semi-Metals and non-metals						
Arsenic	**32**[12] 37	**35**[12] 40	**43**[12] 49	**640**[12] 640	*79* 79	*170* 170
Antimony		***550***		***7500***	***1500***	***3300***
Selenium	**350**	**600**	**120**	**13000**	*1100*	*1800*
Inorganic chemicals						
Cyanide	34	34	34	34	34	34
Organic contaminants						
Aliphatic risk banded hydrocarbons - TPHCWG method						
$EC_{>5}$ - EC_6	*160*	*160*	*3900*	*12000*	*600000*	*180000*
$EC_{>6}$ - EC_8	*530*	*530*	*13000*	*40000*	*620000*	*320000*
$EC_{>8}$ - EC_{10}	*150*	*150*	*1700*	*11000*	*13000*	*21000*
EC_{10}-EC_{12}	*760*	*770*	*7300*	*47000*	*13000*	*24000*
EC_{12}-EC_{16}	*4300*	*4400*	*13000*	*90000*	*13000*	*26000*
$EC_{>16}$ - EC_{35}	*110000*	*110000*	*270000*	*1800000*	*250000*	*490000*
$EC_{>35}$ - EC_{44}	*110000*	*110000*	*270000*	*1800000*	*250000*	*490000*
Aromatic risk banded hydrocarbons - TPHCWG method						
$EC_{>5}$ - EC_7	*300*	*1400*	*57*	*86000*	*56000*	*92000*
$EC_{>7}$ - EC_8	*660*	*3900*	*120*	*180000*	*56000*	*100000*
$EC_{>8}$ - EC_{10}	*190*	*270*	*51*	*17000*	*5000*	*9300*
EC_{10} - EC_{12}	*380*	*1200*	*74*	*34000*	*5000*	*10000*
EC_{12} - EC_{16}	*660*	*2500*	*130*	*38000*	*5000*	*10000*
$EC_{>16}$ - EC_{21}	*930*	*1900*	*260*	*28000*	*3800*	*7800*
$EC_{>21}$ - EC_{35}	*1700*	*1900*	*1600*	*28000*	*3800*	*7900*
$EC_{>35}$ - EC_{44}	*1700*	*1900*	*1600*	*28000*	*3800*	*7900*
Aliph + Arom EC >44-70	*1900*	*1900*	*3000*	*28000*	3800	7900
Aromatic						
Benzene	**0.33** 0.87	**1.0** 3.3	**0.07** 0.18	**95** 98	*73* 140	*110* 230
Ethyl benzene	**350**	**840**	**90**	**2800**[8] [66000]	**2800**[8] [*25000*]	**2800**[8] [*27000*]
Toluene	**610**	**2700**	**120**	**4400**[8] [190000]	**4400**[8] [*56000*]	**4400**[8] [*100000*]
Xylene[9]	**230**	**290**	**160**	**2600**[8] [32000]	**2600**[8] [*43000*]	**2600**[8] [*31000*]
Phenol	**420**	**520**	**280**	**3200**[14] (38000)	**3200**[14] (*10000*)	**3200**[14] (*9300*)
Polycyclic Aromatic Hydrocarbons (PAH)						
Naphthalene	*13*	*13*	*24*	*1100*	*4900*	*3000*
Acenaphthylene	*920*	*6000*	*160*	*100000*	*15000*	*30000*
Acenaphthene	*1100*	*6000*	*200*	*100000*	*15000*	*30000*
Fluorene	*860*	*4500*	*160*	*71000*	*9900*	*20000*
Phenanthrene	*440*	*1500*	*90*	*23000*	*3100*	*6300*
Anthracene	*11000*	*37000*	*2200*	*540000*	*74000*	*150000*
Fluoranthene	*890*	*1600*	*290*	*23000*	*3100*	*6400*
Pyrene	*2000*	*3800*	*620*	*54000*	*7400*	*15000*
Benz(a)anthracene	*13*	*15*	*13*	*180*	*29*	*62*
Chrysene	*27*	*32*	*19*	*350*	*57*	*120*
Benzo(b)fluoranthene	*3.7*	*4.0*	*3.9*	*45*	*7.2*	*16.0*
Benzo(k)fluoranthene	*100*	*110*	*130*	*1200*	*190*	*440*
Benzo(a)pyrene	*3.0* 5.0	*3.2* 5.3	*3.5* 5.7	*36* 77	*5.7* 10	*13* 21
Indeno(123cd)pyrene	*41*	*46*	*39*	*510*	*82*	*180*
Dibenzo(ah)anthracene	*0.3*	*0.32*	*0.43*	*3.6*	*0.58*	*1.4*
Benzo(ghi)perylene	*350*	*360*	*640*	*4000*	*640*	*1600*
Chlorinated Aliphatic Hydrocarbons						
Vinyl chloride	*0.0014*	*0.0015*	*0.0018*	*0.12*	*3.5*	*5.4*
Trichloroethene (TCE)	*0.075*	*0.08*	*0.21*	*5.7*	*120*	*120*
1,1,1,2 Tetrachlorethane	*6.4*	*8.2*	*4.4*	*560*	*1400*	*2100*
Tetrachlorethene (PCE)	*0.90*	*0.92*	*3.6*	*95*	*1400*	*1500*
1,1,1 Trichlorethane	*39*	*40*	*240*	*3000*	*140000*	*100000*

Notes

1. All values above are in mg/kg
2. **Numbers in bold are SGVs or GAC that are derived based on SGV report input parameters**, *numbers in italics are S4ULs*, ***numbers in bold-italics are based on EIC/AGS/CL:AIRE numbers & input parameters*** and underlined numbers are C4SLs
3. Soil organic matter (SOM) is assumed to be 6% - DEFAULT VALUE
4. Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
5. For residential, the building type is conservatively assumed to be a small terrace house where the development includes bungalows change to more conservative bungalow setting in computer model
6. For commercial, the building type is conservatively assumed to be a pre 1970s office building, where the proposed development comprises houses, flat with living spaces changes setting in model accordingly
7. For classrooms consider increasing the dust loading fator in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m^{-3}
8. Based on vapour saturation limt as suggested by EA / [ ] model value
9. Lowest of o-, m- and p-xylene
10. Based on comparison of inhalation exposure with inhalation TDI
11. Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
12. Based on a comparison of oral and dermal soil exposure with oral Index Dose only
13. Averaged over and based on lifetime exposure
14. Based on critical concentration for skin irritation in humans arising from contact with phenol in aqueous solution (number in brackets based on health effects following long term exposure for illustration)
15. NA: Not applicable

