



Evidence – Objective 4 - Pile Design Extract & Concrete Mix.

Delivery Ticket / POD

Ticket#	1813417
Order#	100828
P.O.#	
Customer	probuk construction
Address	88 School Lane, Didsbury, M206GH
Date	16 November 2021
Driver	RX15 BKK Depot: Daniel Adamson Road
Requested Order: 7.5m³ C32/40 CIIIA 20mm (SLUMP S3) (total 37.5m³)	
This Delivery	7.5 m3
Batched	12:19
Total Price	£ACCOUNT
On Site	00:00
Off Site	00:00
ACCOUNT - probuk construction Total Delivery: 37.5m³ C32/40 (inc. CIIIA 20mm) Time on site: 61 mins.	

Batched by
**Lewis
Woodyer****Signed for by (16/11/2021)**

Authorised name for goods received and acceptance. Terms and Conditions available on our website or in cab of vehicle. Time allowed for unloading of this vehicle is to be arranged prior delivery. Customer accepts full liability for vehicle recovery & any damage incurred if asked to leave the public highway. Warning! Concrete or Screed can cause alkali burns. Non-porous protective clothing should be worn at all times. Please be advised that when the air temperature is below 5C or above 30C fresh concrete will not comply with BSEN 206/BS8500. Acceptance of delivery during these conditions is at customers risk.

MCR Concrete Ltd,
Daniel Adamson Road,
Weaste,
Salford,
M50 1DTT: 0161 507 1430
E: info@mcrconcrete.com

Company Number: 13351767

VAT Number: 378466347

Delivery Ticket / POD

Ticket#	1813418
Order#	100828
P.O.#	
Customer	probuk construction
Address	88 School Lane, Didsbury, M206GH
Date	16 November 2021
Driver	Chris Driver (HV16 UFD) Depot: Daniel Adamson Road
Requested Order: 7.5m³ C32/40 CIIIA 20mm (SLUMP S3) (total 37.5m³)	
This Delivery	7.5 m3
Batched	12:52
Total Price	£ACCOUNT
On Site	13:38
Off Site	13:57
ACCOUNT - probuk construction Total Delivery: 37.5m³ C32/40 (inc. CIIIA 20mm) Time on site: 61 mins.	

Batched by
Lewis
WoodyerSigned for by lee
(16/11/2021
13:57)

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Salford,
M50 1DTT: 0161 507 1430
E: info@mcrconcrete.com

Company Number: 13351767

VAT Number: 378466347



Delivery Ticket / POD

Ticket#	1813419
Order#	100828
P.O.#	
Customer	probuk construction
Address	88 School Lane, Didsbury, M206GH
Date	16 November 2021
Driver	RX15 BKK Depot: Daniel Adamson Road

Requested Order:
7.5m³ C32/40 CIIIA 20mm (SLUMP S3) (total 37.5m³)

This Delivery	7.5 m3
Batched	14:00
Total Price	£ACCOUNT
On Site	00:00
Off Site	00:00

ACCOUNT - probuk construction
Total Delivery: 37.5m³ C32/40 (inc. CIIIA 20mm)
Time on site: 61 mins.

Batched by
Lewis
Woodyer

Signed for by (16/11/2021)

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Daniel Adamson Road,
Weaste,
Salford,
M50 1DT

T: 0161 507 1430
E: info@mcrconcrete.com

Company Number: 13351767

VAT Number: 378466347

Delivery Ticket / POD

Ticket#	1813420
Order#	100828
P.O.#	
Customer	probuk construction
Address	88 School Lane, Didsbury, M206GH
Date	16 November 2021
Driver	Chris Driver (HV16 UFD) Depot: Daniel Adamson Road
Requested Order: 7.5m³ C32/40 CIIIA 20mm (SLUMP S3) (total 37.5m³)	
This Delivery	7.5 m3
Batched	14:46
Total Price	£ACCOUNT
On Site	15:10
Off Site	15:30
ACCOUNT - probuk construction Total Delivery: 37.5m³ C32/40 (inc. CIIIA 20mm) Time on site: 61 mins.	

