



Francis Road, Withington Site Completion Report

Job Number
LKC251461

Report Date
August 2025

Client
J Greenwood (Builders) Ltd



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Ground Investigation | Land Remediation | Project Management



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DOCUMENT QUALITY ASSURANCE

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Report Title	Site Completion Report
Job Number	LKC251461
Client	J Greenwood (Builders) Ltd

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Approved By	Catherine Baranek		

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However, to the extent that the report is based or relies upon information contained in records, reports or other materials provided to LKC, which have not been independently produced or verified, LKC gives no warranty, representation, or assurance as to the accuracy or completeness of such information.

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1. Introduction

LK Consult Ltd (LKC) has been commissioned to provide a Site Completion Report for Francis Road, Withington.

A summary of the site details is presented in Table 1-1. Figure 1 indicates the site location and boundary plan. Figure 2 indicates the proposed development.

Location	North of Francis Road, northeast of Kingslea House, Withington, Manchester. Centred at approximate National Grid Reference 385318E 392339N.
Area	1,600m ² .
Planning Reference	134603/FO/2022
Proposed Development	Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works.

Table 1-1: Summary of site details.

The aim of the Site Completion Report will be to demonstrate to the Local Authority that the site has been suitably remediated in line with the Remediation Statement and in accordance with the National Planning Policy Framework (NPPF)¹, where the site is 'suitable for use' for the proposed development.

The Site Completion Report should be sufficient to satisfy Contaminated Land Condition 7b. Details are provided in the following Sections.

1.1. Summary of Previous Work

The following reports have been undertaken for the site:

- Preliminary Risk Assessment (PRA) report (Ref. LKC 21 1501-01, dated September 2021).
- Phase 2 Geo-investigation and Risk Assessment and Remediation Strategy report, (Ref: LKC 21 1501-02, dated November 2022).
- Geotechnical letter report titled Francis Road, Withington (Ref. LKC 23 1687-B1-G1, dated 19th January 2024).
- Post Demolition Site Investigation Report & Revised Remediation Strategy (Ref. LKC 23 1687-B2-G1, dated 12th April 2024).
- Geotechnical letter report titled Francis Road, Withington – Site Investigation Report (Ref. LKC 23 1687-B3-G1, dated 20th May 2024).

It is assumed that the findings of the above reports have been agreed by Manchester City Council.

1.2. Summary of Required Validation Work

Based upon the findings of the above the following validation was required:

- Waste Transfer Notes for soil disposal off site.
- Validation of environmental cover system.
- Verification testing of all imported soil for soft landscaping areas.
- Information on the installation of protective pipes.
- Details of any unexpected contamination identified onsite, suitably risk assessed and / or validated.

Selected photographs of the completed site are presented in Appendix A.

2. Imported Material for Landscaped Areas

Topsoil for use in the landscaped areas was imported onto site.

2.1. Sampling Methodology

Approximately 10m³ (17 tonnes) of topsoil was imported to site sourced from Freeland Horticulture Ltd of Nook Lane, Astley, Manchester, M29 7LW. Supplier certificates are provided in Appendix B.

To comply with the agreed sampling rate of 1no. sample per 50m³ or minimum 3no. samples per source, whichever is greater. 3no. topsoil samples have been collected from site.

The topsoil samples were compositely sampled from the landscaped areas on the 6th August 2025 to confirm suitability for use within the landscaping areas.

2.2. Soil Risk Assessment

With regards to the soil validation screening values, LKC will use the following hierarchy:

- Category 4 Screening Levels (C4SLs) ^{2, 3}.
- LQM Suitable 4 Use Levels (S4ULs) ^{4, 5, 6, 7}.

The proposed development is for residential apartments. Therefore, the assessment criteria for residential without plant uptake has been used.

All criteria have been generated using the CLEA V1.06 model⁸ based either on 1%, 2.5% and 6% Soil Organic matter (SOM). Results will be compared to the nearest appropriate SOM.

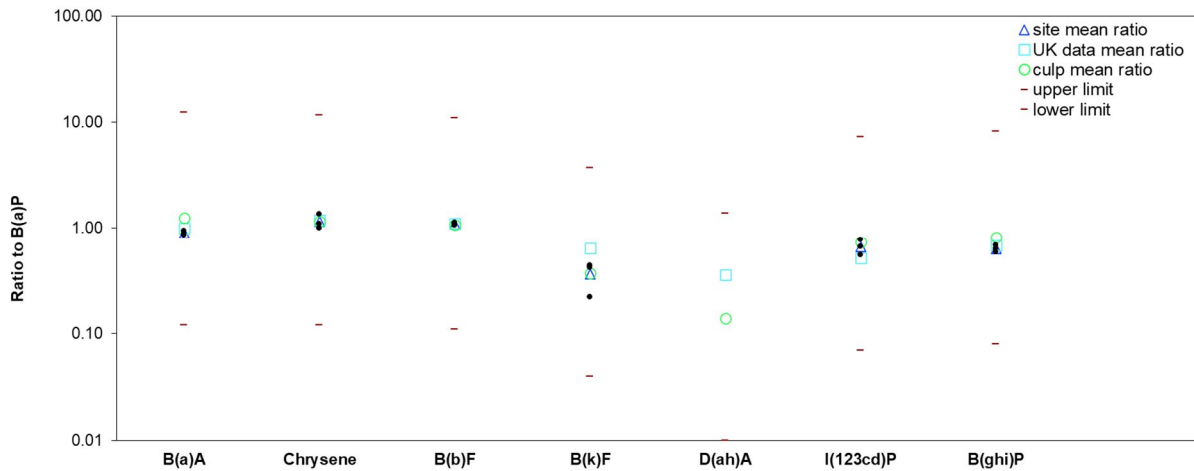
A summary of the Generic Assessment Criteria Values used in this assessment is provided in Appendix C.

B(a)P as Surrogate Marker

LKC consider the main risk drivers for PAHs are benzo(a)pyrene (B(a)P) and naphthalene. This is due to B(a)P possibly being a carcinogen and most toxic of the PAHs^{9,10} and naphthalene the most volatile and soluble¹¹. The C4SLs indicate B(a)P as a surrogate marker for carcinogenic PAHs, if it falls within appropriate limits, since the risk from other non-carcinogenic PAHs are considered negligible¹². For B(a)P to be used as a surrogate marker it should follow the profile described by the HPA (2008)¹³ and CL:AIRE (2013). Naphthalene will be treated separately using the LQM S4ULs.

LKC undertook an assessment of the PAH data for the site with regards to using B(a)P as a surrogate marker for carcinogenic PAHs as per HPA and CL:AIRE guidelines. The primary toxicological study related to Culp *et al*¹⁴, which was based on coal tar mixtures (>80,000mg/kg of total PAHs) fed in food to mice over a two-year carcinogenicity study.

Graph 2-1 summarises the study site data with respect to how the ratios of carcinogenic PAHs relate to B(a)P, within the confidence limits provided in the HPA document.



Graph 2-1: The ratio of PAH to B(a)P in soil for all available data at the site based on 3 samples (where values were >LOD to allow the calculation of a ratio).

Notes:

B(a)P=Benzo(a)pyrene; D(ah)A=Dibenzo(ah)anthracene; B(a)A=Benzo(a)anthracene; B(b)F=Benzo(b)fluoranthene; B(k)F=Benzo(k)fluoranthene; I(123cd)P=Indeno(123cd)pyrene; B(ghi)P=Benzo(ghi)perylene.

All the data points that could be used to calculate ratios fall inside the upper or lower limits.

Based on this distribution of data LKC considers B(a)P can be used as a surrogate marker for carcinogenic PAHs and the C4SL criteria is suitable for this dataset.

2.2.1. Soil Results Comparison against Generic Assessment Criteria

All analysis sheets are presented in Appendix D. Results have been compared to the relevant assessment criteria and no elevated contaminants were identified in the imported topsoil and the material is considered suitable for use within the landscaped areas.

2.3. Depth of Cover System

The recommendation for the capping layer in soft landscaping areas was that it should comprise a minimum 450mm thickness of suitable soil over a geotextile membrane.

An inspection of the capping layer was carried out on the 6th August 2025. Photographs are provided in Appendix E and the observations are summarised below in Table 2-1. A plan of the locations of the areas validated validation on site is presented in Figure 3.

Location	Geotextile Present?	Topsoil Depth (mm)	Total Depth (mm)	Required Depth (mm)	Pass (✓) or Fail (x)
Pit 1	✓	530	530	450	✓
Pit 2	✓	450	450	450	✓
Pit 3	✓	450	450	450	✓
Pit 4	✓	550	550	450	✓
Pit 5	✓	590	590	450	✓

Table 2-1: Summary of capping layer depths.

