

Our reference: 077873-CUR-00-XX-RP-GE-045

30th 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 Canberra Street, Project 500 Sites

1.0 Introduction

Curtins Consulting were instructed by The Guinness Partnership to undertake a ground investigation of Canberra Street, Manchester M11 4WL. 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 Canberra Street and is currently occupied by public open space, with grass surface cover with a number of shrubs and trees located immediately to the north. The site is generally flat with no discernible sloping.

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 writing, no proposed site plans were available for review.

2.0 Background Information

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

Earliest mapping (1848) shows that the site was part of vacant agricultural land until the early 1900s where it was made part of a wider low-rise residential development. The site remained in its general configuration up until the 1990s when all structures were demolished and converted to public open space, as it remains to the current day.

BGS mapping indicates the site is underlain by Glacial Till and Manchester Marls Formation bedrock. The BGS records from a borehole 300m south-west of the site, encountered granular deposits to 15.00 metres below ground level, underlain by cohesive deposits to 26.00m bgl. This was in turn underlain by bedrock of the Manchester Marls Formation.

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**.

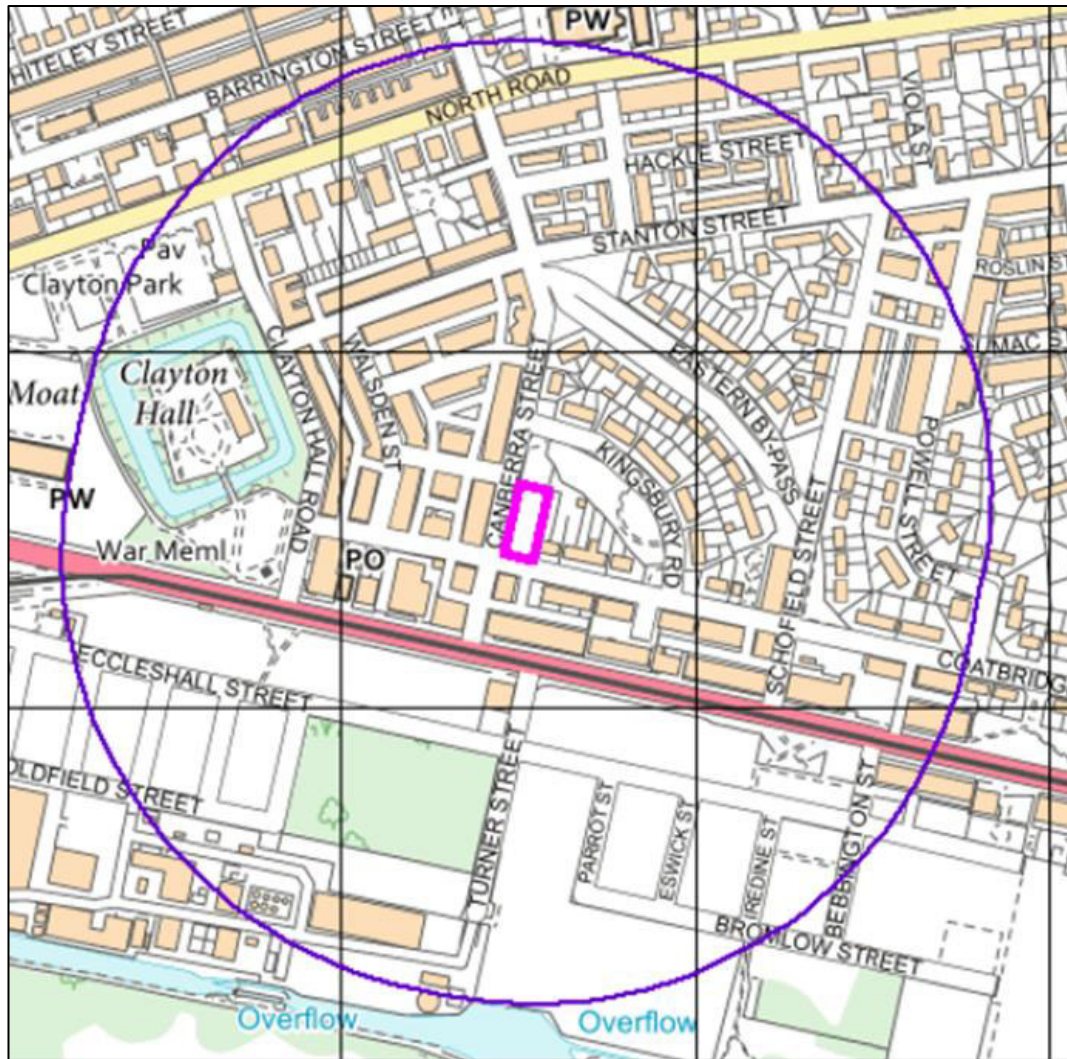


Figure 1 – Site Location Plan (site boundary shown in pink and 250m buffer in purple).
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The site is underlain by a Secondary A Aquifer associated with the bedrock formation. The superficial deposits are designated as a Secondary B Aquifer. The site is not located within a Source Protection Zone (SPZ). There are no potable groundwater abstraction points within 500m. The nearest surface water feature is 129m to the west, indicated as a water feature associated with Clayton Hall. There are no surface water abstractions within 500m. On discharge consent is noted within 500m of the site. This is located 193m to the south and is noted as being operated by United Utilities Water Ltd for the discharge of storm sewage overflow to an unnamed watercourse.

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 groundwater and surface water is considered to be **Low** due to the lack of contaminative activities on site and 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 (2022)

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 to WS05 and WS04A, advanced to a maximum depth of 4.00m bgl. 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-80006-P02.

5 No. soil samples, all taken from the Made Ground, obtained 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.

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/Alk 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:

- 5 No. PSD – Wet Sieve
- 5 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	1.30	4.00	MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with frequent rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone. Overlying MADE GROUND: Loose greyish brown gravelly sand with frequent cobbles. Gravel is angular to subangular fine to coarse of mudstone, terracotta, concrete and brick. Cobbles are subangular of brick and concrete Or MADE GROUND: Loose dark brown mottled light brown gravelly fine to coarse sand. Gravel is angular to subangular fine to medium of brick and concrete. Or MADE GROUND: Loose brick red sandy gravel. Gravel is angular to subangular fine to coarse of brick. Or Brown slightly sandy gravelly clay. Gravel is angular to subangular fine to coarse of brick.

1 – Base of strata not encountered.

Natural soils were not encountered during the site investigation.

3.3 Groundwater

Groundwater was not recorded within any boreholes.

Standpipes were installed in two boreholes to facilitate gas and groundwater monitoring, the borehole response zones are detailed in *Table 3.3b*. The standpipes were recorded as being dry on all monitoring occasions.

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	Made Ground	1.00 – 3.00 (77.56 – 75.56)	-	Dry	Dry	Dry	Dry	Dry
WS03	Made Ground	1.00 – 4.00 (78.10 – 75.10)	Dry	Dry	Dry	Dry	Dry	Dry

3.4 Obstructions



SPT refusals anticipated to be caused by obstructions were recorded in all boreholes within the Made Ground at depths of between 1.30 and 4.00m bgl.

3.5 Observed Potential Contamination

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

4.0 Ground Contamination Assessment

All 4 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 4.6 % w/w to 6% w/w. With consideration for a calculated geometric average, soil features determine an SOM of 3.11% w/w. As such, a comparison against Tier 1 thresholds for SOM of 2.5% 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, and PAHs. 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	0.5	Made Ground	Mercury	1.80	1
WS02	0.5	Made Ground	Lead	239	200
			Mercury	2.29	1
			Benzo(a)pyrene	2.96	2.7
			Dibenzo(ah)anthracene	0.35	0.28
WS03	0.5	Made Ground	Benzo(a)pyrene	3.24	2.7
			Benzo(b)fluoranthene	3.69	3.3
			Dibenzo(ah)anthracene	0.43	0.28



No suspected asbestos containing materials (AMCs) were identified in the exploratory hole logs and no asbestos fibres were positively identified during laboratory screening.

