CCG-C-25-15870 REV 1

VALIDATION REPORT FOR FORMER WHITEHOUSE CLUB APARTMENTS, MIDDLETON ROAD, CRUMPSALL

FEBRUARY 2026



Prepared by:

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DOCUMENT CONTROL FORM	
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1.0 INTRODUCTION

CC GEOTECHNICAL LIMITED (CCG) is providing consultancy services to ***BRANLEY HOMES LTD*** in connection with the redevelopment of a parcel of land at former Whitehouse Club, Middleton Road, Crumpsall, Manchester M8 4JZ.

The site has been developed for residential use by the construction of a 3-storey residential apartment building. A layout of the development is presented in Appendix A.

The site is located within the jurisdiction of ***MANCHESTER CITY COUNCIL***.

This report was prepared as part of the hierarchy of documentation required to demonstrate that the development was constructed in accordance with the "Phase III Remediation Strategy Report for land at the former Whitehouse Club, Middleton Road, Crumpsall, Manchester M8 4JZ" reference CCG-C-20-11980.

This report pertains only to the communal soft landscaping around the residential apartment building as shown on the development layout in Appendix A.

The remediation strategy recommended the following principal measures be incorporated in the development:

- **Garden and Landscaped Areas**

It is recommended that surface levels in proposed garden areas as delineated on the CCG Drawing '11980' Appendix A be reduced to 600mm below finished garden level and reconstructed by the placement of a 600mm composite clean imported subsoil / topsoil cover with a minimum thickness of 200mm of topsoil within the cover.
However as indicated on the CCG Drawing '11980' Appendix A the area requiring action appears to be largely communal gardens, and hence exposure to contamination via plant uptake / ingestion is unlikely, and hence the required remediation on communal landscaped areas may be reduced to a cover of 450mm clean imported topsoil.
Where made ground remaining in place, imported sub-soil / topsoil is to be placed on a suitable hi-vis geotextile fabric such as 'Terram 1000', or similar.

- **Gas Protective Measures**

The requirements to protect against ground gas contamination are as follows:
Provide CS2 protection for BS8485:2015 + A1 2019 Type B Building requiring a score of 3.5 in accordance with BS8485 – provided by:
• Passively vented subfloor void – Score 2.5
• Proprietary gas resistant membrane – Score 2
• The membrane must be installed under a regime of independent Validation
Inspections

2.0 VALIDATION RECORDS

The primary objective of a validation report is to compile records which demonstrate compliance with the recommendations provided in the relevant Remediation Strategy, in relation to discharge of the planning conditions.

2.1 Imported Garden Cover

CCG attended site to independently to sample soils - 4nr of imported topsoil. The samples were despatched by courier the same day to a UKAS / MCERTs chemical laboratory.

Evidence of the capping protective measures:

- Verification showing 450mm (or greater) with a geotextile at base of cover– Appendix B.
- Independent validation analysis records for imported soils (contamination test certificates) sampled on site – Appendix C.
- Independent validation analysis records for imported soils (contamination assessment worksheets) – Appendix D.
- Delivery documentation for imported soils – Appendix E.
- Declaration from contractor that no unanticipated made ground deposits were encountered during the construction process – Appendix F.

2.1 Gas Protective Measures

The installation of gas protection measures was carried out by parties independent of ***CCG***. The client has provided evidence of installation. The photographic evidence and membrane datasheet is presented in Appendix G.

3.0 CONCLUSIONS

The human health risk assessment identified a contaminant exceeding its respective threshold values in Sample S1 (0.1mbgl). The contractor excavated and replaced the soils in the area from which the sample was taken as shown on Drawing 001 in Appendix A. Post installation of the replacement soil CCG attended to take a sample (reference S1 0.1mbgl) of the imported soil and verify the depth of cover.

The evidence of the inspections/sampling/analyses is that the requisite planted amenity areas / communal garden cover construction is compliant in terms of the specified thickness and the chemical composition.

APPENDIX A

SITE DRAWINGS

Development Layout

Job Number: CCG-C-25-15870

Job Title: Former Whitehouse Club Apartments

Drawing No.: 002



APPENDIX B

COMMUNAL GARDEN / LANDSCAPING CONSTRUCTION PHOTOGRAPHS





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S1



Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S1





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S2



Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S2





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S3



Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S3

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Consulting Geotechnical and Geoenvironmental Engineers





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S4



Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S4

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Consulting Geotechnical and Geoenvironmental Engineers





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S5



Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S5





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S6





Site	Whitehouse Club, Middleton Road—Phase IV Validation
Job No.	CCG-C-25-15870
Photograph location	S6

APPENDIX C

TOPSOIL CHEMICAL ANALYSES

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Analytical Report Number : 25-061654

Project / Site name:	Former Whitehouse Club Apartments	**Samples received on:**	13/11/2025
Your job number:	CCG C 25 15870	**Samples instructed on/ Analysis started on:**	13/11/2025
Your order number:	CCG PO 15870	**Analysis completed by:**	21/11/2025
Report Issue Number:	1	**Report issued on:**	21/11/2025
Samples Analysed:	4 soil samples		

[redacted]

Signed:

Joanna Biolik
Senior 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
air	- once the analysis is complete

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

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

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.