LKC were able to verify that, in the places inspected within the landscaped areas, the cover layer soil has been appropriately validated and considered 'suitable for use'.

3. Service Entry Pipes

LKC understand that standard PE potable pipework has been connected through the site, in ducting. LKC considers the potable pipework is suitable based on United Utilities (UU) undertaking the connection. UU would not connect if there were any concerns, and this is in line with LKC recommendation in the site investigation report. LKC understand that UU have signed off the site.

4. Disposal tickets

Approximately 1,000m³ of soil went offsite to a licenced landfill by B J Crowther Ltd. The waste transfer note is provided in Appendix F.

5. Unexpected Contamination

LKC understand that no unexpected contamination was encountered during development works.

6. Conclusions

LKC consider that the work onsite to date has been validated in accordance with the agreed Remediation Strategy.

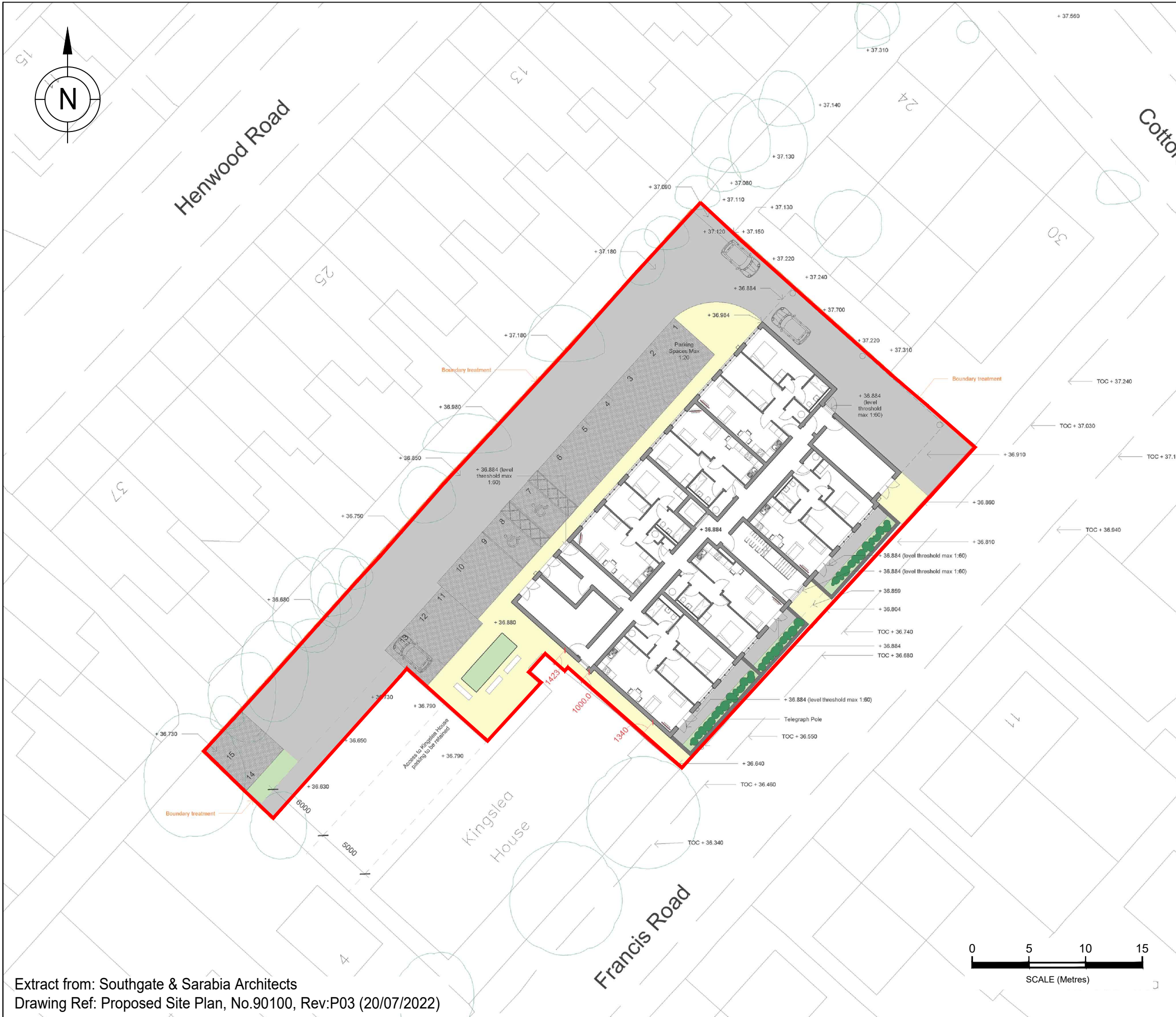
Based on the above information LKC considers the Francis Road, Withington development site is 'suitable for use' for a residential development.

LKC considers there is sufficient information to discharge the outstanding contaminated land planning Condition 7b by Manchester City Council.

Figures



Client: J Greenwood (Builders) Ltd				Title: Site Location & Boundary Plan		 LK CONSULT	
Site: Francis Road, Withington							
Job No.: LKC 251461	Drawn By: RW	Checked By: CC	Drawn: Aug 2025	Scale (see scale bar): 1:25,000 & 1:1500 @ A4	Figure: 1		



KEY

Site Boundary

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

Client:
J Greenwood (Builders) Ltd

Site:
Francis Road, Withington

Title:
Proposed Layout Plan

Job No.: LKC251461	Scale (See Scale Bar): See Scale Bar	Figure: 2	Revision: D
Drawn By: AC	Checked By: RP	Drawn: Aug 2025	

Extract from: Southgate & Sarabia Architects
Drawing Ref: Proposed Site Plan, No.90100, Rev:P03 (20/07/2022)

Appendix A – Photographs of Completed Site



Photographs 1-6: Selected photographs of completed site.

Appendix B – Topsoil Supplier Certificates



Freeland Horticulture Ltd
Rosedale Nursery
College Road
Hextable
Kent BR8 7LT

Attention: Philippa Lambourne

Our Ref: SLC-1378-SA

19 March 2025

Dear Philippa

Topsoil Analysis Report: Astley, Greater Manchester Topsoil March 2025

We have completed the analysis of the topsoil sample recently taken from the above site and it has been forwarded to an approved laboratory for analysis and have the pleasure of reporting our findings. The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes and its compliance with the current British Standard for topsoil (BS3882).

SOIL SAMPLING & EXAMINATION

At the time of our sampling visit the topsoil was stored in a stockpile. A series of 10 hand augered trial holes were constructed across the stockpile for the purpose of soil examination and sample collection. As the soil examination confirmed a consistent topsoil composition, the ten samples were combined together to form one composite sample for analysis purposes. The soil was described as dark brown, slightly moist and friable with a well-developed, fine to medium granular structure. The soil contained a low fraction of small stones and no deleterious materials (eg. building waste materials, glass, roots or rhizomes of pernicious weeds) or unusual odours (eg. hydrocarbons) were recorded.

LABORATORY ANALYSIS

The topsoil sample was submitted to a UKAS and MCERTS accredited laboratory for routine physical and chemical parameters to confirm the composition and fertility of the soil. The following parameters were determined:

- ⊕ pH & electrical conductivity values;
- ⊕ major plant nutrients (N, P, K, Mg) & organic matter content;
- ⊕ particle size distribution and stone content;
- ⊕ heavy metals & potentially toxic elements (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- ⊕ sulphate, sulphur, sulphide;
- ⊕ total cyanide and total (mono) phenols;
- ⊕ speciated PAHs (US EPA16)
- ⊕ banded aromatic and aliphatic petroleum hydrocarbons (C₅-C₃₅).
- ⊕ Asbestos

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

Phone: 01322 619161;

Freeland horticulture Ltd, Registered in England: Rosedale Nursery, College Road, Hextable, Kent BR8 7LT
Company Registration No: 04015968

COMMENTS

pH & Electrical Conductivity (salinity) Values

The sample was alkaline in nature (pH 8.5) with a pH value that would be considered suitable for general landscaping purposes.

The electrical conductivity (salinity) value using the soil:water extract was (1186µS/cm) indicating that soluble salts are not present at levels that would be harmful to plants.

The electrical conductivity values by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300µS/cm) given in BS3882:2015.

Organic Matter & Nutrient Status

The sample was rich in organic matter and all major plant nutrients. No further additions of compost or fertiliser are required, or indeed recommended, for at least the first growing season.