Adopted Soil Generic Assessment Criteria
Sandy loam with 2.5% SOM

Contaminants	Residential with home grown produce	Residential without home grown produce	Allotments	Commercial	Public open space near residential housing POS_{resi}	Public park POS_{park}
Metals						
Beryllium	*1.7*	*1.7*	*35*	*12*	*2.2*	*63*
Boron	*290*	*11,000*	*45*	*240,000*	*21,000*	*46,000*
Cadmium	**10**[13] 22	**85**[13] 150	**1.8** 3.9	**230** 410	*120* 220	*560* 880
Chromium III	*910*	*910*	*18,000*	*8,600*	*1,500*	*33,000*
Chromium VI	*6* 21	*6* 21	*1.8* 170	*33* 49	*7.7* 21	*220* 250
Lead	200	310	80	2,300	630	1,300
Mercury *(elemental)*	**1**	**1**	**26**	**26**	*16*	**26**[8] [*30*]
Mercury (inorganic)	**170**	**240**	**80**	**3600**	*120*	*240*
Nickel	*130*[10]	*180*[10]	*53*[11]	*980*[10]	*230*	*800*
Vanadium	*410*	*1200*	*91*	*9000*	*2000*	*5000*
Copper	*2400*	*7100*	*520*	*68000*	*12000*	*44000*
Zinc	*3700*	*40000*	*620*	*730000*	*81000*	*170000*
Semi-Metals and non-metals						
Arsenic	**32**[12] 37	**35**[12] 40	**43**[12] 49	**640**[12] 640	*79* 79	*170* 170
Antimony		***550***		***7500***	***1500***	***3300***
Selenium	**350**	**600**	**120**	**13000**	*1100*	*1800*
Inorganic chemicals						
Cyanide	34	34	34	34	34	34
Organic contaminants						
Aliphatic risk banded hydrocarbons - TPHCWG method						
$EC_{>5}$ - EC_6	*78*	*78*	*1700*	*5900*	*590000*	*130000*
$EC_{>6}$ - EC_8	*230*	*230*	*5600*	*17000*	*610000*	*220000*
$EC_{>8}$ - EC_{10}	*65*	*65*	*770*	*4800*	*13000*	*18000*
EC_{10}-EC_{12}	*330*	*330*	*4400*	*23000*	*13000*	*23000*
EC_{12}-EC_{16}	*2400*	*2400*	*13000*	*82000*	*13000*	*25000*
$EC_{>16}$ - EC_{35}	*92000*	*92000*	*270000*	*1700000*	*250000*	*480000*
$EC>_{35}$ - EC_{44}	*92000*	*92000*	*270000*	*1700000*	*250000*	*480000*
Aromatic risk banded hydrocarbons - TPHCWG method						
$EC>_5$ - EC_7	*140*	*690*	*27*	*46000*	*56000*	*84000*
$EC>_7$ - EC_8	*290*	*1800*	*51*	*110000*	*56000*	*95000*
$EC_{>8}$ - EC_{10}	*83*	*110*	*21*	*8100*	*5000*	*8500*
EC_{10} - EC_{12}	*180*	*590*	*31*	*28000*	*5000*	*9700*
EC_{12} - EC_{16}	*330*	*2300*	*57*	*37000*	*5100*	*10000*
$EC_{>16}$ - EC_{21}	*540*	*1900*	*110*	*28000*	*3800*	*7700*
$EC_{>21}$ - EC_{35}	*1500*	*1900*	*820*	*28000*	*3800*	*7800*
$EC>_{35}$ - EC_{44}	*1500*	*1900*	*820*	*28000*	*3800*	*7800*
Aliph + Arom EC >44-70	*1800*	*1900*	*2100*	*28000*	3800	7800
Aromatic						
Benzene	**0.16**	**0.49**	**0.035**	**50**	*72*	*100*
Ethyl benzene	**150**	**380**	**39**	**1200**[8] [35000]	**1200**[8] [*24000*]	**1200**[8] [*22000*]
Toluene	**270**	**1300**	**51**	**1900**[8] [110000]	**1900**[8] [*56000*]	**1900**[8] [*95000*]
Xylene[9]	**98**	**120**	**70**	**1200**[8] [14000]	**1200**[8] [*42000*]	**1200**[8] [*23000*]
Phenol	**290**	**420**	**140**	**1500**[14] (35000)	**1500**[14] (*10000*)	**1500**[14] (*8300*)
Polycyclic Aromatic Hydrocarbons (PAH)						
Naphthalene	*5.6*	*5.6*	*10*	*460*	*4900*	*1900*
Acenaphthylene	*420*	*4600*	*69*	*97000*	*15000*	*30000*
Acenaphthene	*510*	*4700*	*85*	*97000*	*15000*	*30000*
Fluorene	*400*	*3800*	*67*	*68000*	*9900*	*20000*
Phenanthrene	*220*	*1500*	*38*	*22000*	*3100*	*6200*
Anthracene	*5400*	*35000*	*950*	*540000*	*74000*	*150000*
Fluoranthene	*560*	*1600*	*130*	*23000*	*3100*	*6300*
Pyrene	*1200*	*3800*	*270*	*54000*	*7400*	*15000*
Benz(a)anthracene	*11*	*14*	*6.5*	*170*	*29*	*56*
Chrysene	*22*	*31*	*9.4*	*350*	*57*	*110*
Benzo(b)fluoranthene	*3.3*	*4.0*	*2.1*	*44*	*7.2*	*15*
Benzo(k)fluoranthene	*93*	*110*	*75*	*1200*	*190*	*410*
Benzo(a)pyrene	*2.7*	*3.2*	*2*	*35*	*5.7*	*12*
Indeno(123cd)pyrene	*36*	*46*	*21*	*510*	*82*	*170*
Dibenzo(ah)anthracene	*0.28*	*0.32*	*0.27*	*3.6*	*0.57*	*1.3*
Benzo(ghi)perylene	*340*	*360*	*470*	*4000*	*640*	*1500*
Chlorinated Aliphatic Hydrocarbons						
Vinyl chloride	*0.00087*	*0.001*	*0.001*	*0.077*	*3.5*	*5*
Trichloroethene (TCE)	*0.034*	*0.036*	*0.091*	*2.6*	*120*	*91*
1,1,1,2 Tetrachlorethane	*2.8*	*3.5*	*1.9*	*250*	*1400*	*1800*
Tetrachlorethene (PCE)	*0.39*	*0.4*	*1.5*	*42*	*1400*	*1100*
1,1,1 Trichlorethane	*18*	*18*	*110*	*1300*	*140000*	*76000*

Notes

1. All values above are in mg/kg
2. **Numbers in bold are SGVs or GAC that are derived based on SGV report input parameters**, *numbers in italics are S4ULs*, ***numbers in bold-italics are based on EIC/AGS/CL:AIRE numbers & input parameters*** and underlined numbers are C4SLs
3. Soil organic matter (SOM) is assumed to be 2.5% - DEFAULT VALUE
4. Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
5. For residential, the building type is conservatively assumed to be a small terrace house where the development includes bungalows change to more conservative bungalow setting in computer model
6. For commercial, the building type is conservatively assumed to be a pre 1970s office building, where the proposed development comprises houses, flat with living spaces changes setting in model accordingly
7. For classrooms consider increasing the dust loading fator in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m^{-3}
8. Based on vapour saturation limt as suggested by EA / [ ] model value
9. Lowest of o-, m- and p-xylene
10. Based on comparison of inhalation exposure with inhalation TDI
11. Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
12. Based on a comparison of oral and dermal soil exposure with oral Index Dose only
13. Averaged over and based on lifetime exposure
14. Based on critical concentration for skin irritation in humans arising from contact with phenol in aqueous solution (number in brackets based on health effects following long term exposure for illustration)
15. NA: Not applicable