Batched by
Lewis
WoodyerSigned for by lee
(16/11/2021
15:30)

Authorised name for goods received and acceptance. Terms and Conditions available on our website or in cab of vehicle. Time allowed for unloading of this vehicle is to be arranged prior delivery. Customer accepts full liability for vehicle recovery & any damage incurred if asked to leave the public highway. Warning! Concrete or Screed can cause alkali burns. Non-porous protective clothing should be worn at all times. Please be advised that when the air temperature is below 5C or above 30C fresh concrete will not comply with BSEN 206/BS8500. Acceptance of delivery during these conditions is at customers risk.

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Salford,
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E: info@mcrconcrete.com
Company Number: 13351767

VAT Number: 378466347

Delivery Ticket / POD

Ticket#	1813421
Order#	100828
P.O.#	
Customer	probuk construction
Address	88 School Lane, Didsbury, M206GH
Date	16 November 2021
Driver	Steve Woodward (LT19 AZO) Depot: Daniel Adamson Road
Requested Order: 7.5m³ C32/40 CIIIA 20mm (SLUMP S3) (total 37.5m³)	
This Delivery	7.5 m3
Batched	14:30
Total Price	£ACCOUNT
On Site	14:57
Off Site	15:20
ACCOUNT - probuk construction Total Delivery: 37.5m³ C32/40 (inc. CIIIA 20mm) Time on site: 61 mins.	

Batched by
Lewis
WoodyerSigned for by
(16/11/2021
15:20)

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E: info@mcrconcrete.com

Company Number: 13351767

VAT Number: 378466347



Evidence – Objective 5 - Topsoil Import Records & Crushed Stone Correspondence



ARMSTRONGS

AGGREGATES LTD

INVOICE

Head Office : Pilkington Quarry, Makinson Lane,
Off George's Lane, Horwich, Bolton, BL6 6RS
Tel:01204 668021 Fax:01204 693565

Email: accounts@armstrongsgroup.com www.armstrongsgroup.com

PROBUK CONSTRUCTION LIMITED
SUITE 12
ASTLEY PARK ESTATES
KENNEDY ROAD, CHADDOCK LANE
M29 7JY

Document No. 155499

Date/Tax Point 10/01/2023

Account No. MP65

TICKET	DATE	PRODUCT	JOB	ORDER No.	QNTY UNITS	PRICE TOTAL(£)
7018479	10/01/23	G1-TOPS	PROBUK/11	PAUL	19.00 Tonne @	29.80 566.20
7018480	10/01/23	G1-TOPS	PROBUK/11	PAUL	19.00 Tonne @	29.80 566.20

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88 SCHOOL LANE
DIDSBURY
M20 6GH

Any queries should be notified to The Company within 7 days of receipt of this invoice.

The ownership of the Goods or Service supplied shall remain the property of The Company until such time as The Buyer has made payment in full.

TOTAL GOODS:	£1,132.40
V.A.T@ 20.00 %:	£226.48
TOTAL INVOICE:	£1,358.88

For payment by BACS: A/c Name : Armstrongs Aggregates Limited Sort Code : 40 - 61 - 35 A/c No : 03007224
Bank : HSBC, 2-4 St Ann's Square, Manchester. M2 7HD

Tommy Walker

From: Geoff Buckley
Sent: 20 March 2023 16:30
To: Wesley Buckley
Subject: FW: quarry report

Geoff Buckley

Director



M: 07824701069

[E: geoff@probuk.co.uk](mailto:geoff@probuk.co.uk)

Suite 12

Astley Park Estates

Kennedy Road

Chaddock Lane

M29 7JY

From: John Wallace <J.wallace@armstrongsgroup.com>
Sent: Thursday, March 16, 2023 8:44 AM
To: Geoff Buckley <geoff@probuk.co.uk>
Subject: RE: quarry report

Good morning, Geoff

Sorry for the delay in getting this mail back to you , but I can confirm all aggregates we've supplied you at your school lane Didsbury site are first generation virgin material supplied from our montcliffe, brinscall or Shap quarry.

Hope this helps and if you need any more information please give me a call.