The C:N ratio of the sample was acceptable for general landscape purposes.

Particle Size Distribution & Stone Content

The sample contained 81% sand and fell into the sandy loam texture class. This particle size distribution is considered suitable for a broad range of landscape applications, including tree and shrub planting, turfing and seeding.

The sample was Virtually free from stones of 50 mm and upwards in diameter and only contained a slight fraction of smaller stones (1.2%). As such, stones will not restrict the use of the soil for landscaping purposes.

Potential Contaminants

We are not aware of any specified contaminant levels set for the proposed end-use of this topsoil. This includes human health, environmental protection and metals considered toxic to plants. In the absence of any site-specific assessment criteria, the concentrations that affect human health have been compared with the 'residential with homegrown produce' land use in the Suitable For Use Levels presented in, 'The LQM/CIEH S4UIs' for Human Health Risk Assessment (2015) and DEFRA SP1010: 'Development of Category 4 Screening Levels' for Assessment of Land Affected by Contamination – Policy Companion Document (2014).

Of the potential contaminants determined, none was found at levels that would exceed their respective guideline values.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil for general landscaping purposes. From the soil examination and laboratory analysis, the soil is described as an alkaline, non-saline, sandy loam. The organic matter and nutrient levels are acceptable, and no significant contamination was found with respect to the parameters determined. This soil would adhere to the current BS3882 specification for 'multipurpose grade'.

To conclude, based on our findings, the topsoil would be considered well-suited to general landscaping purposes provided the physical condition of the soil is maintained.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if you have any queries or comments.

George Longmuir MSc Soil Sci. M.I Soil Sci.

Client	Freeland Horticulture Ltd
Job Name	Topsoil Analysis
Site	Astley, Greater Manchester
Month/Year	March 25
Our Ref	1378-SA
Date	19 March 2025

Composite sample

pH Value & Salinity

pH value (1:2.5 soil/water ext)	units	8.5
Electrical Conductivity (1:2.5 soil/water ext)	µS/cm	1186
Electrical Conductivity (1:2.5 soil/CaSO4 ext)	µS/cm	3076

Organic Matter & Nutrient Status

Organic Matter (LOI)	%	5.8
Organic Carbon (Derived)	%	3.4
Total Nitrogen	%	0.177
Carbon:Nitrogen Ratio	:1	19.1
Available Phosphorus	mg/l	40.0
Available Potassium	mg/l	939
Available Magnesium	mg/l	130

Particle Size Analysis & Stones

Clay (<0.002mm)	%	8
Silt (0.063-0.002mm)	%	11
Sand (2.0-0.063mm)	%	81
Texture Class	UK Class	Sandy loam

Stones 2-20mm	% by DW	1.2
Stones 20-50mm	% by DW	0.0
Stones >50mm	% by DW	0.0

Potential Contaminants

Total Arsenic (As)	mg/kg	3.9
Total Cadmium (Cd)	mg/kg	<0.1
Total Chromium (Cr)	mg/kg	12.0
Hexavalent Chromium (Cr ^{VI})	mg/kg	<0.2
Total Copper (Cu)	mg/kg	15.4
Total Lead (Pb)	mg/kg	54.0
Total Mercury (Hg)	mg/kg	<0.2
Total Nickel (Ni)	mg/kg	<10
Total Selenium (Se)	mg/kg	0.10
Total Zinc (Zn)	mg/kg	40.1
Total Beryllium (Be)	mg/kg	<1
Total Barium (Ba)	mg/kg	54.6
Total Vanadium (V)	mg/kg	<10
Hot Water Soluble Boron (B)	mg/kg	1.8
Total Cyanide (CN)	mg/kg	<1
Elemental Sulphur (S)	mg/kg	7.2
Easily Liberated Sulphide (S ²⁻)	mg/kg	2.2
Water Soluble Sulphate (SO ₄ ²⁻)	mg/l	189
Total Phenols Index	mg/kg	<1
Asbestos Screen	-	N.D.

Polyaromatic Hydrocarbons

Naphthalene	mg/kg	0.1
Acenaphthylene	mg/kg	<0.05
Acenaphthene	mg/kg	0.1
Fluorene	mg/kg	0.1
Phenanthrene	mg/kg	0.5

Client	Freeland Horticulture Ltd		
Job Name	Topsoil Analysis		
Site	Astley, Greater Manchester		
Month/Year	March 25		
Our Ref	1378-SA		
Date	19 March 2025		
Anthracene	mg/kg		0.1
Fluoranthene	mg/kg		0.5
Pyrene	mg/kg		0.5
Benzo[a]anthracene	mg/kg		0.2
Chrysene	mg/kg		0.3
Benzo[b]fluoranthene	mg/kg		0.3
Benzo[k]fluoranthene	mg/kg		0.1
Benzo[a]pyrene	mg/kg		0.2
Indeno[1,2,3-cd]pyrene	mg/kg		0.2
Dibenzo[a,h]anthracene	mg/kg		<0.1
Benzo[g,h,i]perylene	mg/kg		0.2
Total PAHs sum US EPA 16	mg/kg		3.4

Banded Petroleum Hydrocarbons

Aliphatic TPH >C ₅ -C ₆	mg/kg	0.11
Aliphatic TPH >C ₆ -C ₈	mg/kg	0.20
Aliphatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aliphatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aliphatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aliphatic TPH >C ₁₆ -C ₂₁	mg/kg	110
Aliphatic TPH >C ₂₁ -C ₃₅	mg/kg	240
Aliphatic TPH >C ₃₅ -C ₄₄	mg/kg	240

Aromatic TPH >C ₅ -C ₇	mg/kg	<0.05
Aromatic TPH >C ₇ -C ₈	mg/kg	<0.05
Aromatic TPH >C ₈ -C ₁₀	mg/kg	<0.05
Aromatic TPH >C ₁₀ -C ₁₂	mg/kg	<10
Aromatic TPH >C ₁₂ -C ₁₆	mg/kg	<10
Aromatic TPH >C ₁₆ -C ₂₁	mg/kg	43.0
Aromatic TPH >C ₂₁ -C ₃₅	mg/kg	280
Aromatic TPH >C ₃₅ -C ₄₄	mg/kg	40.0

Total Petroleum Hydrocarbons (C ₅ -C ₄₄)	mg/kg	757
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BTEX

Benzene	mg/kg	<0.02
Toluene	mg/kg	<0.2
Ethyl Benzene	mg/kg	<0.04
m- & p- Xylene	mg/kg	<0.2
o-Xylene	mg/kg	<0.1