Adopted Soil Generic Assessment Criteria
Sandy loam with 1% SOM

Contaminants	Residential with home grown produce	Residential without home grown produce	Allotments	Commercial	Public open space near residential housing POS_{resi}	Public park POS_{park}
Metals						
Beryllium	*1.7*	*1.7*	*35*	*12*	*2.2*	*63*
Boron	*290*	*11,000*	*45*	*240,000*	*21,000*	*46,000*
Cadmium	**10**[13] 22	**85**[13] 150	**1.8** 3.9	**230** 410	*120* 220	*560* 880
Chromium III	*910*	*910*	*18,000*	*8,600*	*1,500*	*33,000*
Chromium VI	*6* 21	*6* 21	*1.8* 170	*33* 49	*7.7* 21	*220* 250
Lead	200	310	80	2,300	630	1,300
Mercury *(elemental)*	**1**	**1**	**26**	**26**	*16*	**26**[8] *[30]*
Mercury (inorganic)	**170**	**240**	**80**	**3600**	*120*	*240*
Nickel	*130*[10]	*180*[10]	*53*[11]	*980*[10]	*230*	*800*
Vanadium	*410*	*1200*	*91*	*9000*	*2000*	*5000*
Copper	*2400*	*7100*	*520*	*68000*	*12000*	*44000*
Zinc	*3700*	*40000*	*620*	*730000*	*81000*	*170000*
Semi-Metals and non-metals						
Arsenic	**32**[12] 37	**35**[12] 40	**43**[12] 49	**640**[12] 640	*79* 79	*170* 170
Antimony		***550***		***7500***	***1500***	***3300***
Selenium	**350**	**600**	**120**	**13000**	*1100*	*1800*
Inorganic chemicals						
Cyanide	34	34	34	34	34	34
Organic contaminants						
Aliphatic risk banded hydrocarbons - TPHCWG method						
$EC_{>5}$ - EC_6	*42*	*42*	*730*	*3200*	*570000*	*95000*
$EC_{>6}$ - EC_8	*100*	*100*	*2300*	*7800*	*600000*	*150000*
$EC_{>8}$ - EC_{10}	*27*	*27*	*320*	*2000*	*13000*	*14000*
EC_{10}-EC_{12}	*130*	*130*	*2200*	*9700*	*13000*	*21000*
EC_{12}-EC_{16}	*1100*	*1100*	*11000*	*59000*	*13000*	*25000*
$EC_{>16}$ - EC_{35}	*65000*	*65000*	*260000*	*1600000*	*250000*	*450000*
$EC>_{35}$ - EC_{44}	*65000*	*65000*	*260000*	*1600000*	*250000*	*450000*
Aromatic risk banded hydrocarbons - TPHCWG method						
$EC>_5$ - EC_7	*70*	*370*	*13*	*26000*	*56000*	*76000*
$EC>_7$ - EC_8	*130*	*860*	*22*	*56000*	*56000*	*87000*
$EC_{>8}$ - EC_{10}	*34*	*47*	*8.6*	*3500*	*5000*	*7200*
EC_{10} - EC_{12}	*74*	*250*	*13*	*16000*	*5000*	*9200*
EC_{12} - EC_{16}	*140*	*1800*	*23*	*36000*	*5100*	*10000*
$EC_{>16}$ - EC_{21}	*260*	*1900*	*46*	*28000*	*3800*	*7600*
$EC_{>21}$ - EC_{35}	*1100*	*1900*	*370*	*28000*	*3800*	*7800*
$EC>_{35}$ - EC_{44}	*1100*	*1900*	*370*	*28000*	*3800*	*7800*
Aliph + Arom EC >44-70	*1600*	*1900*	*1200*	*28000*	3800	7800
Aromatic						
Benzene	**0.08**	**0.3**	**0.017**	**28**	*72*	*90*
Ethyl benzene	**65**	**170**	**16**	**520**[8] [17000]	**520**[8] *[24000]*	**520**[8] *[17000]*
Toluene	**120**	**610**	**22**	**860**[8] [59000]	**860**[8] *[56000]*	**860**[8] *[87000]*
Xylene[9]	**41**	**53**	**28**	**480**[8] [69000]	**480**[8] *[41000]*	**480**[8] *[17000]*
Phenol	**180**	**310**	**66**	**760**[14] (31000)	**760**[14] *(10000)*	**760**[14] *(7600)*
Polycyclic Aromatic Hydrocarbons (PAH)						
Naphthalene	*2.3*	*2.3*	*4.1*	*190*	*4900*	*1200*
Acenaphthylene	*170*	*2900*	*28*	*83000*	*15000*	*29000*
Acenaphthene	*210*	*3000*	*34*	*84000*	*15000*	*29000*
Fluorene	*170*	*2800*	*27*	*63000*	*9900*	*20000*
Phenanthrene	*95*	*1300*	*15*	*22000*	*3100*	*6200*
Anthracene	*2400*	*31000*	*380*	*520000*	*74000*	*150000*
Fluoranthene	*280*	*1500*	*52*	*23000*	*3100*	*6300*
Pyrene	*620*	*3700*	*110*	*54000*	*7400*	*15000*
Benz(a)anthracene	*7.2*	*11*	*2.9*	*170*	*29*	*49*
Chrysene	*15*	*30*	*4.1*	*350*	*57*	*93*
Benzo(b)fluoranthene	*2.6*	*3.9*	*0.99*	*44*	*7.1*	*13*
Benzo(k)fluoranthene	*77*	*110*	*37*	*1200*	*190*	*370*
Benzo(a)pyrene	*2.2*	*3.2*	*0.97*	*35*	*5.7*	*11*
Indeno(123cd)pyrene	*27*	*45*	*9.5*	*500*	*82*	*150*
Dibenzo(ah)anthracene	*0.24*	*0.31*	*0.14*	*3.5*	*0.57*	*1.1*
Benzo(ghi)perylene	*320*	*360*	*290*	*3900*	*640*	*1400*
Chlorinated Aliphatic Hydrocarbons						
Vinyl chloride	*0.00064*	*0.00077*	*0.00055*	*0.059*	*3.5*	*4.8*
Trichloroethene (TCE)	*0.016*	*0.017*	*0.041*	*1.2*	*120*	*70*
1,1,1,2 Tetrachlorethane	*1.2*	*1.5*	*0.79*	*110*	*1400*	*1500*
Tetrachlorethene (PCE)	*0.18*	*0.18*	*0.65*	*19*	*1400*	*810*
1,1,1 Trichlorethane	*8.8*	*9*	*48*	*660*	*140000*	*57000*

Notes

1. All values above are in mg/kg
2. **Numbers in bold are SGVs or GAC that are derived based on SGV report input parameters**, *numbers in italics are S4ULs*, ***numbers in bold-italics are based on EIC/AGS/CL:AIRE numbers & input parameters*** and underlined numbers are C4SLs
3. Soil organic matter (SOM) is assumed to be 1% - DEFAULT VALUE
4. Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
5. For residential, the building type is conservatively assumed to be a small terrace house where the development includes bungalows change to more conservative bungalow setting in computer model
6. For commercial, the building type is conservatively assumed to be a pre 1970s office building, where the proposed development comprises houses, flat with living spaces changes setting in model accordingly
7. For classrooms consider increasing the dust loading fator in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m^{-3}
8. Based on vapour saturation limt as suggested by EA / [ ] model value
9. Lowest of o-, m- and p-xylene
10. Based on comparison of inhalation exposure with inhalation TDI
11. Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
12. Based on a comparison of oral and dermal soil exposure with oral Index Dose only
13. Averaged over and based on lifetime exposure
14. Based on critical concentration for skin irritation in humans arising from contact with phenol in aqueous solution (number in brackets based on health effects following long term exposure for illustration)
15. NA: Not applicable

Appendix A5 – Geotechnical Laboratory Testing Results

Jonathan Lord
Curtins
17-19 Whitworth Street West
Manchester
M1 5WG

e: jonathan.lord@curtins.com

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

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

Analytical Report Number : 22-80493

Project / Site name:	P500 Queens Road	**Samples received on:**	22/08/2022
Your job number:	B077873	**Samples instructed on/ Analysis started on:**	26/08/2022
Your order number:	EBMA 3522	**Analysis completed by:**	08/09/2022
Report Issue Number:	1	**Report issued on:**	09/09/2022
Samples Analysed:	7 soil samples		

Signed:

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

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

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

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

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

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

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

Analytical Report Number: 22-80493
Project / Site name: P500 Queens Road
Your Order No: EBMA 3522

Lab Sample Number				2403878	2403879	2403880	2403881	2403882
Sample Reference				WS01	WS01	WS02	WS02	WS03
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.80	3.00	3.00	4.50	2.50
Date Sampled				10/08/2022	10/08/2022	10/08/2022	10/08/2022	10/08/2022
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	13	13	14	19
Total mass of sample received	kg	0.001	NONE	0.4	0.4	0.3	0.4	0.4

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.8	8	8.2	8.4	7.8
Total Sulphate as SO4	%	0.005	MCERTS	0.024	0.013	0.035	0.025	0.034
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.044	0.019	0.062	0.049	0.15
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	2.4	8.2	11	21	1.7
Total Sulphur	%	0.005	MCERTS	0.013	0.015	0.017	0.018	0.018
Water Soluble Nitrate (2:1) as N (leachate equivalent)	mg/l	2	NONE	< 2.0	< 2.0	< 2.0	2.3	< 2.0