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 25-061654
Project / Site name: Former Whitehouse Club Apartments
Your Order No: CCG PO 15870

Lab Sample Number				748902	748903	748904	748905
Sample Reference				S1	S3	S5	S6
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10	0.10	0.10	0.10
Date Sampled				12/11/2025	12/11/2025	12/11/2025	12/11/2025
Time Taken				0900	0900	0900	0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
Stone Content	%	0.1	NONE	4	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	21	29	24	20
Total mass of sample received	kg	0.1	NONE	0.6	0.7	0.8	0.9
Asbestos							
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DKI	DKI	DKI	DKI
Analysis completed	N/A	N/A	N/A	19/11/2025	19/11/2025	19/11/2025	19/11/2025
General Inorganics							
pH (L099)	pH Units	N/A	MCERTS	6	6.8	6.7	7.4
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.07	0.051	0.045	0.051
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	62	29	43	82
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	31.2	14.6	21.5	40.7
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	1.4
Organic Matter (automated)	%	0.1	MCERTS	5.4	3.6	3.6	4.1
Speciated PAHs							
Naphthalene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.1	< 0.05	< 0.05	0.11
Fluorene	mg/kg	0.05	MCERTS	0.08	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.4	0.1	0.07	0.64
Anthracene	mg/kg	0.05	MCERTS	0.43	< 0.05	< 0.05	0.17
Fluoranthene	mg/kg	0.05	MCERTS	2.6	0.2	0.18	1.1
Pyrene	mg/kg	0.05	MCERTS	2.5	0.18	0.18	0.98
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.5	0.11	0.11	0.5
Chrysene	mg/kg	0.05	MCERTS	1.5	0.11	0.12	0.53
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.8	0.11	0.15	0.65
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.85	< 0.05	0.07	0.28
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.7	0.09	0.1	0.5
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.91	< 0.05	0.07	0.25
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.16	< 0.05	< 0.05	0.08
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.97	< 0.05	< 0.05	0.21
Total PAH							
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	16.5	0.9	1.07	6.04

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Your Order No: CCG PO 15870

Lab Sample Number				748902	748903	748904	748905
Sample Reference				S1	S3	S5	S6
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				0.10	0.10	0.10	0.10
Date Sampled				12/11/2025	12/11/2025	12/11/2025	12/11/2025
Time Taken				0900	0900	0900	0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
Heavy Metals / Metalloids							
Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	2.6	3.4	2.8	1.9
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	22	17	11	7.8
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	0.7	0.8	0.7
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g	< 1.8	< 1.8	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	-	-	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	17	40	24	15
Copper (aqua regia extractable)	mg/kg	1	MCERTS	48	46	42	36
Lead (aqua regia extractable)	mg/kg	1	MCERTS	140	47	61	67
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	11	< 0.3	< 0.3	0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	1.6	0.79	1.1	1.2
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	12	28	18	12
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.3	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	56	77	73	61
Petroleum Hydrocarbons							
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	25	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	25	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	25	< 10	< 10	< 10
VOCs							
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0

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

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Analytical Report Number : 25-061654
Project / Site name: Former Whitehouse Club Apartments

* 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 *
748902	S1	None Supplied	0.1	Brown loam and sand with vegetation and stones
748903	S3	None Supplied	0.1	Brown clay and sand with vegetation
748904	S5	None Supplied	0.1	Brown clay and sand with gravel and vegetation
748905	S6	None Supplied	0.1	Brown clay and sand with gravel and vegetation

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
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.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS

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Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
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
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' 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.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.

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Analytical Report Number : 25-067313

Project / Site name:	Former Whitehouse Club Apartaments	**Samples received on:**	12/12/2025
Your job number:	CCG-C-25-15870	**Samples instructed on/ Analysis started on:**	12/12/2025
Your order number:	CCG-PO-15870	**Analysis completed by:**	22/12/2025
Report Issue Number:	1	**Report issued on:**	22/12/2025
Samples Analysed:	1 soil sample		

[redacted]

Signed:

Rachel Chappell
Key Account Manager
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
air	- once the analysis is complete

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

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

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.

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 25-067313
Project / Site name: Former Whitehouse Club Apartaments
Your Order No: CCG-PO-15870

Lab Sample Number				781063
Sample Reference				S1
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.10
Date Sampled				11/12/2025
Time Taken				0900
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	
Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	17
Total mass of sample received	kg	0.1	NONE	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KMC
Analysis completed	N/A	N/A	N/A	18/12/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.3
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.049
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	58
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	28.9
Sulphide	mg/kg	1	MCERTS	1.7
Organic Matter (automated)	%	0.1	MCERTS	3.3

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.16
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.32
Pyrene	mg/kg	0.05	MCERTS	0.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.16
Chrysene	mg/kg	0.05	MCERTS	0.21
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.25
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.21
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.13

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.98

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Analytical Report Number: 25-067313
Project / Site name: Former Whitehouse Club Apartaments
Your Order No: CCG-PO-15870

Lab Sample Number				781063
Sample Reference				S1
Sample Number				None Supplied
Water Matrix				N/A
Depth (m)				0.10
Date Sampled				11/12/2025
Time Taken				0900
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
Heavy Metals / Metalloids				
Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	1.7
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7.3
Boron (water soluble)	mg/kg	0.2	MCERTS	0.4
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	14
Copper (aqua regia extractable)	mg/kg	1	MCERTS	28
Lead (aqua regia extractable)	mg/kg	1	MCERTS	56
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	1.1
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	63
Petroleum Hydrocarbons				
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10
VOCs				
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0

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

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Analytical Report Number : 25-067313
Project / Site name: Former Whitehouse Club Apartaments

* 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 *
781063	S1	None Supplied	0.1	Brown loam and clay with gravel and vegetation

Analytical Report Number : 25-067313
Project / Site name: Former Whitehouse Club Apartaments

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
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.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

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Analytical Report Number : 25-067313
Project / Site name: Former Whitehouse Club Apartaments

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' 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.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

*U/S g- Unsuitable for analysis due to high colour intensity.

