

Remediation Strategy and Verification Plan

NCP Car Park
Sackville Street
Manchester
M1 3LY

February 2026

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Remediation Summary

Aspect	Remediation Requirement
Demolition	Decommissioning of redundant monitoring wells
Soil	Management of asbestos in soils
	Testing of soils proposed for re-use
	Installation of buried services in corridors of clean soil
Buried Services	Use of appropriate materials for buried services in accordance with statutory provider requirements

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by Lysara Limited (the 'Client') to prepare a Remediation Strategy and Verification Plan for the development located at NCP Car Park, Sackville Street, Manchester, M1 3LY (hereafter referred to as the 'Site').

A Site location plan is provided as Figure 1 in Annex A.

The purpose of this Remediation Strategy and Verification Plan is to support the planning application for the Site and Discharge of Condition 6 pursuant to Planning Permission 142552/FO/2025, approved by Manchester City Council. The condition is worded as follows:

'In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is identified, then a post completion report shall be submitted to evidence this prior to occupation of the development. To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.'

This report has been prepared by a competent person in accordance with Land Contamination: Risk Management (LCRM) 2020 (2025 update).

1.2 Proposed Development

The Site is currently used as a car park. A total of 23 electric vehicle charging spaces are proposed to be installed in the central eastern area of the Site. A substation and infrastructure to support the electric vehicle charging spaces are proposed to be installed in the southern corner of the Site. The remainder of the Site will comprise standard vehicle parking spaces. TRC are aware that the Site will be resurfaced as part of the development proposal. No soft landscaping is proposed as a part of the development plan

A proposed development plan is presented as Figure 2 in Annex A.

1.3 Guidance and Standards

This report was conducted with due regard to the following guidance and standards:

- The National Planning Policy Framework;
- Land Contamination: Risk Management (LCRM) 2020 (Updated 2025);
- CL:AIRE (2016) CAR-SOIL™ Control of Asbestos Regulations 2012 Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry Guidance;
- CIRIA 809 (2023) Sustainable management of surplus soils and aggregates from construction;
- CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice (DoWCoP);
- NRW/SEPA/EA (2021) WM3 Guidance on the classification and assessment of waste (1st Edition v1.2.GB);
- NCLOG (2024) A Regulator's Guide to Cover Systems and their Verification; and,
- NHBC Standards.

In line with good practice the principles of sustainable remediation will be incorporated and considered as part of the remediation options appraisal in line with guidance published by the Sustainable Remediation Forum UK (SuRF-UK).

Sustainable remediation is based on the following six core principles:

- Protection of human health and the wider environment.
- Safe working practices.
- Consistent, clear and reproducible evidence-based decision making.
- Record keeping and transparent reporting.
- Good governance and stakeholder involvement.
- Sound science.

1.4 Significant Assumptions

This Remediation Strategy and Verification Plan presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Remediation Strategy and Verification Plan is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the subject Site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the subject Site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Lysara Limited . Reliance on the Report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 Site Summary

2.1 Site Details

Table 2.1: Summary of Site Details

Site Address	NCP Car Park, Sackville Street, Manchester, M1 3LY
Grid Reference	Easting 384275, Northing 397861
Approximate Size	0.35 Ha
Site Description	The Site currently comprises an NCP car park.

2.2 Summary of Adjacent Land Uses

Land uses in the immediate vicinity include the following principal features:

Table 2.2: Summary of Surrounding Land Use

Direction	Land Use
North	Immediately north of the Site is Major Street and two multi storey hotel buildings.
East	Immediately west of the Site is Sackville Street and Manchester Coach Station.
South	Immediately south of the Site is Bloom Street and a row of terraced buildings comprising food and drink establishments.
West	Immediately west of the Site is a bar and additional car park.

2.3 Summary of Site History

A review of historical maps report that the Site comprised terraced buildings in 1848. By 1948 the terraced buildings appear to have been demolished and by 1964 the Site is labelled as a car park. This reflects its current land use.

2.4 Summary of Environmental Setting

2.4.1 Geology and Hydrogeology

Table 2.3: Summary of Geology and Hydrogeology

Strata	Description	Aquifer Classification
Made Ground	Made Ground was encountered in all of the exploratory holes from ground level to depths between 2.20m and >3.45m below ground level (bgl). Made Ground soils were heterogeneous in nature but generally comprised dark brown very clayey very gravelly SAND.	Not Classified
Superficial Deposits: Glacial Till	Till was only encountered Within WS104. The till comprised of stiff dark brown slightly silty CLAY.	Secondary (undifferentiated) Aquifer
Bedrock: Chester Formation	Sandstone.	Principal Aquifer

2.4.2 Groundwater

Groundwater was not recorded during the site works nor during the post-fieldwork monitoring visits.

The local presence of limited groundwater within parts of the Made Ground or Till which include sand and silt fractions, cannot be ruled out.