Heavy Metals / Metalloids

Magnesium (water soluble)	mg/kg	5	NONE	35	48	41	59	18
Magnesium (leachate equivalent)	mg/l	2.5	NONE	18	24	20	30	8.8

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

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 22-80493
Project / Site name: P500 Queens Road
Your Order No: EBMA 3522

Lab Sample Number				2403883	2403884
Sample Reference				WS03	WS05
Sample Number				None Supplied	None Supplied
Depth (m)				4.50	2.50
Date Sampled				10/08/2022	10/08/2022
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Limit of detection**	**Accreditation Status**		
Stone Content	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	14	14
Total mass of sample received	kg	0.001	NONE	0.4	0.4

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.3	7.9
Total Sulphate as SO4	%	0.005	MCERTS	0.04	0.023
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.11	0.037
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	5.5	2.3
Total Sulphur	%	0.005	MCERTS	0.017	0.018
Water Soluble Nitrate (2:1) as N (leachate equivalent)	mg/l	2	NONE	< 2.0	< 2.0

Heavy Metals / Metalloids

Magnesium (water soluble)	mg/kg	5	NONE	35	26
Magnesium (leachate equivalent)	mg/l	2.5	NONE	18	13

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

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Analytical Report Number : 22-80493
Project / Site name: P500 Queens Road

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
2403878	WS01	None Supplied	0.8	Brown clay and loam with vegetation.
2403879	WS01	None Supplied	3	Brown clay and loam.
2403880	WS02	None Supplied	3	Brown clay and loam.
2403881	WS02	None Supplied	4.5	Brown clay and loam.
2403882	WS03	None Supplied	2.5	Brown clay and loam.
2403883	WS03	None Supplied	4.5	Brown clay and loam.
2403884	WS05	None Supplied	2.5	Brown clay and loam.

Analytical Report Number : 22-80493
Project / Site name: P500 Queens Road

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Sulphate, water soluble, in soil (16hr extraction)	Determination of water soluble sulphate by ICP-OES. Results reported directly (leachate equivalent) and corrected for extraction ratio (soil equivalent).	In house method.	L038-PL	D	MCERTS
Magnesium, water soluble, in soil	Determination of water soluble magnesium by extraction with water followed by ICP-OES.	In-house method based on TRL 447	L038-PL	D	NONE
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement.	In house method.	L099-PL	D	MCERTS
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight.	In-house method based on British Standard Methods and MCERTS requirements.	L019-UK/PL	D	NONE
Total Sulphate in soil as %	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Total Sulphur in soil as %	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES.	In house method.	L038-PL	D	MCERTS
Water Soluble Nitrate (2:1) as N in soil	Determination of nitrate by reaction with sodium salicylate and colorimetry.	In-house method based on Examination of Water and Wastewatern & Polish Standard Method PN-82/C-04579.08, 2:1 extraction.	L078-PL	W	NONE
Chloride, water soluble, in soil	Determination of Chloride colorimetrically by discrete analyser.	In house method.	L082-PL	D	MCERTS

For method numbers ending in 'UK' analysis have been carried out in our laboratory in the United Kingdom.
For method numbers ending in 'PL' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

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

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

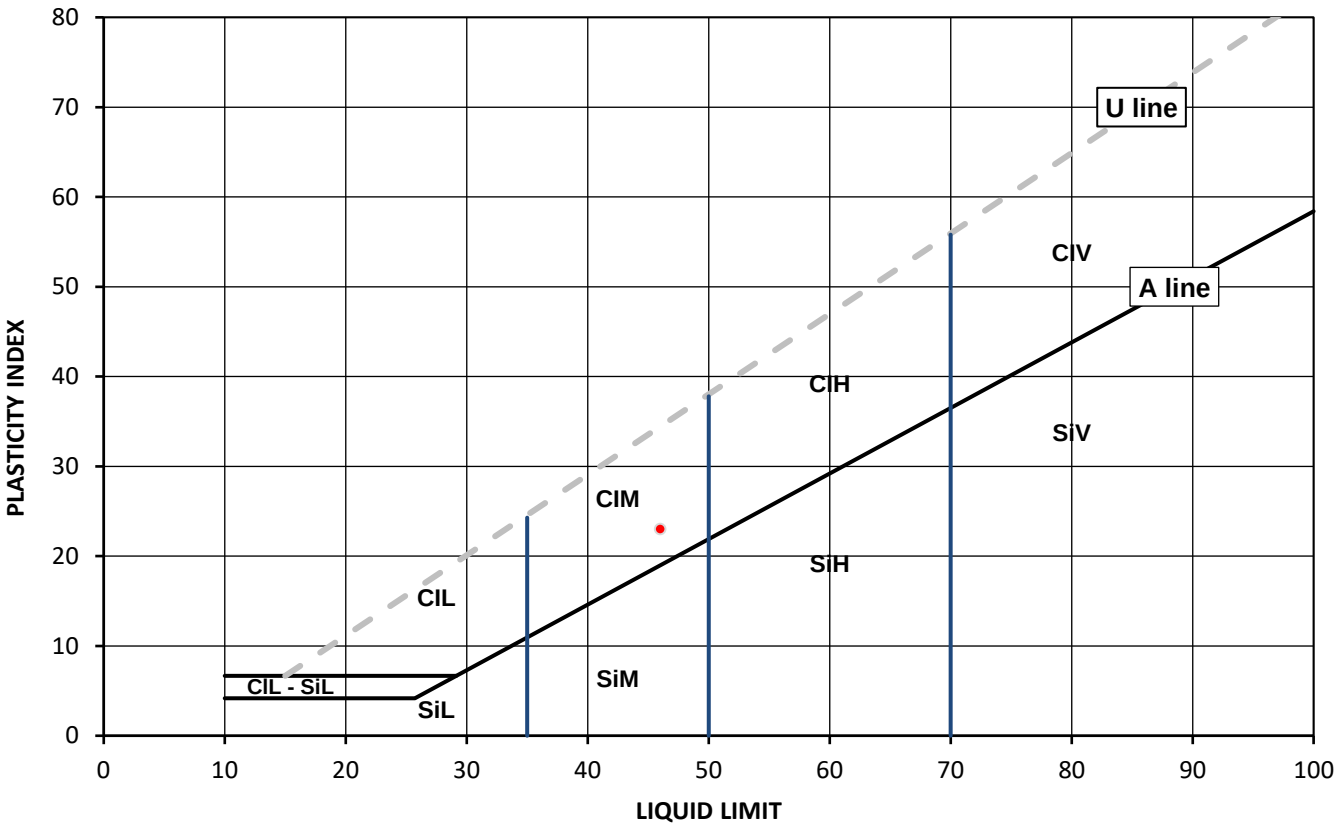
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403871	Depth Top [m]:	0.80
Hole No.:	WS01	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly sandy CLAY		
Sample Preparation:	Tested in natural condition		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
20	46	23	23	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 236.12