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APPENDIX D

CHEMICAL ASSESSMENT TABLES

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METALS DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: Former Whitehouse Club Apartments
Prepared by: MH
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Metals							
Contaminants			Cadmium	Chromium III	Chromium VI	Copper	Lead	Mercury (elemental)	Nickel	Zinc
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.5	5.0	0.8	5.0	5.0	0.5	5.0	5.0
Human Health Risk Assessment (GAC)			11	910	6	2400	200	1.2	130	3700
Sample Location	Sample Depth (m)	Sample type								
S1	0.1	SOIL	**0.3**	17	<1.8	**48**	**140**	11	12	56
S3	0.1	SOIL	0.3	**40**	<1.8	46	47	< 0.3	**28**	**77**
S5	0.1	SOIL	< 0.2	24	<1.8	42	61	< 0.3	18	73
S6	0.1	SOIL	< 0.2	15	<1.8	36	67	0.3	12	61
Human Health Risk Assessment (GAC)			11	910	6	2400	200	1.2	130	3700

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Consulting Geotechnical and Geoenvironmental Engineers

SEMI-METALS, NON-METALS, INORGANICS AND OTHER DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: Former Whitehouse Club Apartments
Prepared by: MH
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Semi/non-metals			Inorganics			Other	
Contaminants			Arsenic	Boron	Selenium	Cyanide (free)	Sulphate (water soluble)	Sulphate (water soluble)	pH (units)	Soil Organic Matter %
Units			mg/kg	mg/kg	mg/kg	mg/kg	g/l	mg/l	units	units
Limit of Detection			1.0	0.5	1.0	1.0	0.02	20.0	0.1	0.1
Human Health Risk Assessment (GAC)			37	290	350	22	NA	NA	NA	NA
Sample Location	Sample Depth (m)	Sample type								
S1	0.1	SOIL	**22**	0.5	**1.3**	< 1.0	n/t	31.2	6	**5.4**
S3	0.1	SOIL	17	0.7	< 1.0	< 1.0	n/t	14.6	6.8	3.6
S5	0.1	SOIL	11	**0.8**	< 1.0	< 1.0	n/t	21.5	6.7	3.6
S6	0.1	SOIL	7.8	0.7	< 1.0	< 1.0	n/t	40.7	7.4	4.1
Human Health Risk Assessment (GAC)			37	290	350	22	NA	NA	NA	NA

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Consulting Geotechnical and Geoenvironmental Engineers

SPECIATED PAH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: Former Whitehouse Club Apartments
Prepared by: MH
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			PAH's															
Contaminants			Acenapthene	Acenapthylene	Anthracene	Benz[a]anthracene	Benzo[a]pyrene	Benzo[b]flouranthene	Benzo[ghi]perylene	Benzo[k]flouranthene	Chrysene	Dibenzo[ah]anthracene	Flouranthene	Flourene	Indeno[123-cd]pyrene	Napthalene	Pheanthrene	Pyrene	Total PAH's
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.4
Human Health Risk Assessment (GAC)			510	420	5400	11	2.7	3.3	340	93	22	0.28	560	400	36	5.6	220	1200	NA
Sample Location	Sample Depth (m)	Sample type																	
S1	0.1	SOIL	0.1	< 0.05	**0.43**	**1.5**	**1.7**	**1.8**	**0.97**	**0.85**	**1.5**	**0.16**	**2.6**	**0.08**	**0.91**	**0.06**	**1.4**	**2.5**	**16.5**
S3	0.1	SOIL	< 0.05	< 0.05	< 0.05	0.11	0.09	0.11	< 0.05	< 0.05	0.11	< 0.05	0.2	< 0.05	< 0.05	< 0.05	0.1	0.18	0.9
S5	0.1	SOIL	< 0.05	< 0.05	< 0.05	0.11	0.1	0.15	< 0.05	0.07	0.12	< 0.05	0.18	< 0.05	0.07	< 0.05	0.07	0.18	1.07
S6	0.1	SOIL	**0.11**	< 0.05	0.17	0.5	0.5	0.65	0.21	0.28	0.53	0.08	1.1	< 0.05	0.25	< 0.05	0.64	0.98	6.04
Human Health Risk Assessment (GAC)			510	420	5400	11	2.7	3.3	340	93	22	0.28	560	400	36	5.6	220	1200	NA

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SPECIATED TPH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: Former Whitehouse Club Apartments
Prepared by: MH
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Speciated TPH's														
			Aromatics							Aliphatics							
Contaminants			EC5-7	EC7-8	EC8-10	EC10-12	EC12-16	EC16-21	EC21-35	EC35-44	EC5-6	EC6-8	EC8-10	EC10-12	EC12-16	EC16-35	EC35-44	TOTAL TPH'S
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0	0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0
Human Health Risk Assessment (GAC)			140	290	83	180	330	540	1500	1500	78	230	65	330	2400	92000	92000	NA
Sample Location	Sample Depth (m)	Sample type																
S1	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	**25**	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	**25**
S3	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10
S5	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10
S6	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10
Human Health Risk Assessment (GAC)			140	290	83	180	330	540	1500	1500	78	230	65	330	2400	92000	92000	NA

CC GEOTECHNICAL LIMITED
Consulting Geotechnical and Geoenvironmental Engineers

BTEX DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: Former Whitehouse Club Apartments
Prepared by: MH
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			BTEX			
Contaminants			Benzene	Toluene	Ethylbenzene	Total Xylenes
Units			µg/kg	µg/kg	µg/kg	µg/kg
Limit of Detection			10	10	10	10
Human Health Risk Assessment (GAC)			170	290000	110000	NA
Sample Location	Sample Depth (m)	Sample type				
S1	0.1	SOIL	< 5.0	< 5.0	< 5.0	<13.0
S3	0.1	SOIL	< 5.0	< 5.0	< 5.0	<13.0
S5	0.1	SOIL	< 5.0	< 5.0	< 5.0	<13.0
S6	0.1	SOIL	< 5.0	< 5.0	< 5.0	<13.0
Human Health Risk Assessment (GAC)			170	290000	110000	NA