5.0 Geotechnical Laboratory Analysis

A programme of geotechnical testing was scheduled by Curtins to further confirm the ground model for the sites ground conditions, detailed in Section 3.1.

5.1 Geotechnical Testing and Engineering Properties

The following section discusses the ground conditions determined from the Curtins Ground Investigation. 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

The Made Ground generally comprised dark brown slightly gravelly sand or sandy gravel. The gravel fraction consisted of mudstone, brick, terracotta, and concrete. Concrete and brick cobbles were also recorded. A band of gravelly clay was recorded in borehole WS05 between 1.90m and 2.36m bgl.

The geotechnical test results recorded within the Made Ground is summarised in *Table 5.1.2*.

Table 5.1.2 – Summary of Made Ground geotechnical test results

Parameter	No. of tests	Minimum	Maximum	Average
pH	5	7.6	10.5	8.44
Water Soluble Sulphate (g/l)	5	0.049	0.95	0.37
SPT 'N' Value	16	4	50	-

A total of 16 SPTs were undertaken in the Made Ground; however six refused within the Made Ground. SPT N values ranged between ranging from between 4 and 49 were recorded, where full penetration was met.

Five PSD tests were undertaken on samples of granular Made Ground, the results are summarised in Table 5.1.3.

Table 5.1.3 – Summary of Particle Size Distribution Results

Parameter	Gravel (%)	Sand (%)	Fines (<0.063mm) (%)
Granular Made Ground	25 - 59	19 - 55	21 – 25

Due to inherent variability in the Made Ground, and its compressible nature, it is not considered to be a suitable bearing stratum in its current state for the proposed residential development.

5.1.2 Natural Strata

Natural soils (Glacial Till) was identified during the ground investigation works.



6.0 Gas Risk Assessment

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

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

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 998mb and 1014mb 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	0.4	17.3	4.5	0.0
WS03	<0.1	3.7	10.0	0.0	0.0

Methane (CH₄) was recorded below the instrument's detection limit within all the monitoring wells.

Carbon Dioxide (CO₂) recorded a maximum concentration of 3.7% v/v within WS03 during the sixth visit.

All monitoring visits for all wells recorded hydrogen sulphide (H₂S) and carbon monoxide (CO) below the limit of detection of the monitoring instrument.

The maximum peak air flow rate was recorded in WS01, at 4.5 l/hr on the fourth visit, reducing to a steady state air flow rate of 0.0 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 during all monitoring visits (0.0 l/hr). The greatest steady state carbon dioxide concentration was recorded in WS03 on the sixth visit (3.7%v/v). On this basis, the calculated Q_{hg} for the site is taken as 0.00 l/hr.

The assessment indicates the site is classified as Green, where designs confirm with the NHBC 'model' low rise house.



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 Qhg.

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 Qhg of 0.00 l/hr for carbon dioxide in WS03 on the sixth visit, where maximum steady state flow reading of 0.0 l/hr is used, and maximum gas concentrations of 3.7% 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 Qhg of 0.00 l/hr for carbon dioxide.

The 'borehole' scenario is considered appropriate to determine the characteristic gas regime for the site, which is consistent with c Characteristic Situation 1 (CS-1) gas regime, where gas protection measures will not be 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 comprising dark brown and grey gravelly sand, with abundant cobbles to at least 4.0m bgl in some locations. Natural deposits (Glacial Till) were not encountered during 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.

Based on the ground conditions encountered during the Curtins ground investigation, shallow foundations are unlikely to be feasible without some form of ground improvement, due to the extent of widespread deep Made Ground and absence of natural superficial deposits. Alternatively a piled foundation solution could be adopted.

It is recommended that a supplementary ground investigation is undertaken to ascertain the depth to the natural strata and obtain geotechnical data for use in ground improvement or pile design.



7.2 Ground Floor Slab

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	7.6 – 10.5
	Water Soluble Sulphate (mg/l)	5	49 - 950

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

Stratum	Design Sulphate Class	ACEC Class ⁽¹⁾
Made Ground	DS-2	AC-2

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

The preliminary design of buried concrete according to Table C2 of BRE Special Digest 1:2005 should be in accordance with Class DS-2 (AC-2) conditions assuming mobile groundwater.

7.4 Obstructions and Relict Foundations

A number of obstructions were recorded during the ground investigation which are likely to be associated with the demolished historical terrace buildings on site and backfilled basement structures. There is potential for obstructions to be encountered beyond the findings of this investigation.

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 lead 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.

Based on the ground conditions encountered during the Curtins ground investigation, shallow foundations are unlikely to be feasible without some form of ground improvement, due to the extent of widespread deep Made Ground and absence of natural superficial deposits. Alternatively a piled foundation solution could be adopted.

It is recommended that a supplementary ground investigation is undertaken to ascertain the depth to the natural strata and obtain geotechnical data for use in ground improvement or pile design.



A Design Sulphate Class of DS-2 and ACEC Class of AC-2 is deemed suitable for the proposed development for the Made Ground only.

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		November 2022
Checked	Signature	Date
R Stringer BSc (Hons) CGeol EurGeol FGS Principal Geotechnical Engineer		November 2022
Authorised	Signature	Date
R Stringer BSc (Hons) CGeol EurGeol FGS Principal Geotechnical Engineer		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