Groundwater may be subject to seasonal variations especially after periods of prolonged rain or drought.

2.5 Previous Environmental Assessments, Investigations or Remediation

Summaries of the previous assessments are detailed in Table 2.4.

Table 2.4: Summary of Previous Site Assessments

Report Details	Summary of Geoenvironmental Findings
TRC Companies Ltd, Tier 2 Geo-Environmental Site Assessment, dated December 2025, report ref. 700480.0000.0000	TRC carried out a Tier 2 intrusive investigation at the Site. The investigation comprised five window sample boreholes, nine TRL DCP tests, three falling head tests in boreholes and four pavement cores. Made Ground was encountered between ground level and between 2.20m and at least 3.45m bgl, recording a thickness of at least 3.45m. The base of the Made Ground was only encountered in one location, at 2.20m bgl. Superficial deposits comprising Till was encountered between 2.20m and at least 3.00m bgl, recording a thickness of at least 0.80m. The base of the Till was not encountered.

Report Details	Summary of Geoenvironmental Findings
	Soakaway testing was initially planned in boreholes, however given the thickness of the Made Ground and contaminants present in Made Ground, the testing was not undertaken as it would not have been in line with current guidance. Nevertheless, due to the underlying cohesive Till, shallow soakaways will likely not be feasible for future developments. Exceedances of lead and some polycyclic aromatic hydrocarbons (PAH) compounds were detected within the soils underlying the Site, which exceeded the Generic Assessment Criteria (GAC) for a commercial end use. Preliminary gas monitoring results indicate that the Site would be classified as Characteristic Situation 1 (very low risk). Further ground gas monitoring is recommended to confirm this classification. Based on the results of this assessment, further investigation of organic vapour risk from soils and groundwater would also be required. This report has attempted to provide recommendations for the proposed development, but further work will be required to fully quantify the risks and allow detailed design. Further work should comprise: • Additional exploratory holes, ideally using a cable percussion (CP) rig, are recommended to delineate the sequence of strata beneath the proposed substation and electric charging units due to target depths not being reached during this investigation as deep Made Ground was recorded beneath the Site. • The deeper CP boreholes will assist confirming the depth and properties of the Till across the Site and inform earthworks design and future ground improvement works. • There are data gaps in the environmental investigation carried out at the Site. Sampling of natural soil was limited, and groundwater samples were also not able to be obtained. Therefore, further investigation is recommended to address these data gaps and further assess risks to human health and controlled waters at the Site. • Additional investigation could be undertaken to delineate the extent of identified soil contamination. Ground gas monitoring data is also considered limited due to the amount of monitoring visits undertaken and the atmospheric pressure conditions during the visits. Whilst the Site has been classified as very low risk, further ground gas monitoring is recommended to confirm this. Early discussions with specialist ground improvement contractors are recommended to inform the foundation solution for the proposed development. The contents of this report should be made available for an informed decision.

3.0 Remediation Drivers

3.1 Conceptual Site Model

The ground investigation performed at the Site by TRC identified concentrations of lead and PAHs in Made Ground soils in excess of the human health GAC for a proposed commercial end use. Asbestos fibres in soil were encountered in two of the samples tested during TRC's site investigation.

Concentrations of lead were found to exceed the GAC in WS104. Based on leachate data there was also concentrations of hydrocarbons above the DWS in soils from WS104.

Polychlorinated biphenyls (PCB) contamination was also identified within two samples (WS105 at 0.60m and WS102 at 0.20m). The source of this contamination is unknown as there is no evidence of electricity substations being historically present on site.

Asbestos was identified within two samples of Made Ground, both with a quantification of 0.002%. This asbestos does not pose a risk to future site users as the Site will be covered in hardstanding which will act as a barrier. However, there is potential for asbestos to be disturbed during the construction phase. Any works which have the potential to disturb asbestos must be carried out under Control of Asbestos Regulations (CAR) 2012, and a Plan of Works must be in place.

The preliminary ground gas risk assessment for the Site shown that the Site would be classified as Characteristic Situation 1 (very low risk).

The methodology of this risk assessment uses the source-pathway-receptor pollutant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site. The conceptual site model (CSM) has been prepared considering the proposed commercial end use.

Based on the intrusive investigation results and the proposed development design, TRC prepared a Conceptual Site Model (CSM) to include the findings from the Ground investigation, which is presented in Table 3.1 below.