METALS DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: FORMER WHITEHOUSE CLUB APARTMENTS
Prepared by: DK
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Metals							
Contaminants			Cadmium	Chromium III	Chromium VI	Copper	Lead	Mercury (elemental)	Nickel	Zinc
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.5	5.0	0.8	5.0	5.0	0.5	5.0	5.0
Human Health Risk Assessment (GAC)			11	910	6	2400	200	1.2	180	3700
Sample Location	Sample Depth (m)	Sample type								
S1	0	SOIL	0.2	14	< 1.80	28	56	< 0.3	15	63
Human Health Risk Assessment (GAC)			11	910	6	2400	200	1.2	180	3700

SEMI-METALS, NON-METALS, INORGANICS AND OTHER DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: FORMER WHITEHOUSE CLUB APARTMENTS
Prepared by: DK
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Semi/non-metals			Inorganics			Other	
Contaminants			**Arsenic**	**Boron**	**Selenium**	**Cyanide (free)**	**Sulphate (water soluble)**	**Sulphate (water soluble)**	**pH (units)**	**Soil Organic Matter %**
Units			mg/kg	mg/kg	mg/kg	mg/kg	g/l	mg/l	units	units
Limit of Detection			1.0	0.5	1.0	1.0	0.02	20.0	0.1	0.1
Human Health Risk Assessment (GAC)			37	290	350	22	NA	NA	NA	NA
Sample Location	Sample Depth (m)	Sample type								
S1	0	SOIL	7.3	0.4	< 1.0	< 1.0	n/t	28.9	7.3	3.3
Human Health Risk Assessment (GAC)			37	290	350	22	NA	NA	NA	NA

SPECIATED PAH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: FORMER WHITEHOUSE CLUB APARTMENTS
Prepared by: DK
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			PAH's															
Contaminants			Acenapthene	Acenapthylene	Anthracene	Benz[a]anthracene	Benzo[a]pyrene	Benzo[b]flouranthene	Benzo[ghi]perylene	Benzo[k]flouranthene	Chrysene	Dibenzo[ah]anthracene	Flouranthene	Flourene	Indeno[123-cd]pyrene	Napthalene	Pheanthrene	Pyrene	Total PAH's
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.4
Human Health Risk Assessment (GAC)			510	420	5400	11	2.7	3.3	340	93	22	0.28	560	400	36	5.6	220	1200	NA
Sample Location	Sample Depth (m)	Sample type																	
S1	0	SOIL	< 0.05	< 0.05	< 0.05	0.16	0.21	0.25	0.13	0.11	0.21	< 0.05	0.32	< 0.05	0.13	< 0.05	0.16	0.3	1.98
Human Health Risk Assessment (GAC)			510	420	5400	11	2.7	3.3	340	93	22	0.28	560	400	36	5.6	220	1200	NA

SPECIATED TPH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: FORMER WHITEHOUSE CLUB APARTMENTS
Prepared by: DK
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			Speciated TPH's														
			Aromatics							Aliphatics							
Contaminants			EC5-7	EC7-8	EC8-10	EC10-12	EC12-16	EC16-21	EC21-35	EC35-44	EC5-6	EC6-8	EC8-10	EC10-12	EC12-16	EC16-35	EC35-44	TOTAL TPH'S
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0	0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0
Human Health Risk Assessment (GAC)			140	290	83	180	330	540	1500	1500	78	230	65	330	2400	92000	92000	NA
Sample Location	Sample Depth (m)	Sample type																
S1	0	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10
Human Health Risk Assessment (GAC)			140	290	83	180	330	540	1500	1500	78	230	65	330	2400	92000	92000	NA

BTEX DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15870
Site name: FORMER WHITEHOUSE CLUB APARTMENTS
Prepared by: DK
Authorised by: CB
Proposed land use: Residential with plant uptake
SOM % used: 2.5

= Threshold exceeded
= Below Limit of detection
n/t = Not tested

			BTEX			
Contaminants			**Benzene**	**Toluene**	**Ethylbenzene**	**Total Xylenes**
Units			µg/kg	µg/kg	µg/kg	µg/kg
Limit of Detection			10	10	10	10
Human Health Risk Assessment (GAC)			0.33	610	350	NA
Sample Location	Sample Depth (m)	Sample type				
S1	0	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
Human Health Risk Assessment (GAC)			0.33	610	350	NA

APPENDIX E

DELIVERY DOCUMENTATION

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 460281

Date: 15/10/25

Customer: BRANLEY HOMES

Driver's Name: ED

Job Location: MIDDLETON RD

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1X8W LOAD TOP SOIL			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 460283

Date: 15/10/25

Customer: BRANLEY HOME

Driver's Name: ED

Job Location: MIDDLETON RD

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1X8W LOAD TOP SOIL			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signatu[redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 460279

Date: 15/10/25

Customer: BRANLEY HOMES

Driver's Name: ED

Job Location: MIDDLETON RD

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1X8W LOAD TOP SOIL			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Collection / Delivery Note

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

No: 415891

Date: 21-10-25

Customer: Brantley homes

Driver's Name: Lee D

Job Location: Crumpsall

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1x8w		Top Soil	
	Tare:			Deliver	
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: PAT

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Collection / Delivery Note

Buyer and supplier of bulk topsoil

197/201 Manchester Road, Suite 3, WA14 5NU
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

No: 118773

Date: 21.10.25

Customer: PAS

Driver's Name: KEITH

Job Location: WHITE HOUSE OPTS MIDDLETON Rd CRUMPSALL

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1 x 8 WHEEL LOAD			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: PAT

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since
cceptance of the material in good order and condition and
in respect of material or circumstance of delivery must be
he company immediately.