Kind Regards,

John Wallace



Incorporating Armstrong Aggregates, AMIX RMC, Highfield Plant Services

Name: John Wallace

Role: Director

Tel: 01204 668021

Mob: 07768 856813



From: Geoff Buckley <geoff@probuk.co.uk>
Sent: 15 March 2023 19:32
To: John Wallace <J.wallace@armstrongsgroup.com>
Subject: Re: quarry report

You don't often get email from geoff@probuk.co.uk. [Learn why this is important](#)

Hi John

Any chance of getting that Email to me.

Geoff Buckley

Sent from [Outlook for Android](#)

From: Geoff Buckley <geoff@probuk.co.uk>
Sent: Thursday, March 9, 2023 4:02:07 PM
To: John Wallace <J.wallace@armstrongsgroup.com>
Subject: Re: quarry report

Hi John

can you send me the same email with 88 school lane Didsbury M20 6GH, confirming all materials delivered are first generation.

Geoff Buckley

Director



M: 07824701069

[E: geoff@probuk.co.uk](mailto:geoff@probuk.co.uk)

Suite 12

Astley Park Estates

Kennedy Road

Chaddock Lane

M29 7JY

From: John Wallace <j.wallace@armstrongsgroup.com>

Sent: 24 February 2023 15:09

To: Geoff Buckley <geoff@probuk.co.uk>

Subject: FW: quarry report

Kind Regards,

John Wallace



Incorporating Armstrong Aggregates, AMIX RMC, Highfield Plant Services

Name: John Wallace

Role: Director

Tel: 01204 668021

Mob: 07768 856813



From: John Wallace

Sent: 24 February 2023 15:08

To: geoff@probuck.co.uk

Subject: quarry report

Afternoon Geoff

Just to confirm all the aggregate we put into your 93 Walkden road Walkden site would have come from either our montcliffes or brinscall quarry and would be millstone grit first generation quarried.

Hope this helps and if you need any more information, please give me a call.

Kind Regards,

John Wallace



Incorporating Armstrong Aggregates, AMIX RMC, Highfield Plant Services

Name: John Wallace

Role: Director

Tel: 01204 668021

Mob: 07768 856813





Landscaping Layout



TOPSOIL VALIDATION LOCATION PLAN
(SCALE: NTS)

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
- 2. ALL LEVELS ARE IN METRES, RELATIVE TO ORDNANCE DATUM SURVEY.
- 3. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS, ENGINEERS AND SPECIALISTS DRAWINGS TOGETHER WITH THEIR SPECIFICATIONS AND REPORTS.
- 4. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN OR CALCULATED DIMENSIONS TO BE USED.

LEGEND

-  TOPSOIL AND STONE VALIDATION TRIAL PITS (FEBRUARY 2023)
-  TOPSOIL STOCKPILE LOCATION

P1	FEB 23	PRELIMINARY	TW	HB	HB
Rev	Date	Details	By	Chkd	Appd
					
Client		KAMANI PROPERTY GROUP			
Project		88 SCHOOL LANE, DIDSBURY			
Title		TOPSOIL VALIDATION LOCATION PLAN			
Drawing No.		WL_1993_001			Rev P1
Scale	NTS	Date	FEB 23		
Drawn	TW	Checked	TW	Approved	HB
Unit 2.1, 20 Dale Street, Manchester, M1 1EZ					
Tel. 0161 236 8203					



i2 Analytical Chemical Testing Report



Tommy Walker
Westlakes Consulting
Unit 2.1,
20 Dale Street,
Manchester
M1 1EZ

e: tommy.walker@westlakes.co.uk

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 : 23-15566

Project / Site name:	School Lane, Didsbury	Samples received on:	02/02/2023
Your job number:	1993	Samples instructed on/ Analysis started on:	02/02/2023
Your order number:	2023 023	Analysis completed by:	12/02/2023
Report Issue Number:	1	Report issued on:	12/02/2023
Samples Analysed:	12 soil samples		

Signed:

Adam Fenwick
Technical Reviewer
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: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573673	2573674	2573675	2573676	2573677
Sample Reference				TP01	TP02	TP03	TP03	TP04
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	0.10	0.60	0.20
Date Sampled				01/02/2023	01/02/2023	01/02/2023	01/02/2023	01/02/2023
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	50	< 0.1
Moisture Content	%	0.01	NONE	10	11	11	9.7	12
Total mass of sample received	kg	0.001	NONE	0.5	1.3	1.3	1.3	1.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO	DSO	DSO

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	6.9	7.1	7.7	8.9	7.8
Organic Matter (automated)	%	0.1	MCERTS	2.1	1.8	2	0.4	2.1

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.13
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.05	< 0.05	0.08	< 0.05	0.1
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.05	< 0.05	0.08
Phenanthrene	mg/kg	0.05	MCERTS	0.53	0.24	0.43	0.08	0.85
Anthracene	mg/kg	0.05	MCERTS	0.06	< 0.05	0.05	< 0.05	0.12
Fluoranthene	mg/kg	0.05	MCERTS	0.71	0.39	0.6	0.13	0.8
Pyrene	mg/kg	0.05	MCERTS	0.69	0.41	0.58	0.16	0.85
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.33	0.19	0.3	0.08	0.41
Chrysene	mg/kg	0.05	MCERTS	0.31	0.2	0.3	0.05	0.38
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.24	0.15	0.22	0.05	0.28
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.19	0.14	0.18	0.05	0.23
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.26	0.17	0.24	0.05	0.3
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.12	0.1	0.12	< 0.05	0.15
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.14	0.12	0.16	< 0.05	0.18

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.63	2.11	3.31	< 0.80	4.86
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5.9	7.2	6.4	5	6
Boron (water soluble)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	0.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	10	13	12	23	11
Copper (aqua regia extractable)	mg/kg	1	MCERTS	17	22	23	19	18
Lead (aqua regia extractable)	mg/kg	1	MCERTS	39	50	43	19	44
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	9.9	14	12	17	11
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	28	37	32	48	31

Monoaromatics & Oxygenates

Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
o-xylene	µg/kg	5	MCERTS	< 5.0*	< 5.0*	< 5.0*	< 5.0*	< 5.0*
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	NONE	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

Analytical Report Number: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573673	2573674	2573675	2573676	2573677
Sample Reference				TP01	TP02	TP03	TP03	TP04
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	0.10	0.60	0.20
Date Sampled				01/02/2023	01/02/2023	01/02/2023	01/02/2023	01/02/2023
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					

Petroleum Hydrocarbons

TPH-CWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH-CWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH-CWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic (EC5 - EC35) _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10

TPH-CWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH-CWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	4.6	< 2.0	< 2.0
TPH-CWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH-CWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	13	< 10	13	< 10	< 10
TPH-CWG - Aromatic (EC5 - EC35) _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	19	11	24	< 10	11

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

*Data reported unaccredited due to quality control parameter failure associated with this result; other checks applied prior to reporting the data have been accepted. The result should be considered as being deviating and therefore may be unreliable.

Analytical Report Number: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573678	2573679	2573680	2573681	2573682
Sample Reference				TP04	TP05	TP05	TP06	TP06
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.60	0.10	0.50	0.20	0.45
Date Sampled				01/02/2023	01/02/2023	01/02/2023	01/02/2023	01/02/2023
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	49	< 0.1	64	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	7.3	11	6.3	12	10
Total mass of sample received	kg	0.001	NONE	1.3	1.3	1.3	1.3	1.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO	DSO	DSO

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	8.4	6.7	7.5	7.1	8.4
Organic Matter (automated)	%	0.1	MCERTS	0.9	1.8	0.6	2	1.2

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	0.46	< 0.05	0.37	0.29
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.06	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.64	< 0.05	0.44	0.44
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.62	< 0.05	0.46	0.44
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.28	< 0.05	0.29	0.24
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.34	< 0.05	0.27	0.26
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.28	< 0.05	0.25	0.22
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.14	< 0.05	0.12	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.26	< 0.05	0.19	0.22
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	3.02	< 0.80	2.45	2.22
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	3.8	5.4	5	5.9	7.6
Boron (water soluble)	mg/kg	0.2	MCERTS	0.3	< 0.2	< 0.2	< 0.2	< 0.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.3	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	11	11	13	11	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13	17	8.4	23	22
Lead (aqua regia extractable)	mg/kg	1	MCERTS	19	39	16	40	27
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	7.8	11	12	11	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	21	31	24	30	42