Appendix C – Generic Assessment Criteria Values

Generic Assessment Criteria Values

Contaminant		SOM	Res +	Res -	Allot.	Comm.	POS _{resi}	POS _{park}	Source
Metals	Inorganic Arsenic	N/A	37	40	49	640	79	168	DEFRA C4SL
	Beryllium	N/A	1.7	1.7	35	12	2.2	63	LQM S4UL
	Boron	N/A	290	11,000	45	240,000	21,000	46,000	LQM S4UL
	Cadmium	N/A	26	149	4.9	410	220	880	DEFRA C4SL
	Chromium (III)	N/A	910	910	18,000	8,600	1,500	33,000	LQM S4UL
	Chromium (VI)	N/A	21.0	21.0	170.0	49	23.0	250	DEFRA C4SL
	Copper	N/A	2,400	7,100	520	68,000	12,000	44,000	LQM S4UL
	Lead	N/A	200	310	80	2,330	630	1,300	DEFRA C4SL
	Elemental Mercury	N/A	1.2	1.2	21	58 (25.8) ^{vap}	16	30 (25.8) ^{vap}	LQM S4UL
	Inorganic Mercury	N/A	40	56	19	1,100	120	240	LQM S4UL
	Methylmercury	N/A	11	15	6.0	320	40	68	LQM S4UL
	Nickel	N/A	130	180	53	980	230	800	LQM S4UL
	Selenium	N/A	250	430	88	12,000	1,100	1,800	LQM S4UL
Polycyclic Aromatic Hydrocarbons (PAHs)	Vanadium	N/A	410	1,200	91	9,000	2,000	5,000	LQM S4UL
	Zinc	N/A	3,700	40,000	620	730,000	81,000	170,000	LQM S4UL
	Acenaphthene	1%	210	3,000 (57.1) ^{sol}	34	84,000 (57.0) ^{sol}	15,000	29,000	LQM S4UL
		2.5%	510	4,700 (141) ^{sol}	85	97,000 (141) ^{sol}	15,000	30,000	LQM S4UL
		6%	1,100	6,000 (336) ^{sol}	200	100,000	15,000	30,000	LQM S4UL
	Acenaphthylene	1%	170	2,900 (86.1) ^{sol}	28	83,000 (86.1) ^{sol}	15,000	29,000	LQM S4UL
		2.5%	420	4,600 (212) ^{sol}	69	97,000 (212) ^{sol}	15,000	30,000	LQM S4UL
		6%	920	6,000 (506) ^{sol}	160	100,000	15,000	30,000	LQM S4UL
	Anthracene	1%	2,400	31,000 (1.17) ^{vap}	380	520,000	74,000	150,000	LQM S4UL
		2.5%	5,400	35,000	950	540,000	74,000	150,000	LQM S4UL
		6%	11,000	37,000	2,200	540,000	74,000	150,000	LQM S4UL
	Benz(a)anthracene	1%	7.2	11	2.9	170	29	49	LQM S4UL
		2.5%	11	14	6.5	170	29	56	LQM S4UL
		6%	13	15	13	180	29	62	LQM S4UL
	Benzo(a)pyrene (only)	1%	5.0	5.3	5.70	77	10.0	21	DEFRA C4SL
		2.5%	5.0	5.3	5.70	77	10.0	21	DEFRA C4SL
		6%	5.0	5.3	5.70	77	10.0	21	DEFRA C4SL
	Benzo(a)pyrene (surrogate marker Coal Tar)	1%	0.8	1.2	0.32	15	2.2	4	LQM S4UL
		2.5%	1.0	1.2	0.67	15	2.2	5	LQM S4UL
		6%	1.1	1.2	1.20	15	2.2	5	LQM S4UL
	Benzo(b)fluoranthene	1%	2.6	3.9	0.99	44	7.1	13	LQM S4UL
		2.5%	3.3	4.0	2.1	44	7.2	15	LQM S4UL
		6%	3.7	4.0	3.9	45	7.2	16	LQM S4UL
	Benzo(ghi)perylene	1%	320	360	290	3,900	640	1,400	LQM S4UL
		2.5%	340	360	470	4,000	640	1,500	LQM S4UL
		6%	350	360	640	4,000	640	1,600	LQM S4UL
	Benzo(k)fluoranthene	1%	77	110	37	1,200	190	370	LQM S4UL
		2.5%	93	110	75	1,200	190	410	LQM S4UL
		6%	100	110	130	1,200	190	440	LQM S4UL
	Chrysene	1%	15	30	4.1	350	57	93	LQM S4UL
		2.5%	22	31	9.4	350	57	110	LQM S4UL
		6%	27	32	19	350	57	120	LQM S4UL
	Dibenzo(ah)anthracene	1%	0.24	0.31	0.14	3.5	0.57	1.1	LQM S4UL
		2.5%	0.28	0.32	0.27	3.6	0.58	1.3	LQM S4UL
		6%	0.3	0.32	0.43	3.6	0.58	1.4	LQM S4UL
	Fluoranthene	1%	280	1,500	52	23,000	3,100	6,300	LQM S4UL
		2.5%	560	1,600	130	23,000	3,100	6,300	LQM S4UL
		6%	890	1,600	290	23,000	3,100	6,400	LQM S4UL
	Fluorene	1%	170	2,800 (36.0) ^{sol}	27	63,000 (30.9) ^{sol}	9,900	20,000	LQM S4UL
		2.5%	400	3,800 (76.5) ^{sol}	67	68,000	9,900	20,000	LQM S4UL
		6%	860	4,500 (183) ^{sol}	160	71,000	9,900	20,000	LQM S4UL
	Indeno(123-cd)pyrene	1%	27	45	9.5	500	82	150	LQM S4UL
		2.5%	36	46	21	510	82	170	LQM S4UL
		6%	41	46	39	510	82	180	LQM S4UL
	Naphthalene	1%	15	15	65	1600 f	11000 f	800 f	C4SL
		2.5%	36	36	130	3700 f	15000 f	1200 f	C4SL
		6%	85	85	200	8400 f	17000 f	1900 f	C4SL
	Phenanthrene	1%	95	1,300 (36.0) ^{sol}	15	22,000	3,100	6,200	LQM S4UL
		2.5%	220	1,500	38	22,000	3,100	6,200	LQM S4UL
		6%	440	1,500	90	22,000	3,100	6,300	LQM S4UL
	Pyrene	1%	620	3,700	110	54,000	7,400	15,000	LQM S4UL
		2.5%	1,200	3,800	270	54,000	7,400	15,000	LQM S4UL
		6%	2,000	3,800	620	54,000	7,400	15,000	LQM S4UL
	Coal Tar (B(a)P as surrogate marker)	1%	0.79	1.2	0.32	15	2.2	4.4	LQM S4UL
		2.5%	0.98	1.2	0.67	15	2.2	4.7	LQM S4UL
		6%	1.1	1.2	1.2	15	2.2	4.8	LQM S4UL

