Phase IV Validation Completion Report

At

Devonshire Street
Ardwick

Client: Jigsaw Home Group

Reference: 33494-SUT-ZZ-00-RP-G-7401

Date: January 2026

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SUTCLIFFE INVESTIGATIONS

Phase IV Validation Completion Report

Document Control Sheet

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations have carried out remediation validation works on behalf of Jigsaw Homes Group in order to enable contaminated land conditions to be removed at land at the Devonshire Street, Manchester, M12 4BB. The present document outlines Sutcliffe Investigations validation works including:

- Gas Membrane Validation
- Topsoil Sampling and Depth Validation

1.2 Previous Works

This report should be read in conjunction with:

- 33494-SUT-ZZ-00-RP-G-7101 P02 - Phase I PRA (October 2023).
- 33494-SUT-ZZ-00-RP-G-7202 - Phase II Ground Assessment Report (April 2024).
- 33494-SUT-ZZ-00-RP-G-7301 - Phase III Remediation Strategy P02 (April 2024).

1.3 Objectives

Therefore, the aim of this document is to provide evidence that methodologies and protocols have been adhered to as detailed within the Phase III Remediation Strategy, dated April 2024, thus ensuring risks to identified receptors have been mitigated. This principally relates to the imported topsoil material for soft landscaping areas and the gas membrane installation in all plots.

1.4 Development Proposal

The proposed development is for the erection of 24No apartments with ancillary communal space, car parking and soft landscaping and presented on Drawing Number: 1326-1001 Rev D produced by DK-Architects

1.5 Site Location, Topography and Description

The site is located on land at the located at Devonshire Street, Manchester, M12 4BB. Site details are summarised in the table below.

Table 1.1: Summary of Site Description

Detail	Remarks
Location	2.40km south east from Manchester City Centre
Grid Reference	E385750, N396750
Area	0.21ha
Current Access	Site is accessed via Coverdale Crescent to the north of the site.
Topography	The site topography is noted to be relatively flat
Surrounding Land Uses	The surrounding area comprises of Undeveloped Land, Residential properties, Care Facility Building and Commercial buildings.

2 Risk Assessment (Pre-Remedial Works)

2.1 Long Term Human Health

Elevated levels of Lead, Benzo(a)anthracene, Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenzo(ah)anthracene were observed during the contamination testing. Based on the results of the statistical analysis, the site does pose a risk to human health, and remediation works will be required as part of the development to ensure that the site is suitable for occupation and no longer poses a risk to human health.

Asbestos containing materials (ACM) were observed in 2No. samples in the form of loose fibres of Chrysotile (WS102) and loose insulation of Amosite (WS104). These samples were further quantified to determine the asbestos in soil percentage, which both samples indicated that <0.001% of the samples was asbestos hence poses an acceptable risk.

Construction workers may be exposed via dermal contact, ingestion and inhalation of soil / dust during the construction period. Adjacent site users may also be exposed to contaminated soils via inhalation of dust generated during the construction phase.

A full assessment of risks to long term human health is presented in *Sutcliffe Report Ref. 33494-SUT-ZZ-00-RP-G-7202 - Phase II Ground Assessment Report (April 2024).*

2.2 Ground Gas Risk Assessment

Based on the quantitative and qualitative assessment of the risk associated with ground gas, the site should be classified as a Characterisation Situation 2 indicating gas protective measures are required.

A full assessment of risks associated with ground gas is presented in *Sutcliffe Report Ref. 33494-SUT-ZZ-00-RP-G-7202 - Phase II Ground Assessment Report (April 2024).*

2.3 Controlled Waters

Exceedances of DWS and EQS screening criteria are not considered significant given the likely depth to groundwater, effects of natural attenuation, lack of nearby groundwater abstractions and the absence of any surface water courses that could be in continuity with ground water beneath the site.

A full assessment of risks to controlled waters is presented in *Sutcliffe Report Ref. 33494-SUT-ZZ-00-RP-G-7202 - Phase II Ground Assessment Report (April 2024).*

3 Remediation Works

3.1 Introduction

Based on the findings of the ground assessment, completed for the site (reported in April 2024), and with the exception of risks to receptors (construction workers & adjacent site users) associated with the site wide contamination, in addition to risks associated with ground gas, no other source-pathway-receptor linkages have been identified.

The site wide contamination was removed to achieve formation levels and a clean 600mm capping system was installed in all soft landscaping (garden) areas. In regard to ground gas risks, validated protection measures have been installed.

3.2 Remedial Works

Imported Material

Approximately 96m^3 of clean topsoil and 289m^3 of clean subsoil was imported onto site for the soft landscaping. A recommended depth of 150mm was emplaced in all plots to create a suitable growth medium, along with 450mm subsoil to ensure a total capping system of 600mm was emplaced.

Depth validation was carried out, and it was noted that a total depth of 600mm was emplaced on site, comprising 450mm subsoil overlain with 150mm topsoil material.

A photographic log for the depth validation is presented as *Appendix B.*

Consignment notes for imported topsoil and subsoil material are presented as *Appendix C.*

Sampling was undertaken to ensure the material was suitable and *"fit for purpose"* at a sampling rate of 1No. sample per 200m^3 of material. Therefore, 3No. samples were recovered from the topsoil material and 3No. samples from the subsoil on site, as a minimum requirement, and sampled against the following guidance values:

- LQM Suitable 4 Use Levels (S4ULs).
- ATRISK Soil Screening Values (SSVs) and CL:AIRE Generic Assessment Criteria (GACs) - Cyanide
- Category 4 Screening Values – Lead

The chemical results for the topsoil were compared against the relevant GACs for residential (with plant uptake) at 6% soil organic matter (SOM). No elevated levels of contamination or Asbestos have been identified.

The analytical results certificates and screening spreadsheet are presented in *Appendix D.*

Gas Protection Measures

A gas membrane was required for the new development and required to meet a CS2 classification. This required low-level gas protection measures, comprising a membrane

and ventilated sub-floor void to create a permeability contrast to limit the ingress of gas into buildings.

Foundation design drawings are presented in *Appendix E.*

Validation of the membrane installation was carried out by MEC Environmental to ensure the installation was carried out to the correct standard.

A copy of the MEC Environmental Ltd Gas Membrane Installation Validation Report is presented as *Appendix F*.

Site Variations

No variations have been noted on site during the course of the remediation works.

4 Conclusions

Sutcliffe Investigations can confirm site works have been carried out on site as detailed in this report. A suitable gas membrane has been installed in plots and imported topsoil and subsoil for use in garden areas has been sampled and validated and Sutcliffe can confirm that the material is suitable for its proposed use on site.

Sutcliffe can confirm that the site does not pose a significant risk to identified receptors (site users, construction works, adjacent site users & controlled waters).

Appendix A – Depth Validation Photographic Log

Depth Validation Inspection Photo Log – POS1-POS3 – 16/12/2025



Plate 1: POS101 Depth Validation—General location.



Plate 2: POS101 Depth Validation—Down hole.

Depth Validation Inspection Photo Log – POS1-POS3 – 16/12/2025



Plate 3: POS102 Depth Validation—General location.



Plate 4: POS102 Depth Validation—Down hole.

Depth Validation Inspection Photo Log – POS1-POS3 – 16/12/2025



Plate 5: POS103 Depth Validation—General location.



Plate 6: POS103 Depth Validation—Down hole.

Appendix B – Consignment Notes for Imported Topsoil & Subsoil Material

FINCH AGGREGATES

PROOF OF DELIVERY

Finch Aggregates Limited
6 Trident Park
Trident Way
Blackburn
BB1 3NU

DEPOT	Drapers		
TICKET NO	62015	**DATE**	03-Oct-2025
CUSTOMER	North Star Estates Limited		
DELIVERY ADDRESS	Tyson Construction Site Devonshire Street Ardwick M12 6EL	**ORDER No**	NRK LS 7256
		HAULIER	CLW Haulage Ltd
		VEHICLE REG	PE69XBZ
		SITE CONTACT	Joel
PRODUCT		**QUANTITY**	20 tonne
Sub Soil BS8601		**EWC CODE**	**SIC CODE**
		GROSS WEIGHT (Kg)	32,000
		TARE WEIGHT (Kg)	12,000
		NET WEIGHT (Kg)	20,000

TIME ARRIVED ONSITE	12:30	**TIME FINISHED ONSITE**	12:30	**WAITING TIME (minutes)**	

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.
Our products which contain recycled aggregate are produced to WRAP Quality Protocol and EU Standards.

SIGNED ON BEHALF OF THE CUSTOMER.

PRINT Joel

SIGNATURE 

FINCH AGGREGATES

Finch Aggregates Limited
6 Trident Park
Trident Way
Blackburn
BB1 3NU

PROOF OF DELIVERY

DEPOT	Drapers
TICKET NO	62139
DATE	06-Oct-2025
CUSTOMER	North Star Estates Limited
DELIVERY ADDRESS	Tyson Construction Site Devonshire Street Ardwick M12 6EL
ORDER No	NRK LS 7256
HAULIER	Hargreaves Haulage (Coppull) Limited
VEHICLE REG	PN22 GHH
SITE CONTACT	Joel
PRODUCT	Grade 1 Topsoil BS3882 - 10mm Screened
QUANTITY	20 tonne
EWC CODE	
SIC CODE	
GROSS WEIGHT (Kg)	31,500
TARE WEIGHT (Kg)	11,500
NET WEIGHT (Kg)	20,000

TIME ARRIVED ONSITE	7:53	**TIME FINISHED ONSITE**	8:04	**WAITING TIME (minutes)**	11

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.

Our products which contain recycled aggregate are produced to WRAP Quality Protocol and EU Standards.

SIGNED ON BEHALF OF THE CUSTOMER.

PRINT Steve **SIGNATURE** [redacted]

FINCH AGGREGATES

PROOF OF DELIVERY

Finch Aggregates Limited
6 Trident Park
Trident Way
Blackburn
BB1 3NU

DEPOT	Drapers
TICKET NO	62492
DATE	08-Oct-2025
CUSTOMER	North Star Estates Limited
DELIVERY ADDRESS	Tyson Construction Site Devonshire Street Ardwick M12 6EL
ORDER No	NRK LS 7256
HAULIER	Mr. S Higham
VEHICLE REG	SH16 HAM
SITE CONTACT	Joel
PRODUCT	Sub Soil BS8601
QUANTITY	20 tonne
EWC CODE	
SIC CODE	
GROSS WEIGHT (Kg)	32,000
TARE WEIGHT (Kg)	12,000
NET WEIGHT (Kg)	20,000

TIME ARRIVED ONSITE	15:02	**TIME FINISHED ONSITE**	15:02	**WAITING TIME (minutes)**	

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.

Our products which contain recycled aggregate are produced to WRAP Quality Protocol and EU Standards.

SIGNED ON BEHALF OF THE CUSTOMER.

PRINT Joel

SIGNATURE [redacted]

CONVEYANCE NOTE

Customer: North Star Est

FINCH AGGREGATES

6 Trident Park, Trident Way, Blackburn, Lancashire BB1 3NU
Tel: 01254 311149 • Fax: 01254 696558

Address:

Devonshire St
Ardwick
M12 6EL

33681

Time:

Delivery Date: 10 Oct

Place of Loading: Drapers

Registration Number: MK11 FSA

Name of Driver: Tony

Description of Materials: Sub Soil

	Tonnes
Gross weight	
Tare weight	
Net weight	20T

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at .....

Off Site at .....

Printed Name .....

Signature .....

Signed For / On Behalf Of The Customer .....

Goods Signed For / On Behalf Of The Customer

It is the the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name: Joe. H

Signature: [redacted]

Ticket Number 328534

Subject to our standard terms and conditions of sale which are available on our website at www.finchaggregates.co.uk or on request.

CUSTOMER COPY

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
15-Oct-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	63491
Finch Order No.	34089
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN74 EPL

Product Description
Sub Soil BS8601

Gross Weight (Kg)	31,700
Tare Weight (Kg)	11,700
Net Weight (Kg) / Loads	20,000

Time Arrived Onsite	12:33
Time Finished Onsite	12:35
Waiting Time (Minutes)	2

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Dave Sexton	[redacted]

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
15-Oct-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	63496
Finch Order No.	34089
Customer Order No	NRK LS 7256
Haulier	M O'Keefe Haulage Limited
Vehicle Reg	PN69 BKE

Product Description
Sub Soil BS8601

Gross Weight (Kg)	32,000
Tare Weight (Kg)	12,000
Net Weight (Kg) / Loads	20,000

Time Arrived Onsite	14:31
Time Finished Onsite	14:33
Waiting Time (Minutes)	2

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joel Houghton	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
16-Oct-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	63569
Finch Order No.	34169
Customer Order No	NRK LS 7256
Haulier	M O'Keefe Haulage Limited
Vehicle Reg	PN25 EMF

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	32,000
Tare Weight (Kg)	12,000
Net Weight (Kg) / Loads	20,000

Time Arrived Onsite	15:38
Time Finished Onsite	15:38
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

Conveyance Note

FINCH AGGREGATES

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
16-Oct-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	63572
Finch Order No.	34168
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN22 GHH

Product Description
Sub Soil BS8601

Gross Weight (Kg)	32,000
Tare Weight (Kg)	11,500
Net Weight (Kg) / Loads	20,500

Time Arrived Onsite	9:44
Time Finished Onsite	9:44
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joel	

CONVEYANCE NOTE

Customer: NORTH STAR ESTATES LTD

FINCH AGGREGATES

6 Trident Park, Trident Way, Blackburn, Lancashire BB1 3NU
Tel: 01254 311149 • Fax: 01254 696558

Address: TYSONS CONSTRUCTION SITE
DEVONSHIRE STREET
ARDWICK
M12 6EE

Time:

Delivery Date: 13-10-25

Place of Loading: DRAPERS

Registration Number: P017 VWM

Name of Driver: JOE

33818

	Tonnes
Gross weight	32-00
Tare weight	12-00
Net weight	20-00

Description of Materials: GRADE 1 TOPSOIL

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at:

Off Site at:

Printed Name:

Signature:

Signed For / On Behalf Of The Customer

Goods Signed For / On Behalf Of The Customer

It is the the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name: [redacted]

Ticket Number 328375

Subject to our standard terms and conditions of sale which are available on our website at www.finchaggregates.co.uk or on request.

HAULIER COPY

CONVEYANCE NOTE

Finch order No. - 34288

Customer: Boreh Star Estates

FINCH AGGREGATES

6 Trident Park, Trident Way, Blackburn, Lancashire BB1 3NU
Tel: 01254 311149 • Fax: 01254 696558

Address:
Tyson construction site
Devonshire Street
Ardwick
M12 6EL

Time:

Delivery Date: 20/10/25

Place of Loading: Drapers

Registration Number: PJ56 7KE

Name of Driver: D. MAIN

Description of Materials:

Grade 1
Top Soil

	Tonnes
Gross weight	31.800
Tare weight	11.800
Net weight	20.000

Goods Signed For / On Behalf Of The Customer

It is the the customers responsibility to provide adequate site access. Neither the Company or the driver can be held responsible for damage whilst under the customers instruction.

The drivers decision as to the safety or otherwise of the delivery point will be final.

Printed Name: [redacted]

WAITING TIME

A charge for waiting time will be made if the vehicle is held or delayed on site.

Arrived on site at:

Off Site at:

Printed Name:

Signature:

Signed For / On Behalf Of The Customer

Ticket Number 322531

Subject to our standard terms and conditions of sale which are available on our website at www.finchaggregates.co.uk or on request.