Cheshire Soils and Aggregates LTD

Collection / Delivery Note

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

No: 415889

Date: 21-10-25

Customer: Brantley Homes

Driver's Name: Lee D

Job Location: CRUMPSALL

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	Gross:	1x8w		Top Soil	
	Tare:			Deliver	
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: PAT

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 460293

Date: 20/10/25

Customer: BRANLEY HOMES

Driver's Name: ED

Job Location: MIDDLETON RD

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
1x8w LOAD TOPSOIL	Gross:				
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: RAY

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

~~Collection~~ / Delivery Note

No: 459390

Date: 20. 10. 2025

Customer: BRANLEY HOMES

MIDDLETON RD CRUMPSALL

Driver's Name:

Job Location:

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
1x8w TOP SOIL	Gross:				
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: RAY

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since [illegible] eptance of the material in good order and condition and [illegible] respect of material or circumstance of delivery must be [illegible] e company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

~~Collection~~ / Delivery Note

No: 459386

Date: 20 . 10 . 2025

Customer: BRANLEY HOMES

MIDDLETON RD CRUMPSALL

Driver's Name:

Job Location:

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
1x8w TOP SOIL	Gross:				
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name: RAY

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 348734

Date: 30/10/25

Customer: Bramley homes

Driver's Name: Yic

Job Location: Middleton Rd Crumpsall

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
Top Soil	Gross:				
	Tare:	1X8 with load			
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 348735

Date: 30/10/25

Customer: Bramley homes

Driver's Name: Jamieson / Yic

Job Location: Middleton Rd Crumpsall

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
Top Soil	Gross:				
	Tare:	1X8 with load			
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 277827

Date: 30/10/25

Customer: Bramley Homes
Whitehouse Apartments

Driver's Name: Jamieson

Job Location: Middleton Rd Crumpsall
M8 4JR

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
Top Soil	Gross:	1X8 Wheel loads			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 426517

Date: 5/11/25

Customer: Branley homes

Driver's Name: Heath

Job Location: Middleton Road Crumpsall M8 4SZ

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
Top Soil	Gross:	1x8wh load			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Buyer and supplier of bulk topsoil

Suite 1, Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

Collection / Delivery Note

No: 454925

Date: 14/11/25

Customer: BRANLEY HOMES

Driver's Name: JOHN HOMES

Job Location: [redacted]

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
	1 x 8w TOPSOIL				
	Gross:				
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: [redacted] Time:

Print Name:

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates LTD

Collection / Delivery Note

Supplier and supplier of bulk topsoil

Suite Unit 2, Edward Court, Altrincham Business Park,
George Richards Way, Altrincham, WA14 5GL
Tel: 07813 130188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

No: 440673

Date: 18/01/25

Customer: BRANLEY HOMES

Driver's Name: LEE

Job Location: MIDDLETON RD CRUMPSALL

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
R.C MOT	Gross:	1x8 W LOAD FULL			
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Sig[redacted] Time:

Print Name:

Conditions of Sal[redacted]d above should be carefully checked by the consignee since this delivery note[redacted] acceptance of the material in good order and condition and subsequent com[redacted]er in respect of material or circumstance of delivery must be made to the drive[redacted] the company immediately.

Cheshire Soils and Aggregates LTD

Collection / Delivery Note

...iver and supplier of bulk topsoil

Suite... Unit 2, Edward Court, Altrincham Business Park,
George... chards Way, Altrincham, WA14 5GL
Tel: 07813 ...30188
Email: ciaran@cheshiresoils.co.uk
Web: www.cheshiresoils.co.uk

No: 440674

Date: 18.11.25

Customer: BRANLEY HOMES

Driver's Name: LEE

Job Location: MIDDLETON RD CRUMPSALL

Vehicle Reg: [redacted]

Material:	Weight:	Tonnes:	Kg:	Tonnes (1000 kilos):	Metric:
RC MOT	Gross:	1X8W	FULL	LOAD	
	Tare:				
	Net:				

Daywork: Hours Worked:

Consignee Signature: Time:

Print Name: PAT CORBET

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately.

Cheshire Soils and Aggregates Ltd
Suite 1, Unit 2. Edward Court
Altrincham Business Park, George Richards Way.
Altrincham
Cheshire
WA14 5GL
Tel: 0161 302 2765
Email: dave@cheshiresoils.co.uk
VAT Reg No: 341470915

CHESHIRE SOILS & AGGREGATES

Incorporating

Grabs R Us

INVOICE

Branley Homes Ltd
York House
1 Bridgenorth Avenue
Urmston
M41 9PA

Invoice No	18657
Invoice Date	30/11/2025
Order No	Middleton Road
Account Ref	BRA001

Qty	Description	Unit Price	Net Amt	VAT %	VAT
2.00	Supply & Deliver Top Soil - 28/11/25 426789 426627	250.00	500.00	20.00	100.00

[redacted]

Deliver To :
Branley Homes Ltd
Middleton Road
24 Whitehouse Apartments
Crumpsall
Greater Manchester
M8 4JZ

Payment Terms

Unless otherwise agreed our payment terms are nett monthly

Total Net Amount	£	500.00
Carriage Net	£	0.00
Total Tax Amount	£	100.00
Invoice Total	£	600.00

APPENDIX F

CLIENT DECLARATION

Branley Homes Limited
York House
1 Bridgenorth Avenue
Urmston
Manchester
M41 9PA

0161 749 9849
www.branleyhomes.com
enquiry@branleyhomes.com

18 November 2025

By Email: Laboratory@ccgeotechnical.com

Dear Daniel,

RE: PHASE 2 - GMT WHITEHOUSE CLUB, 193 MIDDLETON ROAD, CRUMPSALL, M8 4JZ

I refer to our above referenced site.

Please accept this correspondence as confirmation that no unanticipated contamination was encountered during the construction (landscaping) process.