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

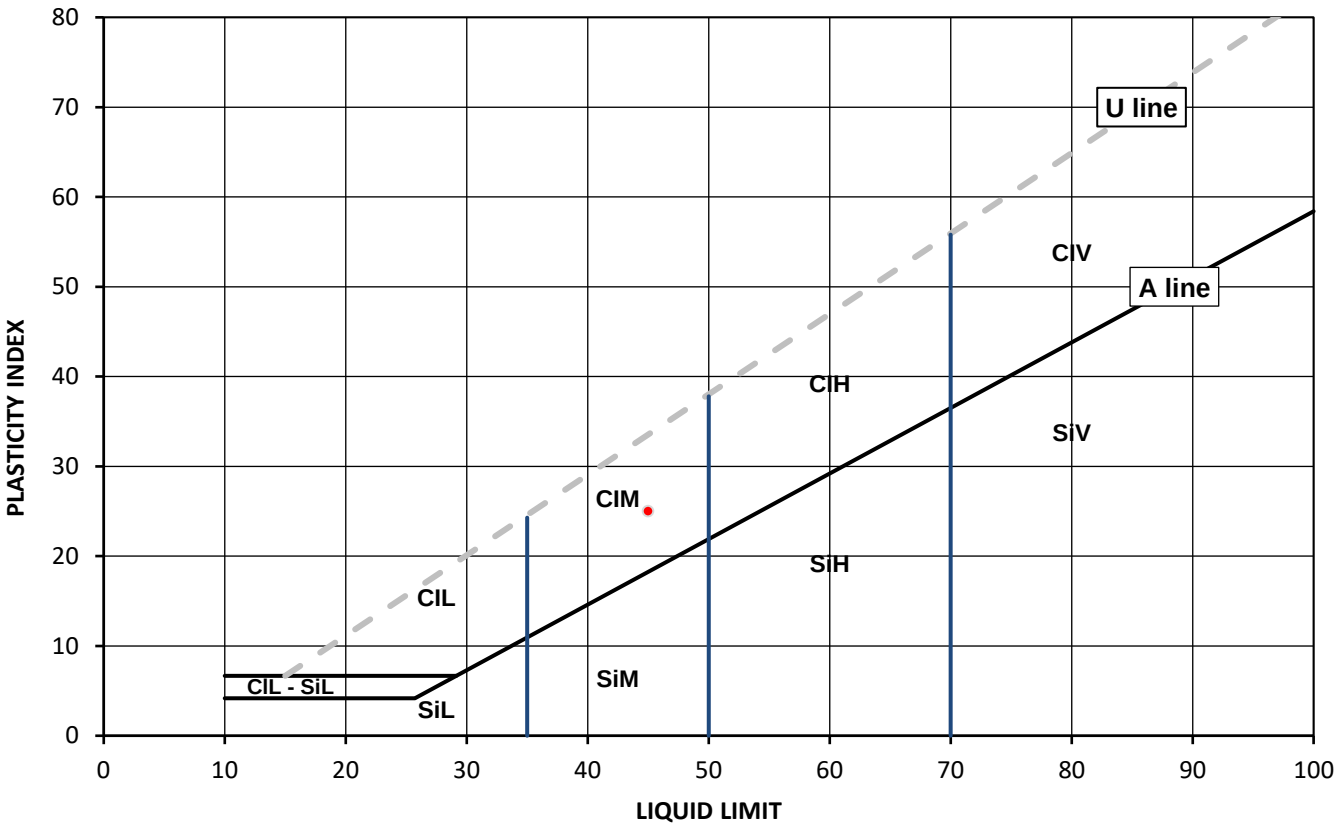
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403872	Depth Top [m]:	3.00
Hole No.:	WS01	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly sandy CLAY		
Sample Preparation:	Tested in natural condition		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
22	45	20	25	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

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Monika Siewior
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TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

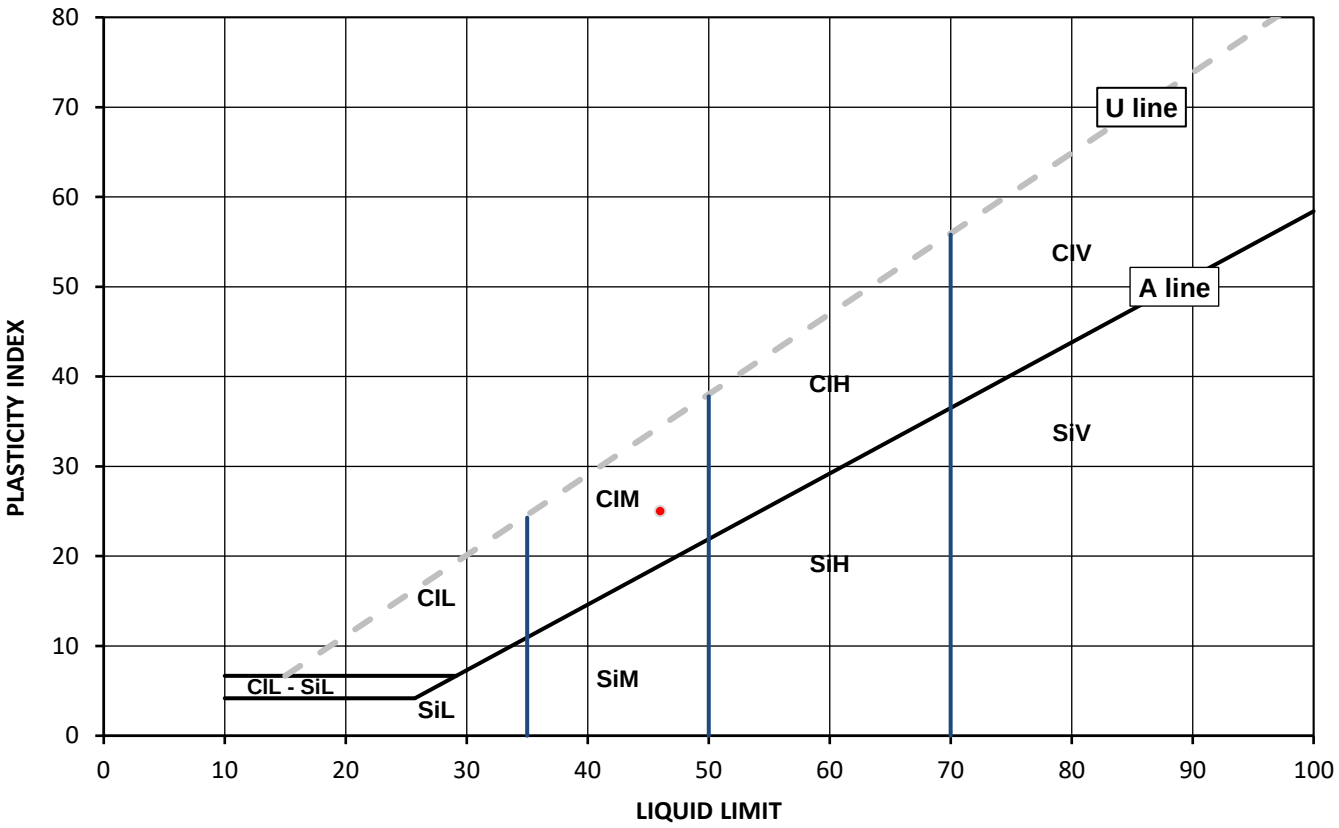
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403873	Depth Top [m]:	3.00
Hole No.:	WS02	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly sandy CLAY		
Sample Preparation:	Tested in natural condition		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
18	46	21	25	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

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i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