78185

HAULIER COPY

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
04-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	66226
Finch Order No.	35428
Customer Order No	NRK LS 7256
Haulier	M O'Keefe Haulage Limited
Vehicle Reg	PN75CJZ

Product Description
Sub Soil BS8601

Gross Weight (Kg)	32,000
Tare Weight (Kg)	12,000
Net Weight (Kg) / Loads	20,000

Time Arrived Onsite	13:41
Time Finished Onsite	13:48
Waiting Time (Minutes)	7

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	[redacted]

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
04-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	66257
Finch Order No.	35429
Customer Order No	NRK LS 7256
Haulier	M O'Keefe Haulage Limited
Vehicle Reg	PN69BKE

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	32,000
Tare Weight (Kg)	12,000
Net Weight (Kg) / Loads	20,000

Time Arrived Onsite	13:53
Time Finished Onsite	14:04
Waiting Time (Minutes)	11

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	[redacted]

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
07-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	66747
Finch Order No.	35688
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN22 GHH

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	21,500
Tare Weight (Kg)	11,500
Net Weight (Kg) / Loads	10,000

Time Arrived Onsite	9:09
Time Finished Onsite	9:09
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
25-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	69489
Finch Order No.	36778
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Sub Soil BS8601

Gross Weight (Kg)	32,000
Tare Weight (Kg)	16,000
Net Weight (Kg) / Loads	16,000

Time Arrived Onsite	12:27
Time Finished Onsite	12:27
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
26-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	69710
Finch Order No.	37110
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Sub Soil BS8601

Gross Weight (Kg)	32,000
Tare Weight (Kg)	15,680
Net Weight (Kg) / Loads	16,320

Time Arrived Onsite	11:02
Time Finished Onsite	11:30
Waiting Time (Minutes)	28

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	[redacted]

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
26-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	69711
Finch Order No.	36777
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	32,000
Tare Weight (Kg)	15,860
Net Weight (Kg) / Loads	16,140

Time Arrived Onsite	15:09
Time Finished Onsite	15:32
Waiting Time (Minutes)	23

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joel	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
27-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	69864
Finch Order No.	37119
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Sub Soil BS8601

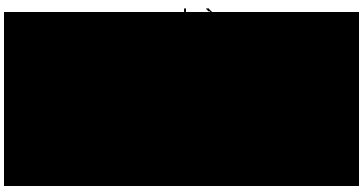
Gross Weight (Kg)	32,000
Tare Weight (Kg)	16,000
Net Weight (Kg) / Loads	16,000

Time Arrived Onsite	8:35
Time Finished Onsite	8:35
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
28-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	70111
Finch Order No.	37269
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Sub Soil BS8601

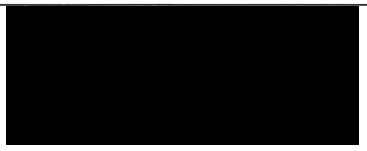
Gross Weight (Kg)	32,000
Tare Weight (Kg)	16,000
Net Weight (Kg) / Loads	16,000

Time Arrived Onsite	8:41
Time Finished Onsite	8:41
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
28-Nov-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	70110
Finch Order No.	37270
Customer Order No	NRK LS 7256
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	32,000
Tare Weight (Kg)	16,000
Net Weight (Kg) / Loads	16,000

Time Arrived Onsite	11:22
Time Finished Onsite	11:22
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

FINCH AGGREGATES

Conveyance Note

6 Trident Park, Trident Way, Blackburn, BB1 3NU

Customer	North Star Estates Limited
Depot	Drapers

Delivery Date
03-Dec-2025

Delivery Address
Tyson Construction Site Devonshire Street Ardwick M12 6EL

Ticket No.	70888
Finch Order No.	37458
Customer Order No	lewis
Haulier	Hargreaves Haulage (Coppull) Limited
Vehicle Reg	PN73 GHO

Product Description
Grade 1 Topsoil BS3882 - 10mm Screened

Gross Weight (Kg)	26,000
Tare Weight (Kg)	16,000
Net Weight (Kg) / Loads	10,000

Time Arrived Onsite	14:40
Time Finished Onsite	14:40
Waiting Time (Minutes)	

Waiting time will be charged per hour 15 minutes after arrival on site.

It is the customers responsibility to provide adequate site access. Neither the company or the driver can be held responsible for damages whilst under the customers instruction. The drivers decision as to the safety of the delivery point will be final.

Goods signed for / on behalf of the customer subject to our standard terms and conditions.

Printed Name	**Signature**
Joe	

Appendix C – Consignment Notes for Waste Material

rtrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

OF CARE / TRANSFER/HIRE SHEET

No.: CBDU177542

29/9/25 No: 57695

Company / Name NORTH STAR, CIVIL ENG.

Site Address: DEVONSHIRE, S1
ARDWICK, M1C

How are materials contained? 1 x 8W

Describe materials being transferred LOAD

EWC: MUCK

Quantity 20T

Drivers Name A POLT

Vehicle Reg UGL

Company Name TO TIP

Disposal Address

Licence No.

the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Hours Worked: Travel Time: Total Hours:

[redacted]

E - It is essential that al hould be carefully checked by the delivery note once sign al acceptance of the material in lition and subsequent co mplaints whether in respect of ances or delivery must be made to the driver of the vehicle and be confirmed in writing direct ediately.

Chartrange.

Wharf Street,
Cheshire.
Tel: 0161
Fax: 0161

DUTY OF CARE / TRANSFER/HIRE S

Licence No.: CBDU177542

Date: 29/9/25 No: 57

A Producer of the materials

Company / Name NORTH STAR

Site Address: CIVIL ENGINEE
ARDWICK/M

B Description of the materials

How are materials contained? 1 x 8W

Describe materials being transferred LOA

EWC: MUCK

Quantity 20T

C Carrier of the materials

Drivers Name A PO

Vehicle Reg U

D Disposer of the materials

Company Name TO TIP

Disposal Address

Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on r

MINIMUM HIRE 9 HOURS

Day Work: Hours Worked: Travel Time: Total Hours:

Consignees Signature:

[redacted]

CONDITIONS OF SALE - It is essential that all wr care consignee since this delivery note once signed b anc good order and condition and subsequent comp whe material or circumstances or delivery must be n nfirm to the company immediately.

Heidelberg Materials UK Recycling
Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 15/10/2025

Job Number: 427657

Waste Producer
NORTH STAR ESTATES
Jigsaw Housing (Tyson Construction Site), Site Access
Off:- Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 18.500 T

Order Details
HAU

Driver Notes

PO: NRK LS 7259
Contact [redacted]oe

Time On Site 14:41 **Time Off Site** 15:10

[redacted]

Waste Producer Signature

Print Name Jay
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Registration Number: CBDU171131
Vehicle Registration: [redacted]
Driver Name: Claire Hill

Carrier Signature [redacted]

Waste Receiver
WHITEHEAD RESTORATION LTD
Lower Green Lane, Astley, Manchester, M29 7JZ

Registration Number: EPR/ZP3433AQ

Receiver Signature [redacted]

Heidelberg Materials

Heidelberg Materials UK Recycling

Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 16/10/2025

Job Number: 427658

Waste Producer
NORTH STAR ESTATES
Jigsaw Housing (Tyson Construction Site), Site Access
Off:- Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 18.500 T

Order Details
HAU

Driver Notes

PO: NRK LS 7259
Contact: [redacted] Joe

Time On Site 15:01 **Time Off Site** 15:42

Waste Producer Signature

Print Name
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Waste Receiver
WHITEHEAD RESTORATION LTD
Lower Green Lane, Astley, Manchester, M29 7JZ

Registration Number: CBDU171131
Vehicle Registration: [redacted]
Driver Name: Petras Jakas

Registration Number: EPR/ZP3433AQ

Carrier Signature [redacted]

Receiver Signature

Heidelberg Materials

Heidelberg Materials UK Recycling

Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 16/10/2025

Job Number: 427659

Waste Producer
NORTH STAR ESTATES
Jigsaw Housing (Tyson Construction Site), Site Access
Off:- Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 18.500 T

Order Details
HAU

Driver Notes

PO: NRK LS 7259
Contact: [redacted]

Time On Site 05:53 **Time Off Site** 05:53

[redacted]

Waste Producer Signature

Print Name Matt w
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Waste Receiver
WHITEHEAD RESTORATION LTD
Lower Green Lane, Astley, Manchester, M29 7JZ

Registration Number: CBDU171131
Vehicle Registration: K19 AFH
Driver Name: John Griffin

Registration Number: EPR/ZP3433AQ

Carrier Signature [redacted]

Receiver Signature

Heidelberg Materials

Heidelberg Materials UK Recycling

Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 23/10/2025

Job Number: 428475

Waste Producer
NORTH STAR ESTATES
(Jigsaw Housing), Access Off Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 18.500 T

Order Details
HAU

Driver Notes

PO: nrkls7259
Contact: [redacted] WOJ

Time On Site 08:08 **Time Off Site** 08:08

[redacted]

Waste Producer Signature

Print Name Joe
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Waste Receiver
A1 SERVICES (MANCHESTER) LTD
Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Registration Number: CBDU171131
Vehicle Registration: [redacted]
Driver Name: Jake Harkett

Registration Number: ERP/JB3701XB

Print Name: V Campbell

Carrier Signature [redacted]

Receiver Signatur [redacted]

Heidelberg Materials

Heidelberg Materials UK Recycling

Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 25/11/2025

Job Number: 432063

Waste Producer
NORTH STAR ESTATES
(Jigsaw Housing), Access Off Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 15.500 T

Order Details
HAU

Driver Notes

PO: NRKLS 7259
Contact: [redacted]WOJ

Time On Site 10:13 **Time Off Site** 10:13

[redacted]

Waste Producer Signature

Print Name Joe
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Registration Number: CBDU171131
Vehicle Registration: [redacted]
Driver Name: Andy Fouracre

Carrier Signature [redacted]

Waste Receiver
A1 SERVICES (MANCHESTER) LTD
Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Registration Number: ERP/JB3701XB

Print Name: V Campbell

Receiver Signature [redacted]

Heidelberg Materials

Heidelberg Materials UK Recycling

Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 25/11/2025

Job Number: 431826

Waste Producer
NORTH STAR ESTATES
(Jigsaw Housing), Access Off Devonshire Street, Ardwick, M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 15.500 T

Order Details
HAU

Driver Notes

PO: NRKLS 7259
Contact: [redacted]

Time On Site 11:34 **Time Off Site** 11:35

[redacted]

Waste Producer Signature

Print Name Joe
Signing represents total acceptance of all the Terms and Conditions

All aggregate materials are produced to a quality management scheme conforming to the Quality Protocol. I (the customer) declare that I understand the service contracted for as defined above is to be carried out as agreed. I confirm that I will fulfil my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
A&F HAULAGE LTD
12 Newstead Drive, Bolton, BL3 3RE

Waste Receiver
A1 SERVICES (MANCHESTER) LTD
Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Registration Number: CBDU171131

Vehicle Registration: [redacted]

Driver Name: Andy Fouracre

Carrier Signature [redacted]

Registration Number: ERP/JB3701XB

Print Name: V Campbell

Receiver Signature [redacted]

Heidelberg Materials UK Recycling
Mayo House • 4 Overman Way • Agecroft Commerce Park • Salford • M27 8BQ
Tel: 0161 736 2020 • Fax: 0161743 0202

Heidelberg Materials UK Recycling is a trading name of A1 Services (Manchester) Limited, a private limited company incorporated in England and Wales with registered number 04962016 and with registered address Second Floor, Arena Court, Crown Lane, Maidenhead, Berkshire SL6 8QZ. A1 Services (Manchester) Limited is a member of the group headed by Heidelberg Materials AG.

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence: CBDU97331

Waste Management Licence:
ERP/JB3701XB - Mayo House, 4 Overman Way, Agecroft Commerce Park, Salford, M27 8BQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 27/11/2025

Job Number: 432213

Waste Producer
NORTH STAR ESTATES
(Jigsaw Housing), Access Off Devonshire Street, Ardwick,
M12 4EL

Grade & EWC
Soils and Stones - 17 05 04

SIC Code:

Load Details: 15.500 T

Order Details
HAU

Driver Notes

[redacted]

eclare
apply
esents

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 04.09.25 No: 88474

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DEVONSHIRE ST M&L
B **Description of the materials**	How are materials contained? LOOSE Describe materials being transferred SPOIL EWC: 16 TU Quantity
C **Carrier of the materials**	Drivers Name RUSS TATTERSALL Vehicle Reg [redacted]
D **Disposer of the materials**	Company Name CHEADLE CRUSH. Disposal Address [redacted] Licence No. [redacted]

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads: 1

Recycled aggregates were produced in compliance with Wrap Protocol [redacted]

Consignees Signature [redacted]

CONDITIONS OF SALE [redacted] refully 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 24 Sept 25 2pm No: 88213

A **Producer of the materials**	Company / Name NORTHSTAR. Site Address: DEVONSHIRE STREET M/CR
B **Description of the materials**	How are materials contained? LOOSE Describe materials being transferred WET CLAY+MOT EWC: Quantity 16€
C **Carrier of the materials**	Drivers Name D. OCONNOR Vehicle Reg [redacted]
D **Disposer of the materials**	Company Name CHEADLE GRABS Disposal Address U.R.N.W LTD. Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads 1

Recycled aggregates were produced in
[redacted]

Consignees Signa

CONDITIONS OF S [redacted] ked by the consignee since t [redacted] aterial in good order and co [redacted] spect of material or circum [redacted] iting direct to the company in [redacted]

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 8/10/25 No: 66210

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DEVONSHIRE ST ARDWICK
B **Description of the materials**	How are materials contained? 1 x 8W Describe materials being transferred LOAD EWC: MUCK Quantity 20T
C **Carrier of the materials**	Drivers Name [redacted] PJ17 Vehicle Reg [redacted] VNY
D **Disposer of the materials**	Company Name ASTLEY TIP Disposal Address ASTLEY Licence No. M29

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: _____ Travel Time: _____ Total Hours: _____

Consignees Signature: [redacted]

CONDITIONS OF SALE - It is essential tha[redacted]efully checked by the consignee since this delivery note once [redacted]ce of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 10/10/25 No: 66222

A **Producer of the materials**	Company / Name NORTH SEAK Site Address: DERBYSHIRE ST ASHTON
B **Description of the materials**	How are materials contained? 1x8W Describe materials being transferred LOAD EWC: MIXED Quantity 20T MAKE
C **Carrier of the materials**	Drivers Name [redacted] Vehicle Reg [redacted]
D **Disposer of the materials**	Company Name ASHW TIP Disposal Address ASTley Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: _____ Travel [redacted] Total Hours: _____

Consignees Signature: _____

CONDITIONS OF SALE - It is essential that all [redacted] 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 09-10-25 No: 75606

A **Producer of the materials**	Company / Name North Star Demo Site Address: Devonshire St Mcr.
B **Description of the materials**	How are materials contained? 1x 8w Tipper Describe materials being transferred Muck EWC: Quantity 2 Tonne
C **Carrier of the materials**	Drivers Name [redacted] Vehicle Reg [redacted]
D **Disposer of the materials**	Company Name A2 Aggs Disposal Address Ashton Tip Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work:	Hours Worked:	Travel Time:	Total Hours:

Consignees Signature: [redacted]