Yours faithfully,

Branley Homes Limited

APPENDIX G

CLIENT SUPPLIED EVIDENCE OF GAS PROTECTIVE MEASURES




BRADLEY HOMES






BRANLEY HOMES






JCB
JCB


JCB




JCB
JCB




B&W
TB230
DX140








18381


3025
CRUMPSALL
240316



4x20

0551

1x2-0 1x2025 1x1-6

2x1-9 1x1950

250 0551

0551

CRUMPSALL
















STANLEY




TEREX
KX55 OSF














1550




Bramley Homes






BRANLEY HOMES
JCB
UCTS








MASCOT




eco-readymix
01978 846976






SQUEEN
BUILDING PRODUCTS




VISQUEEN
BUILDING


Kubota
eco-readymix
01978 846976
PRODUCT






VISQUEEN
BUILDING PRODUCTS


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BUILDING PRODUCTS


VISQUEEN
BUILDING PRODUCTS
KitKat

VISQUEEN
BUILDING PRODUCTS


VISQUEEN
BUILDING PRODUCTS

Technical support: +44 (0) 333 202 6800

Version: v1.0

Visqueen Gas Barrier

Features and benefits

- BBA certified - third party accreditation
- Complies with BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Flexible - easy to detail and install on site
- Multi functional - also acts as a radon and damp proof membrane
- Dual jointing methods - lap joints can be taped or heat welded

Product description

Visqueen Gas Barrier is a multi-layer reinforced polyethylene gas barrier with a 20 micron aluminium foil. The barrier is coloured blue on the upper surface and silver on the reverse. The product is supplied in single wound rolls (not folded), 2m x 50m.

Approvals and standards

- Third party accreditation (BBA 13/5069)
- Conforms to the specification requirements of BS 8485:2015 + A1:2019
- Suitable for all Characteristic Gas Situation (CS) ground gas regimes
- Conforms to the specification requirements of NHBC Amber 1 and Amber 2 applications
- Conforms to the specification requirements of BR 211:2015
- CE Mark EN 13967:2017
- Quality Management System ISO 9001:2015
- Occupational Health and Safety System ISO 18001:2007
- Environmental Management System ISO 14001:2015

Usage

Visqueen Gas Barrier is suitable for use in all types of buildings to prevent the ingress of harmful levels of ground gases e.g.methane, carbon dioxide and radon.

The barrier can be positioned above or below a solid concrete ground floor slab or above a precast suspended segmental ground floor system, e.g. beam and block floor.

The barrier can also be used as a high performance radon membrane and/or damp proof membrane.

The product is not intended for use where there is a risk of hydrostatic pressure.

System components

- VisqueenPro Double Sided Jointing Tape, 50mm x 10m
- Visqueen Gas Resistant Foil Lap Tape, 75mm x 50m
- Visqueen Ultimate GR Lap Tape, 150mm x 10m
- Visqueen Ultimate Top Hat Units
- Visqueen Preformed Units
- VisqueenPro Detailing Strip, 300mm x 10m, 500mm x 10m
- Visqueen TreadGUARD 300, 2m x 75m
- Visqueen TreadGUARD 1500, 1m x 2m

Find your local stockist

Heanor Gate Road, Heanor, Derbyshire, DE75 7RG
+44 (0) 333 202 6800 I enquiries@visqueen.com I www.visqueen.com

Technical support: +44 (0) 333 202 6800

Version: v1.0

Visqueen Gas Barrier

Storage and handling

Visqueen Gas Barrier should be stored horizontally, under cover in its original packaging.

Care should be taken when handling the product in line with current manual handling regulations.

Preparation

Visqueen Gas Barrier should be installed on a smooth continuous surface e.g. grouted beam and block floor, a compacted blinding layer e.g. 50mm thick sand blinding, or smooth concrete blinding. The substrate should be free from irregularities such as voids or protrusions.

The barrier can be cut with a sharp retractable safety knife or robust scissors.

Installation

Visqueen Gas Barrier should be loose laid on the substrate with the blue side up so as to avoid sunlight glare.

The barrier should be clean and dry at the time of jointing. It should be overlapped by at least 150mm, bonded with Visqueen Pro Double Sided Jointing Tape and sealed with Visqueen Foil Lap Tape. In demanding site conditions seal lap joints with Visqueen Ultimate GR Lap Tape.

Alternatively lap joints can be heat welded to achieve an effective seal. Welded lap joints can be less than 150mm provided the joint integrity is not compromised.

Airtight seals should be formed around all service entry points. Visqueen Preformed Top Hat Units should be used for sealing service entry pipes. The base of the top hat and the upstand should be bonded using Visqueen Pro Double Sided Jointing Tape and sealed with Visqueen Foil Lap Tape. The upstand should be secured with the supplied jubilee clip.

Forming an effective barrier to gases may give rise to complex three-dimensional detailing where, it is recommended Visqueen Preformed Units are used e.g. corners. Alternatively Visqueen Pro Detailing Strip can be used to seal awkward junctions.

If the barrier is punctured or perforated a patch of the same material should be lapped at least 150mm beyond the limits of the puncture and bonded with Visqueen Pro Double Sided Jointing Tape and sealed with Visqueen Foil Lap Tape. Alternatively a patch can be formed using Visqueen Pro Detailing Strip and lapped at least 150mm beyond the extents of the puncture.

The barrier should be covered by a protective layer as soon as possible after installation to prevent damage e.g. from following trades. Care should be taken to ensure that the membrane is not punctured, stretched or displaced when applying a screed or final floor covering. A minimum thickness of 50mm screed is recommended. When reinforced concrete is to be laid over the barrier the wire reinforcements and spacers must be prevented from puncturing the barrier. Where there is a high risk of potential damage, the barrier should be covered with Visqueen TreadGuard protection, screed, or other approved protection material before positioning the reinforcement.

Usable temperature range

It is recommended that Visqueen Gas Barrier and all associated system components should not be installed below 5°C.