Project 500, Canberra Street

Ref. 077873-CUR-00-XX-RP-GE-045

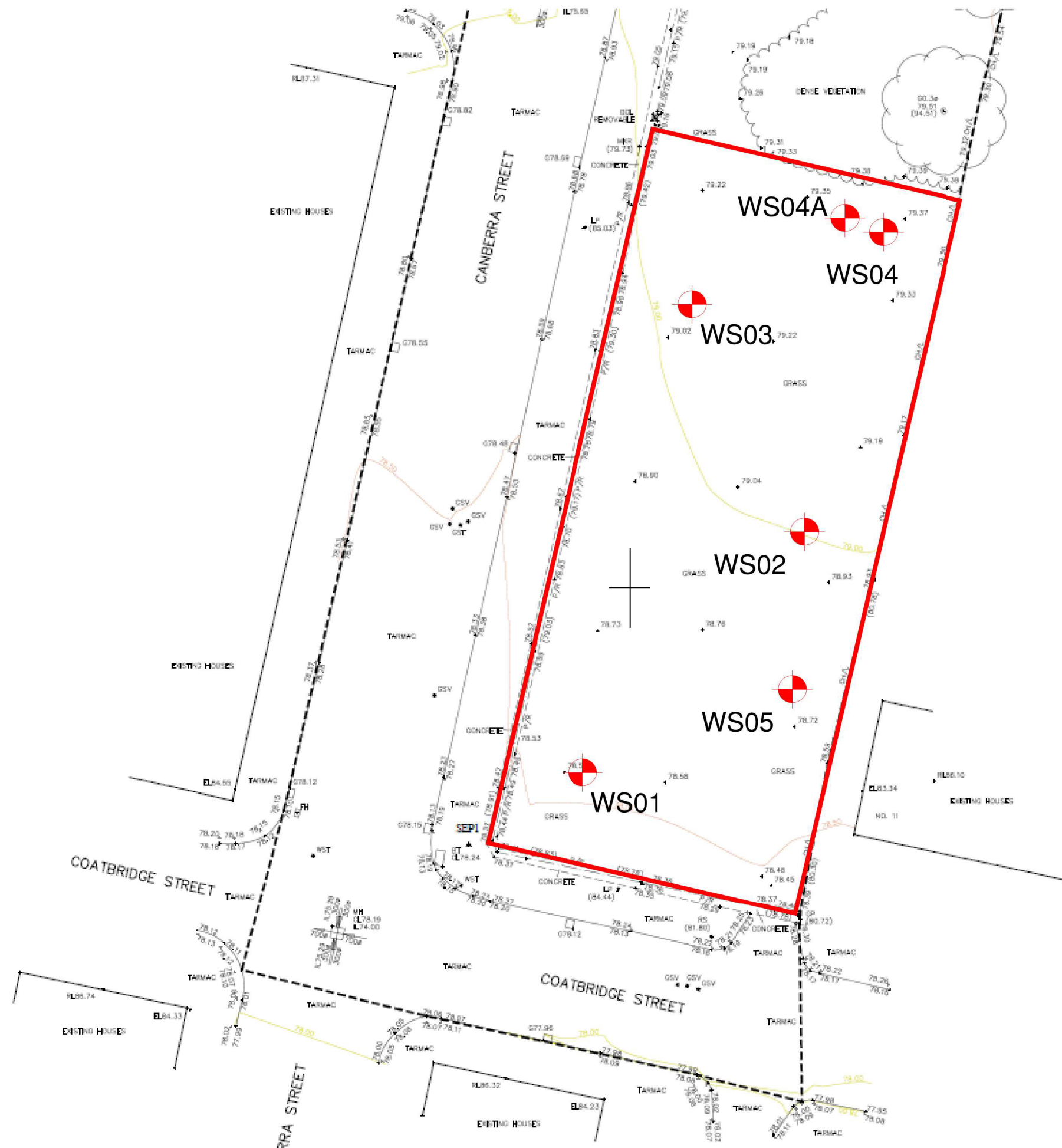


Appendix A1 – Drawings

SITE INVESTIGATION



BOREHOLE LOCATIONS



Rev:	Description:	Date:	By:	Chkd:
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Curtins Consulting Ltd,
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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:

CANBERRA STREET

Drg Title:

EXPLORATORY HOLE LOCATION PLAN

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

Drg No:	Rev:
077873-CUR-00-XX-DR-GE-80006	P02

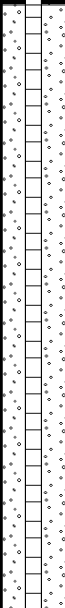
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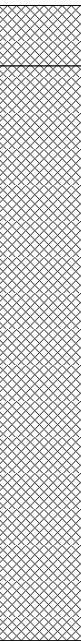
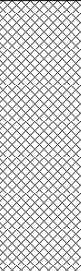
Project 500, Canberra Street

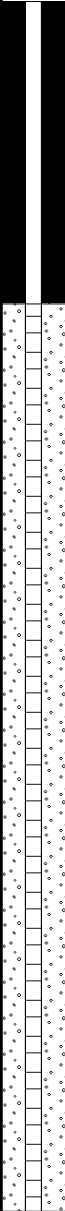
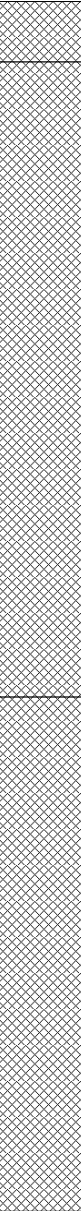
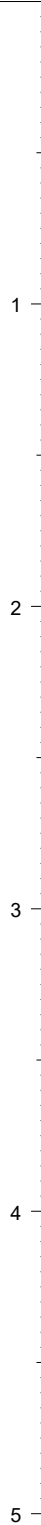
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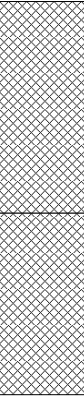


Appendix A2 – Exploratory Hole Logs

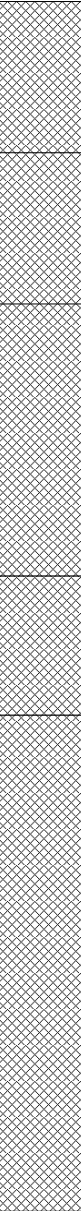
					Borehole Log			Borehole No. WS01 Sheet 1 of 1		
Project Name: Canberra Street					Project No. 077873.06		Co-ords: -		Hole Type WS	
Location: Canberra Street, Clayton, M11 4WL					Level: 78.56		Scale 1:25		Logged By JP	
Client: Guinness Partnership					Dates: 12/08/2022 - 12/08/2022					
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.10			78.46		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with frequent rootlets. Gravel is angular to subrounded fine to medium of concrete, brick and mudstone.			
		0.50	ES				MADE GROUND: Loose greyish brown gravelly sand with frequent cobbles. Gravel is angular to subrounded fine to coarse of mudstone, concrete and brick. Cobbles are subangular of brick and concrete.			
		0.80			77.76		MADE GROUND: Loose dark brown mottled light brown gravelly fine to coarse sand. Gravel is angular to subangular fine to medium of brick and concrete.	1		
		1.00		N=20 (5,5/6,6,4,4)						
		2.00		N=11 (5,5/4,3,2,2)					2	
	2.80	D								
	3.00		25 (4,15/25 for 40mm)	3.00	75.56		End of borehole at 3.00 m	3		
								4		
								5		
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: Canberra Street				Project No. 077873.06		Co-ords: -		Hole Type WS
Location: Canberra Street, Clayton, M11 4WL				Level: 79.00		Scale 1:25		
Client: Guinness Partnership				Dates: 12/08/2022 - 12/08/2022		Logged By JP		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.20	78.80		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with abundant rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone.
	0.50	ES						MADE GROUND: Loose dark brown gravelly sand with occasional cobbles. Gravel is angular to subangular fine to coarse of brick, concrete, terracotta and mudstone. Cobbles are angular to subangular of brick and concrete.
	1.00			N=4 (1,1/1,1,1,1)				
	2.00 2.00	D		N=46 (7,9/12,10,12,12)	2.10	76.90		MADE GROUND: Loose very dark grey gravelly sand with occasional cobbles. Gravel is angular to subangular fine of brick, concrete, terracotta and mudstone. Cobbles are angular to subangular of brick and concrete.
	2.50	D						
		3.00		50 (25 for 30mm/50 for 20mm)	3.00	76.00		End of borehole at 3.00 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. WS03 Sheet 1 of 1			
Project Name: Canberra Street					Project No. 077873.06		Co-ords: -		Hole Type WS		
Location: Canberra Street, Clayton, M11 4WL					Level: 79.10		Scale 1:25		Logged By JP		
Client: Guinness Partnership					Dates: 12/08/2022 - 12/08/2022						
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.20			0.20	78.90		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with abundant rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone.			
	0.50	ES						MADE GROUND: Loose dark brown gravelly sand with abundant cobbles. Gravel is angular to subangular fine to coarse of brick, concrete, terracotta and mudstone. Cobbles are angular to subangular of brick and concrete.			
	1.00		N=49 (11,13/18,12,11,8)								
	2.00		N=6 (1,1/1,1,2,2)								
	2.30										
		2.50	D		2.50	76.80		MADE GROUND: Loose very dark grey gravelly sand with occational cobbles. Gravel is angular to subangular fine of brick, concrete, terracotta and mudstone. Cobbles are angular to subangular of brick and concrete.			
		3.00		N=8 (2,2/2,2,2,2)							
		4.00		50 (8,8/50 for 30mm)	4.00	75.10		End of borehole at 4.00 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: Canberra Street					Project No. 077873.06		Co-ords: -		Hole Type WS	
Location: Canberra Street, Clayton, M11 4WL					Level: 79.35		Scale 1:25		Logged By JP	
Client: Guinness Partnership					Dates: 12/08/2022 - 12/08/2022					
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.80	ES	N=50 (2,2/50 for 250mm)	0.70	78.65		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with abundant rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone.	1	
		1.20 1.20	D		1.30	78.05		MADE GROUND: Loose greyish brown gravelly sand with frequent cobbles. Gravel is angular to subrounded fine to coarse of mudstone, concrete and brick. Cobbles are subangular of brick and concrete.		
		End of borehole at 1.30 m								2
										3
										4
										5
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. WS04A Sheet 1 of 1	
Project Name: Canberra Street					Project No. 077873.06		Co-ords: -		Hole Type WS
Location: Canberra Street, Clayton, M11 4WL					Level: 79.34		Scale 1:25		
Client: Guinness Partnership					Dates: 12/08/2022 - 12/08/2022		Logged By JP		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		1.20		50 (10,13/50 for 130mm)	0.70	78.64		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with abundant rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone.	1
					1.30	78.04		MADE GROUND: Loose greyish brown gravelly sand with frequent cobbles. Gravel is angular to subrounded fine to coarse of mudstone, concrete and brick. Cobbles are subangular of brick and concrete.	
								----- End of borehole at 1.30 m	2
									3
									4
									5
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. WS05 Sheet 1 of 1	
Project Name: Canberra Street				Project No. 077873.06		Co-ords: -		Hole Type WS
Location: Canberra Street, Clayton, M11 4WL				Level: 78.80		Scale 1:25		
Client: Guinness Partnership				Dates: 12/08/2022 - 12/08/2022		Logged By JP		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.40	ES		0.50	78.30		MADE GROUND: Grass cover over loose dark brown slightly gravelly sand with abundant rootlets. Gravel is angular to subrounded fine to coarse of concrete, brick and mudstone.
		1.00		N=17 (1,3/4,4,4,5)	1.00	77.80		MADE GROUND: Loose light greyish brown gravelly sand with frequent cobbles. Gravel is angular to subrounded fine to coarse of mudstone, concrete and brick. Cobbles are subangular of brick and concrete.
		2.00		N=8 (2,2/2,2,2,2)	1.90	76.90		MADE GROUND: Loose brick red sandy gravel. Gravel is angular to subangular fine to coarse of brick.
		2.30 - 2.50	D		2.36	76.44		MADE GROUND: Firm brown slightly sandy gravelly clay. Gravel is angular to subangular fine to coarse of brick.
		3.00		N=7 (1,0/0,0,4,3)				MADE GROUND: Loose greyish black and brown gravelly slightly clayey sand. Gravel is angular to subangular fine to coarse of slate, brick and concrete.
		4.00		N=50 (25 for 120mm/50 for 255mm)	4.00	74.80		End of borehole at 4.00 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