CONDITIONS OF SALE - [redacted] arefully 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 21/10/25 No: 66938

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DENONSHIRE RD ARDWICK
B **Description of the materials**	How are materials contained? 1 X 8W Describe materials being transferred LOAD EWC: MIXED Quantity 2.0T
C **Carrier of the materials**	Drivers Nar [redacted] PORT Vehicle Reg [redacted] UGK
D **Disposer of the materials**	Company Name ASHLEY TIP Disposal Address ASTLEY Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work:	Hours Worked:	Travel Time:	Total Hours:

Consignees Signature: [redacted]

CONDITIONS OF SALE - It is essential that all written [redacted] 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 21/10/25 No: 57884

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DEVONSHIRE (81) ARDWICK
B **Description of the materials**	How are materials contained? 1 x 8W Describe materials being transferred LOADS EWC: Quantity 20T MUCK
C **Carrier of the materials**	Drivers N [redacted] POIT Vehicle R [redacted] UCK
D **Disposer of the materials**	Company Name ASHLEY TIP Disposal Address ASHLEY Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: _____ Travel [redacted] Total

Consignees Signature: _____

CONDITIONS OF SALE - It is essential that all [redacted] cked by the consignee since this delivery note once signe [redacted] material in good order and condition and subsequent cor [redacted] spect of material or circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 3 10 25 No: 57912

A **Producer of the materials**	Company / Name North Star Site Address: Devonshire St & Ardwick
B **Description of the materials**	How are materials contained? 1x8W Describe materials being transferred MUCK EWC: Quantity 20T
C **Carrier of the materials**	Drivers Name [redacted] Vehicle Reg
D **Disposer of the materials**	Company Name chartrange Disposal Address Astley Tip Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: [redacted] Travel _____ Total Hours: _____

Consignees Signature: _____

CONDITIONS OF SALE - It is essential that [redacted] bove should be carefully checked by the consignee since this delivery note once si[redacted] ts formal acceptance of the material in good order and condition and subsequent [redacted]. All complaints whether in respect of material or circumstances or delivery mus[redacted] ehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 6/11/25 No: 69348

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DERBYSHIRE ST REDDITCH
B **Description of the materials**	How are materials contained? 1 X 8W Describe materials being transferred LOAD EWC: Quantity 20T MUCK
C **Carrier of the materials**	Drivers Name [redacted] ROY Vehicle Reg [redacted] JCL
D **Disposer of the materials**	Company Name ASTLEY TIP Disposal Address ASTLEY M29 Licence No.

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work:	Hours Worked:	Travel Time:	Total Hours:

Consignees Signature: [redacted]

CONDITIONS OF SALE - [redacted] 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177542

Date: 4/11/25 No: 66050

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DEWSBURY, ST ARDWICK
B **Description of the materials**	How are materials contained? 1 x 8W Describe materials being transferred LOAD EWC: MUCK Quantity 20T
C **Carrier of the materials**	Drivers Nam [redacted] P017 Vehicle Reg [redacted] UGL
D **Disposer of the materials**	Company Name ASTLEY TIP Disposal Address ASTLEY Licence No. M29

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: [redacted] _____

No. of Loads

Consignees Signature: _____

CONDITIONS OF SALE - It is essential that all writt[redacted]d 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 circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Chartrange.

Wharf Street, Dukinfield,
Cheshire. SK16 4NJ
Tel: 0161-339 4949
Fax: 0161-339 4437

DUTY OF CARE / TRANSFER/HIRE SHEET

Licence No.: CBDU177543

Date: 5/12/25 No: 69343

A **Producer of the materials**	Company / Name NORTH STAR Site Address: DENBIGH HOUSE ST HEDWICK
B **Description of the materials**	How are materials contained? 1 x SW Describe materials being transferred LOAD EWC: Quantity 20T MIXED
C **Carrier of the materials**	Drivers Name [redacted] POT Vehicle Reg [redacted] VCC
D **Disposer of the materials**	Company Name ASTLEY TIP Disposal Address ASTLEY Licence No. M29

Equipment is hired at the current Contractors's Plant Association "Conditions of Hire" - copies available on request

No. of Loads

MINIMUM HIRE 9 HOURS

Day Work: _____ Hours Worked: _____ Travel [redacted] Total _____

Consignees Signature: _____

CONDITIONS OF SALE - It is essential that all written [redacted] carefully checked by the consignee since this delivery note once signed by the [redacted] ance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstances or delivery must be made to the driver of the vehicle and be confirmed in writing direct to the company immediately.

Appendix D – Analytical Certificates & Screening Tables (Imported)

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/13954
Issue Number: 1 **Date:** 17 December, 2025

Client: Sutcliffe
18-20 Harrington Street
Liverpool
L2 9QA

Project Manager: (use) D Evans; D Bowen; A Tosh; W Baldwin/(use)Sar
Project Name: Devonshire Street, Ardwick
Project Ref: 33494LG
Order No: 11283
Date Samples Received: 01/12/25
Date Instructions Received: 02/12/25
Date Analysis Completed: 17/12/25

Approved by:

[redacted]
Deputy Client Services Supervisor

Envirolab Job Number: 25/13954

Client Project Name: Devonshire Street, Ardwick

Client Project Ref: 33494LG

Lab Sample ID	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	POS101 (TOP)	POS101 (SUB)	POS102(TOP)	POS102(SUB)	POS103(TOP)	POS103(SUB)				
Depth to Top	0.00	0.15	0.00	0.15	0.00	0.15				
Depth To Bottom	0.15	0.60	0.15	0.60	0.15	0.60				
Date Sampled	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4E	4E	4E	4	4E	4E				
% Moisture at <40C$_A$	19.7	16.1	19.8	14.6	19.8	14.9		% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1	<0.1	<0.1	<0.1	<0.1		% w/w	0.1	A-T-044
pH$_D$[M#]	6.32	7.21	6.44	6.88	5.94	5.33		pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$[M#]	0.04	0.23	<0.01	0.03	0.02	0.26		g/l	0.01	A-T-026s
Sulphate (acid soluble)$_D$[M#]	200	530	<200	<200	340	660		mg/kg	200	A-T-028s
Cyanide (total)$_A$[M#]	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2		mg/kg	0.2	A-T-050s
Sulphide$_A$	<5	<5	<5	<5	<5	<5		mg/kg	5	A-T-043-s
Sulphur (elemental)$_D$[M#]	<5	<5	<5	<5	<5	<5		mg/kg	5	A-T-029s
Organic Matter$_D$[M#]	2.84	0.34	3.04	0.90	4.81	1.03		% w/w	0.14	A-T-032s
Arsenic$_D$[M#]	2	1	2	<1	3	2		mg/kg	1	A-T-024s
Boron (water soluble)$_D$[M#]	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0		mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0		mg/kg	1	A-T-024s
Copper$_D$[M#]	12	3	9	2	15	4		mg/kg	1	A-T-024s
Chromium$_D$[M#]	6	5	5	4	8	5		mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Chromium (trivalent)	6	5	5	4	8	5		mg/kg	1	Calc
Lead$_D$[M#]	19	3	16	2	26	5		mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17		mg/kg	0.17	A-T-024s
Nickel$_D$[M#]	5	4	4	2	7	5		mg/kg	1	A-T-024s
Selenium$_D$[M#]	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-024s
Zinc$_D$[M#]	20	7	17	5	24	8		mg/kg	1	A-T-024s

envirolab

Envirolab Job Number: 25/13954

Client Project Name: Devonshire Street, Ardwick

Client Project Ref: 33494LG

Lab Sample ID	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	POS101 (TOP)	POS101 (SUB)	POS102(TOP)	POS102(SUB)	POS103(TOP)	POS103(SUB)				
Depth to Top	0.00	0.15	0.00	0.15	0.00	0.15				
Depth To Bottom	0.15	0.60	0.15	0.60	0.15	0.60				
Date Sampled	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4E	4E	4E	4	4E	4E				
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD	NAD	NAD	NAD				A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-	-	-				A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-	-	-	-				A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A	N/A	N/A				A-T-045

Envirolab Job Number: 25/13954

Client Project Name: Devonshire Street, Ardwick

Client Project Ref: 33494LG

Lab Sample ID	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	POS101 (TOP)	POS101 (SUB)	POS102(TOP)	POS102(SUB)	POS103(TOP)	POS103(SUB)				
Depth to Top	0.00	0.15	0.00	0.15	0.00	0.15				
Depth To Bottom	0.15	0.60	0.15	0.60	0.15	0.60				
Date Sampled	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4E	4E	4E	4	4E	4E				
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.04	<0.01	0.02	<0.01	0.04	<0.01		mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.16	<0.02	0.02	<0.02	0.04	<0.02		mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.56	<0.04	0.12	<0.04	0.14	<0.04		mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.44	<0.04	0.14	<0.04	0.15	<0.04		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.52	<0.05	0.17	<0.05	0.21	<0.05		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.20	<0.05	0.07	<0.05	0.09	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.15	<0.07	<0.07	<0.07	<0.07	<0.07		mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.59	<0.06	0.15	<0.06	0.17	<0.06		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	1.17	<0.08	0.24	<0.08	0.25	<0.08		mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.05	<0.01	<0.01	<0.01	0.02	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.22	<0.03	0.09	<0.03	0.09	<0.03		mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.65	<0.03	0.12	<0.03	0.17	<0.03		mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	1.06	<0.07	0.24	<0.07	0.24	<0.07		mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	5.82	<0.08	1.38	<0.08	1.61	<0.08		mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/13954

Client Project Name: Devonshire Street, Ardwick

Client Project Ref: 33494LG

Lab Sample ID	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6		Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	POS101 (TOP)	POS101 (SUB)	POS102(TOP)	POS102(SUB)	POS103(TOP)	POS103(SUB)				
Depth to Top	0.00	0.15	0.00	0.15	0.00	0.15				
Depth To Bottom	0.15	0.60	0.15	0.60	0.15	0.60				
Date Sampled	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	4E	4E	4E	4	4E	4E				
TPH UKCWG with Clean Up										
Ali >C5-C6$_A$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Ali >C6-C8$_A$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	11	<1	9	<1	14	4		mg/kg	1	A-T-055s
Ali >C35-C44$_A$	2	<1	1	<1	2	<1		mg/kg	1	A-T-055s
Total Aliphatics$_A$	14	<1	10	<1	16	4		mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Aro >C7-C8$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	<4	<4	<4	<4	<4	<4		mg/kg	1	A-T-055s
Aro >C10-C12$_A$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16$_A$	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	2	<1	2	<1	2	<1		mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	14	1	10	<1	11	2		mg/kg	1	A-T-055s
Aro >C35-C44$_A$	5	<1	4	<1	5	<1		mg/kg	1	A-T-055s
Total Aromatics$_A$	21	<4	16	<4	19	<4		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C44)$_A$	35	<4	26	<4	35	6		mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - Toluene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - m & p Xylene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
MTBE$_A^{\#}$	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s

Report Notes

General

•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript "#"	Accredited to ISO 17025
Superscript "M"	Accredited to MCertS
Superscript "U"	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "D" on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:
For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:
EPH CWG results have humics mathematically subtracted through instrument calculation.
Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^0C / 11550µS/cm @ 20^0C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Sutcliffe, 18-20 Harrington Street, Liverpool, L2 9QA

Project: Devonshire Street, Ardwick

Clients Project No: 33494LG

Project No: 25/13954

Date Received: 02/12/2025 (am)

Cool Box Temperatures (°C): 9.2

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6
Client Sample No						
Client Sample ID/Depth	POS101 (TOP) 0.00-0.15m	POS101 (SUB) 0.15-0.60m	POS102(TOP) 0.00-0.15m	POS102(SUB) 0.15-0.60m	POS103(TOP) 0.00-0.15m	POS103(SUB) 0.15-0.60m
Date Sampled	28/11/25	28/11/25	28/11/25	28/11/25	28/11/25	28/11/25
A-T-019s	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025
A-T-022s	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025
A-T-024s	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025
A-T-026s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
A-T-027s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
A-T-028s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
A-T-029s	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025
A-T-031s	13/12/2025	13/12/2025	13/12/2025	13/12/2025	13/12/2025	13/12/2025
A-T-032s	16/12/2025	16/12/2025	16/12/2025	16/12/2025	16/12/2025	17/12/2025
A-T-040s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
A-T-042sTCN	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025
A-T-043-s	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025	10/12/2025
A-T-044	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025	12/12/2025
A-T-045	08/12/2025	08/12/2025	08/12/2025	08/12/2025	08/12/2025	08/12/2025
A-T-050s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
A-T-055s	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
Calc	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025
Calc-As Recd	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025

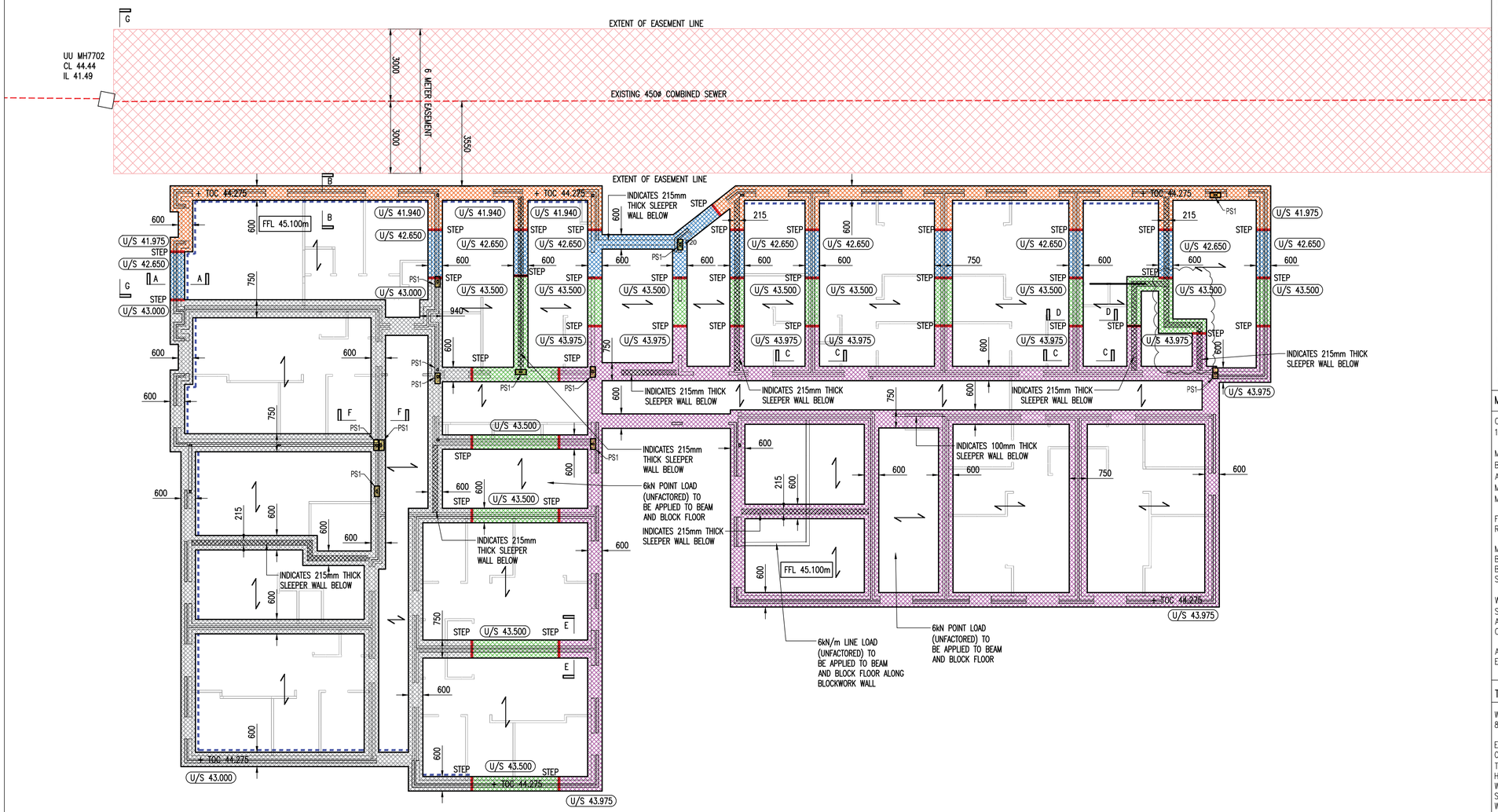
The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