Generic Assessment Criteria Values

Contaminant		SOM	Res +	Res -	Allot.	Comm.	POS _{resi}	POS _{park}	Source
BTEx Compounds	Benzene	1%	0.087	0.38	0.017	27	72	90	LQM S4UL
		2.5%	0.17	0.70	0.034	47	72	100	LQM S4UL
		6%	0.37	1.4	0.075	90	73	110	LQM S4UL
		6%	0.87	3.3	0.180	98	140	230	C4SL
	Toluene	1%	130	880 (869) ^{vap}	22	56,000 (869) ^{vap}	56,000	87,000 (869) ^{vap}	LQM S4UL
		2.5%	290	1,900	51	110,000 (1,920) ^{vap}	56,000	95,000 (1,920) ^{vap}	LQM S4UL
		6%	660	3,900	120	180,000 (4,360) ^{vap}	56,000	100,000 (4,360) ^{vap}	LQM S4UL
	Ethylbenzene	1%	47	83	16	5,700 (518) ^{vap}	24,000	17,000 (518) ^{vap}	LQM S4UL
		2.5%	110	190	39	13,000 (1,220) ^{vap}	24,000	22,000 (1,220) ^{vap}	LQM S4UL
		6%	260	440	91	27,000 (2,840) ^{vap}	25,000	27,000 (2,840) ^{vap}	LQM S4UL
	o-xylene	1%	60	88	28	6,600 (478) ^{sol}	41,000	17,000 (478) ^{sol}	LQM S4UL
		2.5%	140	210	67	15,000 (1,120) ^{sol}	42,000	24,000 (1,120) ^{sol}	LQM S4UL
		6%	330	480	160	33,000 (2,620) ^{sol}	43,000	33,000 (2,620) ^{sol}	LQM S4UL
	m-xylene	1%	59	82	31	6,200 (625) ^{vap}	41,000	17,000 (625) ^{vap}	LQM S4UL
		2.5%	140	190	74	14,000 (1,470) ^{vap}	42,000	24,000 (1,470) ^{vap}	LQM S4UL
		6%	320	450	170	31,000 (3,460) ^{vap}	43,000	32,000 (3,460) ^{vap}	LQM S4UL
	p-xylene	1%	56	79	29	5,900 (576) ^{sol}	41,000	17,000 (576) ^{sol}	LQM S4UL
		2.5%	130	180	69	14,000 (1,350) ^{sol}	42,000	23,000 (1,350) ^{sol}	LQM S4UL
		6%	310	430	160	30,000 (3,170) ^{sol}	43,000	31,000 (3,170) ^{sol}	LQM S4UL
Petroleum Hydrocarbons	Aliphatic								
	EC 5-6	1%	42	42	730	3,200 (304) ^{sol}	570,000(304) ^{sol}	95,000 (304) ^{sol}	LQM S4UL
	EC>6-8	1%	100	100	2,300	7,800 (144) ^{sol}	600,000	150,000 (144) ^{sol}	LQM S4UL
	EC>8-10	1%	27	27	320	2,000 (78) ^{sol}	13,000	14,000 (78) ^{vap}	LQM S4UL
	EC>10-12	1%	130 (48) ^{vap}	130 (48) ^{vap}	2,200	9,700 (48) ^{sol}	13,000	21,000 (48) ^{vap}	LQM S4UL
	EC>12-16	1%	1,100 (24) ^{sol}	1,100 (24) ^{sol}	11,000	59,000 (24) ^{sol}	13,000	25,000 (24) ^{sol}	LQM S4UL
	EC>16-35	1%	65,000 (8.48)	65,000 (8.48) ^{f, sol}	260,000 ^f	160,000 ^f	250,000 ^f	450,000 ^f	LQM S4UL
	EC>35-44	1%	65,000 (8.48)	65,000 (8.48) ^{f, sol}	260,000 ^f	160,000 ^f	250,000 ^f	450,000 ^f	LQM S4UL
	Aliphatic								
	EC 5-6	2.5%	78	78	1,700	5,900 (558) ^{sol}	590,000	130,000 (558) ^{sol}	LQM S4UL
	EC>6-8	2.5%	230	230	5,600	17,000 (322) ^{sol}	610,000	220,000 (322) ^{sol}	LQM S4UL
	EC>8-10	2.5%	65	65	770	4,800 (190) ^{vap}	13,000	18,000 (190) ^{vap}	LQM S4UL
	EC>10-12	2.5%	330 (118) ^{vap}	330 (118) ^{vap}	4,400	23,000 (118) ^{vap}	13,000	23,000 (118) ^{vap}	LQM S4UL
	EC>12-16	2.5%	2,400 (59) ^{sol}	2,400 (59) ^{sol}	13,000	82,000 (59) ^{sol}	13,000	25,000 (59) ^{sol}	LQM S4UL
	EC>16-35	2.5%	92,000 (21)	92,000 (21) ^{f, sol}	270,000 ^f	1,700,000 ^f	250,000 ^f	480,000 ^f	LQM S4UL
	EC>35-44	2.5%	92,000 (21)	92,000 (21) ^{f, sol}	270,000 ^f	1,700,000 ^f	250,000 ^f	480,000 ^f	LQM S4UL
	Aliphatic								
	EC 5-6	6%	160	160	3,900	12,000 (1,150) ^{sol}	600,000	180,000 (1,150) ^{sol}	LQM S4UL
	EC>6-8	6%	530	530	13,000	40,000 (736) ^{sol}	620,000	320,000 (736) ^{sol}	LQM S4UL
	EC>8-10	6%	150	150	1,700	11,000 (451) ^{vap}	13,000	21,000 (451) ^{vap}	LQM S4UL
	EC>10-12	6%	760 (283) ^{vap}	760 (283) ^{vap}	7,300	47,000 (283) ^{vap}	13,000	24,000 (283) ^{vap}	LQM S4UL
	EC>12-16	6%	4,300 (142) ^{sol}	4,400 (142) ^{sol}	13,000	90,000 (142) ^{sol}	13,000	26,000 (142) ^{sol}	LQM S4UL
	EC>16-35	6%	110,000 ^f	110,000 ^f	270,000 ^f	1,800,000 ^f	250,000 ^f	490,000 ^f	LQM S4UL
	EC>35-44	6%	110,000 ^f	110,000 ^f	270,000 ^f	1,800,000 ^f	250,000 ^f	490,000 ^f	LQM S4UL
	Aromatic								
	EC5-7(benzene as non-	1%	70	370	13	26,000 (1,220) ^{sol}	56,000	76,000 (1,220) ^{sol}	LQM S4UL
	EC>7-8(toluene)	1%	130	860	22	56,000 (869) ^{vap}	56,000	87,000 (869) ^{vap}	LQM S4UL
	EC>8-10	1%	34	47	8.6	3,500 (613) ^{vap}	5,000	7,200 (613) ^{vap}	LQM S4UL
	EC>10-12	1%	74	250	13	16,000 (364) ^{sol}	5,000	9,200 (364) ^{sol}	LQM S4UL
	EC>12-16	1%	140	1,800	23	36,000 (169) ^{sol}	5,100	10,000	LQM S4UL
	EC>16-21	1%	260 ^f	1,900 ^f	46 ^f	28,000 ^f	3,800 ^f	7,600 ^f	LQM S4UL
	EC>21-35	1%	1,100 ^f	1,900 ^f	370 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
	EC>35-44	1%	1,100 ^f	1,900 ^f	370 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
	Aromatic								
	EC5-7(benzene as non-	2.5%	140	690	27	46,000 (2,260) ^{sol}	56,000	84,000 (2,260) ^{sol}	LQM S4UL
	EC>7-8(toluene)	2.5%	290	1,800	51	110,000 (1,920) ^{sol}	56,000	95,000 (1,920) ^{sol}	LQM S4UL
	EC>8-10	2.5%	83	110	21	8,100 (1,500) ^{vap}	5,000	8,500 (1,500) ^{vap}	LQM S4UL
	EC>10-12	2.5%	180	590	31	28,000 (899) ^{sol}	5,000	9,700 (899) ^{sol}	LQM S4UL
	EC>12-16	2.5%	330	2,300 (419) ^{sol}	57	37,000	5,100	10,000	LQM S4UL
	EC>16-21	2.5%	540 ^f	1,900 ^f	110 ^f	28,000 ^f	3,800 ^f	7,700 ^f	LQM S4UL
	EC>21-35	2.5%	1,500 ^f	1,900 ^f	820 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
	EC>35-44	2.5%	1,500 ^f	1,900 ^f	820 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
	Aromatic								
	EC5-7(benzene as non-	6%	300	1,400	57	86,000 (4,710) ^{sol}	56,000	92,000 (4,710) ^{sol}	LQM S4UL
	EC>7-8(toluene)	6%	660	3,900	120	180,000 (4,360) ^{vap}	56,000	100,000 (4,360) ^{vap}	LQM S4UL
	EC>8-10	6%	190	270	51	17,000 (3,580) ^{vap}	5,000	9,300 (3,580) ^{vap}	LQM S4UL
	EC>10-12	6%	380	1,200	4	34,000 (2,150) ^{sol}	5,000	10,000	LQM S4UL
	EC>12-16	6%	660	2,500	130	38,000	5,100	10,000	LQM S4UL
	EC>16-21	6%	930 ^f	1,900 ^f	260 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
	EC>21-35	6%	1,700 ^f	1,900 ^f	1,600 ^f	28,000 ^f	3,800 ^f	7,900 ^f	LQM S4UL
	EC>35-44	6%	1,700 ^f	1,900 ^f	1,600 ^f	28,000 ^f	3,800 ^f	7,900 ^f	LQM S4UL
	Aliphatic +Aromatic >EC44	1%	1,600 ^f	1,900 ^f	1,200 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
		2.5%	1,800 ^f	1,900 ^f	2,100 ^f	28,000 ^f	3,800 ^f	7,800 ^f	LQM S4UL
		6%	1,900 ^f	1,900 ^f	3,000 ^f	28,000 ^f	3,800 ^f	7,900 ^f	LQM S4UL