Additional information

When used in accordance BS8485:2015 + A1:2019 a subfloor ventilation system or pressure relief maybe required
Where hydrocarbon or VOC contamination is present use Visqueen Ultimate VOC or HC Blok gas protection systems
To assist build sequencing, Visqueen GR DPC is available for gas protection through the wall constructions
For suspended beam and block floor detailing see GB-01
Visqueen Preformed Top Hat Units should be used at service pipe penetrations see GB-51
For internal and external corners Visqueen Ultimate Preformed Units should be used see PFU-553
To seal around steel columns use Visqueen Pro Detailing Strip see GB-52
For additional detailing information, contact Visqueen Technical Services +44 (0) 333 202 6800

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Visqueen Gas Barrier

Property	Test method	Units	Compliance criteria	Result
Dimensions	EN 1848-2	m		2 x 50
Overall thickness including scrim mesh	EN 1849-2	mm		0.66
Effective thickness in between scrim mesh	EN 9863-1	mm		0.4
Mass	EN 1849-2	g/m^2	-0%/+5%	400
Tensile strength - MD	EN 12311	N	MLV	350
Tensile strength - CD	EN 12311	N	MLV	350
Tensile elongation - MD	EN 12311	%	MLV	20
Tensile elongation - CD	EN 12311	%	MLV	21
Joint strength	EN 12317-2	N	MLV	332
Watertightness 2kPa	EN 1928	-	Pass/Fail	Pass
Resistance to impact	EN 12691	mm	MLV	200
Dart impact	BS 2782	g	MDV	731
Low temperature flexibility	EN 495-5	°C	MDV	-40
Durability against ageing	EN 1296 and EN 1928	-	Pass/Fail	Pass
Durability chemical resistance	EN 1847	-	Pass/Fail	Pass
Resistance to tearing (nail shank) CD	EN 12310-1	N	MDV	358
Resistance to tearing (nail shank) MD	EN 12310-1	N	MDV	368
Resistance to static loading	EN 12730	kg	MLV	20
Water vapour transmission - resistance	EN 1931	MNs/g	MDV	7000
Water vapour transmission - permeability	EN 1931	g/m^2/d	MDV	0.03
Visible defects	EN 1850 -2	-	Pass/Fail	Pass
Reaction to fire	EN 13501-1	Class	MDV	F
BS 8485:2015 + A1:2019 testing requirements				
Mass	EN 1849-2	g/m^2	Average >370	400
Methane permeability	ISO 15105-1	mls/m^2/d/atm	Pass/Fail	<0.15
Puncture CBR	BS EN ISO 12236	N	MDV	1114
Impact resistance	EN 12691	mm	MDV	1000
Tensiles yield strength MD	ASTM D4885-01	kN/m	MDV	12.5
Tensiles yield strength CD	ASTM D4885-02	kN/m	MDV	7.3
Resistance to static loading	EN 12730	kg	>MLV	20
Yield elongation CD	ASTM D4885-04	%	MDV	19
Tear resistance - trouser method A - MD	BS ISO 34-1	kN/m	MDV	48.2
Tear resistance - trouser method A - CD	BS ISO 34-1	kN/m	MDV	44.8
Tear resistance - angle method B - MD	BS ISO 34-1	N	MDV	53.5
Tear resistance - angle method B - CD	BS ISO 34-1	N	MDV	60.6

Health and safety information

Refer to the Visqueen Gas Barrier material safety datasheet (MSDS).

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Visqueen Gas Barrier

About Visqueen

The Visqueen name has long been recognised as one of the leading manufacturers of high quality advanced membrane technologies and design based solutions by specifiers, distributors, builders merchants and contractors throughout the UK and Europe.

For further guidance on the Visqueen services shown below, please refer to the relevant section of the Visqueen website (www.visqueen.com) or contact Visqueen Technical Services on +44 (0) 333 202 6800 or enquiries@visqueen.com

Complete Range, Complete Solution



Structural Waterproofing | Gas Protection | Damp Proof Membrane | Tapes | Damp Proof Course | Stormwater | Vapour Control

Visqueen Technical Support

Visqueen combine an extensive product portfolio with industry leading levels of service and support which includes guidance over the phone, bespoke CAD drawings to help with complex detailing, electronic NBS specifications and access to a dedicated team of highly knowledgeable and experienced field based Technical Support Managers.

Visqueen Technical Support is available to all our customers including architects, specifiers, distributors, builders merchants, contractors and end users. All of our technical team have been awarded the industry recognised qualification Certificated Surveyor in Structural Waterproofing (CSSW).

Visqueen CPD Seminars

The Visqueen Continuing Professional Development (CPD) Seminars provide up-to-date information on changes within Building Regulations/Building Standards and nationally recognised industry guidance affecting damp proofing, water vapour control, hazardous ground gas protection and below ground structural waterproofing.

The one hour seminars have been produced for design specialists within the construction sector and are delivered by our team of Technical Support Managers.

Visqueen PI designs and special projects

From initial design to the completed project, Visqueen are with you every step of the way. Whether it be hazardous ground gas protection and/or below ground waterproofing protection employing barrier, structurally integral or drained systems, Visqueen can offer professional indemnity (PI) insurance for bespoke Visqueen design solutions.

Visqueen Technical Support Managers work with all stakeholders to provide cost effective Visqueen solutions offering complete peace of mind throughout the construction phase and beyond.

Visqueen Training Academy

Based at our manufacturing facility in Derbyshire, the Visqueen Training Academy is available to support Visqueen customers throughout the UK by providing a wide range of both theory and practical skills related training.

Courses include one day product awareness training for our distributors and builders merchants to help them in their day-to-day jobs, through to intensive three day courses giving detailed hands-on training in the practical skills required for safe and robust product installation.

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Branley Homes Limited
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1 Bridgenorth Avenue
Urmston
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M41 9PA

0161 749 9849
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enquiry@branleyhomes.com

8th May 2024

Proctor Building and Civil Engineering Services Ltd

269 Cheli Heath Road,

Bradeley, Stoke-on-Trent,

Staffordshire, ST6 7LR

Dear Anthony,

RE: Phase 2 - Site of Whitehouse Club, Middleton Road, Crumpsall, Greater Manchester, M8 4JZ

Branley Homes Limited
Quotation Reference No: Quotation dated 11/04/2024

To supply & fix Visqueen Gas Membrane including all details & Top Hats To a block of 24 apartments across 3 site visits at the above project for the sum of £14,206.00. See attached email dated 11/04/2024 referencing the aforementioned project sum.