SUTCLIFFE INVESTIGATIONS		Long Term Human Health Risk Assessment	
	TEL: 0151 227 3155		
	FAX: 0151 227 3156		
Job Name:	Devonshire Street, Ardwick	Job No.:	33494LG
Proposed Land Use:	Residential With Plant Uptake	S.O.M. (%):	6.0

Legend		Sample Details							
Above Threshold:				Lab Sample Ref.:	25/13954/1	25/13954/2	25/13954/3	25/13954/4	25/13954/5	25/13954/6
Below Limit of Detection:	<0.01			Depth Top (m bgl):	0.00	0.15	0.00	0.15	0.00	0.15
Not Tested:	n/t			Depth Base (m bgl):	0.15	0.60	0.15	0.60	0.15	0.60
No Asbestos Detected:	NAD			Date Sampled:	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25	28-Nov-25
	Contaminant	Units	Threshold Source	Threshold Value	POS101 (TOP)	POS101 (SUB)	POS102 (TOP)	POS102 (SUB)	POS103 (TOP)	POS103 (SUB)
Metals / Non-Metals / Other Suite	Arsenic (Total)	mg/kg	LQM S4UL	37	2	1	2	<1	3	2
	Boron (Soluble)	mg/kg	LQM S4UL	290	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	Cadmium (Total)	mg/kg	LQM S4UL	11	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
	Chromium III	mg/kg	LQM S4UL	910	6	5	5	4	8	5
	Chromium VI	mg/kg	LQM S4UL	6	<1	<1	<1	<1	<1	<1
	Copper (Total)	mg/kg	LQM S4UL	2400	12	3	9	2	15	4
	Lead (Total)	mg/kg	C4SL	200	19	3	16	2	26	5
	Mercury (Total)	mg/kg	LQM S4UL	40	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
	Nickel (Total)	mg/kg	LQM S4UL	130	5	4	4	2	7	5
	Selenium (Total)	mg/kg	LQM S4UL	250	<1	<1	<1	<1	<1	<1
	Zinc (Total)	mg/kg	LQM S4UL	3700	20	7	17	5	24	8
	Cyanide (Total)	mg/kg	ATKINS	34	<1	<1	<1	<1	<1	<1
	Phenols (Total)	mg/kg	LQM S4UL	380	<0.2	<0.2	<0.2	<0.2	<0.2	<0.2
	Organic matter	%	LQM S4UL	N/a	2.84	0.34	3.04	0.9	4.81	1.03
	Sulphate (Acid Soluble)	mg/kg	LQM S4UL	N/a	200	530	<200	<200	340	660
	Sulphate as Water Soluble	g/l	LQM S4UL	N/a	0.04	0.23	<0.01	0.03	0.02	0.26
	Sulphide	mg/kg	LQM S4UL	N/a	<5	<5	<5	<5	<5	<5
	pH	pH units	LQM S4UL	N/a	6.32	7.21	6.44	6.88	5.94	5.33
	Sulphur (Elemental)	mg/kg	LQM S4UL	N/a	<5	<5	<5	<5	<5	<5
Asbestos Suite	Asbestos in soil	N/a	-	N/a	NAD	NAD	NAD	NAD	NAD	NAD
	Asbestos Matrix (visual)	N/a	-	N/a	-	-	-	-	-	-
	Asbestos Matrix (microscope)	N/a	-	N/a	-	-	-	-	-	-
	Suitable for Water Absorption Test?	N/a	-	N/a	N/A	N/A	N/A	N/A	N/A	N/A
	Asbestos Quantification	% w/w	-	0.001	n/t	n/t	n/t	n/t	n/t	n/t
TPH Suite	C5 to C6 aliphatic	mg/kg	LQM S4UL	160	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	C6 to C8 aliphatic	mg/kg	LQM S4UL	530	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	C8 to C10 aliphatic	mg/kg	LQM S4UL	150	<1	<1	<1	<1	<1	<1
	C10 to C12 aliphatic	mg/kg	LQM S4UL	760	<1	<1	<1	<1	<1	<1
	C12 to C16 aliphatic	mg/kg	LQM S4UL	4300	<1	<1	<1	<1	<1	<1
	C16 to C21 aliphatic	mg/kg	-	N/a	<1	<1	<1	<1	<1	<1
	C21 to C35 aliphatic	mg/kg	-	N/a	11	<1	9	<1	14	4
	C16 to C35 aliphatic (as Calc.)	mg/kg	LQM S4UL	110000	12	<2	10	<2	15	5
	C35 to C44 aliphatic	mg/kg	LQM S4UL	110000	2	<1	1	<1	2	<1
	Total Aliphatic	mg/kg	-	N/a	14	<1	10	<1	16	4
	C5 to C7 aromatic (Benzene)	mg/kg	LQM S4UL	300	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	C7 to C8 aromatic (Toluene)	mg/kg	LQM S4UL	660	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	C8 to C10 aromatic	mg/kg	LQM S4UL	190	<4	<4	<4	<4	<4	<4
	C10 to C12 aromatic	mg/kg	LQM S4UL	380	<1	<1	<1	<1	<1	<1
	C12 to C16 aromatic	mg/kg	LQM S4UL	660	<1	<1	<1	<1	<1	<1
	C16 to C21 aromatic	mg/kg	LQM S4UL	930	2	<1	2	<1	2	<1
	C21 to C35 aromatic	mg/kg	LQM S4UL	1700	14	1	10	<1	11	2
	C35 to C44 aromatic	mg/kg	LQM S4UL	1700	5	<1	4	<1	5	<1
	Total Aromatic	mg/kg	-	N/a	21	<4	16	<4	19	<4
	TPH (Total)	mg/kg	-	N/a	35	<4	26	<4	35	6
BTEX Suite	benzene	mg/kg	LQM S4UL	0.37	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	toluene	mg/kg	LQM S4UL	660	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	ethylbenzene	mg/kg	LQM S4UL	260	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	M&P Xylene	mg/kg	LQM S4UL	310	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	O-Xylene	mg/kg	LQM S4UL	330	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
PAH Suite	naphthalene	mg/kg	LQM S4UL	13	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
	acenaphthylene	mg/kg	LQM S4UL	920	0.01	<0.01	<0.01	<0.01	<0.01	<0.01
	acenaphthene	mg/kg	LQM S4UL	1100	0.04	<0.01	0.02	<0.01	0.04	<0.01
	fluorene	mg/kg	LQM S4UL	860	0.05	<0.01	<0.01	<0.01	0.02	<0.01
	phenanthrene	mg/kg	LQM S4UL	440	0.65	<0.03	0.12	<0.03	0.17	<0.03
	anthracene	mg/kg	LQM S4UL	11000	0.16	<0.02	0.02	<0.02	0.04	<0.02
	fluoranthene	mg/kg	LQM S4UL	890	1.17	<0.08	0.24	<0.08	0.25	<0.08
	pyrene	mg/kg	LQM S4UL	2000	1.06	<0.07	0.24	<0.07	0.24	<0.07
	benzo(a)anthracene	mg/kg	LQM S4UL	13	0.56	<0.04	0.12	<0.04	0.14	<0.04
	chrysene	mg/kg	LQM S4UL	27	0.59	<0.06	0.15	<0.06	0.17	<0.06
	benzo(b)fluoranthene	mg/kg	LQM S4UL	3.7	0.52	<0.05	0.17	<0.05	0.21	<0.05
	benzo(k)fluoranthene	mg/kg	LQM S4UL	100	0.15	<0.07	<0.07	<0.07	<0.07	<0.07
	benzo(a)pyrene	mg/kg	LQM S4UL	3	0.44	<0.04	0.14	<0.04	0.15	<0.04
	dibenzo(ah)anthracene	mg/kg	LQM S4UL	0.3	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
	benzo(ghi)perylene	mg/kg	LQM S4UL	350	0.2	<0.05	0.07	<0.05	0.09	<0.05
	indeno(123cd)pyrene	mg/kg	LQM S4UL	41	0.22	<0.03	0.09	<0.03	0.09	<0.03

Appendix E – Foundation Design Drawings



FOUNDATION LAYOUT

SCALE 1:100

THE CONTRACTOR IS TO BE FULLY RESPONSIBLE FOR ALL TEMPORARY/PERMANENT PROPPING AND SHORING ON THE PROJECT. CONTRACTOR TO ENSURE THAT ALL PARTS OF THE STRUCTURE ARE ADEQUATELY PROPPED PRIOR TO ANY COMMENCEMENT OF WORKS. ADVICE MAY BE SOUGHT FROM A SPECIALIST OR FROM THE STRUCTURAL ENGINEER.

ARCHITECT TO PROVIDE SETTING OUT INFORMATION

NOTE: ALL CONCRETE TOP OF FOOTING LEVEL TO BE 44.275

NOTE:
ALL LEVELS AND SETTING OUT TO BE CONFIRMED BY THE ARCHITECT.

• SOIL VENT PIPE THROUGH FLOOR

+ TOC 44.275	–	INDICATES TOP OF CONCRETE FOOTING LEVEL
U/S XX.XX	–	INDICATES MINIMUM UNDERSIDE OF CONCRETE FOOTING LEVEL. FINAL DEPTH TBC ON SITE BY BUILDING INSPECTOR
STEP	–	INDICATES POSITION OF STEP IN CONCRETE FOOTING

LOCATION OF 215mm SLEEPER WALL. WHERE NECESSARY BEAM AND BLOCK PLANKS TO BE STAGGARED OVER SLEEPER WALL WHERE NECESSARY.

DENOTES SPAN OF BEAM & BLOCK FLOOR TO BE DESIGNED BY SPECIALIST MANUFACTURER (ASSUMED 225 DEEP)

DENOTES FOUNDATION KEY FOR EXISTING SEWER AND TREE INFLUENCE, IN ACCORDANCE WITH NHBC CHAPTER 4.2 BUILDING NEAR TREES. ALL DEPTHS FROM EXISTING G.L

- DENOTES MIN U/S 41.975 STRIP FOUNDATION
- DENOTES MIN U/S 42.650 STRIP FOUNDATION
- DENOTES MIN U/S 43.000 STRIP FOUNDATION
- DENOTES MIN U/S 43.500 STRIP FOUNDATION
- DENOTES MIN U/S 43.975 STRIP FOUNDATION

NOTE: FOUNDATION MAY BE REQUIRED TO BE DEEPER SUITABLE LOAD BEARING STRATA TO LOCAL AUTHORITIES APPROVAL.

NOTE:
STRIP FOUNDATIONS TO BE REINFORCED AS PROPOSED SITE WITHIN COAL MINING AREA.

NOTE:
THIS DRAWING IS TO BE PRINTED IN COLOUR ONLY.

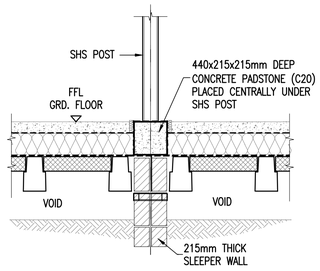
HEAVE PRECAUTION REQUIRED TO INTERNAL FACE OF EXTERNAL LINTELS FOR TRENCH DEEPER THEN 1.5m REFER TO DRAWING SECTION 33494–SUT–ZZ–XX–DR–S–2001

GAS MEMBRANE AND VENTILATION REQUIRED, EQUIVALENT TO CHARACTERISTIC SITUATION (CS2) IN ACCORDANCE WITH BS8485:2015+A1:2019, INSTALL IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND MINIMUM PROVIDER REQUIREMENTS.

FOR ALL SECTION DETAILS REFER TO SUTCLIFFE DRAWING 33494–SUT–ZZ–XX–DR–S–2001& 2002

PS1 – INDICATES 440x215x215mm DEEP (C20) CONCRETE PADSTONE TO BE PLACED CENTRALLY UNDER SHS POST.

FOR SECTION AT PADSTONE PS1 OCATIONS REFER TO DETAILS ABOVE.



TYPICAL SECTION ON PADSTONE PS1

SCALE 1:20

"AS-CONSTRUCTED" DRAWING

THIS DRAWING REPRESENTS THE WORKS AS DESIGNED BY SUTCLIFFE PROJECTS. THIS DRAWING HAS BEEN PRODUCED BASED ON THE ADVICE FROM THE PRINCIPAL CONTRACTOR. SUTCLIFFE HAVE NOT CARRIED OUT A SITE SUPERVISION ROLE THROUGHOUT THE DURATION OF THIS PROJECT AND AS SUCH WE CANNOT GUARANTEE THAT THE WORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH THIS DRAWING.

BEAM AND BLOCK FLOORS

PC FLOORING SPECIALIST TO SUBMIT DRAWINGS AND CALCULATIONS TO ENGINEER PRIOR TO MANUFACTURE. (MIN. 5 WORKING DAYS)

PC UNITS TO BE DESIGNED TO CARRY THE FOLLOWING SAFE WORKING LOADS (IN ADDITION TO SELF WEIGHT OF THE UNITS).

PERMANENT LOADS:

FINISHES	0.5kN/m²
SCREED	1.8kN/m²

VARIABLE LOADS:

GENERAL	1.5kN/m²
CORRIDORS	3.0kN/m²
STAIRS	3.0kN/m²
COMMUNAL/LOBBIES/RECEPTION	3.0kN/m²
STORE	5.0kN/m²
PLANT ROOM	7.5kN/m²
HOISTS	TBC XXXX
NON LOADBEARING STUD PARTITIONS	1.5kN/m RUN / 1.0kN/m² BLANKET UNO.

DIRECTION OF SPAN OF P.C. UNITS INDICATED THUS ON PLAN:– SPAN OF PC UNITS

NOTE: THE STRUCTURAL ENGINEER IS TO BE INFORMED IF ANY WATER TANKS ARE TO BE LOCATED WITHIN THE PLANT ROOM OR ANY OTHER AREAS WITHIN THE BUILDING.

MAIN CONTRACTOR TO CONSIDER TEMPORARY WORKS/PROPPING WHILST INSTALLING PC UNITS ONTO STEELWORK/LINTELS.

MASONRY WALLS TO BE CURED PRIOR TO PLACING PC UNITS UPON THEM.

INFILL BLOCK STRENGTH BETWEEN PRECAST BEAMS TO ACHIEVE SAME OR HIGHER COMPRESSIVE STRENGTH OF SUPPORTING MASONRY WALL.

BEAMS UNDER STAIR LOCATIONS OR PARTITION WALLS TBC BY SUB CONTRACTOR DESIGN I.E. DOUBLED/TRIPLED UP ETC.