Generic Assessment Criteria Values

Contaminant		SOM	Res +	Res -	Allot.	Comm.	POS _{resi}	POS _{park}	Source
Chloalkanes and Alkenes & Explosives	1,2 Dichloroethane (DCA)	1%	0.11	0.16	0.05	12.0	300	300	DEFRA C4SL
		2.5%	0.18	0.24	0.10	17.0	310	330	DEFRA C4SL
		6%	0.31	0.41	0.19	29.0	310	330	DEFRA C4SL
	1,1,1 Trichloroethane (TCA)	1%	8.8	9.0	48	660	140,000	57,000 (1,425) ^{vap}	LQM S4UL
		2.5%	18	18	110	1,300	140,000	76,000 (2,915) ^{vap}	LQM S4UL
		6%	39	40	240	3,000	140,000	100,000 (6,392)	LQM S4UL
	1,1,2,2-Tetrachloroethanes (PCA)	1%	1.6	3.9	0.41	270	1,400	1,800	LQM S4UL
		2.5%	3.4	8.0	0.89	550	1,400	2,100	LQM S4UL
		6%	7.5	17	2.0	1,100	1,400	2,300	LQM S4UL
	1,1,1,2-Tetrachloroethanes (PCA)	1%	1.2	1.5	0.79	110	1,400	1,500	LQM S4UL
		2.5%	2.8	3.5	1.9	250	1,400	1,800	LQM S4UL
		6%	6.4	8.2	4.4	560	1,400	2,100	LQM S4UL
	Tetrachloroethene (PCE)	1%	0.31	0.32	2.00	24	3,200	1400	DEFRA C4SL
		2.5%	0.70	0.71	4.8	55	3,300	1900	DEFRA C4SL
		6%	1.60	1.60	11.0	130	3,400	2,500	DEFRA C4SL
	Tetrachloromethane (carbon tetrachloride)	1%	0.03	0.03	0.45	2.9	890	190	LQM S4UL
		2.5%	0.06	0.06	1.0	6.3	920	270	LQM S4UL
		6%	0.13	0.13	2.4	14	950	400	LQM S4UL
	Trichloroethene (TCE)	1%	0.009	0.010	0.032	0.7	76.0	41.0	DEFRA C4SL
		2.5%	0.020	0.020	0.072	1.5	78.0	51.0	DEFRA C4SL
		6%	0.043	0.045	0.160	3.4	79.0	69.0	DEFRA C4SL
	cis 1,2-dichloroethene	1%	0.46	0.50	0.890	38	3,800	2,000	DEFRA C4SL
		2.5%	0.78	0.84	1.70	64	3,800	2,400	DEFRA C4SL
		6%	1.50	1.60	3.60	120	3,900	3,100	DEFRA C4SL
	Trichloromethane (chloroform)	1%	0.91	1.2	0.42	99	2,500	2,600	LQM S4UL
		2.5%	1.7	2.1	0.83	170	2,500	2,800	LQM S4UL
		6%	3.4	4.2	1.7	350	2,500	3,100	LQM S4UL
	Trans-1,2 Dichloroethene	1%	0.9	0.9	3.7	69	13,000	5,600	DEFRA C4SL
		2.5%	1.6	1.7	7.5	120	13,000	7,000	DEFRA C4SL
		6%	3.3	3.4	16.0	260	13,000	9,100	DEFRA C4SL
	Chloroethene (vinyl chloride)	1%	0.006	0.015	0.0017	1.1E+00	7.8	18.0	DEFRA C4SL
		2.5%	0.010	0.019	0.0031	1.4E+00	7.8	19.0	DEFRA C4SL
		6%	0.017	0.029	0.0058	2.20	7.8	19.0	DEFRA C4SL
	2,4,6-Trinitrotoluene (TNT)	1%	1.6	65	0.24	1,000	130	260	LQM S4UL
		2.5%	3.7	66	0.58	1,000	130	270	LQM S4UL
		6%	8.1	66	1.4	1,000	130	270	LQM S4UL
	RDX	1%	120	13,000	17	210,000	26,000	49,000 (18.7) ^{sol}	LQM S4UL
		2.5%	250	13,000	38	210,000	26,000	51,000	LQM S4UL
		6%	540	13,000	85	210,000	27,000	53,000	LQM S4UL
	HMX	1%	5.7	6,700	0.86	110,000	13,000	23,000 (0.35) ^{vap}	LQM S4UL
		2.5%	13	6,700	1.9	110,000	13,000	23,000 (0.39) ^{vap}	LQM S4UL
		6%	26	6,700	3.9	110,000	13,000	24,000 (0.48) ^{vap}	LQM S4UL
Pesticides	Aldrin	1%	5.7	7.3	3.2	170	18	30	LQM S4UL
		2.5%	6.6	7.4	6.1	170	18	31	LQM S4UL
		6%	7.1	7.5	9.8	170	18	31	LQM S4UL
	Dieldrin	1%	0.97	7.0	0.17	170	18	30	LQM S4UL
		2.5%	2.0	7.3	0.41	170	18	30	LQM S4UL
		6%	3.5	7.4	0.96	170	18	31	LQM S4UL
	Atrazine	1%	3.3	610	0.5	9,300	1,200	2,300	LQM S4UL
		2.5%	7.8	620	1.2	9,400	1,200	2,400	LQM S4UL
		6%	17.4	620	2.7	9,400	1,200	2,400	LQM S4UL
	Dichlorvos	1%	3.2E-02	6.4	4.9E-03	140	16	26	LQM S4UL
		2.5%	6.6E-02	6.5	1.0E-02	140	16	26	LQM S4UL
		6%	0.14	6.6	2.2E-02	140	16	27	LQM S4UL
	Endosulfanns (2 isomers)	1%	7.4	160 (3.0E-03) ^{vap}	1.2	5,600 (3.0E-03) ^{vap}	1,200	2,300	LQM S4UL
		2.5%	18	280 (7.0E-03) ^{vap}	2.9	7,400 (7.0E-03) ^{vap}	1,200	2,400	LQM S4UL
		6%	41	410 (1.6E-02) ^{vap}	6.8	8,400 (1.6E-02) ^{vap}	1,200	2,500	LQM S4UL
	Hexachlorocyclohexane (3 isomers), inc Lindane	1%	8.5E-02	3.7	1.3E-02	65	8.1	15	LQM S4UL
		2.5%	0.2	3.8	3.2E-02	65	8.1	15	LQM S4UL
		6%	0.46	3.8	7.7E-02	65	8.1	16	LQM S4UL
Chlorobenzenes	Chlorobenzene	1%	0.46	0.46	5.9	56	11,000	1,300 (675) ^{sol}	LQM S4UL
		2.5%	1.0	1.0	14	130	13,000	2,000 (1,520) ^{sol}	LQM S4UL
		6%	2.4	2.4	32	290	14,000	2,900	LQM S4UL
	Dichlorobenzenes (3 isomers)	1%	23	24	94	2,000 (571) ^{sol}	90,000	24,000 (571) ^{sol}	LQM S4UL
		2.5%	55	57	230	4,800 (1,370) ^{sol}	95,000	36,000 (1,370) ^{sol}	LQM S4UL
		6%	130	130	540	11,000 (3,240) ^{sol}	98,000	51,000 (3,270) ^{sol}	LQM S4UL
	Trichlorobenzenes (3 isomers)	1%	2.6	2.6	55	220	15,000	1,700 (318) ^{vap}	LQM S4UL
		2.5%	6.4	6.4	140	530	17,000	2,600 (786) ^{vap}	LQM S4UL
		6%	15	15	320	1,300	19,000	4,000 (1,880) ^{vap}	LQM S4UL
	Tetrachlorobenzenes (3 isomers)	1%	0.66	0.75	0.38	49 (39.4) ^{vap}	78	110 (39) ^{vap}	LQM S4UL
		2.5%	1.6	1.9	0.90	120 (98.1) ^{vap}	79	120	LQM S4UL
		6%	3.7	4.3	2.2	240 (235) ^{vap}	79	130	LQM S4UL
	Pentachlorobenzene	1%	5.8	19	1.2	640 (43.0) ^{sol}	100	190	LQM S4UL
		2.5%	12	30	3.1	770 (107) ^{sol}	100	190	LQM S4UL
		6%	22	38	7.0	830	100	190	LQM S4UL
	Hexachlorobenzene	1%	1.8 (0.20) ^{vap}	4.1 (0.20) ^{vap}	0.47	110 (0.20) ^{vap}	16	30	LQM S4UL
		2.5%	3.3 (0.50) ^{vap}	5.7 (0.50) ^{vap}	1.1	120	16	30	LQM S4UL
		6%	4.9	6.7 (1.2) ^{vap}	2.5	120	16	30	LQM S4UL

Generic Assessment Criteria Values

Contaminant		SOM	Res +	Res -	Allot.	Comm.	^{POS} resi	^{POS} park	Source
Chlorophenol	Chlorophenols (4 congeners)	1%	0.87 ^g	94	0.13 ^g	3,500	620	1,100	LQM S4UL
		2.5%	2.0	150	0.30	4,000	620	1,100	LQM S4UL
		6%	4.5	210	0.70	4,300	620	1,100	LQM S4UL
	Pentachlorophenol	1%	0.22	27 (16.4) ^{vap}	3.0E-02	400	60	110	LQM S4UL
		2.5%	0.52	29	8.0E-02	400	60	120	LQM S4UL
		6%	1.2	31	0.19	400	60	120	LQM S4UL
Others	Carbon Disulphide	1%	0.14	0.14	4.8	11	11,000	1,300	LQM S4UL
		2.5%	0.29	0.29	10	22	11,000	1,900	LQM S4UL
		6%	0.62	0.62	23	47	11,000	2,700	LQM S4UL
	Hexachlorobutadiene	1%	0.29	0.32	0.25	31	25	48	LQM S4UL
		2.5%	0.7	0.78	0.61	66	25	50	LQM S4UL
		6%	1.6	1.8	1.4	120	25	51	LQM S4UL
	Phenol	1%	120	440 (460)	23	440 ^{dir} (26,000)	440 ^{dir} (10,000)	440 ^{dir} (7,600)	LQM S4UL
		2.5%	200	690	42	690 ^{dir} (30,000)	690 ^{dir} (10,000)	690 ^{dir} (8,300)	LQM S4UL
		6%	380	1,200	83	1,300 ^{dir} (34,000)	1,300 ^{dir} (10,000)	1,300 ^{dir} (9,300)	LQM S4UL

sol/vap = solubility/vapour limit (potentially use if free product identified, although highly conservative)
f=naphthalene is based on comparison of inhalation exposure with TDI(inhal) for localised effect
f = oral, dermal and inhalation exposures compared to oral HCV
dir = S4ULs based on threshold protective of direct skin contact with phenol)brackets long term exposure for illustration purposes)
g = derived based on 2,3,4-tetrachlorophenol