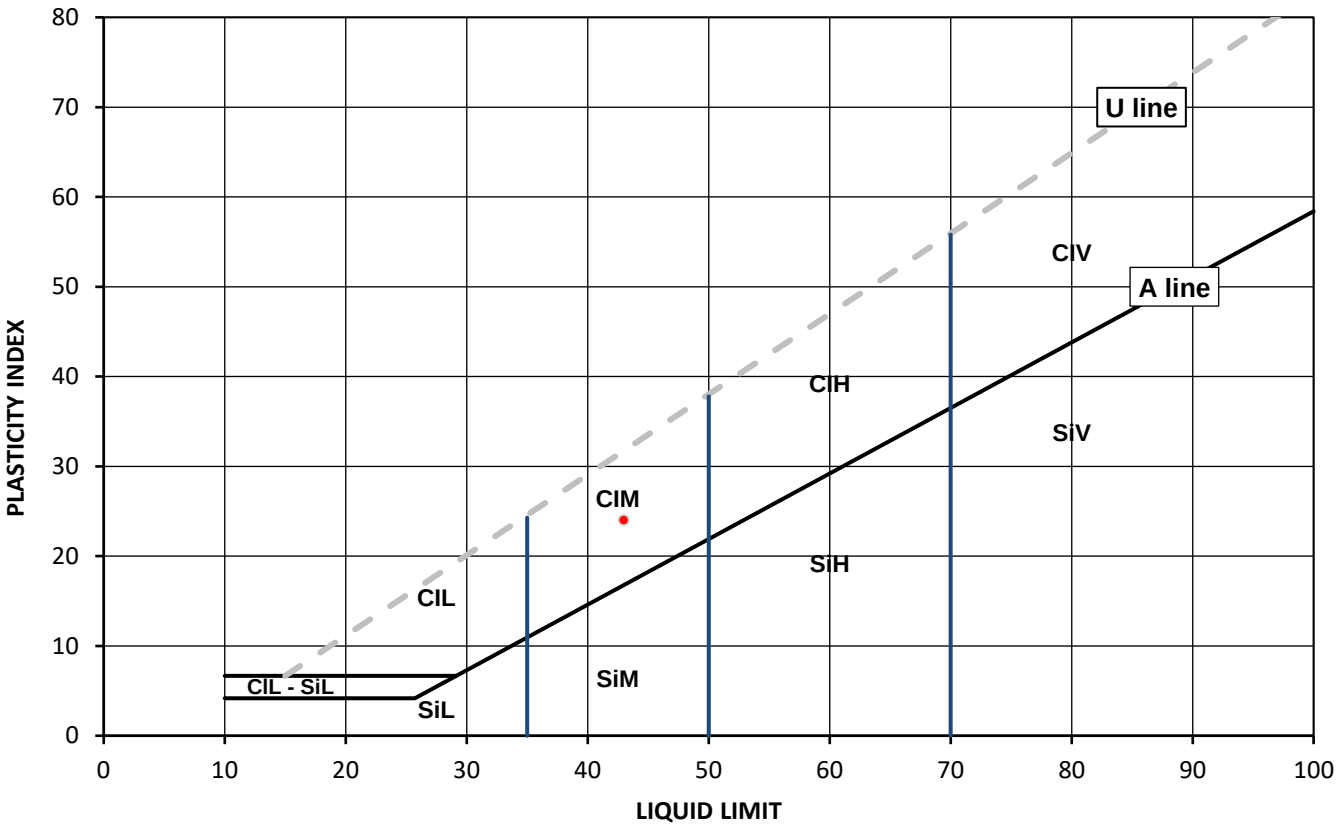
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403874	Depth Top [m]:	4.50
Hole No.:	WS02	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly gravelly sandy CLAY		
Sample Preparation:	Tested after >425um removed by hand		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
20	43	19	24	98



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

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Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 236.12

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

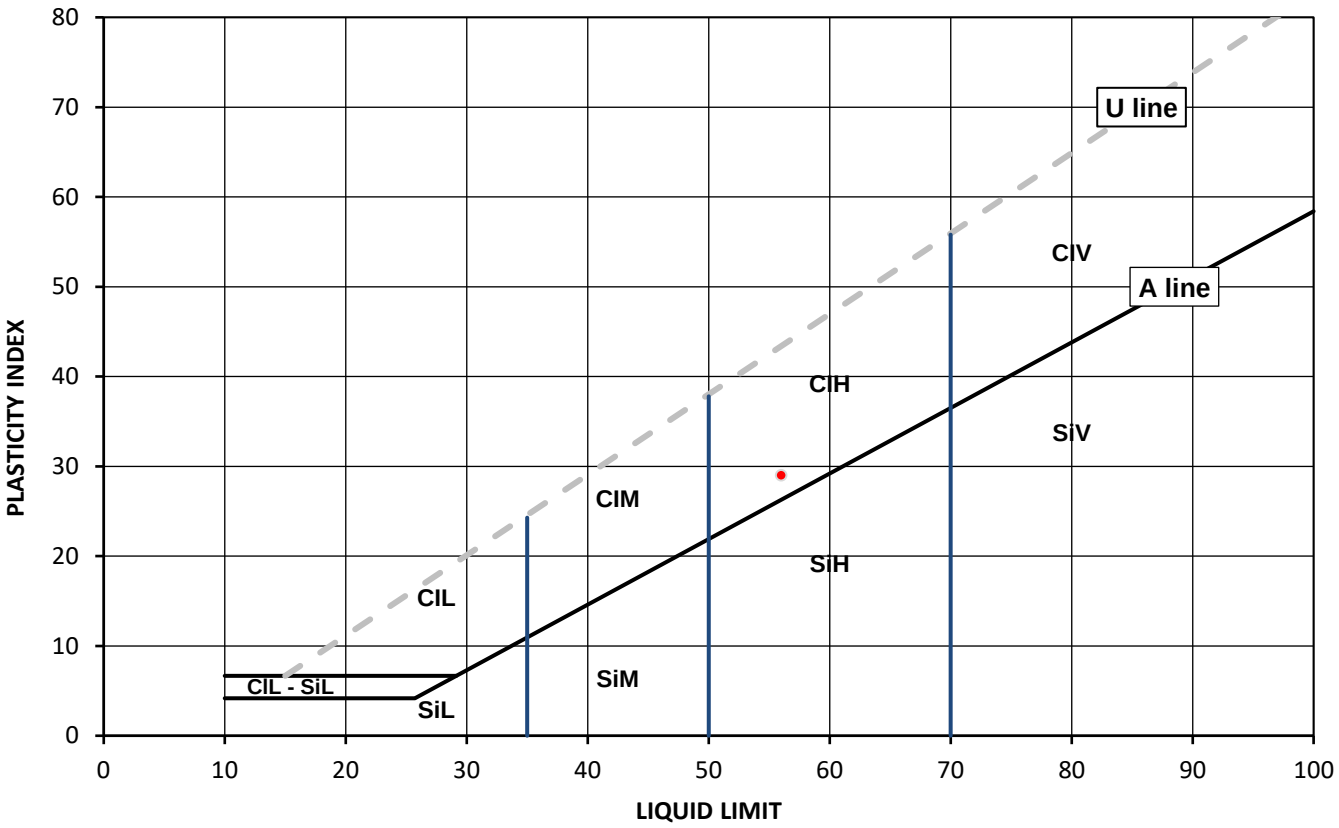
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403875	Depth Top [m]:	2.50
Hole No.:	WS03	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly sandy CLAY		
Sample Preparation:	Tested in natural condition		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
26	56	27	29	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 236.12

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS
Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