Monoaromatics & Oxygenates

Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
o-xylene	µg/kg	5	MCERTS	< 5.0*	< 5.0*	< 5.0*	< 5.0*	< 5.0*
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	NONE	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

Analytical Report Number: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573678	2573679	2573680	2573681	2573682
Sample Reference				TP04	TP05	TP05	TP06	TP06
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				0.60	0.10	0.50	0.20	0.45
Date Sampled				01/02/2023	01/02/2023	01/02/2023	01/02/2023	01/02/2023
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status					
Petroleum Hydrocarbons								
TPH-CWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH-CWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH-CWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPH-CWG - Aliphatic (EC5 - EC35) _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH-CWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
TPH-CWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH-CWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	3.2	< 2.0	< 2.0	< 2.0
TPH-CWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH-CWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	13	< 10	< 10	< 10
TPH-CWG - Aromatic (EC5 - EC35) _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	< 10	23	< 10	< 10	< 10

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

*Data reported unaccredited due to quality control parameter failure associated with this result; other checks applied prior to reporting the data have been accepted. The result should be considered as being deviating and therefore may be unreliable.

Analytical Report Number: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573683	2573684
Sample Reference				TP07	TP07
Sample Number				None Supplied	None Supplied
Depth (m)				0.35	0.60
Date Sampled				01/02/2023	01/02/2023
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status		
Stone Content	%	0.1	NONE	59	32
Moisture Content	%	0.01	NONE	4	7.1
Total mass of sample received	kg	0.001	NONE	1.3	1.3

Asbestos in Soil	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	9.3	8.1
Organic Matter (automated)	%	0.1	MCERTS	0.1	1

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	0.31
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	< 0.05	0.29
Pyrene	mg/kg	0.05	MCERTS	< 0.05	0.31
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.14
Chrysene	mg/kg	0.05	MCERTS	< 0.05	0.17
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	1.22
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Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	4.2	3.9
Boron (water soluble)	mg/kg	0.2	MCERTS	< 0.2	0.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	14
Copper (aqua regia extractable)	mg/kg	1	MCERTS	21	17
Lead (aqua regia extractable)	mg/kg	1	MCERTS	15	30
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	9.6	9.8
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	25	29

Monoaromatics & Oxygenates

Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-xylene	µg/kg	5	MCERTS	< 5.0	< 5.0
o-xylene	µg/kg	5	MCERTS	< 5.0	< 5.0
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	NONE	< 5.0	< 5.0

Analytical Report Number: 23-15566
Project / Site name: School Lane, Didsbury
Your Order No: 2023 023

Lab Sample Number				2573683	2573684
Sample Reference				TP07	TP07
Sample Number				None Supplied	None Supplied
Depth (m)				0.35	0.60
Date Sampled				01/02/2023	01/02/2023
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Limit of detection	Accreditation Status		
Petroleum Hydrocarbons					
TPH-CWG - Aliphatic >EC5 - EC6 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC6 - EC8 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC8 - EC10 _{HS_ID_AL}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aliphatic >EC10 - EC12 _{EH_CU_ID_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPH-CWG - Aliphatic >EC12 - EC16 _{EH_CU_ID_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPH-CWG - Aliphatic >EC16 - EC21 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPH-CWG - Aliphatic >EC21 - EC35 _{EH_CU_ID_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0
TPH-CWG - Aliphatic (EC5 - EC35) _{EH_CU+HS_ID_AL}	mg/kg	10	NONE	< 10	< 10
TPH-CWG - Aromatic >EC5 - EC7 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aromatic >EC7 - EC8 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aromatic >EC8 - EC10 _{HS_ID_AR}	mg/kg	0.001	NONE	< 0.001	< 0.001
TPH-CWG - Aromatic >EC10 - EC12 _{EH_CU_ID_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0
TPH-CWG - Aromatic >EC12 - EC16 _{EH_CU_ID_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0
TPH-CWG - Aromatic >EC16 - EC21 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10
TPH-CWG - Aromatic >EC21 - EC35 _{EH_CU_ID_AR}	mg/kg	10	MCERTS	< 10	< 10
TPH-CWG - Aromatic (EC5 - EC35) _{EH_CU+HS_ID_AR}	mg/kg	10	NONE	< 10	< 10

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

*Data reported unaccredited due to quality control parameter failure associated with this result; other checks applied prior to reporting the data have been accepted. The result should be considered as being deviating and therefore may be unreliable.