Appendix D – Certificates of Analysis – Topsoil

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Normec DETS Limited
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DETS Report No: 25-07210

Site Reference: Francis Road, Withington

Project / Job Ref: LKC251461

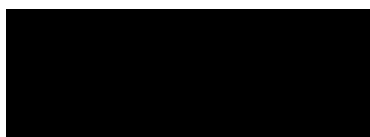
Order No: PO-C001666

Sample Receipt Date: 08/08/2025

Sample Scheduled Date: 08/08/2025

Report Issue Number: 1

Reporting Date: 15/08/2025



Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Soil Analysis Certificate

DETS Report No: 25-07210	~Date Sampled	06/08/25	06/08/25	06/08/25		
LK Consult Limited	~Time Sampled	None Supplied	None Supplied	None Supplied		
~Site Reference: Francis Road, Withington	~TP / BH No	TS101	TS102	TS103		
~Project / Job Ref: LKC251461	~Additional Refs	None Supplied	None Supplied	None Supplied		
~Order No: PO-C001666	~Depth (m)	None Supplied	None Supplied	None Supplied		
Reporting Date: 15/08/2025	DETS Sample No	785576	785577	785578		

Determinand	Unit	RL	Accreditation					
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected		
pH	pH Units	N/a	MCERTS	7.9	7.8	7.7		
Total Cyanide	mg/kg	< 1	NONE	< 1	< 1	< 1		
Free Cyanide	mg/kg	< 1	NONE	< 1	< 1	< 1		
W/S Sulphate as SO ₄ (2:1)	mg/l	< 10	MCERTS	164	225	224		
W/S Sulphate as SO ₄ (2:1)	g/l	< 0.01	MCERTS	0.16	0.23	0.22		
Organic Matter (SOM)	%	< 0.1	MCERTS	7.1	6.8	6.8		
Arsenic (As)	mg/kg	< 2	MCERTS	7	6	7		
W/S Boron	mg/kg	< 1	NONE	< 1	< 1	< 1		
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.3	0.3	0.3		
Chromium (Cr)	mg/kg	< 2	MCERTS	11	15	11		
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2		
Copper (Cu)	mg/kg	< 4	MCERTS	33	43	40		
Lead (Pb)	mg/kg	< 3	MCERTS	59	58	58		
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1		
Nickel (Ni)	mg/kg	< 3	MCERTS	13	16	14		
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Vanadium (V)	mg/kg	< 1	MCERTS	16	15	16		
Zinc (Zn)	mg/kg	< 3	MCERTS	79	66	80		
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2		

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-07210	~Date Sampled	06/08/25	06/08/25	06/08/25		
LK Consult Limited	~Time Sampled	None Supplied	None Supplied	None Supplied		
~Site Reference: Francis Road, Withington	~TP / BH No	TS101	TS102	TS103		
~Project / Job Ref: LKC251461	~Additional Refs	None Supplied	None Supplied	None Supplied		
~Order No: PO-C001666	~Depth (m)	None Supplied	None Supplied	None Supplied		
Reporting Date: 15/08/2025	DETS Sample No	785576	785577	785578		

Determinand	Unit	RL	Accreditation				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Acenaphthene	mg/kg	< 0.1	MCERTS	0.14	0.13	0.17	
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Phenanthrene	mg/kg	< 0.1	MCERTS	0.66	0.65	1.09	
Anthracene	mg/kg	< 0.1	MCERTS	0.25	0.18	0.34	
Fluoranthene	mg/kg	< 0.1	MCERTS	1.56	1.60	2.46	
Pyrene	mg/kg	< 0.1	MCERTS	1.41	1.44	2.16	
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	0.54	0.73	0.86	
Chrysene	mg/kg	< 0.1	MCERTS	0.77	0.85	1.07	
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.62	0.96	1.04	
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	0.25	0.19	0.41	
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	0.57	0.85	0.97	
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	0.44	0.47	0.64	
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	0.36	0.50	0.66	
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	7.6	8.6	11.9	

Soil Analysis Certificate - TPH CWG Banded

DETS Report No: 25-07210	~Date Sampled	06/08/25	06/08/25	06/08/25		
LK Consult Limited	~Time Sampled	None Supplied	None Supplied	None Supplied		
~Site Reference: Francis Road, Withington	~TP / BH No	TS101	TS102	TS103		
~Project / Job Ref: LKC251461	~Additional Refs	None Supplied	None Supplied	None Supplied		
~Order No: PO-C001666	~Depth (m)	None Supplied	None Supplied	None Supplied		
Reporting Date: 15/08/2025	DETS Sample No	785576	785577	785578		

Determinand	Unit	RL	Accreditation					
Aliphatic >C5 - C6 : HS_1D_MS_AL	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01		
Aliphatic >C6 - C8 : HS_1D_MS_AL	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05		
Aliphatic >C8 - C10 : EH_CU_1D_AL	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Aliphatic >C10 - C12 : EH_CU_1D_AL	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Aliphatic >C12 - C16 : EH_CU_1D_AL	mg/kg	< 3	MCERTS	< 3	< 3	< 3		
Aliphatic >C16 - C21 : EH_CU_1D_AL	mg/kg	< 3	MCERTS	< 3	< 3	< 3		
Aliphatic >C21 - C34 : EH_CU_1D_AL	mg/kg	< 10	MCERTS	< 10	< 10	< 10		
Aliphatic >C34 - C44 : EH_CU_1D_AL	mg/kg	< 10	NONE	< 10	< 10	< 10		
Aliphatic (C5 - C44) : HS_1D_MS+EH_CU_1D_AL	mg/kg	< 21	NONE	< 21	< 21	< 21		
Aromatic >C5 - C7 : HS_1D_MS_AR	mg/kg	< 0.01	NONE	< 0.01	< 0.01	< 0.01		
Aromatic >C7 - C8 : HS_1D_MS_AR	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05		
Aromatic >C8 - C10 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Aromatic >C10 - C12 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2	< 2	< 2		
Aromatic >C12 - C16 : EH_CU_1D_AR	mg/kg	< 2	MCERTS	< 2	2	< 2		
Aromatic >C16 - C21 : EH_CU_1D_AR	mg/kg	< 3	MCERTS	7	11	14		
Aromatic >C21 - C35 : EH_CU_1D_AR	mg/kg	< 10	MCERTS	11	33	25		
Aromatic >C35 - C44 : EH_CU_1D_AR	mg/kg	< 10	NONE	< 10	< 10	< 10		
Aromatic (C5 - C44) : HS_1D_MS+EH_CU_1D_AR	mg/kg	< 21	NONE	< 21	47	39		
Total >C5 - C44 : HS_1D_MS+EH_CU_1D_Tot al	mg/kg	< 42	NONE	< 42	47	< 42		

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-07210	~Date Sampled	06/08/25	06/08/25	06/08/25		
LK Consult Limited	~Time Sampled	None Supplied	None Supplied	None Supplied		
~Site Reference: Francis Road, Withington	~TP / BH No	TS101	TS102	TS103		
~Project / Job Ref: LKC251461	~Additional Refs	None Supplied	None Supplied	None Supplied		
~Order No: PO-C001666	~Depth (m)	None Supplied	None Supplied	None Supplied		
Reporting Date: 15/08/2025	DETS Sample No	785576	785577	785578		

Determinand	Unit	RL	Accreditation				
Benzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	
Toluene : HS_1D_MS	µg/kg	< 5	MCERTS	< 5	< 5	< 5	
Ethylbenzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	
p & m-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	
o-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	
MTBE : HS_1D_MS	µg/kg	< 5	MCERTS	< 5	< 5	< 5	

Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 25-07210	
LK Consult Limited	
~Site Reference: Francis Road, Withington	
~Project / Job Ref: LKC251461	
~Order No: PO-C001666	
Reporting Date: 15/08/2025	

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
785576	TS101	None Supplied	None Supplied	19.7	Brown sandy loam with stones
785577	TS102	None Supplied	None Supplied	15.6	Brown sandy loam with stones
785578	TS103	None Supplied	None Supplied	16.7	Brown sandy loam with stones

Moisture content is part of procedure E003 & is not an accredited test

Soil Analysis Certificate - Methodology & Miscellaneous Information
DETS Report No: 25-07210
LK Consult Limited
~Site Reference: Francis Road, Withington
~Project / Job Ref: LKC251461
~Order No: PO-C001666
Reporting Date: 15/08/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphénylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