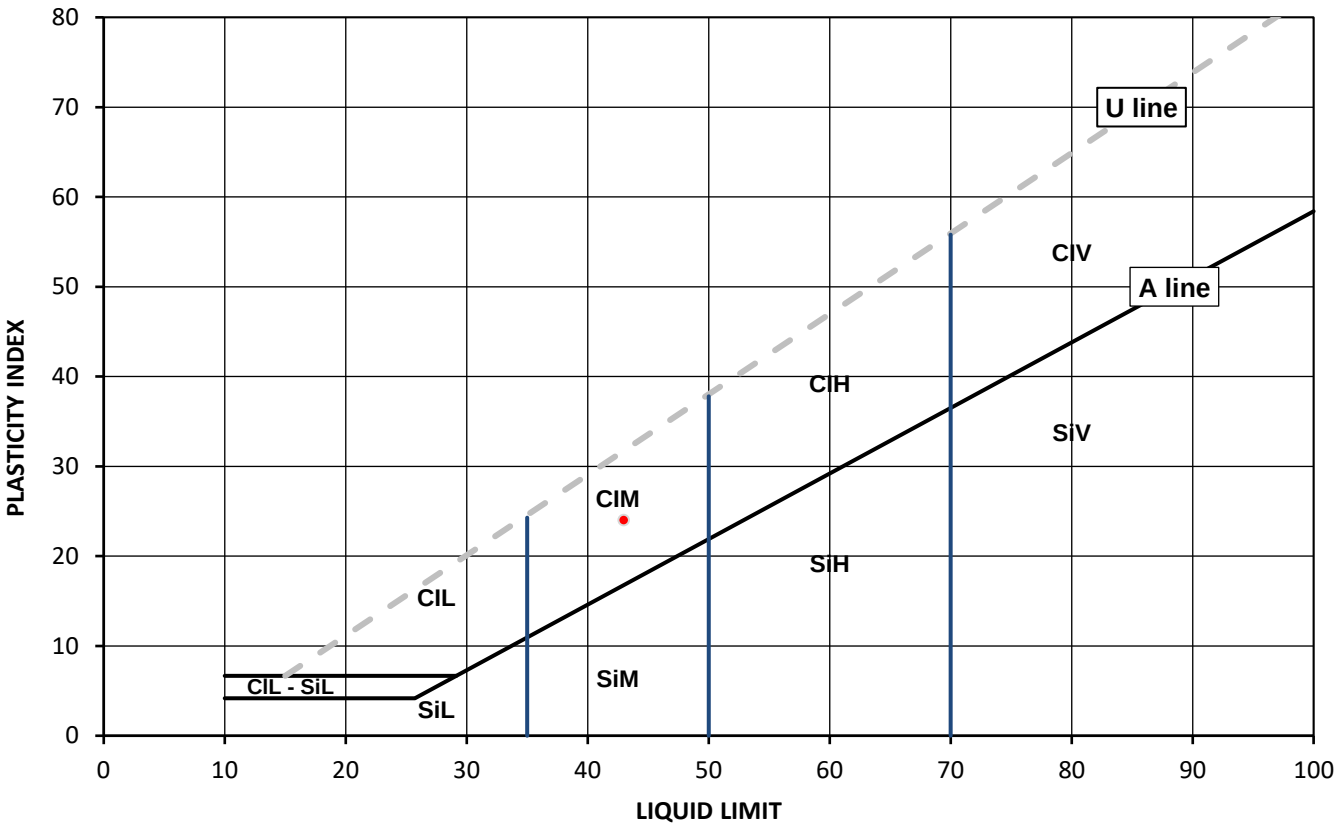
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403876	Depth Top [m]:	4.50
Hole No.:	WS03	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly gravelly sandy CLAY		
Sample Preparation:	Tested after >425um removed by hand		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
18	43	19	24	99



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

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Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 236.12

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with:BS 1377-2:1990:Clause 4.3 and 5

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

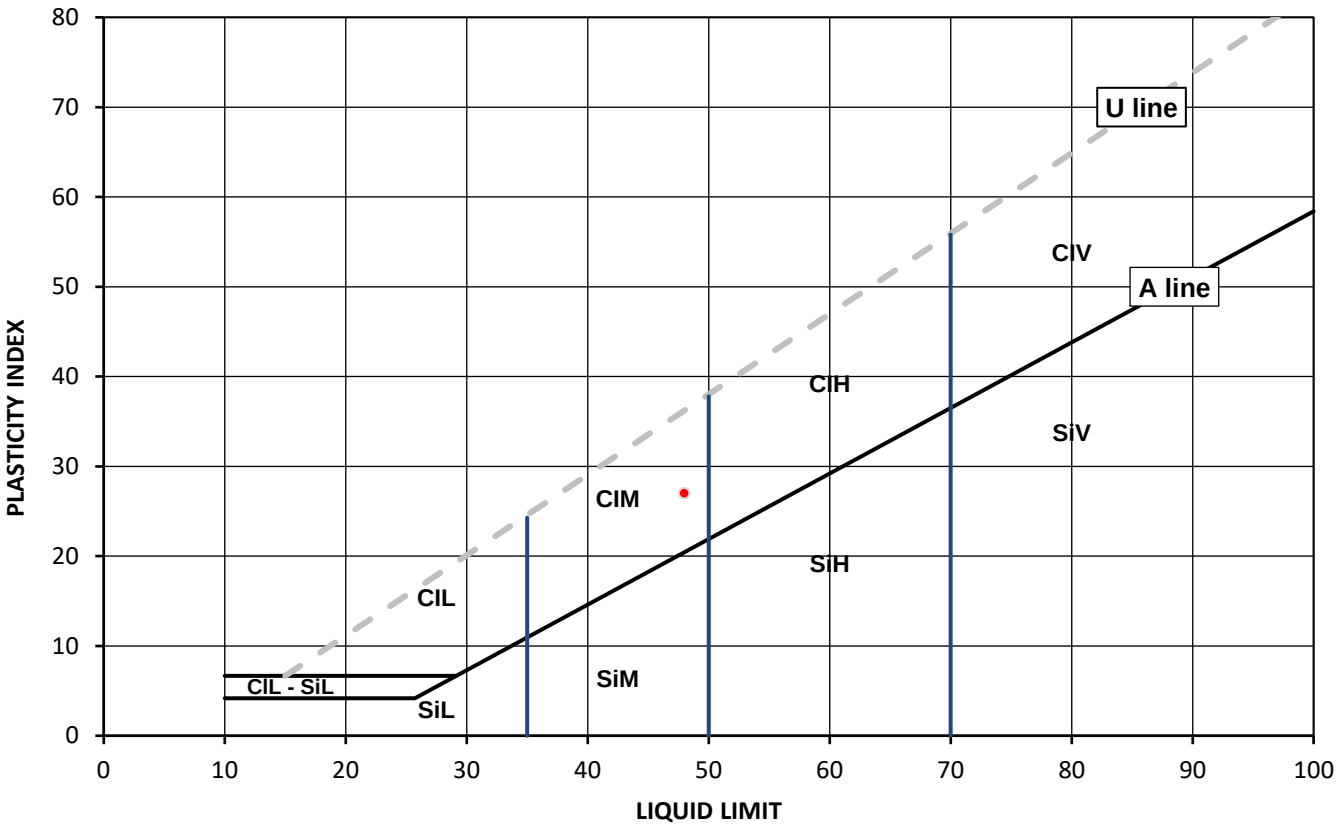
Client:	Curtins	Client Reference:	B077873
Client Address:	17-19 Whitworth Street West, Manchester, M1 5WG	Job Number:	22-80492
		Date Sampled:	10/08/2022
		Date Received:	22/08/2022
Contact:	Jonathan Lord	Date Tested:	05/09/2022
Site Address:	P500 Quenns Road	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	2403877	Depth Top [m]:	2.50
Hole No.:	WS05	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown slightly gravelly slightly sandy CLAY		
Sample Preparation:	Tested after >425um removed by hand		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	% Passing 425µm BS Test Sieve
18	48	21	27	99



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS 1377-2: 1990: Clause 3.2

Remarks:

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Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 236.12

SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

Tested in Accordance with:

Water Content by BS 1377-2:1990: Clause 3.2; Atterberg by BS 1377-2: 1990: Clause 4.3 (4 Point Test), Clause 4.4 (1 Point Test) and 5; PD by BS 1377-2: 1990: Clause 8.2

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

Client: Curtins

Client Address: 17-19 Whitworth Street West, Manchester, M1 5WG

Contact: Jonathan Lord

Site Address: P500 Quenns Road

Client Reference: B077873
Job Number: 22-80492
Date Sampled: 10/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	Water Content BS 1377-2 [W]	Water Content BS EN ISO 17892-2 [W]	Atterberg				Density			Total Porosity#		
		Reference	Depth Top	Depth Base	Type					% Passing 425um	WL	Wp	Ip	bulk	dry	PD			
			m	m				%	%	%	%	%	%	Mg/m3	Mg/m3	Mg/m3	%		
2403871	WS01	Not Given	0.80	Not Given	D	Brownish grey slightly sandy CLAY	Atterberg 4 Point	20		100	46	23	23						
2403872	WS01	Not Given	3.00	Not Given	D	Brownish grey slightly sandy CLAY	Atterberg 4 Point	22		100	45	20	25						
2403873	WS02	Not Given	3.00	Not Given	D	Brownish grey slightly sandy CLAY	Atterberg 4 Point	18		100	46	21	25						
2403874	WS02	Not Given	4.50	Not Given	D	Brownish grey slightly gravelly sandy CLAY	Atterberg 4 Point	20		98	43	19	24						
2403875	WS03	Not Given	2.50	Not Given	D	Brownish grey slightly sandy CLAY	Atterberg 4 Point	26		100	56	27	29						
2403876	WS03	Not Given	4.50	Not Given	D	Brownish grey slightly gravelly sandy CLAY	Atterberg 4 Point	18		99	43	19	24						
2403877	WS05	Not Given	2.50	Not Given	D	Brown slightly gravelly slightly sandy CLAY	Atterberg 4 Point	18		99	48	21	27						