MASONRY WALL CONSTRUCTION

OUTER LEAF BRICKWORK TO HAVE A WATER ABSORPTION BETWEEN 7% AND 12% UNLESS NOTED OTHERWISE (U.N.O)

MINIMUM STRENGTH OF BLOCKWORK (U.N.O.):–

BELOW GROUND	7.00 N/mm²
ABOVE GROUND	7.3 N/mm²
MORTAR ABOVE GRD TO BE 1:1:6 (iii) / M4	
MORTAR BELOW GRD TO BE 1:3 (i) / M12	

FOR DETAILS OF ALL BRICKWORK, BLOCKWORK AND WALL CONSTRUCTION REFER TO ARCHITECTS DRAWINGS AND DETAILS.

MOVEMENT JOINTS TO BE:–

BRICKWORK–	POSITIONED AT MAX. 12000mm CENTRES
BLOCKWORK–	POSITIONED AT MAX. 6000mm CENTRES
STONEWORK–	POSITIONED AT MAX. 6000mm CENTRES

WITHIN RENDERED BLOCKWORK, BED JOINT REINFORCEMENT (BRICKFORCE SBF40W60) TO BE INSTALLED IN FIRST 2 COURSES OF THE EXTERNAL LEAF ABOVE AND BELOW OPENINGS. REINFORCEMENT TO PROJECT 600MM BEYOND OPENINGS WHERE POSSIBLE.

ARCHITECT TO POSITION MOVEMENT JOINTS TO THE APPROVAL OF THE ENGINEER.

TIMBER FRAME WALL TIES (BUILDING HEIGHT < 15m)

WALL TIES TO BE STAINLESS STEEL AND TO COMPLY WITH WITH BS EN 845–1 AND PD–6697.

EXTERNAL CAVITY WALL TIES TO BE TYPE 5. MINIMUM EMBEDMENT DEPTH IN OUTER LEAF MASONRY MORTAR TO BE 50mm AND WALL TIE TO FIX BACK TO INNER LEAF TIMBER STUD (NOT OSB BOARD). MAX SPACING 600mm HORIZONTALLY AND 375mm VERTICALLY I.E. 4.4 TIES PER SQ. METRE OF WALL MINIMUM. ADDITIONAL TIES ARE TO BE USED AT JAMBS OF OPENINGS SO AS TO PROVIDE A VERTICAL SPACING NOT GREATER THAN 300mm. WITHIN 150mm OF VERGES AND JAMBS, A TIE IS REQUIRED AT LEAST EVERY 300mm VERTICALLY.

PLAIN CONCRETE (C16/20)

C16/20 PLAIN CONCRETE USED IN FOUNDATIONS TO HAVE:–

MINIMUM CEMENT CONTENT OF 220 kg/m³
WATER/CEMENT RATIO OF 0.7
MAXIMUM SIZE OF AGGREGATE TO BE 20mm

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

FOUNDATIONS (TRADITIONAL)

FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE BEARING STRATA CAPABLE OF GBP 125kN/m². BEARING STRATA TO BE APPROVED BY BUILDING CONTROL. IF VARIABLE BEARING STRATA IS ENCOUNTERED ON SITE, ENGINEER TO BE NOTIFIED. FINAL DEPTH OF FOUNDATIONS (& REINFORCEMENT) TO BE AGREED ON SITE WITH LOCAL BUILDING INSPECTOR.

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED AND BRACED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

TREE INFLUENCE NOTES

FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC CHAPTER 4.2 "BUILDING NEAR TREES" FOR MEDIUM VOLUME CHANGE POTENTIAL SOILS. MINIMUM FOUNDATION DEPTH 900mm FROM PROPOSED OR EXISTING GROUND LEVELS, WHICHEVER IS DEEPER, UNLESS WITHIN ZONE OF TREE INFLUENCE WHERE FOOTINGS ARE TO BE DEEPENED.

FOUNDATIONS WITHIN THE ZONE OF INFLUENCE OF TREES AND GREATER THAN 1.5m DEEP SHALL HAVE COMPRESSIBLE MATERIAL ON THE INTERNAL FACE OF ALL EXTERNAL FOOTINGS IN ACCORDANCE WITH NHBC CHAPTER 4.2. PROVIDE 25mm 'REMAINING VOID' AFTER COLLAPSE.

FOUNDATION TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON DRAWING REF 33494–SUT–ZZ–XX–DR–S–2001 & 2002

EXISTING TREE INFORMATION TAKEN FROM MULBERRY TMC DATA SHEET DATED 21/08/23

GENERAL NOTES

DO NOT SCALE OFF THIS DRAWING

THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR/ FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS.

FOR FINAL SETTING OUT INFORMATION RELATING TO GRID LINES AND WALL POSITIONS REFER TO THE ARCHITECT'S DRAWINGS.

REINFORCED CONCRETE (C28/35)

DESIGN SULFATE CLASS: DS–1
ACEC CLASSIFICATION: AC–1s
DESIGN CHEMICAL CLASS: DC–1

REINFORCED CONCRETE TO BE GRADE C28/35
MINIMUM CEMENT CONTENT 280 kg/m³
WATER/CEMENT RATIO OF 0.6
MAXIMUM AGGREGATE SIZE 20mm.

MINIMUM CONCRETE COVER TO BE 40mm TOP, 40mm BTM AND SIDES UNLESS NOTED OTHERWISE. ALL REINFORCEMENT TO BE GRADE B500B OR B500C TO COMPLY WITH BS4449 AND TO BE CUT AND BENT TO BS8666.

CONTRACTOR TO USE APPROVED SPACER BLOCKS & REBAR SAFETY CAPS. CONTRACTOR MUST ENSURE ANY PROTRUDING BARS ARE TO HAVE SAFETY CAPS FITTED TO ENDS PRIOR TO NEXT LIFT/POUR/CONNECTION.

REINFORCEMENT MINIMUM LAPS FOR C28/35
BOTTOM LAYER (GOOD BOND CONDITIONS):

B8 : 330mm	B10 : 440mm
B12 : 570mm	B16 : 830mm
B20 : 1090mm	B25 : 1420mm
B32 : 1810mm	B40 : 2460mm

TOP LAYER (POOR BOND CONDITIONS):

B8 : 460mm	B10 : 670mm
B12 : 810mm	B16 : 1190mm
B20 : 1560mm	B25 : 2020mm
B32 : 2580mm	B40 : 3510mm

ALL LAPS AND INTERSECTIONS OF BARS SHALL BE SECURELY CONNECTED WITH MALLEABLE IRON WIRE OF A SUITABLE SIZE OR OTHER APPROVED METHOD OF FIXING.

ALL REINFORCEMENT SHALL BE ACCURATELY PLACED, SECURED AND MAINTAINED IN POSITION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY STOOLS, CHAIRS AND SPACERS REQUIRED TO SUPPORT AND RESTRAIN REINFORCEMENT.

MESH REINFORCEMENT TO HAVE A MINIMUM LAP OF 460mm UNLESS NOTED OTHERWISE.

ALL CONCRETE TO BE ADEQUATELY VIBRO COMPACTED (ON PLACING) TO ENSURE THAT ALL VOIDS ARE REMOVED.

ALL WORKS ARE TO CARRIED OUT IN ACCORDANCE WITH ALL THE RELEVANT BRITISH STANDARD CODES OF PRACTICE.

Rev	Description	Date	By	Chkd
C06	AS BUILT ISSUE	06.10.25	MA	KW
C05	ADDITIONAL SLEEPER WALL ADDED	28.10.24	LC	KW
C04	AMENDED TO SUIT NEW LAYOUT	16.10.24	AWM	KW
C03	AMENDED TO SUIT NEW LAYOUT	09.10.24	JB	KW
C02	AMENDED TO SUIT NEW LAYOUT	07.10.24	AWM	KW
C01	ISSUED FOR CONSTRUCTION	23.08.24	SBH	LW

Drawing Status
AS-BUILT

Sutcliffe
Structural & Civil Engineering
Geotechnical & Environmental Investigations
Building Surveying
Pre Planning Services
Liverpool Head Office: 0151 227 3155
Manchester Office: 0161 817 5160
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Client
JIGSAW HOMES GROUP Ltd

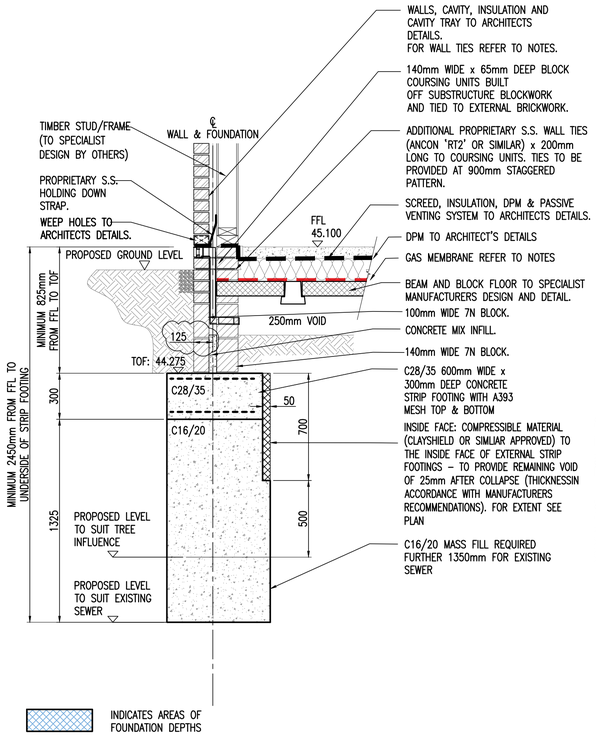
Project
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MANCHESTER

Drawing Title
PROPOSED FOUNDATION LAYOUT

Date	Drawn By	Checked By
OCT 2023	MA	LC

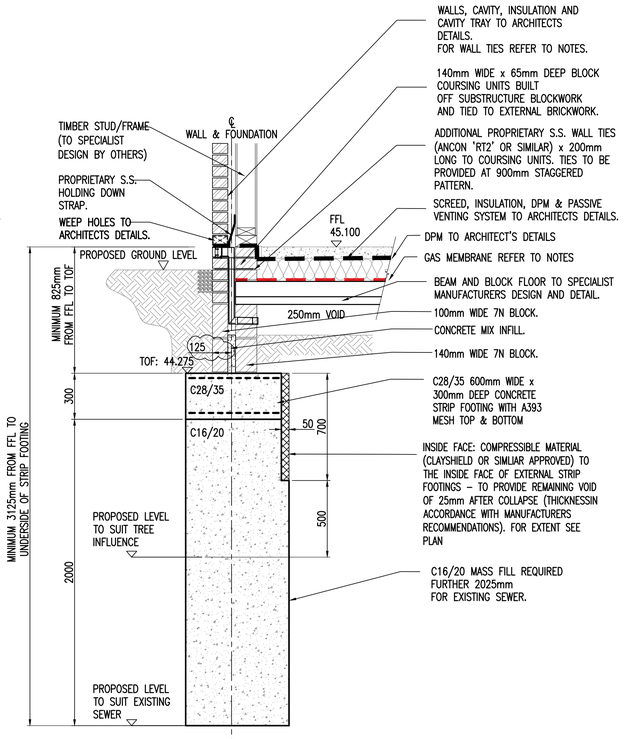
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AS SHOWN	33494

Sheet Number	Revision
33494-SUT-ZZ-XX-DR-S-2000	C06



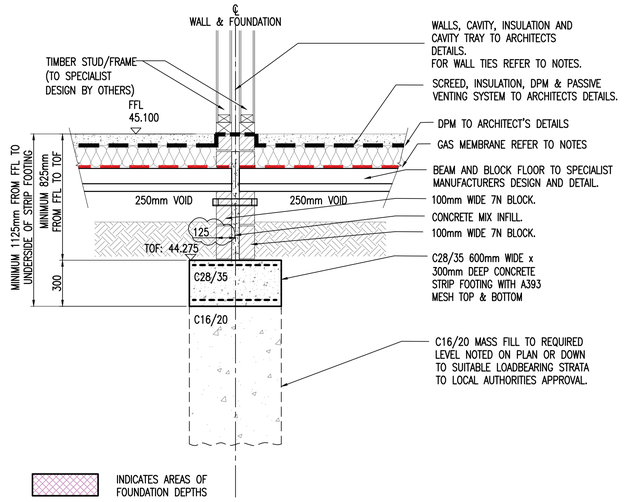
SECTION A–A

(SCALE 1:20)



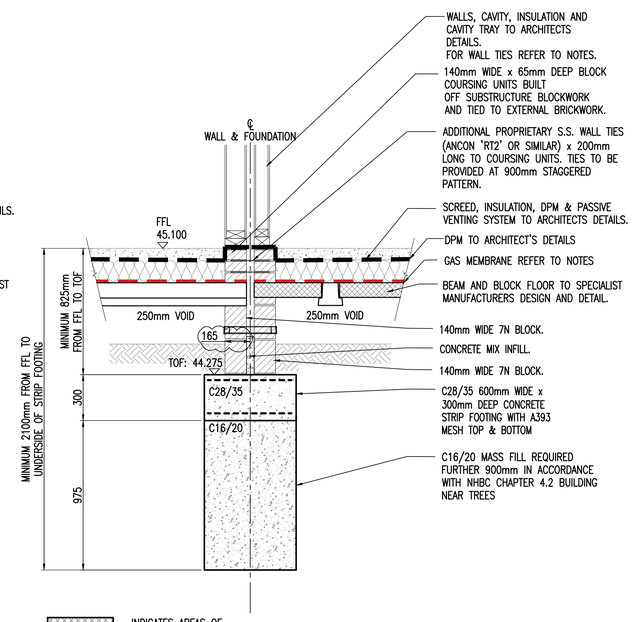
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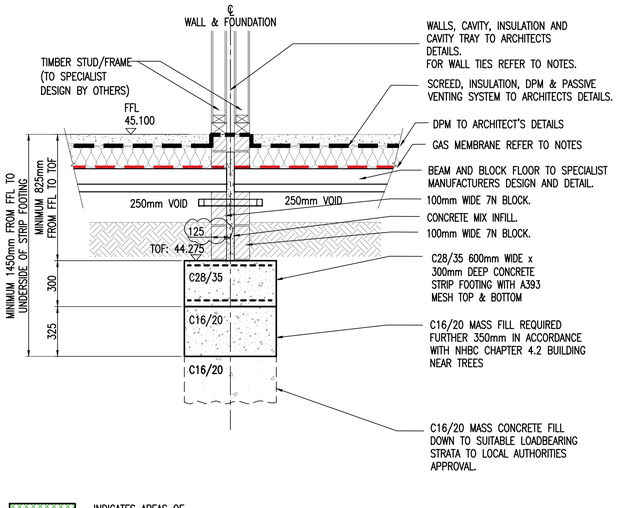
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(SCALE 1:20)



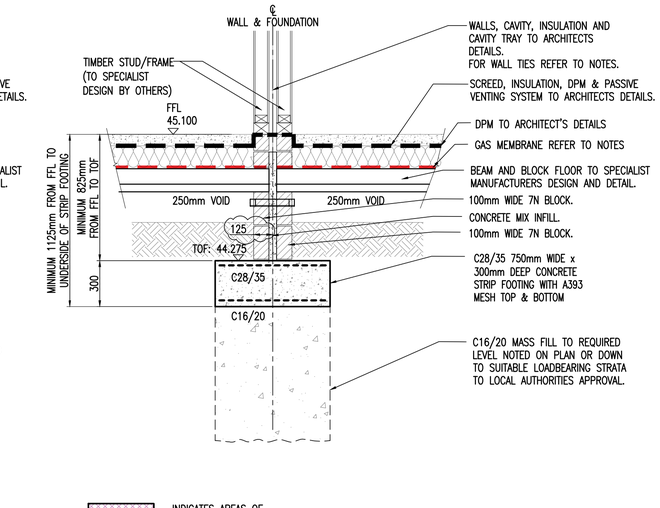
SECTION F–F

(SCALE 1:20)



SECTION D–D

(SCALE 1:20)



SECTION E–E

(SLEEPER WALL DETAIL)
(SCALE 1:20)

GAS MEMBRANE AND VENTILATION REQUIRED, EQUIVALENT TO CHARACTERISTIC SITUATION (CS2) IN ACCORDANCE WITH BS8485:2015+A1:2019, INSTALL IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND MINIMUM PROVIDER REQUIREMENTS.