Agreed in email of 30/04/2024 to apply a 5% MCD in the sum of £710.30 so total contract sum with discount applied = £13,495.70 (excluding VAT).

Please sign and return the attached Acceptance of Terms and Conditions sheet within 7 days, or alternatively, if there are any items that you are unable to agree to, please raise these within this period as failure to do so will be deemed to be an acknowledgement by yourselves that all terms and conditions herein are accepted and will constitute a formal agreement between ourselves for this work package on this project.

Yours faithfully,

[redacted]

Director
Branley Homes Limited

Branley Homes Limited
York House
1 Bridgenorth Avenue
Urmston
Manchester
M41 9PA

0161 749 9849
www.branleyhomes.com
enquiry@branleyhomes.com

BRANLEY HOMES LIMITED

DOMESTIC SUB-CONTRACT ORDER

ACCEPTANCE OF TERMS AND CONDITIONS

CONTRACT	:	**Whitehouse Club, Crumpsall, M8 4JZ**
QUOTATION REF No.	:	**Quotation dated 11/04/2024 (attached)**
SUB-CONTRACTOR	:	**Proctor Building and Civil Engineering Services**
COMPANY REG No (If Ltd):		**N/A**
WORK ELEMENT	:	**To supply & fix Visqueen Gas Membrane including all details & Top Hats To a block of 24 apartments across 3 site visits.**
ORDER No.	:	**BRA-WHI2-005**
ORDER DATE	:	**08/05/2024**
ORDER AMOUNT	:	**£14,206.00**
DISCOUNT	:	**Yes – MCD of 5% applied (i.e. £710.30) – see email of 30/04/2024.**
ORDER AMOUNT WITH DISCOUNT APPLIED	:	**£13,495.70 EXC VAT**
RETENTION	:	**N/A**
OTHER CONDITIONS	:	**Quotation prepared in accordance with drawings package and SI Reports sent by Neil Farrer on 07/04/24.** **Membrane proposed is as per the attached data sheet.**

Branley Homes Limited
York House
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enquiry@branleyhomes.com

Programme dates to be agreed in advance with project manager. 2-3 visits anticipated.

SC to provide up to date insurance information. Current public/products, employers and contract works liability expire on 28/04/2024.

Site visit undertaken on 07/05/2024. Pursuant to on site discussion, an updated proposed details drawing for the membrane was issued to the SC on 08/05/2024 for his reference and approval.

SC to provide O&M package including warranties/guarantees for all materials used/installed and workmanship.

SC to provide requested Health & Safety documentation, Quality Plan, COSHH information and technical data sheets for all materials in advance of commencement on site.

We hereby acknowledge the terms and conditions of the above referenced Sub-Contract Order and confirm our acceptance of the same below.

Signed on behalf of Proctor Building and Civil Engineering Services Ltd.

Name ANTHONY PROCTOR

[redacted]

Position DIRECTOR

Date 14/5/2024

NOTES ON LIMITATIONS

`Notes on Limitations
For
Geoenvironmental and Geotechnical Consultancy Services

General

This document has been prepared by CC GEOTECHNICAL LTD within the terms of the contract, scope of work, and resources agreed in writing with the client. The limitations of liability of CC GEOTECHNICAL LTD for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

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The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. In particular, seasonal groundwater levels, with the effects of precipitation, may affect the conditions found during the investigation. The report should be read in conjunction with the further Notes on Limitations included in Appendix A.

Where opinions expressed in this report are based on current available guidance and legislation, no liability can be accepted by CC GEOTECHNICAL LTD for the effects of any future changes to such guidelines and legislation. Additional information, improved practices, new guidance, changes in legislation, or amendments to design proposals, may necessitate this report having to be reviewed in whole or in part after that date. Opinions and interpretations are not accredited by UKAS.

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1. the consequences of this document being used for any purpose or project other than for which it was commissioned

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Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of a Phase 1 Desk Study report comprises a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in a Desk Study report have been dictated by finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL LTD reserves the right to review such information and to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Factual Ground Investigations

The investigation of the site has been carried out in accordance with the scope and specification instructed by the Client. No interpretations of the data generated by the investigation have been provided or implied. The exploratory holes undertaken in this commission, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. Conditions may exist on the site which have not been detected by the works undertaken. Furthermore, the number of sampling points and the methods of sampling and testing do not preclude the existence of localised “hotspots” or more widespread contamination where concentrations may be significantly higher than those actually encountered.

Interpretative Phase II Environmental Audits

The investigation of the site has been carried out with the intention of providing sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated to potential human targets, building materials, the environment (including adjacent land), and surface and groundwater.

The amount of exploratory work and chemical testing undertaken may have been restricted by factors including inter alia the Clients budget, the available timescale, access to all parts of the site, the existence of buried services etc., and where this is the case, a more comprehensive investigation may be required if the site is to be redeveloped, since a number of important engineering and environmental issues may need further assessment.

For those reasons, if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

It must be borne in mind, that the exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised “hotspots” or more widespread contamination where concentrations may be significantly higher than those actually encountered. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

Geoenvironmental Ground Investigations

The investigation of the site has been carried out within the constraints of Client budget, available timeframe, access to all parts of the site, the existence of buried services and a more comprehensive investigation may be required to provide sufficient information regarding the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions, to formulate a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to the site remediation, these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that groundwater levels will vary owing to seasonal, tidal, weather, or other effects.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations and no liability can be accepted for the retrospective effects of any future changes or amendments to these values.