Note: # Non accredited; NP - Non plastic

Comments:

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Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 238.14

SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS 1377-2: 1990: Clause 3.2

i2 Analytical Ltd
Unit 8 Harrowden Road
Brackmills Industrial Estate
Northampton NN4 7EB

4041

Client: Curtins

Client Address: 17-19 Whitworth Street West, Manchester, M1 5WG

Contact: Jonathan Lord

Site Address: P500 Quenns Road

Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Client Reference: B077873
Job Number: 22-80492
Date Sampled: 10/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC	Sample preparation / Oven temperature at the time of testing			
		Reference	Depth Top m	Depth Base m	Type			%				
2403871	WS01	Not Given	0.80	Not Given	D	Brownish grey slightly sandy CLAY		20	Sample was quartered, oven dried at 109 °C			
2403872	WS01	Not Given	3.00	Not Given	D	Brownish grey slightly sandy CLAY		22	Sample was quartered, oven dried at 109 °C			
2403873	WS02	Not Given	3.00	Not Given	D	Brownish grey slightly sandy CLAY		18	Sample was quartered, oven dried at 109 °C			
2403874	WS02	Not Given	4.50	Not Given	D	Brownish grey slightly gravelly sandy CLAY		20	Sample was quartered, oven dried at 109 °C			
2403875	WS03	Not Given	2.50	Not Given	D	Brownish grey slightly sandy CLAY		26	Sample was quartered, oven dried at 109 °C			
2403876	WS03	Not Given	4.50	Not Given	D	Brownish grey slightly gravelly sandy CLAY		18	Sample was quartered, oven dried at 109 °C			
2403877	WS05	Not Given	2.50	Not Given	D	Brown slightly gravelly slightly sandy CLAY		18	Sample was quartered, oven dried at 109 °C			

Comments:

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Signed: Monika Siewior

Monika Siewior
Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 12/09/2022

GF 099.16

Appendix A6 – Ground Gas Monitoring Results

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	24/08/2022
Job Number:	B077873	**Visit:**	1
Client:	Guiness Partnership	**Weather:**	Overcast
Barometric State:	Steady	**Ground Conditions:**	Dry

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	PID	Note
		Max	SS	Max	SS	Max	SS							
WS01	1005													1
WS03	1005	0.0	0.0	0.0	0.0	1.1	1.1	16.8	0	0	Dry	3.92	1.00	
WS05	1005	0.0	0.0	0.0	0.0	2.2	2.2	15.7	0	0	3.80	3.90	1.00	
MAX		0.0	0.0	0.0	0.0	2.2	2.2	16.8	0	0				

Notes

1 Could not open install.

Logged by

RBJ

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	01/09/2022
Job Number:	B077873	**Visit:**	2
Client:	Guiness Partnership	**Weather:**	Sunny
Barometric State:	Steady	**Ground Conditions:**	Dry

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	PID	Note
		Max	SS	Max	SS	Max	SS							
WS01	1015	0.0	0.0	0.0	0.0	1.4	1.4	19.30	0	0	3.2	4.06	1.00	
WS03	1014	0.0	0.0	0.0	0.0	8.1	8.1	13.30	0	0	Dry	3.98	1.00	
WS05	1014	0.0	0.0	0.0	0.0	0.3	0.3	20.30	0	0	3.78	3.93	1.00	
MAX		0.0	0.0	0.0	0.0	8.1	8.1	20.3	0	0				

Notes

Logged by

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	21/09/22
Job Number:	B077873	**Visit:**	3
Client:	Guiness Partnership	**Weather:**	Sunny
Barometric State:	Steady	**Ground Conditions:**	Dry

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	PID	Note
		Max	SS	Max	SS	Max	SS							
WS01	1015	1.1	0.0	0.0	0.0	1.3	1.3	19.1	0	0	2.65	4.08	1.00	
WS03	1015	0.0	0.0	0.0	0.0	7.5	7.5	13.5	0	0	Dry	3.97	1.00	
WS05	1015	0.0	0.0	0.0	0.0	0.5	0.5	20.1	0	0	1.08	4.94	1.00	
MAX		1.1	0.0	0.0	0.0	7.5	7.5	20.1	0	0				

Notes

Logged by

JP

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	28/09/22
Job Number:	B077873	**Visit:**	4
Client:	Guiness Partnership	**Weather:**	Sunny
Barometric State:	Falling	**Ground Conditions:**	Wet

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	PID	Note
		Max	SS	Max	SS	Max	SS							
WS01	1002	0.0	0.0	0.0	0.0	1.3	1.3	18.8	0	0	2.54	4.08	1.00	
WS03	1002	2.4	0.0	0.0	0.0	7.4	7.4	13.1	0	0	Dry	3.97	1.00	**1**
WS05	1001	3.4	0.0	0.0	0.0	0.7	0.7	19.4	0	0	1.31	4.94	1.00	**1**
MAX		3.4	0.0	0.0	0.0	7.4	7.4	19.4	0	0				

Notes

1 Steady state gas flow rate reached after 2 seconds.

Logged by

TW

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	14/10/22
Job Number:	B077873	**Visit:**	5
Client:	Guiness Partnership	**Weather:**	Sunny
Barometric State:	Steady	**Ground Conditions:**	Damp

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	Note
		Max	SS	Max	SS	Max	SS						
WS01	1000	22.7	0.1	0.0	0.0	2.0	2.0	17.7	0	0	1.07	4.07	1
WS03	1000	0.0	0.0	0.0	0.0	8.0	8.0	11.7	0	0	Dry	3.96	
WS05	1000	0.0	0.0	0.0	0.0	0.4	0.4	19.1	0	0	0.77	3.93	
MAX		22.7	0.1	0.0	0.0	8.0	8.0	19.1	0	0			

Notes

1 Steady flow after 6 seconds

Logged by JP

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated

Curtins
Merchant Exchange, 17-19 Whitworth Street West, Manchester, M1 5WG
Tel: 0161 236 2394
Fax: 0161 228 7902

GAS MONITORING LOG SHEET

Project:	Queens Road, P500	**Date:**	28/10/22
Job Number:	B077873	**Visit:**	6
Client:	Guiness Partnership	**Weather:**	Sunny and overcast
Barometric State:	Steady	**Ground Conditions:**	Damp

Borehole Reference	Barometric Pressure mb	Flow l/hr		Methane %		Carbon Dioxide %		Oxygen %	Hydrogen Sulphide ppm	Carbon Monoxide ppm	Water Level m bgl	Borehole Base m bgl	Note
		Max	SS	Max	SS	Max	SS						
WS01	1004	7.8	0.0	0.0	0.0	2.6	2.6	16.8	0	0	1.09	4.06	
WS03	1003	0.0	0.0	-0.6	0.0	8.3	8.3	10.4	0	0	Dry	3.97	1
WS05	1003	0.0	0.0	0.0	0.0	0.6	0.6	19.1	0	0	0.76	3.94	
MAX		7.8	0.0	0.0	0.0	8.3	8.3	19.1	0	0			

Notes

1 Methane returned to a steady state of 0 after 8 seconds

Logged by

JP

1% gas volume = 10,000 ppm
Flow rate, methane and carbon dioxide reported as 'maximum' (max) and 'steady state' (SS) readings.
All other gases recorded at 'steady state' unless otherwise stated