TOF SUBJECT TO CHANGE FOLLOWING DETAILED DRAINAGE DESIGN.

FOR ALL SECTION LOCATIONS REFER TO SUTCLIFFE DRAWING 33494–SUT–ZZ–XX–DR–S–2000

NOTE: FOUNDATIONS SUBJECT TO CHANGE FOLLOWING RECEIPT OF TIMBER FRAME MANUFACTURES DESIGN.

"AS–CONSTRUCTED" DRAWING

THIS DRAWING REPRESENTS THE WORKS AS DESIGNED BY SUTCLIFFE PROJECTS. THIS DRAWING HAS BEEN PRODUCED BASED ON THE ADVICE FROM THE PRINCIPAL CONTRACTOR. SUTCLIFFE HAVE NOT CARRIED OUT A SITE SUPERVISION ROLE THROUGHOUT THE DURATION OF THIS PROJECT AND AS SUCH WE CANNOT GUARANTEE THAT THE WORKS HAVE BEEN CARRIED OUT IN ACCORDANCE WITH THIS DRAWING.

BEAM AND BLOCK FLOORS

PC FLOORING SPECIALIST TO SUBMIT DRAWINGS AND CALCULATIONS TO ENGINEER PRIOR TO MANUFACTURE. (MIN. 5 WORKING DAYS)

PC UNITS TO BE DESIGNED TO CARRY THE FOLLOWING SAFE WORKING LOADS (IN ADDITION TO SELF WEIGHT OF THE UNITS).

PERMANENT LOADS:	
FINISHES	0.5kN/m²
SCREED	1.8kN/m²
VARIABLE LOADS:	
GENERAL	1.5kN/m²
CORRIDORS	3.0kN/m²
STAIRS	3.0kN/m²
COMMUNAL/LOBBIES/RECEPTION	3.0kN/m²
STORE	5.0kN/m²
PLANT ROOM	7.5kN/m²
HOISTS	TBC XXXX
NON LOADBEARING STUD PARTITIONS	1.5kN/m RUN / 1.0kN/m² BLANKET UNO.

DIRECTION OF SPAN OF P.C. UNITS INDICATED THUS ON PLAN:– SPAN OF PC UNITS

NOTE: THE STRUCTURAL ENGINEER IS TO BE INFORMED IF ANY WATER TANKS ARE TO BE LOCATED WITHIN THE PLANT ROOM OR ANY OTHER AREAS WITHIN THE BUILDING.

MAIN CONTRACTOR TO CONSIDER TEMPORARY WORKS/PROPPING WHILST INSTALLING PC UNITS ONTO STEELWORK/LINTELS.

MASONRY WALLS TO BE CURED PRIOR TO PLACING PC UNITS UPON THEM.

INFILL BLOCK STRENGTH BETWEEN PRECAST BEAMS TO ACHIEVE SAME OR HIGHER COMPRESSIVE STRENGTH OF SUPPORTING MASONRY WALL.

BEAMS UNDER STAIR LOCATIONS OR PARTITION WALLS TBC BY SUB CONTRACTOR DESIGN I.E. DOUBLED/TRIPLED UP ETC.

MASONRY WALL CONSTRUCTION

OUTER LEAF BRICKWORK TO HAVE A WATER ABSORPTION BETWEEN 7% AND 12% UNLESS NOTED OTHERWISE (U.N.O)

MINIMUM STRENGTH OF BLOCKWORK (U.N.O.):–

BELOW GROUND	7.00 N/mm²
ABOVE GROUND	7.3 N/mm²

MORTAR ABOVE GRD TO BE 1:1:6 (iii) / M4
MORTAR BELOW GRD TO BE 1:3 (i) / M12

FOR DETAILS OF ALL BRICKWORK, BLOCKWORK AND WALL CONSTRUCTION REFER TO ARCHITECTS DRAWINGS AND DETAILS.

MOVEMENT JOINTS TO BE:–

BRICKWORK–	POSITIONED AT MAX. 12000mm CENTRES
BLOCKWORK–	POSITIONED AT MAX. 6000mm CENTRES
STONEWORK–	POSITIONED AT MAX. 6000mm CENTRES

WITHIN RENDERED BLOCKWORK, BED JOINT REINFORCEMENT (BRICKFORCE SBF40W60) TO BE INSTALLED IN FIRST 2 COURSES OF THE EXTERNAL LEAF ABOVE AND BELOW OPENINGS. REINFORCEMENT TO PROJECT 600MM BEYOND OPENINGS WHERE POSSIBLE.

ARCHITECT TO POSITION MOVEMENT JOINTS TO THE APPROVAL OF THE ENGINEER.

TIMBER FRAME WALL TIES (BUILDING HEIGHT < 15m)

WALL TIES TO BE STAINLESS STEEL AND TO COMPLY WITH WITH BS EN 845–1 AND PD–6697.

EXTERNAL CAVITY WALL TIES TO BE TYPE 5. MINIMUM EMBEDMENT DEPTH IN OUTER LEAF MASONRY MORTAR TO BE 50mm AND WALL TIE TO FIX BACK TO INNER LEAF TIMBER STUD (NOT OSB BOARD). MAX SPACING 600mm HORIZONTALLY AND 375mm VERTICALLY I.E. 4.4 TIES PER SQ. METRE OF WALL MINIMUM. ADDITIONAL TIES ARE TO BE USED AT JAMBS OF OPENINGS SO AS TO PROVIDE A VERTICAL SPACING NOT GREATER THAN 300mm. WITHIN 150mm OF VERGES AND JAMBS, A TIE IS REQUIRED AT LEAST EVERY 300mm VERTICALLY.

PLAIN CONCRETE (C16/20)

C16/20 PLAIN CONCRETE USED IN FOUNDATIONS TO HAVE:–

MINIMUM CEMENT CONTENT OF 220 kg/m³
WATER/CEMENT RATIO OF 0.7
MAXIMUM SIZE OF AGGREGATE TO BE 20mm

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

TREE INFLUENCE NOTES

FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC CHAPTER 4.2 "BUILDING NEAR TREES" FOR MEDIUM VOLUME CHANGE POTENTIAL SOILS. MINIMUM FOUNDATION DEPTH 900mm FROM PROPOSED OR EXISTING GROUND LEVELS, WHICHEVER IS DEEPER, UNLESS WITHIN ZONE OF TREE INFLUENCE WHERE FOOTINGS ARE TO BE DEEPENED.

FOUNDATIONS WITHIN THE ZONE OF INFLUENCE OF TREES AND GREATER THAN 1.5m DEEP SHALL HAVE COMPRESSIBLE MATERIAL ON THE INTERNAL FACE OF ALL EXTERNAL FOOTINGS IN ACCORDANCE WITH NHBC CHAPTER 4.2. PROVIDE 25mm 'REMAINING VOID' AFTER COLLAPSE.

FOUNDATION TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON DRAWING REF 33494–SUT–ZZ–XX–DR–S–2001 & 2002

EXISTING TREE INFORMATION TAKEN FROM MULBERRY TMC DATA SHEET DATED 21/08/23

GENERAL NOTES

DO NOT SCALE OFF THIS DRAWING

THIS DRAWING TO READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

ALL DIMENSIONS TO BE CHECKED ON SITE BY THE CONTRACTOR/ FABRICATOR PRIOR TO COMMENCEMENT OF WORKS.

ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS.

FOR FINAL SETTING OUT INFORMATION RELATING TO GRID LINES AND WALL POSITIONS REFER TO THE ARCHITECT'S DRAWINGS.

FOUNDATIONS (TRADITIONAL)

FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE BEARING STRATA CAPABLE OF GBP 125kN/m². BEARING STRATA TO BE APPROVED BY BUILDING CONTROL. IF VARIABLE BEARING STRATA IS ENCOUNTERED ON SITE, ENGINEER TO BE NOTIFIED. FINAL DEPTH OF FOUNDATIONS (& REINFORCEMENT) TO BE AGREED ON SITE WITH LOCAL BUILDING INSPECTOR.

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED AND BRACED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

REINFORCED CONCRETE (C28/35)

DESIGN SULFATE CLASS: DS–1
ACEC CLASSIFICATION: AC–1s
DESIGN CHEMICAL CLASS: DC–1

REINFORCED CONCRETE TO BE GRADE C28/35
MINIMUM CEMENT CONTENT 280 kg/m³
WATER/CEMENT RATIO OF 0.6
MAXIMUM AGGREGATE SIZE 20mm.

MINIMUM CONCRETE COVER TO BE 40mm TOP, 40mm BTM AND SIDES UNLESS NOTED OTHERWISE. ALL REINFORCEMENT TO BE GRADE B500B OR B500C TO COMPLY WITH BS4449 AND TO BE CUT AND BENT TO BS8666.

CONTRACTOR TO USE APPROVED SPACER BLOCKS & REBAR SAFETY CAPS. CONTRACTOR MUST ENSURE ANY PROTRUDING BARS ARE TO HAVE SAFETY CAPS FITTED TO ENDS PRIOR TO NEXT LIFT/POUR/CONNECTION.

REINFORCEMENT MINIMUM LAPS FOR C28/35

BOTTOM LAYER (GOOD BOND CONDITIONS):

B8 : 330mm	B10 : 440mm
B12 : 570mm	B16 : 830mm
B20 : 1090mm	B25 : 1420mm
B32 : 1810mm	B40 : 2460mm

TOP LAYER (POOR BOND CONDITIONS):

B8 : 460mm	B10 : 670mm
B12 : 810mm	B16 : 1190mm
B20 : 1560mm	B25 : 2020mm
B32 : 2580mm	B40 : 3510mm

ALL LAPS AND INTERSECTIONS OF BARS SHALL BE SECURELY CONNECTED WITH MALLEABLE IRON WIRE OF A SUITABLE SIZE OR OTHER APPROVED METHOD OF FIXING.

ALL REINFORCEMENT SHALL BE ACCURATELY PLACED, SECURED AND MAINTAINED IN POSITION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY STOOLS, CHAIRS AND SPACERS REQUIRED TO SUPPORT AND RESTRAIN REINFORCEMENT.

MESH REINFORCEMENT TO HAVE A MINIMUM LAP OF 460mm UNLESS NOTED OTHERWISE.

ALL CONCRETE TO BE ADEQUATELY VIBRO COMPACTED (ON PLACING) TO ENSURE THAT ALL VOIDS ARE REMOVED.

ALL WORKS ARE TO CARRIED OUT IN ACCORDANCE WITH ALL THE RELEVANT BRITISH STANDARD CODES OF PRACTICE.

Rev	Description	Date	By	Chkd
C03	AS–BUILT ISSUE	06.10.25	MA	KW
C02	ISSUED FOR CONSTRUCTION	09.10.24	JB	KW
C01	ISSUED FOR CONSTRUCTION	23.08.24	SBH	LW

Drawing Status: AS BUILT

Sutcliffe — Structural & Civil Engineering; Geotechnical & Environmental Investigations; Building Surveying; Pre Planning Services
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www.sutcliffe.co.uk

Client: JIGSAW HOMES GROUP Ltd

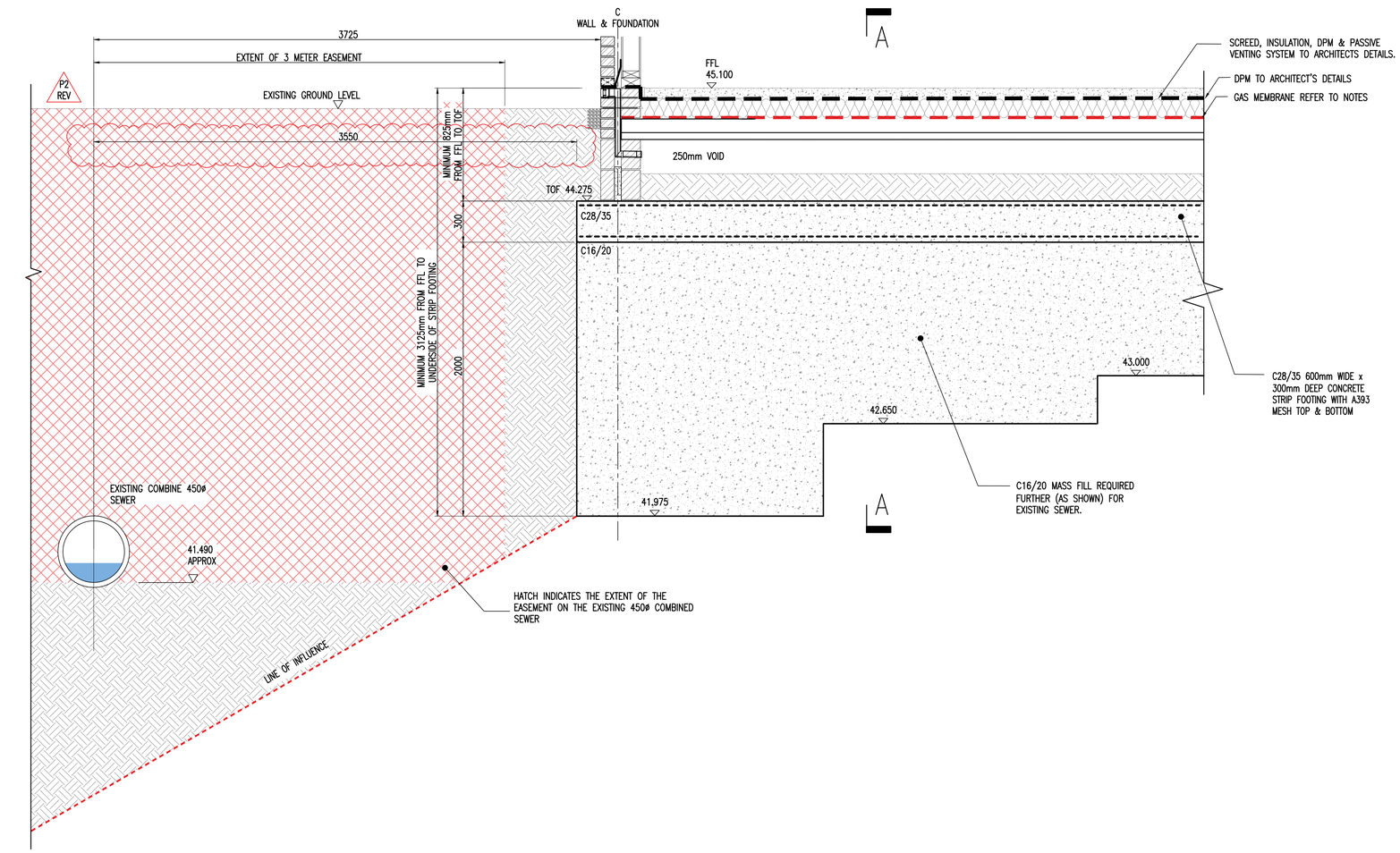
Project: MANCHESTER DEVONSHIRE STREET ARDWICK

Drawing Title: FOUNDATION DETAILS & SECTIONS SHEET 1 OF 2

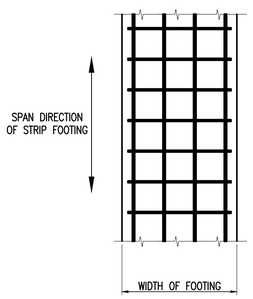
Date	Drawn By	Checked By
OCT 2023	MA	LC

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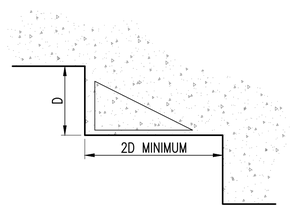
Sheet Number	Revision
33494-SUT-ZZ-XX-DR-S-2001	C03



SECTION G–G
(SCALE 1:20)



ORIENTATION OF A393 MESH
(IN STRIP FOOTING)
SCALE 1:20



FOUNDATION STEP DETAIL
SCALE 1:20

GAS MEMBRANE AND VENTILATION REQUIRED, EQUIVALENT TO CHARACTERISTIC SITUATION (CS2) IN ACCORDANCE WITH BS8485:2015+A1:2019, INSTALL IN ACCORDANCE WITH MANUFACTURES RECOMMENDATIONS AND MINIMUM PROVIDER REQUIREMENTS.