List of HWOL Acronyms and Operators	
DETS Report No: 25-07210	
LK Consult Limited	
~Site Reference: Francis Road, Withington	
~Project / Job Ref: LKC251461	
~Order No: PO-C001666	
Reporting Date: 15/08/2025	

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total
~	Sample details provided by customer and can affect the validity of results

Benzene - HS_1D_MS
Ethylbenzene - HS_1D_MS
MTBE - HS_1D_MS
TPH - Aliphatic >C34 - C44 - raw data - EH_CU_1D_AL
TPH CWG - Aliphatic >C10 - C12 - EH_CU_1D_AL
TPH CWG - Aliphatic >C12 - C16 - EH_CU_1D_AL
TPH CWG - Aliphatic >C16 - C21 - EH_CU_1D_AL
TPH CWG - Aliphatic >C21 - C34 - EH_CU_1D_AL
TPH CWG - Aliphatic >C34 - C44 - EH_CU_1D_AL
TPH CWG - Aliphatic >C5 - C44 - HS_1D_MS+EH_CU_1D_AL
TPH CWG - Aliphatic >C5 - C6 - HS_1D_MS_AL
TPH CWG - Aliphatic >C6 - C8 - HS_1D_MS_AL
TPH CWG - Aliphatic >C8 - C10 - EH_CU_1D_AL
TPH CWG - Aromatic >C10 - C12 - EH_CU_1D_AR
TPH CWG - Aromatic >C12 - C16 - EH_CU_1D_AR
TPH CWG - Aromatic >C16 - C21 - EH_CU_1D_AR
TPH CWG - Aromatic >C21 - C35 - EH_CU_1D_AR
TPH CWG - Aromatic >C35 - C44 - EH_CU_1D_AR
TPH CWG - Aromatic >C5 - C44 - HS_1D_MS+EH_CU_1D_AR
TPH CWG - Aromatic >C5 - C7 - HS_1D_MS_AR
TPH CWG - Aromatic >C7 - C8 - HS_1D_MS_AR
TPH CWG - Aromatic >C8 - C10 - EH_CU_1D_AR
TPH CWG - Total >C5 - C44 - HS_1D_MS+EH_CU_1D_Total
Toluene - HS_1D_MS
m & p-xylene - HS_1D_MS
o-Xylene - HS_1D_MS

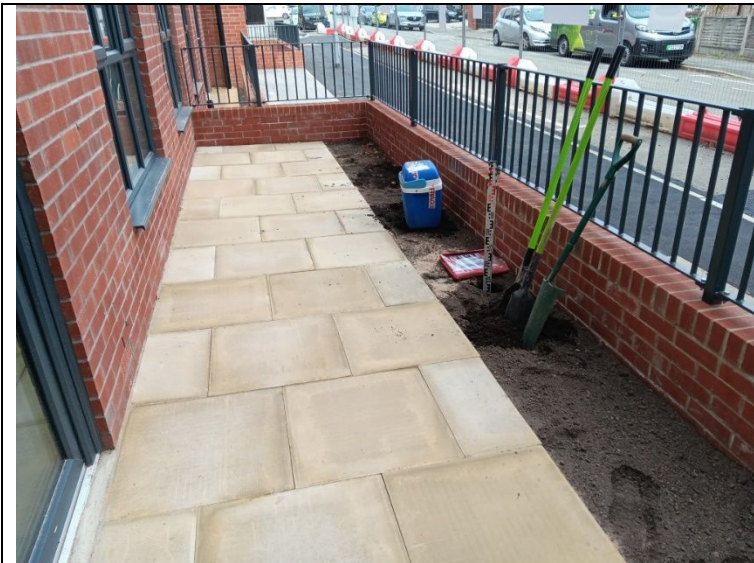
Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
*	The Dutch 10 PAH compounds consist of Naphthalene, Anthracene, Phenanthrene, Fluoranthene, Benz(a)anthracene, Chrysene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, and Indeno(1,2,3-cd)pyrene
**	Total EPA-16 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, and Benzo(ghi)perylene.
***	Total WAC-17 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene and Coronene.
^	No sampling date provided; unable to confirm if samples are within acceptable holding times
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
S	Subcontracted analysis
M	MCERTS accredited test
U	UKAS accredited test

Appendix E – Capping Layer Validation Photographs

Pit 1



Photograph 1:
View of Pit 1 location.



Photograph 2:
View of capping layer excavation in Pit 1.
Geotextile membrane present at base.



Photograph 3:
Depth measurement in Pit 1.

Pit 2



Photograph 1:
View of Pit 2 location.



Photograph 2:
View of capping layer excavation in Pit 2.
Geotextile membrane present at base.



Photograph 3:
Depth measurement in Pit 2.

Pit 3



Photograph 1:
View of Pit 3 location.



Photograph 2:
View of capping layer excavation in Pit 3.
Geotextile membrane present at base.



Photograph 3:
Depth measurement in Pit 3.

Pit 4



Photograph 1:
View of Pit 4 location.



Photograph 2:
View of capping layer excavation in Pit 4.
Geotextile membrane present at base.



Photograph 3:
Depth measurement in Pit 4.

Pit 5



Photograph 1:
View of Pit 5 location.



Photograph 2:
View of capping layer excavation in Pit 5.
Geotextile membrane present at base.



Photograph 3:
Depth measurement in Pit 5.

Appendix F – Disposal Tickets

DUTY OF CARE: CONTROLLED WASTE TRANSFER NOTE

A Description of the waste	1 Description of the waste being transferred..... <u>Spoil and stones</u> List of Waste Regulations code(s): <u>1 7 0 5 0 4</u> 2 How is the waste contained? ☒ Loose ☐ Sacks ☐ Skip ☐ Drum ☐ Other (specify)..... 3 How much waste? For example, number of sacks, weight..... <u>1000 m³</u> 4 Analysis attached / not attached / sent separately (delete as appropriate)
B Producer / holder of the waste	Current holder of the waste – Transferor: By signing in Section D or F below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011 Yes ☐ 1 Full name (print):..... <u>J. Lumsden Builders</u> 2 Company name, address and postcode:..... <u>Unit B9, Garsgate Ind Estate, Wessside Way, Chadderton, M24 1SW</u> 3 SIC code (2007): <u>4 1 1 0 0</u> 4 Which of the following are you? (please tick one or more boxes) A ☒ Waste producer ☐ Waste importer ☐ Collection/Disposal authority ☐ Broker B ☐ Env Permit holder (ref number):..... ☐ Registered waste carrier (ref number):..... C ☐ Waste exemption holder (exemption registration number):..... ☐ Exempt from carrier registration (give reason):.....
C Carrier of the waste	1 Full name (print):..... <u>B. J. Crowther Ltd</u> 2 Company name, address and postcode:..... <u>Windsor House, Windsor St, Oldham OL1 4AE</u> 3 SIC code (2007): <u>4 3 1 2 0</u> 4 Which of the following are you? (tick one box) A ☐ Waste collection authority..... B ☒ Registered waste carrier (ref number):..... <u>CBDU40692</u> C ☐ Exempt from carrier registration (give reason):.....
D First transfer (holder to carrier)	1 Place of transfer:..... <u>Francis Rd, Withington</u> 2 Date of transfer:..... <u>18/3/2024 - 17/3/2025</u> 3 Time(s) of transfer:..... Contract No:..... (for multiple transfers give date range) 4 Name and address of broker arranging transfer (if applicable):..... 5 Holder's representative:..... Carrier's representatives: Name (print):..... Name (print):..... Signed:..... Signed:.....
E Disposer / recoverer of the waste	1 Full name (print):..... 2 Company name, address and postcode:..... 3 Which of the following are you? (tick one box) ☐ Holder of an Environmental Permit (ref number):..... ☐ Holder of a valid waste exemption (ref number):.....
F Second transfer (carrier to disposer / recoverer)	1 Place of transfer:..... 2 Date of transfer:..... 3 Time(s) of transfer:..... Contract No:..... (for multiple transfers give date range) 4 Name and address of broker arranging transfer (if applicable):..... 5 Holder's representative:..... Disposer's representative: Name (print):..... Name (print):..... Signed:..... Signed:.....

This note must be retained by you and held for at least two years (or longer period specified in your Environmental Permit) from the date of the last transfer to which this note applies.

White – Producer's copy

Green – Carrier's copy

Pink – Disposer's / recoverer's copy

Appendix G - References

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