FINAL ANALYTICAL TEST REPORT

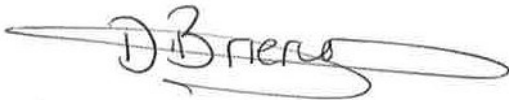
Envirolab Job Number: 22/08141
Issue Number: 1

Date: 31 August, 2022

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

Project Manager: Jonathan Lord
Project Name: P500 - Canberra Street
Project Ref: B077873
Order No: EBMA 3512
Date Samples Received: 15/08/22
Date Instructions Received: 19/08/22
Date Analysis Completed: 31/08/22

Approved by:



Danielle Brierley
Deputy Client Services Supervisor

Envirolab Job Number: 22/08141

Client Project Name: P500 - Canberra Street

Client Project Ref: B077873

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03							
Depth to Top	0.5	0.5	0.5							
Depth To Bottom										
Date Sampled	12-Aug-22	12-Aug-22	12-Aug-22							
Sample Type	Soil - ES	Soil - ES	Soil - ES							
Sample Matrix Code	4AE	4AE	4ABE							
% Stones >10mm _A	29.1	4.9	4.3					% w/w	0.1	A-T-044
pH _D ^{M#}	11.48	8.99	8.88					pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.04	0.05	0.09					g/l	0.01	A-T-026s
Cyanide (total) _A ^{M#}	<1	<1	1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	6.0	5.5	4.6					% w/w	0.1	A-T-032 OM
Arsenic _D ^{M#}	6	18	13					mg/kg	1	A-T-024s
Boron (water soluble) _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium _D ^{M#}	1.2	2.4	2.0					mg/kg	0.5	A-T-024s
Copper _D ^{M#}	550	816	323					mg/kg	1	A-T-024s
Chromium _D ^{M#}	13	22	19					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Lead _D ^{M#}	129	239	153					mg/kg	1	A-T-024s
Mercury _D	1.80	2.29	0.74					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	11	25	25					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	2	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	65	188	163					mg/kg	5	A-T-024s

Envirolab Job Number: 22/08141

Client Project Name: P500 - Canberra Street

Client Project Ref: B077873

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03							
Depth to Top	0.5	0.5	0.5							
Depth To Bottom										
Date Sampled	12-Aug-22	12-Aug-22	12-Aug-22							
Sample Type	Soil - ES	Soil - ES	Soil - ES							
Sample Matrix Code	4AE	4AE	4ABE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual) _D	-	-	-							A-T-045
Asbestos Matrix (microscope) _D	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 22/08141

Client Project Name: P500 - Canberra Street

Client Project Ref: B077873

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03							
Depth to Top	0.5	0.5	0.5							
Depth To Bottom										
Date Sampled	12-Aug-22	12-Aug-22	12-Aug-22							
Sample Type	Soil - ES	Soil - ES	Soil - ES							
Sample Matrix Code	4AE	4AE	4ABE							
PAH-16MS										
Acenaphthene _A ^{M#}	0.16	0.90	0.35					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	0.03	0.10	0.18					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.27	1.64	1.24					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	1.07	3.35	3.41					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	1.21	2.96	3.24					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	1.35	3.15	3.69					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.75	1.58	1.98					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.56	1.10	1.43					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	1.10	3.49	3.83					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.15	0.35	0.43					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	2.01	8.12	7.93					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.10	0.78	0.24					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.87	1.76	2.23					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.07	0.30	0.32					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	1.13	7.37	3.96					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	1.98	7.94	9.08					mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	12.8	44.9	43.5					mg/kg	0.01	A-T-019s

Envirolab Job Number: 22/08141

Client Project Name: P500 - Canberra Street

Client Project Ref: B077873

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	WS01	WS02	WS03							
Depth to Top	0.5	0.5	0.5							
Depth To Bottom										
Date Sampled	12-Aug-22	12-Aug-22	12-Aug-22							
Sample Type	Soil - ES	Soil - ES	Soil - ES							
Sample Matrix Code	4AE	4AE	4ABE							
TPH CWG with Clean Up										
Ali >C5-C6 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	1	<1					mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	1	2	3					mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	4	5	7					mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	54	261	85					mg/kg	1	A-T-055s
Total Aliphatics _A	81	259	90					mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	2	4	5					mg/kg	1	A-T-055s
Aro >C10-C12 _A	1	2	2					mg/kg	1	A-T-055s
Aro >C12-C16 _A	8	12	15					mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	30	61	150					mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	86	232	274					mg/kg	1	A-T-055s
Total Aromatics _A	173	300	422					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	254	559	512					mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE _A [#]	<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 "A" 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.