TOF SUBJECT TO CHANGE FOLLOWING DETAILED DRAINAGE DESIGN.

FOR ALL SECTION LOCATIONS REFER TO SUTCLIFFE DRAWING 33494-SUT-ZZ-XX-DR-S-2000

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SCREED	1.8kN/m²
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GENERAL	1.5kN/m²
CORRIDORS	3.0kN/m²
STAIRS	3.0kN/m²
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STORE	5.0kN/m²
PLANT ROOM	7.5kN/m²
HOISTS	TBC XXXX
NON LOADBEARING STUD PARTITIONS	1.5kN/m RUN / 1.0kN/m² BLANKET UNO.

DIRECTION OF SPAN OF P.C. UNITS INDICATED THUS ON PLAN:– SPAN OF PC UNITS

NOTE: THE STRUCTURAL ENGINEER IS TO BE INFORMED IF ANY WATER TANKS ARE TO BE LOCATED WITHIN THE PLANT ROOM OR ANY OTHER AREAS WITHIN THE BUILDING.

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BEAMS UNDER STAIR LOCATIONS OR PARTITION WALLS TBC BY SUB CONTRACTOR DESIGN I.E. DOUBLED/TRIPLED UP ETC.

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BELOW GROUND	7.00 N/mm²
ABOVE GROUND	7.3 N/mm²
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TIMBER FRAME WALL TIES (BUILDING HEIGHT < 15m)

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EXTERNAL CAVITY WALL TIES TO BE TYPE 5. MINIMUM EMBEDMENT DEPTH IN OUTER LEAF MASONRY MORTAR TO BE 50mm AND WALL TIE TO FIX BACK TO INNER LEAF TIMBER STUD (NOT OSB BOARD). MAX SPACING 600mm HORIZONTALLY AND 375mm VERTICALLY I.E. 4.4 TIES PER SQ. METRE OF WALL MINIMUM. ADDITIONAL TIES ARE TO BE USED AT JAMBS OF OPENINGS SO AS TO PROVIDE A VERTICAL SPACING NOT GREATER THAN 300mm. WITHIN 150mm OF VERGES AND JAMBS, A TIE IS REQUIRED AT LEAST EVERY 300mm VERTICALLY.

PLAIN CONCRETE (C16/20)

C16/20 PLAIN CONCRETE USED IN FOUNDATIONS TO HAVE:–

MINIMUM CEMENT CONTENT OF 220 kg/m³
WATER/CEMENT RATIO OF 0.7
MAXIMUM SIZE OF AGGREGATE TO BE 20mm

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

TREE INFLUENCE NOTES

FOUNDATIONS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF NHBC CHAPTER 4.2 "BUILDING NEAR TREES" FOR MEDIUM VOLUME CHANGE POTENTIAL SOILS. MINIMUM FOUNDATION DEPTH 900mm FROM PROPOSED OR EXISTING GROUND LEVELS, WHICHEVER IS DEEPER, UNLESS WITHIN ZONE OF TREE INFLUENCE WHERE FOOTINGS ARE TO BE DEEPENED.

FOUNDATIONS WITHIN THE ZONE OF INFLUENCE OF TREES AND GREATER THAN 1.5m DEEP SHALL HAVE COMPRESSIBLE MATERIAL ON THE INTERNAL FACE OF ALL EXTERNAL FOOTINGS IN ACCORDANCE WITH NHBC CHAPTER 4.2. PROVIDE 25mm 'REMAINING VOID' AFTER COLLAPSE.

FOUNDATION TYPICAL CONSTRUCTION DETAILS ARE SHOWN ON DRAWING REF 33494–SUT–ZZ–XX–DR–S–2001 & 2002

EXISTING TREE INFORMATION TAKEN FROM MULBERRY TMC DATA SHEET DATED 21/08/23

GENERAL NOTES

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ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE ENGINEER'S SPECIFICATIONS, RELEVANT BRITISH STANDARDS, STATUTORY HEALTH AND SAFETY/C.D.M. REGULATIONS, RELEVANT CODES OF PRACTICE AND THE CURRENT EDITION OF THE BUILDING REGULATIONS.

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FOUNDATIONS (TRADITIONAL)

FOUNDATIONS TO BE TAKEN DOWN TO SUITABLE BEARING STRATA CAPABLE OF GBP 125kN/m². BEARING STRATA TO BE APPROVED BY BUILDING CONTROL. IF VARIABLE BEARING STRATA IS ENCOUNTERED ON SITE, ENGINEER TO BE NOTIFIED. FINAL DEPTH OF FOUNDATIONS (& REINFORCEMENT) TO BE AGREED ON SITE WITH LOCAL BUILDING INSPECTOR.

MAIN CONTRACTOR TO ENSURE ALL GROUND EXCAVATIONS ARE STABLE AND SECURELY SHORED AND BRACED. ADVICE ON THIS MATTER MAY BE OBTAINED FROM THE STRUCTURAL ENGINEER.

REINFORCED CONCRETE (C28/35)

DESIGN SULFATE CLASS: DS–1
ACEC CLASSIFICATION: AC–1s
DESIGN CHEMICAL CLASS: DC–1

REINFORCED CONCRETE TO BE GRADE C28/35
MINIMUM CEMENT CONTENT 280 kg/m³
WATER/CEMENT RATIO OF 0.6
MAXIMUM AGGREGATE SIZE 20mm.

MINIMUM CONCRETE COVER TO BE 40mm TOP, 40mm BTM AND SIDES UNLESS NOTED OTHERWISE. ALL REINFORCEMENT TO BE GRADE B500B OR B500C TO COMPLY WITH BS4449 AND TO BE CUT AND BENT TO BS8666.

CONTRACTOR TO USE APPROVED SPACER BLOCKS & REBAR SAFETY CAPS. CONTRACTOR MUST ENSURE ANY PROTRUDING BARS ARE TO HAVE SAFETY CAPS FITTED TO ENDS PRIOR TO NEXT LIFT/POUR/CONNECTION.

REINFORCEMENT MINIMUM LAPS FOR C28/35
BOTTOM LAYER (GOOD BOND CONDITIONS):

B8 : 330mm	B10 : 440mm
B12 : 570mm	B16 : 830mm
B20 : 1090mm	B25 : 1420mm
B32 : 1810mm	B40 : 2460mm

TOP LAYER (POOR BOND CONDITIONS):

B8 : 460mm	B10 : 670mm
B12 : 810mm	B16 : 1190mm
B20 : 1560mm	B25 : 2020mm
B32 : 2580mm	B40 : 3510mm

ALL LAPS AND INTERSECTIONS OF BARS SHALL BE SECURELY CONNECTED WITH MALLEABLE IRON WIRE OF A SUITABLE SIZE OR OTHER APPROVED METHOD OF FIXING.

ALL REINFORCEMENT SHALL BE ACCURATELY PLACED, SECURED AND MAINTAINED IN POSITION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY STOOLS, CHAIRS AND SPACERS REQUIRED TO SUPPORT AND RESTRAIN REINFORCEMENT.

MESH REINFORCEMENT TO HAVE A MINIMUM LAP OF 460mm UNLESS NOTED OTHERWISE.

ALL CONCRETE TO BE ADEQUATELY VIBRO COMPACTED (ON PLACING) TO ENSURE THAT ALL VOIDS ARE REMOVED.

ALL WORKS ARE TO CARRIED OUT IN ACCORDANCE WITH ALL THE RELEVANT BRITISH STANDARD CODES OF PRACTICE.

Rev	Description	Date	By	Chkd
C02	AS BUILT ISSUE	06.10.25	MA	KW
C01	ISSUED FOR CONSTRUCTION	23.08.24	SBH	LW

Drawing Status
AS BUILT

Sutcliffe
Structural & Civil Engineering
Geotechnical & Environmental Investigations
Building Surveying
Pre Planning Services
Liverpool Head Office: 0151 227 5135
Manchester Office: 0161 877 5180
North Wales Office: 01978 668 071
London Office: 020 8974 4200
www.sutcliffe.co.uk

Client
JIGSAW HOMES GROUP Ltd

Project
MANCHESTER
DEVONSHIRE STREET
ARDWICK

Drawing Title
FOUNDATION DETAILS
& SECTIONS
SHEET 2 OF 2

Date	Drawn By	Checked By
OCT 2023	MA	LC

Scale at A1	Project Number
AS SHOWN	33494

Sheet Number	Revision
33494-SUT-ZZ-XX-DR-S-2002	C02

Appendix F – MEC Gas Membrane Installation Validation Report

MEC Environmental Ltd – Blackburn Technology Management Centre -
Challenge Way - Greenbank Technology Park – Blackburn – BB1 5QB

MEC ENVIRONMENTAL LTD

Gas Membrane Installation
Validation Report
RP Tyson
Devonshire Street
Ardwick
Manchester
M12 4EL

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1. INTRODUCTION

1.1 Purpose

MB Membranes are installing a gas protection membrane to the aforementioned site. MEC Environmental Ltd (MEC) has been appointed by MB Membranes to carry out independent validation of the installation of the membrane on the site as per our terms of engagement. The frequency of independent inspections has been determined by the client, comprehensive CQA should be forwarded by the installer to cover any data gaps for areas that have not been subjected to independent inspections.

The **SOLE** purpose of the works undertaken by MEC Environmental is to provide independent inspections and a factual report as and when requested to assist the client in gaining regulatory approval with regards to the gas membrane installation. This is as per the scope of work section within our term's engagement.

1.2 Limitations

This report is limited to providing lines of evidence to the regulatory authority for the areas components inspected by MEC only in support of the discharging of the relevant planning conditions only and cannot be used or relied upon for any other purpose. No professional liability shall be extended to any other parties by MEC, the report should explicitly not be relied on by any future vendor or tenant as proof that the gas protection measures are sufficient for the site and functioning at the time of purchase or start of any tenancy. Gas protection systems are not solely reliant on the gas membrane as points are scored under BS8485 for the floor slab, membrane and venting, these components work collaboratively to provide a gas protection system. This is as per the conditions within our term's engagement.

The report has been provided on the assumption that no damage or works that may have compromised the components and integrity of the gas membrane have been made after our inspections, failure to report any such occurrences will invalidate any liability and render the report and contents invalid. This is as per the conditions within our term's engagement.

This report has been prepared in accordance with the best available practice and the relevant guidance documents listed below of which the author of the report was a contributor and member of the steering committees:

Mallett H, Wilson S, Corban M (2014) "Good practice on the testing and verification of protection systems for buildings against hazardous ground gases". CIRIA Report C735

1.3 Compliance with Regulation 7 of Building Regulations

Regulation 7 of the building regulations requires that building work shall be carried out in a workmanlike manner. Approved document 7 suggests installation can comply with the regulation if workmanship is such that, where relevant, materials are adequately mixed or prepared and applied, used or fixed so as to perform adequately the functions for which they are intended.

A reasonable standard may be demonstrated by:

Compliance with a standard and independent certification - The relevant standard for gas protection measures is BS8485:2015 +A1:2019, Table 7 of the standard requires that gas membranes are verified as per CIRIA C735.

Past experience – The installers qualifications are checked by MEC Environmental to ensure that the installation supervisor holds the NVQ Level 2 in gas membrane installations.

Integrity Testing methods. – are carried out as prescribed in CIRIA C735, unless stated elsewhere Frequency of Visits – MEC have not been employed to prepare a validation plan for this project, the frequency of visits is as per the instructions of the client, in essence MEC inspected the available membrane that could be inspected each time an inspection visit was requested. The area inspected on each visit is noted on the survey sheets in appendix 1. This report should be read in conjunction with the installers CQA report.

1.4 Method of Inspection (Per Visit)

All seams and non-seam areas of the available gas membrane were inspected/tested by the Validation Surveyor for identification of defects, protruding and penetrating objects, lack of subgrade support, overheating, holes, blisters, undispersed raw materials, scratches and gouges, and any sign of contamination by foreign matter.

Any portion of the gas membrane exhibiting a flaw or failing a visual inspection/testing was repaired. Several procedures exist for the repair of these areas. The final decision as to the appropriate repair procedure was agreed upon between the Validation Consultant and the Installer at the time of the repair and is noted in the survey sheets.

Major repairs are visually inspected/tested, repairs passing the inspection/testing were considered acceptable. In some cases minor repairs maybe carried out under contractor CQA and photographic evidence supplied to the verifier for inclusion in the report.

1.5 MEC Staff Competency

All site inspections have been carried out by suitably qualified staff as defined in CIRIA C735, the qualification held by all MEC inspection surveyors is either the NVQ Level 4 in gas protection verification or the NVQ Level 2 in gas membrane installation

The author of this report is also a CL:AIRE accredited Specialist in Gas Protection Verification (SGPV) and holds both the NVQ Level 2 in gas membrane installation and the NVQ Level 4 in gas protection verification.

1.6 Conclusion

During our inspections to the areas denoted in Appendix 1 (Site Surveys Sheets) we witnessed the installer carrying out the installation in a workmanlike manner, the materials were adequately prepared and applied, used and fixed so as to perform adequately the functions for which they are intended as per Regulation 7 of the building regulations. In instances were 100% of the installation has not been independently inspected/tested then this report should be read in conjunction with the gas membrane installers CQA records.

The installers all hold the NVQ Level 2 “Gas membrane Installations” qualification and as such are classed as a qualified and experienced installer. MEC Environmental have checked the CSCS Trade Cards of the installers, which confirms the holder has attained the qualification.

