

Our Ref: 22-846.02L Technical Note

FAO Allan McInnes
McCarthy Stone
Unit 1 Edward Court
Atrincham Business Park
George Richards Way
Altrincham
WA14 5GL

10th July 2023

Dear Allan,



Arc Environmental Ltd
Solum House
Unit 1 Elliott Court
Meadowfield
Durham
DH7 8PN

RE: Technical Note - Watching Brief & Methodology for Verification of Imported Soils – Land off Spath Road, Didsbury, Manchester, M20 2TZ

1.0 Introduction

Following the production of a Phase 2: Ground Investigation Report (Ref. 22-846, December 2022), produced by Arc Environmental Ltd., further information is required to allow discharge of a pre-commencement condition.

2.0 Watching Brief

From the findings of the Ground Investigation Report, no elevated levels any of the analytes screened for have been recorded. Notwithstanding the above there is always the possibility for areas of previously unidentified contamination to be present below areas not accessible at the time of the previous investigations (i.e., below hardstands and building footprints).

A watching brief should be carried out during the breaking out of the existing hardstands / concrete floor slabs, and during any subsequent earthworks, for unrecorded features with the potential to present a source of contamination, such as underground storage tanks (UST), relic structures i.e., basements, as well as former drain runs / pipes.

The watching brief should be carried out by an experienced Geo-Environmental engineer (GE) and / or experienced Earthworks Contractor (EC) with particular attention to the following:

- Made ground differing significantly in nature from that previously identified during the previous site investigation works.
- Evidence of asbestos containing materials; and,
- Visual or olfactory evidence of hydrocarbons / solvents (both soil and groundwater) notably around areas previously occupied by features such as tank / machine bases, inspection chambers and within / below former drain runs / pipes.

The watching brief should also include a record of the works undertaken (daily / weekly) and progress photographs.

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2.0 Watching Brief (Cont'd)

If previously unidentified areas of contamination are present or suspect soils are encountered, then the GE shall be notified immediately and works in the vicinity of the suspected contamination should be temporarily suspended. Additional laboratory analysis of previously unidentified contamination sources will be required in order to determine the requirements for remediation or adequately classify the materials for potential re-use or removal from site. Subject to the results of this testing, the current risk assessment may be re-evaluated.

In addition to the above, if during any works, high risk / significant contamination is encountered (fibrous asbestos containing materials), then works should cease immediately, the affected soils adequately covered to stop dust generation and advice sought from an experienced and suitably qualified asbestos analyst / surveyor.

3.0 Methodology for Verification of Imported Soils

It is envisaged that the site will be importing topsoil for use in proposed garden areas, this should be certified as suitable for use by validation testing.

Validation screening will be undertaken on all materials brought onto site for emplacement in areas of grassed and soft landscaping to ensure they are suitable for use on this site. The number of samples screened will be dependent upon the final volumes brought to site and the origin of the imported materials. Once the source of imported materials has been determined, the sampling regime will be agreed with the LA. We would propose to adopt the Yorkshire and Lincolnshire Pollution Advisory Group (YALPAG) 'Verification Requirements for Cover Systems', Version 4.1 June 2021, and the sampling frequency as follows:

Virgin Quarried Material – The suite of screening will include standard metals and metalloids. Sampling numbers 1 or 2 to confirm the inert nature of the material

Crushed Hardcore, Stone, Brick – The suite of screening will include standard metals and metalloids, speciated PAH's, total TPH and asbestos. Additional analysis dependant on history of the donor site (e.g. Phenol, BTEX, MTBE. Sampling numbers minimum of 1 per 500m³.

Greenfield Soils – The suite of screening will include heavy metals, speciated PAH's, asbestos, pH and soils organic matter (SOM) or calculated from Total Organic Carbon (TOC). Sampling numbers minimum 3 or between 1 per 50m³ and 1 per 250 m³ (dependant on source and receptor).

Brownfield Source – The suite of screening will include heavy metals, speciated TPH's, speciated PAH's and asbestos and any additional analysis depending on history of donor site. Sampling numbers minimum 6 or between 1 per 50m³ and 1 per 100 m³ (dependant on source and receptor).

All validation screening will be assessed against the appropriate Validation Screening Assessment Values, based on the current Level 1 Critical Concentrations (Cc) values for residential with homegrown produce end use, as shown in Table 1 on the following page.

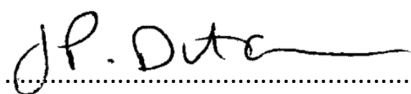
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3.0 Methodology for Verification of Imported Soils (Cont'd)

Following importation of any materials to site and required screening, a Verification Report will be submitted to the Local Authority confirming all the works undertaken and verification that any imported materials are suitable for the site and the minimum 0.15m thickness has been achieved.

We trust the contents of this ground investigation report are to your satisfaction, and if you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



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For and on behalf of Arc Environmental Limited
John Ditchburn BEng (Hons) CSci MEnvSc MCIEH FGS
Director