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 - Canberra Street
Clients Project No: B077873
Project No: 22/08141
Date Received: 19/08/2022 (am)
Cool Box Temperatures (°C): 20.1

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3
Client Sample No			
Client Sample ID/Depth	WS01 0.5m	WS02 0.5m	WS03 0.5m
Date Sampled	12/08/22	12/08/22	12/08/22
Deviation Code			
F	✓	✓	✓

Key

F Maximum holding time exceeded between sampling date and analysis for analytes listed below

HOLDING TIME EXCEEDANCES

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3
Client Sample No			
Client Sample ID/Depth	WS01 0.5m	WS02 0.5m	WS03 0.5m
Date Sampled	12/08/22	12/08/22	12/08/22
PAH-16MS	✓	✓	✓

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, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	22/08141/1	22/08141/2	22/08141/3
Client Sample No			
Client Sample ID/Depth	WS01 0.5m	WS02 0.5m	WS03 0.5m
Date Sampled	12/08/22	12/08/22	12/08/22
A-T-019s	31/08/2022	31/08/2022	31/08/2022
A-T-022s	25/08/2022	25/08/2022	25/08/2022
A-T-024s	25/08/2022	25/08/2022	25/08/2022
A-T-026s	25/08/2022	25/08/2022	25/08/2022
A-T-027s	25/08/2022	25/08/2022	25/08/2022
A-T-031s	25/08/2022	25/08/2022	25/08/2022
A-T-032 OM	24/08/2022	24/08/2022	24/08/2022
A-T-040s	25/08/2022	25/08/2022	25/08/2022
A-T-042sTCN	24/08/2022	24/08/2022	24/08/2022
A-T-044	24/08/2022	24/08/2022	24/08/2022
A-T-045	22/08/2022	22/08/2022	22/08/2022
A-T-050s	24/08/2022	24/08/2022	24/08/2022
A-T-055s	25/08/2022	25/08/2022	25/08/2022
Calc-As Recd	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 <u>with</u> home grown produce	Residential <u>without</u> 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 (<i>elemental</i>)	1	1	26	26	16	26⁽⁸⁾ [30]
Mercury (<i>inorganic</i>)	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						
<i>Aliphatic risk banded hydrocarbons - TPHCWG method</i>						
EC ₅₋₅ - EC ₆	160	160	3900	12000	600000	180000
EC ₅₋₆ - EC ₈	530	530	13000	40000	620000	320000
EC ₅₋₈ - EC ₁₀	150	150	1700	11000	13000	21000
EC ₁₀₋₁₀ - EC ₁₂	760	770	7300	47000	13000	24000
EC ₁₂₋₁₂ - EC ₁₆	4300	4400	13000	90000	13000	26000
EC ₅₋₁₆ - EC ₃₅	110000	110000	270000	1800000	250000	490000
EC ₃₅₋₃₅ - EC ₄₄	110000	110000	270000	1800000	250000	490000
<i>Aromatic risk banded hydrocarbons - TPHCWG method</i>						
EC ₅₋₅ - EC ₇	300	1400	57	86000	56000	92000
EC ₅₋₇ - EC ₈	660	3900	120	180000	56000	100000
EC ₅₋₈ - EC ₁₀	190	270	51	17000	5000	9300
EC ₁₀₋₁₀ - EC ₁₂	380	1200	74	34000	5000	10000
EC ₁₂₋₁₂ - EC ₁₆	660	2500	130	38000	5000	10000
EC ₅₋₁₆ - EC ₂₁	930	1900	260	28000	3800	7800
EC ₂₁₋₂₁ - EC ₃₅	1700	1900	1600	28000	3800	7900
EC ₃₅₋₃₅ - 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
Tetrachlorethane (PCE)	0.90	0.92	3.6	95	1400	1500
1,1,1 Trichlorethane	39	40	240	3000	140000	100000

Notes

- All values above are in mg/kg
- 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**
- Soil organic matter (SOM) is assumed to be 6% - DEFAULT VALUE
- Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
- 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
- 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
- For classrooms consider increasing the dust loading factor in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m⁻³
- Based on vapour saturation limit as suggested by EA / [] model value
- Lowest of o-, m- and p-xylene
- Based on comparison of inhalation exposure with inhalation TDI
- Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
- Based on a comparison of oral and dermal soil exposure with oral Index Dose only
- Averaged over and based on lifetime exposure
- 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)
- NA: Not applicable

Adopted Soil Generic Assessment Criteria
Sandy loam with 2.5% SOM



Contaminants	Residential <u>with</u> home grown produce	Residential <u>without</u> 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 <u>21</u>	6 <u>21</u>	1.8 <u>170</u>	33 <u>49</u>	7.7 <u>21</u>	220 <u>250</u>
Lead	<u>200</u>	<u>310</u>	<u>80</u>	<u>2,300</u>	<u>630</u>	<u>1,300</u>
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 <u>79</u>	170 <u>170</u>
Antimony		550		7500	1500	3300
Selenium	350	600	120	13000	1100	1800
Inorganic chemicals						
Cyanide	34	34	34	34	34	34
Organic contaminants						
<i>Aliphatic risk banded hydrocarbons - TPHCWG method</i>						
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
<i>Aromatic risk banded hydrocarbons - TPHCWG method</i>						
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
<i>Aromatic</i>						
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)
<i>Polycyclic Aromatic Hydrocarbons (PAH)</i>						
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
Tetrachlorethane (PCE)	0.39	0.4	1.5	42	1400	1100
1,1,1 Trichlorethane	18	18	110	1300	140000	76000

Notes

- All values above are in mg/kg
- 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
- Soil organic matter (SOM) is assumed to be 2.5% - DEFAULT VALUE
- Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
- 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
- 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
- For classrooms consider increasing the dust loading factor in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m⁻³
- Based on vapour saturation limit as suggested by EA / [] model value
- Lowest of o-, m- and p-xylene
- Based on comparison of inhalation exposure with inhalation TDI
- Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
- Based on a comparison of oral and dermal soil exposure with oral Index Dose only
- Averaged over and based on lifetime exposure
- 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)
- NA: Not applicable

Adopted Soil Generic Assessment Criteria
Sandy loam with 1% SOM



Contaminants	Residential <u>with</u> home grown produce	Residential <u>without</u> 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 (<i>elemental</i>)	1	1	26	26	16	26⁽⁸⁾ [30]
Mercury (<i>inorganic</i>)	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 ₅₋₅ - EC ₆	42	42	730	3200	570000	95000
EC ₆₋₆ - EC ₈	100	100	2300	7800	600000	150000
EC ₈₋₈ - EC ₁₀	27	27	320	2000	13000	14000
EC ₁₀₋₁₀ - EC ₁₂	130	130	2200	9700	13000	21000
EC ₁₂₋₁₂ - EC ₁₆	1100	1100	11000	59000	13000	25000
EC ₁₆₋₁₆ - EC ₃₅	65000	65000	260000	1600000	250000	450000
EC ₃₅₋₃₅ - EC ₄₄	65000	65000	260000	1600000	250000	450000
Aromatic risk banded hydrocarbons - TPHCWG method						
EC ₅₋₅ - EC ₇	70	370	13	26000	56000	76000
EC ₇₋₇ - EC ₈	130	860	22	56000	56000	87000
EC ₈₋₈ - EC ₁₀	34	47	8.6	3500	5000	7200
EC ₁₀₋₁₀ - EC ₁₂	74	250	13	16000	5000	9200
EC ₁₂₋₁₂ - EC ₁₆	140	1800	23	36000	5100	10000
EC ₁₆₋₁₆ - EC ₂₁	260	1900	46	28000	3800	7600
EC ₂₁₋₂₁ - EC ₃₅	1100	1900	370	28000	3800	7800
EC ₃₅₋₃₅ - 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
Tetrachlorethane (PCE)	0.18	0.18	0.65	19	1400	810
1,1,1 Trichlorethane	8.8	9	48	660	140000	57000

Notes

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- 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**
- Soil organic matter (SOM) is assumed to be 1% - DEFAULT VALUE
- Soil type is assumed to be sandy loam - DEFAULT SOIL TYPE
- 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
- 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
- For classrooms consider increasing the dust loading factor in the 'Soil and Building Data' of the CLEA 1.04 model from 50 to 100µg m⁻³
- Based on vapour saturation limit as suggested by EA / [] model value
- Lowest of o-, m- and p-xylene
- Based on comparison of inhalation exposure with inhalation TDI
- Based on comparison of oral, dermal, and inhalation exposure with the oral TDI
- Based on a comparison of oral and dermal soil exposure with oral Index Dose only
- Averaged over and based on lifetime exposure
- 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)
- NA: Not applicable