Signe [redacted] Date: 14/01/2025

Micha

Director

MEC Environmental Ltd

Appendix 1 – Site Survey Sheets

Main Contractor Name: RP Tyson		**Date: 14/01/2025**
Site Name: Devonshire Street, Ardwick, Manchester		**Temp: 9 °C**
		Installer: MB Membranes
Postcode: M12 4EL	**Surveyor:** Dan Squire (TGPV) (NVQ 4)	
Building Reference/Unit No:	Devonshire street assisted living building	
Area Inspected:	Full line out installation See Marked Up Plan	
Description of Works:	MEC Environmental carried out a thorough inspection of the gas membrane. Juta GP1 has been installed across the full footprint of the building. Lined upon block and beam floor and extended up and over the internal perimeter brickwork. All membrane lap joints have been hand welded with pressure applied. The external perimeter brickwork was not in place at the time of the inspection. Therefore the membrane has been left overhanging the perimeter cavity and is to be closed off at a later date once the bricks are in place. As the membrane works were completed prior to our arrival, MEC were unable to inspect the condition of the block and beam substrate. All pipe penetrations, corners and thresholds have been detailed using Juta GP1 SAM along with any patch repairs made. With heat and pressure applied to all detailing work.	
Sub-Grade Preparation:	See "Description of Works" Section for details	
Result of Inspection:	No Action Required all Defects rectified at time of inspection	
(Section 1, Materials and Method of Seal)		
Gas Membrane Name: Juta GP1 gas barrier membrane		
Other Products Used: Juta GP1 SAM		
Perimeter Seal Method: See Description of Works for Perimeter seal detail		
Service Entry Seal Method: The external of the pipe/ducts have been sealed using strips of self-adhesive gas membrane, this is an approved and recognised method in CIRIA C735		
Stanchion Seal Method: Not Applicable		
Material Jointing Method: The membrane has been overlapped sufficiently to achieve a sound joint, the joint is clean and dry and has been joined by means of hand welding with a hot air gun and neoprene roller, the width of the welded joint is a minimum of 30mm.		
Others Please List: Corner and threshold detailing sealed using Juta GP1 SAM		
(Section 2, Testing and Inspection Method)		
Leak/Hole Detection	MEC Environmental Ltd carried out a thorough Visual Inspection to the available area at the time of our inspection	

Joint Testing	The surveyor carried out Probe testing as per the method prescribed in ASTM D4437 to all detailing work, detailing work is defined as any part of the installation that includes a joint in the membrane, this includes but is not limited to pipes/ducts, stanchions, wind posts, braces, field seams, masonry abutments, tanking, door thresholds and the like

(Section 3, Defects List)	**Action Required**
During the inspection 7no weld defects were recorded which the installers repaired using heated down patches of Juta GP1 SAM. The external brickwork was not in place at the time of our inspection and therefore we are unable to confirm that the cavity has been closed off. Photographs showing the completed cavity detail should be supplied to MEC, alternatively on completion these can be reinspected by MEC on request.	No Action Required all Defects rectified at time of inspection

Area Inspected



Gas Membrane Overview



Full line out overview



Full line out overview



Full line out overview



Full line out overview

Subgrade Photos

Materials Used



Juta GP1 SAM



Juta GP1 gas barrier membrane

Perimeter Detail

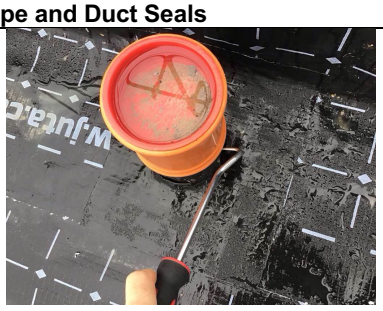


Perimeter membrane overhanging the cavity wall with no outer brickwork in place



Perimeter membrane overhanging the cavity wall with no outer brickwork in place

Pipe and Duct Seals



Testing pipe detailing



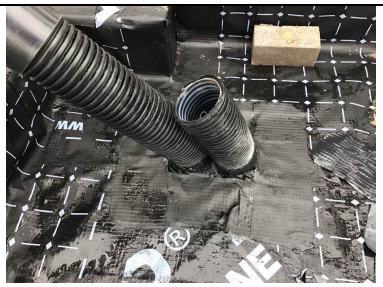
Testing pipe detailing



Pipe detailing



Pipe detailing



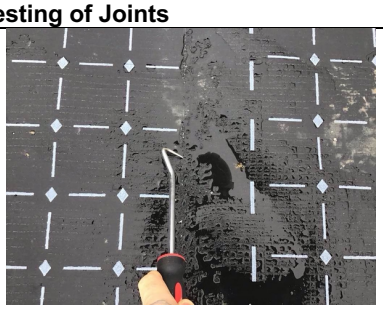
Pipe detailing



Pipe detailing

Stanchions and Columns Seals

Testing of Joints



Testing hand welded membrane lap joint

Additional Photos



Testing Threshold detailing



Threshold detailing



Threshold detailing



Testing corner detailing



Testing internal corner detailing



Internal corner detailing



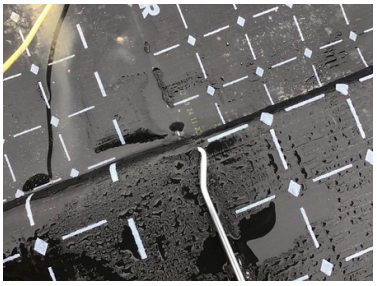
Corner detailing



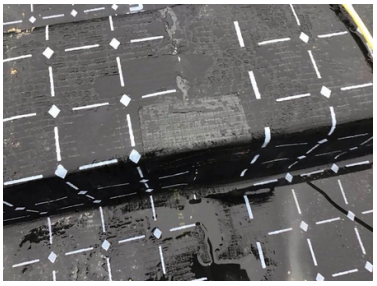
Recorded defect



Defect repair

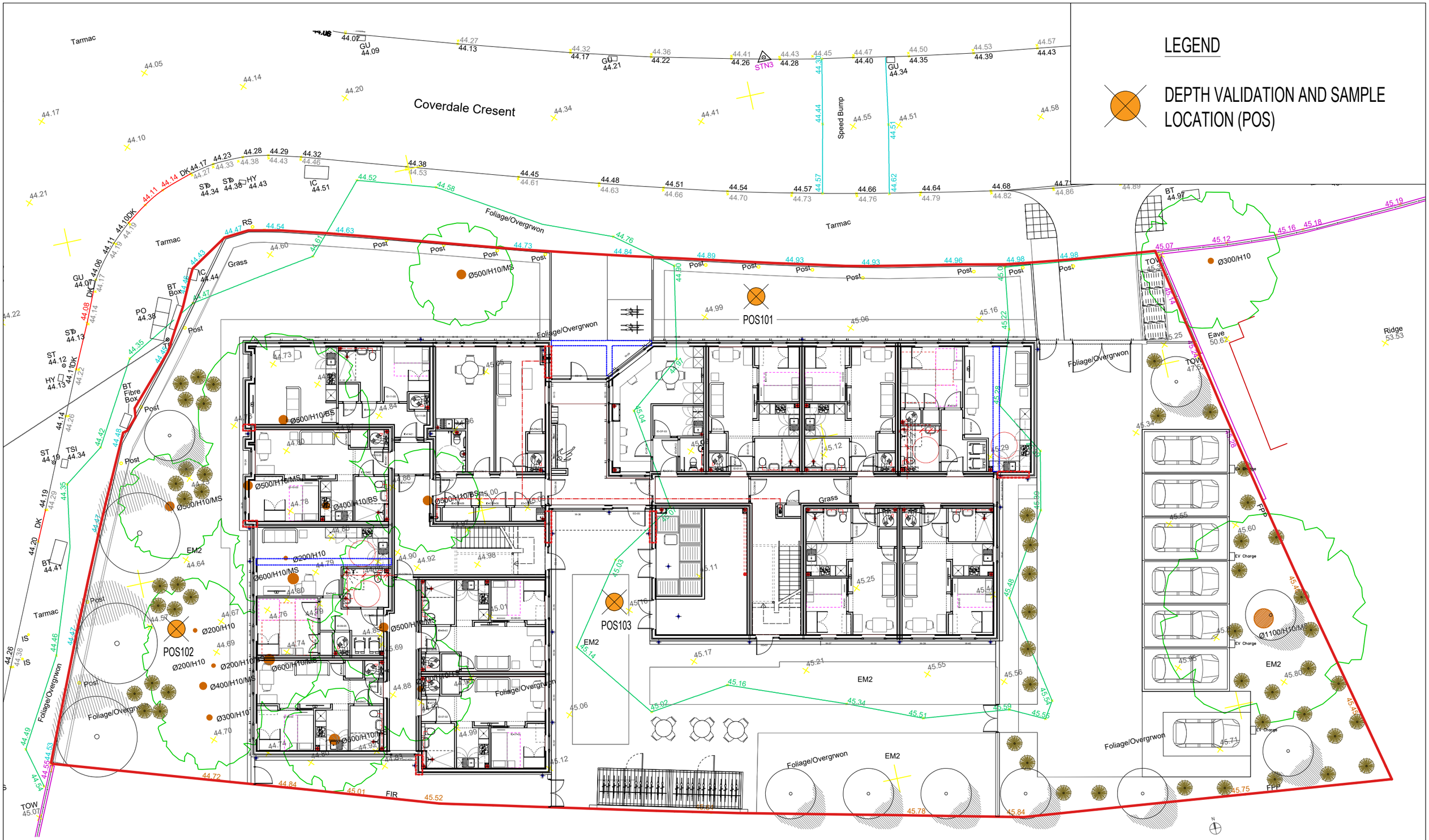


Recorded defect



Defect repair

Drawing Ref: – 33494-SUT-ZZ-00-DR-G-7451



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Drawing Status
FOR INFORMATION

Client
JIGSAW HOMES GROUP

Project
DEVONSHIRE STREET
ARDWICK

Drawing Title
VALIDATION LOCATIONS
ON PROPOSED PLAN

Rev	Description	Date	By	Chkd
P01	FOR INFORMATION	12/25	DE	DB

Date	Drawn By	Checked By
DEC 2025	DE	DB

Scale at A3	Project Number	Status	Revision
NTS	33494LG	P	01

Sheet Number
33494-SUT-ZZ-XX-DR-G-7451

Drawing Ref: – 1326-1001 Rev D



REVISION NOTES

Revision	Date	Description
B	03/10/2024	Updated to include updated GA Plan
C	15/10/2024	Updated to include updated GA Plan incorporating changes to Treatment Room Layout
D	10/01/2025	Updated to reflect general development to GA plan

HARD WORKS

Patio Space / Property footpath:
Tobermore Beaufort Natural 400 x 400 x 40mm

PERMEABLE TEGULA PAVING TO SHARED SURFACE AND PARKING BAYS BY TOBERMORE (equal or approved)
Colour: Tegula Trio Cedar

80mm charcoal blocks to delineate carparking spaces. Driveways suitable for vehicular loadings - all laid to engineer's detail and specification.

200mm zone for demarcation to prevent window collision - Contrasting Tobermore product - in acordance with ADoc -K

Tarmacadam road surface

Main Entrance Lobby and Entrance paving
Lithos 20mm DXF DCLT02 Brush Hammered
Finish 900 x 900 Exterior unglazed porcelain tiles

SOFT WORKS

TREES: Large — Proposed Locations :

Liriodendron Tulipifera.	Tulip Poplar	12-14cm girth
Acer Campestre Elsrijk	Field Maple	20-25cm girth

Native trees (medium size)
The current Biodiversity Net Gain guidance advises that "most newly planted street trees should be categorised as 'small'" and that "evidence is required to justify the input of larger size classes". As such the majority of proposed new trees on site have been estimated to only reach a small size within 30 years (outlined above). However, it is proposed that 5 new trees will be planted as semi-mature trees (i.e. 18cm+ girth). Based on the model produced by the Bristol Tree Forum (see Figures 1 & 2 below) which uses the industry standard tree growth rate of 2.54cm girth per year, a semi-mature tree can reach a diameter of 31.1cm within 30 years, meaning it will be classified as a medium tree.

TREES: Small — Proposed Locations:

Native trees (small size)

Wild cherry Prunus avium
Field rose Rosa arvensis
Wild pear Pyrus pyraster
Guelder rose Viburnum opulus Yew Taxus baccata
Hawthorn Crataegus monogyna
Alder Alnus glutinosa
Hazel Corylus avellana
Holly Ilex aquifolium
Juniper Juniperus communis Aspen Populus tremula
Bay willow Salix pentandra Pedunculate oak Quercus robur
Bird cherry Prunus padus
Silver birch Betula pendula
Honeysuckle Lonicera periclymenum Dog rose Rosa canina
Wayfare tree Viburnum lantana
Field maple Acer campestre
Rowan Sorbus aucuparia

- Location of planting between shrubs to the discretion of landscape designer

Scrub Planting - Hedge

Scrub planting — Proposed Locations: North and East boundaries

Planting of desirable species only including:
o Blackthorn (30%) o Hawthorn (30%) o Hazel (20%)
o Holly (20%)
o Guelder Rose (15%)
• Planting should take place between November and March.
• The planting pattern should include a mix of species planted close toegther, with some areas left open to create natural openings.
• Wood chip/mulch should be placed around each newly planted scrub to prevent weed competition and improve water retention.
• Upon planting the aree will be left for 1 year to allow the new plants to be established before any management is started.

- Location of planting between shrubs to the discretion of landscape designer

TURFED AREA: — Proposed Locations:

Lindum festival LT7 turf laid on 200mm approved topsoil - TBA

Please refer to **Biodiversity Net Gain Assessment by Arbtech**

EM2 – general purpose meadow mixture - composition

This meadow mixture contains species that are characteristic of traditional meadows across a wide range of soil types.

Wild Flowers

%	Latin name	Common name
0.3	Achillea millefolium	Yarrow
3.5	Centaurea nigra	Common Knapweed
1.3	Daucus carota	Wild Carrot
1	Galium verum	Lady's Bedstraw
0.5	Knautia arvernsis	Field Scabious
0.2	Leontodon hispidus	Rough Hawkbit
0.5	Leucanthemum vulgare	Ox-eye Daisy
0.5	Lotus corniculatus	Birdsfoot Trefoil
2.5	Malva moschata	Musk Mallow
1	Plantago lanceolata	Ribwort Plantain
1	Primula veris	Cowslip
1.7	Prunella vulgaris	Selfheal
1.5	Ranunculus acris	Meadow Buttercup
1.5	Rhinanthus minor	Yellow Rattle
20		

Grasses

%	Latin name	Common name
5	Agrostis capillaris	Common Bent
40	Cynosurus cristatus	Crested Dogstail
29	Festuca rubra	Slender creeping Red fescue
4	Phleum bertolonii	Smaller Cat's-tail
80		

Sowing Rates

sq/m	kg/acre	g/m²
80	16	4

0m 1m 2m 5m 10m

Additional Notes
Do not scale from this drawing.
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All dimensions on this drawing are shown in millimeters unless stated otherwise.
All dimensions and levels on this drawing are to be checked by the contractor and any discrepancies must be reported back to the architect prior to the commencement of works.
Drawings to be read in conjunction with all Architects Specifications.
Please refer to M+E drawings for all Mechanical and Electrical information.
Please refer to SE Drawings for all Structural, Connection and Underground Details.

ISSUED FOR:

CONSTRUCTION

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Job:	Devonshire Street
Client:	Jigsaw North
Drawing Title:	Proposed Site Plan
Date:	25/04/2024
Drawing no:	1326-1001 revision: D
Scale:	1:100 @ A1
Drawn:	NS