Analytical Report Number : 23-15566

Project / Site name: School Lane, Didsbury

* 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, day 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 *
2573673	TP01	None Supplied	None Supplied	Brown loam and sand.
2573674	TP02	None Supplied	None Supplied	Brown loam and sand.
2573675	TP03	None Supplied	0.1	Brown loam and sand.
2573676	TP03	None Supplied	0.6	Brown sand with gravel and stones.
2573677	TP04	None Supplied	0.2	Brown loam and sand with gravel and vegetation.
2573678	TP04	None Supplied	0.6	Light brown sand with gravel and stones.
2573679	TP05	None Supplied	0.1	Brown loam and sand with gravel and vegetation.
2573680	TP05	None Supplied	0.5	Light brown sand with stones.
2573681	TP06	None Supplied	0.2	Brown loam and sand with gravel and vegetation.
2573682	TP06	None Supplied	0.45	Brown day and sand with gravel.
2573683	TP07	None Supplied	0.35	Light brown sand with stones.
2573684	TP07	None Supplied	0.6	Brown loam and sand with gravel and stones.

Analytical Report Number : 23-15566

Project / Site name: School Lane, Didsbury

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
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES.	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil.	L038-PL	D	MCERTS
Asbestos identification in soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques.	In house method based on HSG 248	A001-PL	D	ISO 17025
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES.	In-house method based on Second Site Properties version 3	L038-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically. (30 oC)	In house method.	L019-UK/PL	W	NONE
Speciated EPA-16 PAHs in soil	Determination of PAH compounds in soil by extraction in dichloromethane and hexane followed by GC-MS with the use of surrogate and internal standards.	In-house method based on USEPA 8270	L064-PL	D	MCERTS
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
BTEX and MTBE in soil (Monoaromatics)	Determination of BTEX in soil by headspace GC-MS. Individual components MCERTS accredited	In-house method based on USEPA8260	L073B-PL	W	MCERTS
TPHCWG (Soil)	Determination of hexane extractable hydrocarbons in soil by GC-MS/GC-FID.	In-house method with silica gel split/clean up.	L088/76-PL	W	MCERTS
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate.	In house method.	L009-PL	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry.	In-house method	L080-PL	W	MCERTS

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

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

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.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics

Analytical Report Number : 23-15566

Project / Site name: School Lane, Didsbury

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
AR	Aromatics				
#1	EH_2D_Total but with humics mathematically subtracted				
#2	EH_2D_Total but with fatty acids mathematically subtracted				
_	Operator - understore to separate acronyms (exception for +)				
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total				

Topsoil & Crushed Stone Validation Photographs.



Photo 1: Topsoil Stockpile TP01



Photo 2: Topsoil Stockpile TP02



Photo 3: TP03 Location



Photo 4: TP03 Close Up



Photo 5: TP03 Depth Check



Photo 6: TP03 Topsoil Depth Check



Photo 7: TP04 Location



Photo 8: TP04 Close Up



Photo 9: TP04 Topsoil Depth Check



Photo 10: TP04 Stone Aggregate Arisings



Photo 11: TP05 Location



Photo 12: TP05 Close Up



Photo 13: TP05 Topsoil Depth Check



Photo 14: TP06 Location



Photo 15: TP06 Close Up



Photo 16: TP06 Topsoil Depth Check



Photo 17: TP07 Location



Photo 18: TP07 Close Up



Photo 19: TP07 Topsoil Depth Check



Photo 20: TP07 Stone Aggregate Arisings



Photo 21: Garden Plots 2 and 3



Photo 22: Garden Plot 1