Appendix A5 – Geotechnical Laboratory Testing Results

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

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

t: 01923 225404
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e: reception@i2analytical.com

e: jonathan.lord@curtins.com

Analytical Report Number : 22-80499

Project / Site name:	P500 Canberra Street	Samples received on:	22/08/2022
Your job number:	B077873	Samples instructed on/ Analysis started on:	26/08/2022
Your order number:	EBMA 3527	Analysis completed by:	08/09/2022
Report Issue Number:	1	Report issued on:	09/09/2022
Samples Analysed:	5 soil samples		

Signed:

Joanna Wawrzeczko
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

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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: 22-80499
 Project / Site name: P500 Canberra Street
 Your Order No: EBMA 3527

Lab Sample Number				2403916	2403917	2403918	2403919	2403920
Sample Reference				WS01	WS02	WS03	WS04	WS05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				2.80	2.50	2.50	1.20	2.30
Date Sampled				12/08/2022	12/08/2022	12/08/2022	12/08/2022	12/08/2022
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	26	16	12	11	9.9
Total mass of sample received	kg	0.001	NONE	0.3	0.3	0.3	0.3	0.5

General Inorganics

pH - Automated	pH Units	N/A	MCERTS	7.6	7.8	10.5	8.1	8.2
Total Sulphate as SO ₄	%	0.005	MCERTS	0.199	0.107	0.373	0.038	0.088
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.48	0.049	0.95	0.065	0.3
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	5.1	2.9	28	3.1	3
Total Sulphur	%	0.005	MCERTS	0.164	0.086	0.169	0.033	0.097
Water Soluble Nitrate (2:1) as N (leachate equivalent)	mg/l	2	NONE	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0

Heavy Metals / Metalloids

Magnesium (water soluble)	mg/kg	5	NONE	27	8.1	< 5.0	5.1	11
Magnesium (leachate equivalent)	mg/l	2.5	NONE	14	4.1	< 2.5	2.5	5.5

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

Analytical Report Number : 22-80499

Project / Site name: P500 Canberra Street

* 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 *
2403916	WS01	None Supplied	2.8	Brown sandy clay with gravel.
2403917	WS02	None Supplied	2.5	Brown sandy clay with gravel and vegetation.
2403918	WS03	None Supplied	2.5	Brown clay and sand with rubble.
2403919	WS04	None Supplied	1.2	Brown clay and loam with gravel.
2403920	WS05	None Supplied	2.3	Brown clay and sand.

Analytical Report Number : 22-80499

Project / Site name: P500 Canberra Street

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 Wastewater & 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 PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS 1377-2: 1990

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

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

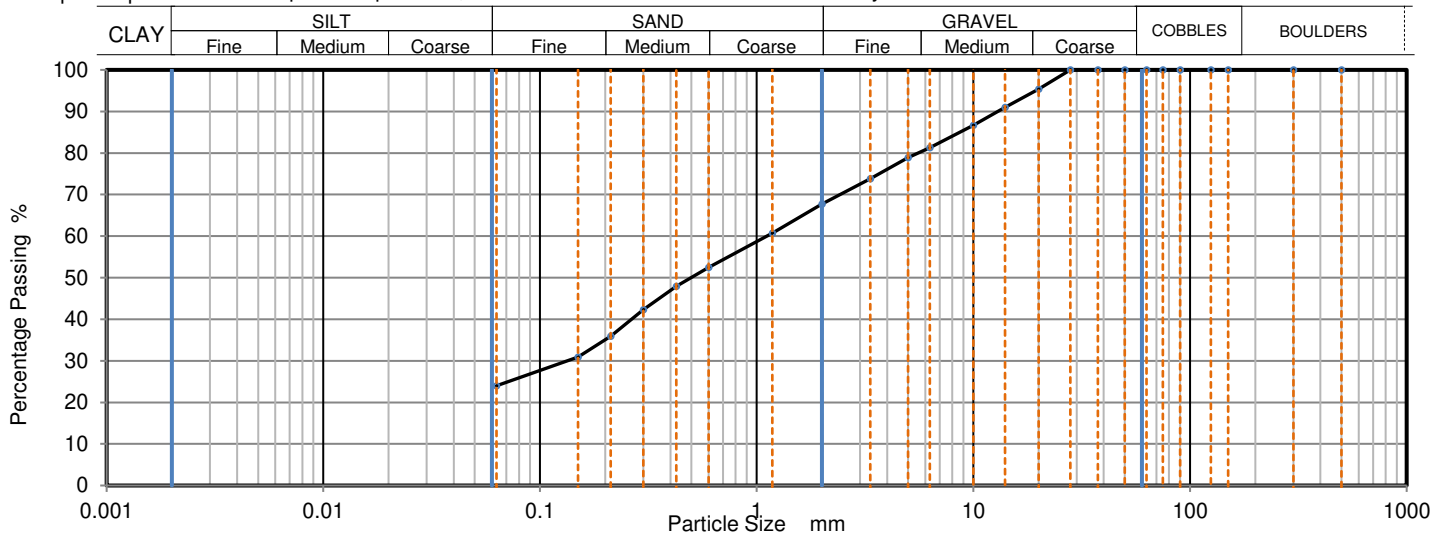
Contact: Jonathan Lord
Site Address: P500 Canberra Street

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

Client Reference: B077873
Job Number: 22-80498
Date Sampled: 12/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test Results:

Laboratory Reference: 2403911
Hole No.: WS01
Sample Reference: Not Given
Sample Description: Brown very gravelly very clayey SAND
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 2.80
Depth Base [m]: Not Given
Sample Type: D


Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	95		
14	91		
10	87		
6.3	81		
5	79		
3.35	74		
2	68		
1.18	61		
0.6	53		
0.425	48		
0.3	42		
0.212	36		
0.15	31		
0.063	24		

Sample Proportions	% dry mass
Very coarse	0
Gravel	32
Sand	43
Fines <0.063mm	24

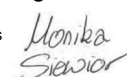
Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	> 18
Curvature Coefficient	

Uniformity Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:



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

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

Contact: Jonathan Lord
Site Address: P500 Canberra Street

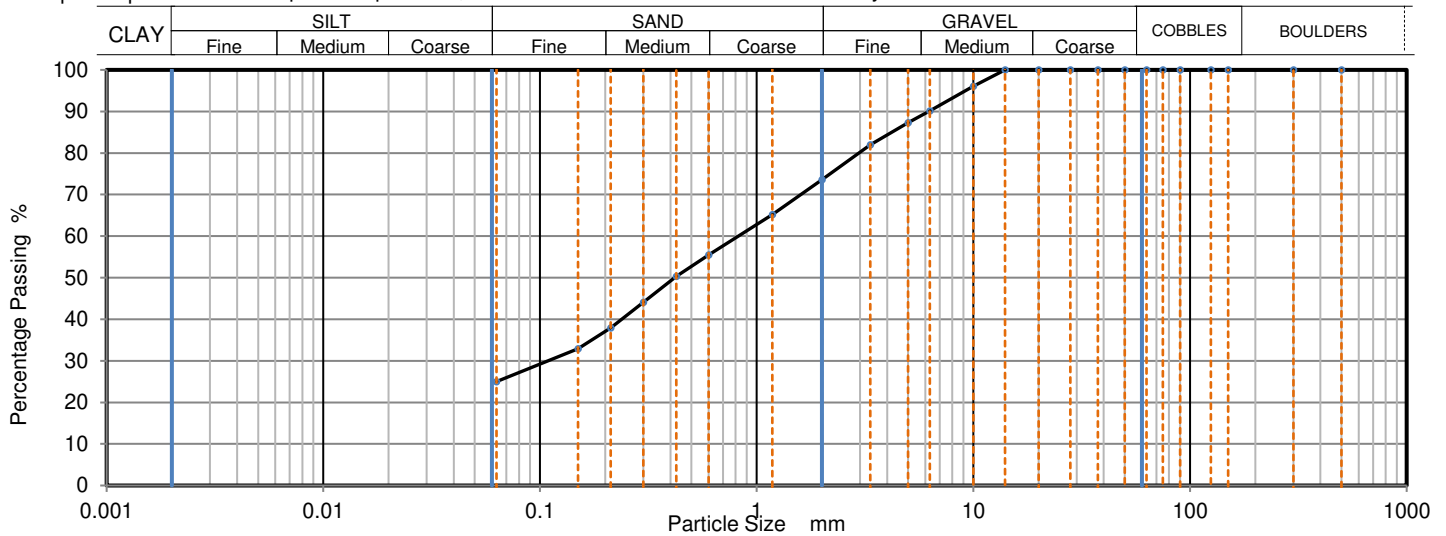
Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Client Reference: B077873
Job Number: 22-80498
Date Sampled: 12/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test Results:

Laboratory Reference: 2403912
Hole No.: WS02
Sample Reference: Not Given
Sample Description: Dark brown very gravelly very clayey SAND
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 2.50
Depth Base [m]: Not Given
Sample Type: D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	96		
6.3	90		
5	87		
3.35	82		
2	74		
1.18	65		
0.6	56		
0.425	50		
0.3	44		
0.212	38		
0.15	33		
0.063	25		

Sample Proportions	% dry mass
Very coarse	0
Gravel	26
Sand	49
Fines <0.063mm	25

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	> 13
Curvature Coefficient	

Uniformity Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:

Monika Siewior

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

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TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS 1377-2: 1990

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

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

Contact: Jonathan Lord
Site Address: P500 Canberra Street

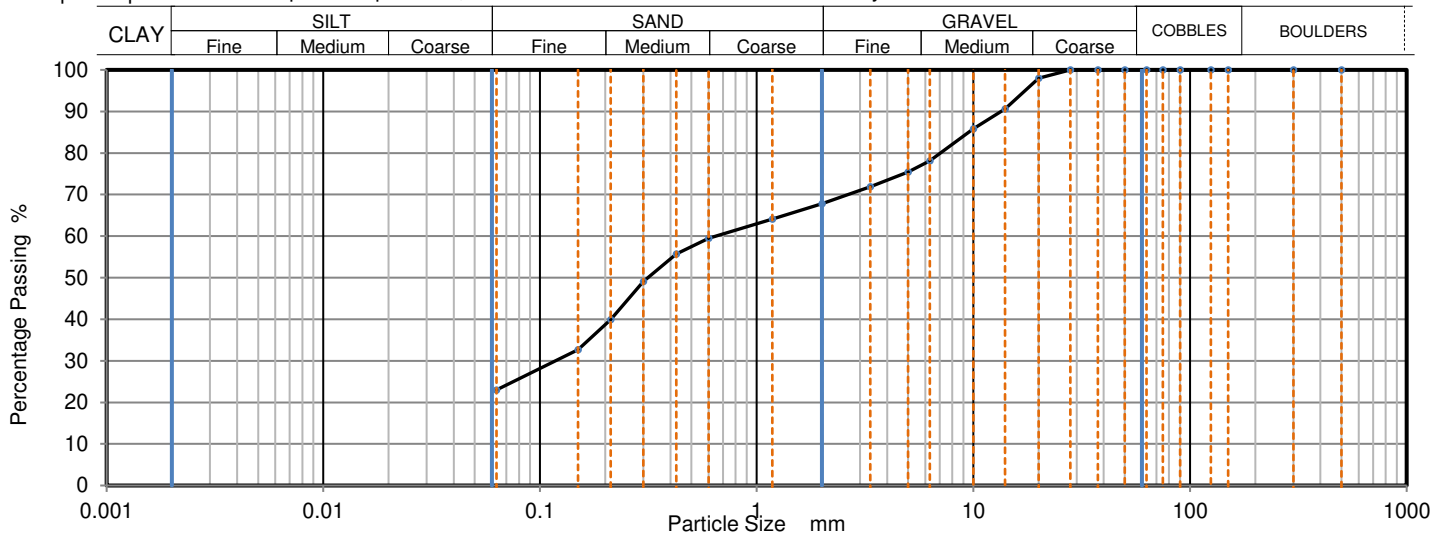
Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Client Reference: B077873
Job Number: 22-80498
Date Sampled: 12/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test Results:

Laboratory Reference: 2403913
Hole No.: WS03
Sample Reference: Not Given
Sample Description: Dark brown very gravelly very clayey SAND
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 2.50
Depth Base [m]: Not Given
Sample Type: D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	98		
14	91		
10	86		
6.3	78		
5	75		
3.35	72		
2	68		
1.18	64		
0.6	60		
0.425	56		
0.3	49		
0.212	40		
0.15	33		
0.063	23		

Sample Proportions	% dry mass
Very coarse	0
Gravel	32
Sand	45
Fines <0.063mm	23

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	> 10
Curvature Coefficient	

Uniformity Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:

Monika Siewior

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

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TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS 1377-2: 1990

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

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

Contact: Jonathan Lord
Site Address: P500 Canberra Street

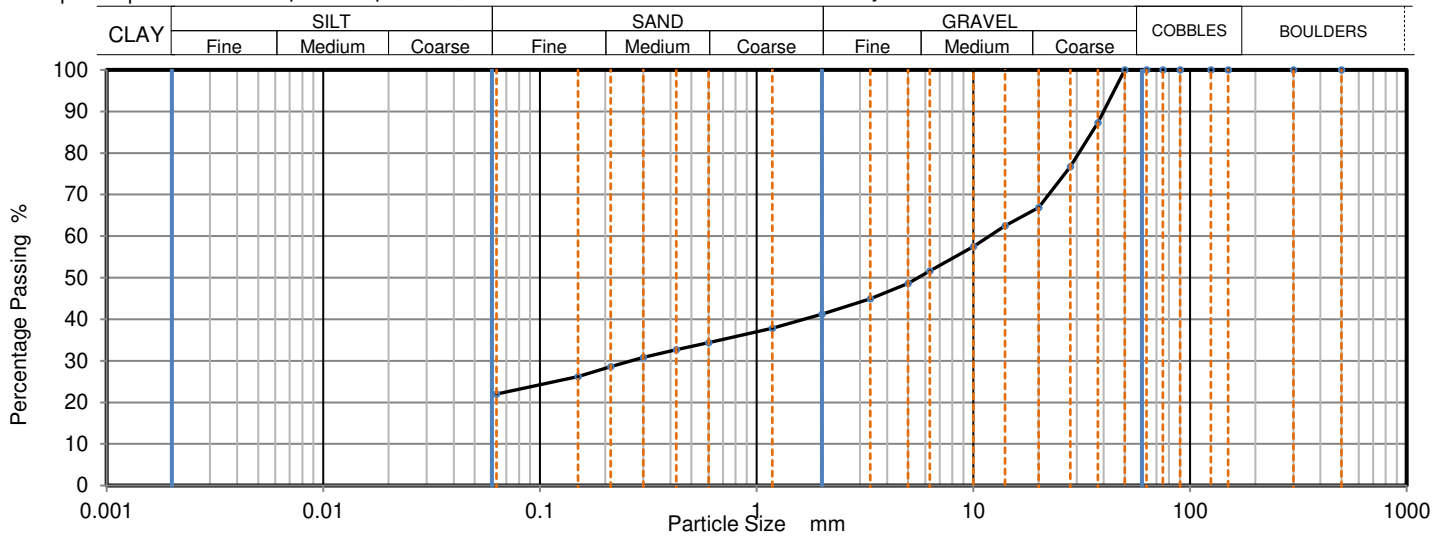
Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Client Reference: B077873
Job Number: 22-80498
Date Sampled: 12/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test Results:

Laboratory Reference: 2403914
Hole No.: WS04
Sample Reference: Not Given
Sample Description: Grey sandy clayey GRAVEL
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 1.20
Depth Base [m]: Not Given
Sample Type: D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	87		
28	77		
20	67		
14	63		
10	58		
6.3	52		
5	49		
3.35	45		
2	41		
1.18	38		
0.6	34		
0.425	33		
0.3	31		
0.212	29		
0.15	26		
0.063	22		

Sample Proportions	% dry mass
Very coarse	0
Gravel	59
Sand	19
Fines <0.063mm	22

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	> 190
Curvature Coefficient	

Uniformity Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:

Monika Siewior

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

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

Contact: Jonathan Lord
Site Address: P500 Canberra Street

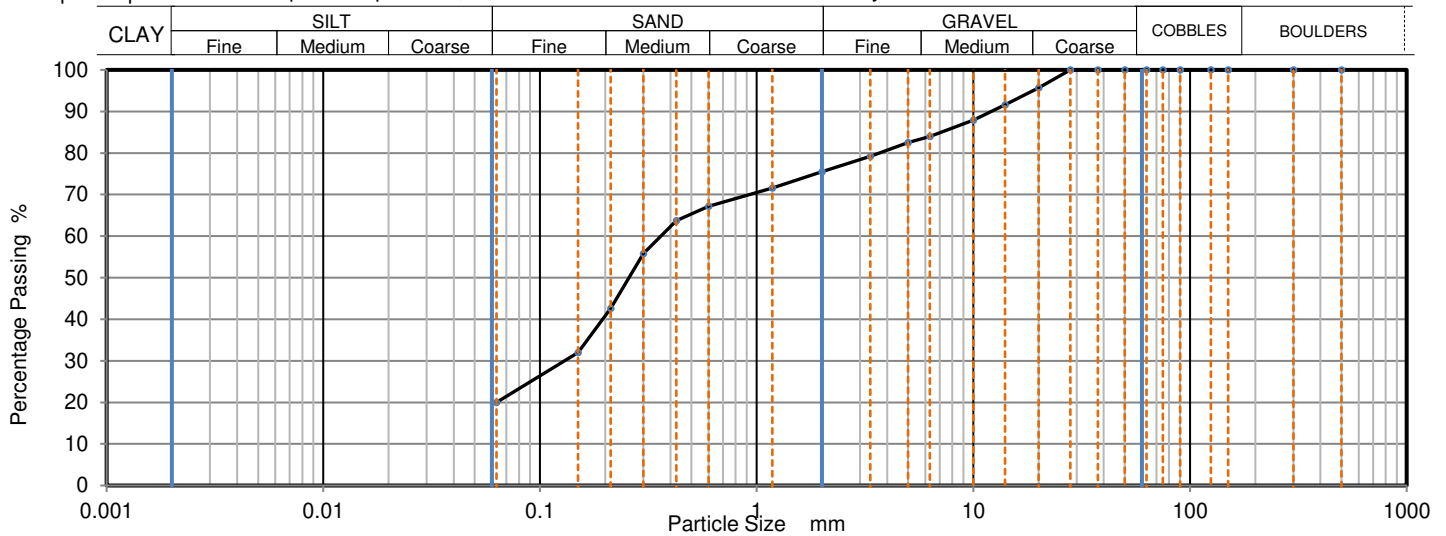
Testing carried out at i2 Analytical Limited, ul. Pionierow 39, 41-711 Ruda Slaska, Poland

Client Reference: B077873
Job Number: 22-80498
Date Sampled: 12/08/2022
Date Received: 22/08/2022
Date Tested: 05/09/2022
Sampled By: Not Given

Test Results:

Laboratory Reference: 2403915
Hole No.: WS05
Sample Reference: Not Given
Sample Description: Dark brown gravelly clayey SAND with fragments of shells
Sample Preparation: Sample was quartered, oven dried at 106.0 °C and broken down by hand.

Depth Top [m]: 2.30
Depth Base [m]: Not Given
Sample Type: D



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	96		
14	92		
10	88		
6.3	84		
5	83		
3.35	79		
2	76		
1.18	72		
0.6	67		
0.425	64		
0.3	56		
0.212	43		
0.15	32		
0.063	21		

Sample Proportions	% dry mass
Very coarse	0
Gravel	25
Sand	55
Fines <0.063mm	21

Grading Analysis	
D100	mm
D60	mm
D30	mm
D10	mm
Uniformity Coefficient	> 5.7
Curvature Coefficient	

Uniformity Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with BS1377:Part 2:1990, clause 9.2

Remarks:

Signed:

Monika Siewior

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

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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:** Canberra Street, P500**Date:** 24/08/2022**Job Number:** B077873**Visit:** 1**Client:** Guinness 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	1003													1
WS03	1003	0.0	0.0	0.0	0.0	0.6	0.6	19.3	0	0	Dry	3.76	1.00	
MAX		0.0	0.0	0.0	0.0	0.6	0.6	19.3	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:** Canberra Street, P500**Date:** 01/09/2022**Job Number:** B077873**Visit:** 2**Client:** Guinness Partnership**Weather:** Sunny**Barometric State:****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	1014	0.0	0.0	0.0	0.0	0.0	0.0	19.90	0	0	Dry	2.53	1.00	
WS03	1013	0.0	0.0	0.0	0.0	0.8	0.8	18.30	0	0	Dry	3.74	1.00	
MAX		0.0	0.0	0.0	0.0	0.8	0.8	19.9	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:** Canberra Street, P500**Date:** 21/09/22**Job Number:** B077873**Visit:** 3**Client:** Guinness 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	1013	0.0	0.0	0.0	0.0	0.0	0.0	19.0	0	0	Dry	2.52	1.00	
WS03	1013	0.0	0.0	0.0	0.0	1.5	1.5	13.8	0	0	Dry	3.74	1.00	
MAX		0.0	0.0	0.0	0.0	1.5	1.5	19.0	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:** Canberra Street, P500**Date:** 28/09/22**Job Number:** B077873**Visit:** 4**Client:** Guinness Partnership**Weather:** Overcast**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	4.5	0.0	0.0	0.0	0.0	0.0	19.2	0	0	Dry	2.52	1.00	1
WS03	1002	0.0	0.0	0.0	0.0	2.4	2.4	10.5	0	0	Dry	3.74	1.00	
MAX		4.5	0.0	0.0	0.0	2.4	2.4	19.2	0	0				

Notes

1 Steady state gas flow rate reached after 1 second.

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: Canberra Street, P500 **Date:** 14/10/22
Job Number: B077873 **Visit:** 5
Client: Guinness 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	998	1.2	0.0	0.0	0.0	0.4	0.1	17.3	0	0	Dry	2.53	
WS03	998	0.0	0.0	0.0	0.0	3.4	3.4	10.5	0	0	Dry	3.74	
MAX		1.2	0.0	0.0	0.0	3.4	3.4	17.3	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: Canberra Street, P500 **Date:** 28/10/22
Job Number: B077873 **Visit:** 6
Client: Guinness 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	997	0.0	0.0	0.0	0.0	0.2	0.2	17.3	0	0	Dry	2.53	
WS03	997	0.0	0.0	0.0	0.0	3.7	3.7	10.0	0	0	Dry	3.74	
MAX		0.0	0.0	0.0	0.0	3.7	3.7	17.3	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*