Table 3.1: Conceptual Site Model

Source	Pathway	Receptor	Risk
Asbestos fibres in soil detected in two locations. Elevated levels of heavy metals and hydrocarbons above GAC. Leaching of lead and PAHs from soil	Dermal contact, ingestion and inhalation pathways	Future Site users	**Low to Moderate** Minor lead and PAH concentrations and asbestos fibres were identified in Made Ground soils. The majority of the proposed development will be covered by hardstanding which will act as a barrier between contamination and future site users. Removal of contaminated soils or suitable capping should be placed in soft landscaped areas to mitigate risk pathways.
		Construction workers	**Low** Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction Site management.
	Vertical migration into groundwater	Controlled waters	**Low** Superficial Glacial Deposits underlying the Site are cohesive and of significant thickness that

Source	Pathway	Receptor	Risk
			would inhibit downwards migration of contaminants to underlying sensitive aquifers.
	Contact with buried services	Buried services	**Low** Proposed development to consider risk of residual contamination and incorporate protective measures as appropriate. This may include clean service corridors and/or contamination resistant pipework.

3.2 Summary of Remediation Drivers

Based on the results of the results of the generic risk assessments undertaken, remediation or mitigation will be required for the following:

- Protection of future site users from contact with contaminated soil/groundwater;
- Protection of construction workers and future maintenance workers from contact with contaminated soil/groundwater; and,
- Protection of buried services.

Any works which have the potential to disturb asbestos must be undertaken in accordance with CAR 2012 and a Plan of Work will be required.

If a new potable water supply is proposed, the selection of appropriate water supply pipework should be confirmed by the local water supply company.

3.3 Data Gaps

Due to deep Made Ground encountered at the Site, only one natural soil sample was able to be obtained. Groundwater was not encountered during the investigation and groundwater samples were not able to be obtained. Further investigation was previously recommended but due to the fact that the development proposal will not comprise any deep foundations, no confined spaces are proposed and only alterations to the ground at shallow depth will occur it is not deemed necessary.

Ground gas monitoring data is also considered limited due to the amount of monitoring visits undertaken (two) and the rising atmospheric pressure conditions during the visits. The Site has been classified as very low risk and further ground gas monitoring was recommended to confirm this. However the proposed development will not include any structures that would be utilised for a prolonged period of time, where gases could accumulate and cause harm.

4.0 Remediation Options Appraisal

4.1 Objectives

The key objective of remediation is to reduce risks to human health and environmental receptors on and off-site to an acceptable level, to meet the requirements of contaminated land planning policy and enable the proposed commercial development.

Consideration should be given to detailed design at the planning stage of the project to adopt a development plan tailored to site conditions. By considering information on land contamination at the early stages, mitigation can be built into the final design. Changes to site layout, levels, proposed land use and access controls could be included, to limit exposure pathways, as an alternative to conventional remediation.

Where land use controls cannot entirely eliminate the risk, other available remediation options can be considered in isolation, or in conjunction with one another, to achieve the best practical solution.

Engagement with regulators and stakeholders should be undertaken at an early stage to identify any development constraints which could impact the remediation options appraisal. The merits of the available options should be considered alongside a 'do-nothing' approach to ensure the benefit of the remediation is greater than its impact.

4.2 Outline Remediation Strategy

4.2.1 Development Led Remediation

Key development characteristics will complete the remediation via the removal of risk pathways. This will eliminate some of the key contaminant linkages ensuring protection of the future Site users and underlying soil and groundwater conditions. The design considerations will include:

- Construction of hardstanding across the majority of the Site including building footprints, paved roadways and footpaths; and,
- Appropriate sealed drainage design to prevent potential infiltration of contaminants.

4.2.2 Remediation

Where the design led solutions described above cannot provide adequate mitigation, this remediation strategy and verification plan sets out the procedure for dealing with contamination sources, removing pathways and/or breaking active contaminant linkages.

Based on the results of the previous assessments remediation will be required for the following:

- Management of risk from asbestos fibres in soils;
- Installation of buried services in corridors of clean soil;
- Use of appropriate materials for buried services in accordance with statutory provider requirements; and,
- Materials testing to ensure materials are suitable for reuse or whether disposal is required.

4.3 Discovery Strategy

TRC recognise that there may be unidentified contamination encountered during the groundworks phase of the development. Risks associated with this potentially variable ground conditions will be managed via a discovery strategy, as detailed in Section 6.1.

4.4 Changes to Design

TRC recognise that there may be changes to design and layout over the lifecycle of the project. Where these changes affect the remediation design this strategy should reviewed and, if necessary, amended to reflect the changes.

5.0 Remediation Activities

5.1 Remediation Overview

In summary the remediation will comprise the following:

- Management of risk from asbestos fibres in soils;
- Installation of buried services in corridors of clean soil;
- Use of appropriate materials for buried services in accordance with statutory provider requirements; and,
- Chemical analysis to ensure materials are suitable for reuse.

5.2 Asbestos Contaminated Soils

Any works which have the potential to disturb asbestos must be undertaken in accordance with CAR 2012 and a Plan of Work will be required.

Based on the results of the investigations undertaken the work is anticipated to constitute non-licensed work.

Non-licensed work does not require a licence but the workers must be trained and competent and appropriate control measures must be used to eliminate asbestos exposure or reduce it to as low as is reasonably practicable.

Asbestos fibres were identified within two samples of Made Ground (WS101 and WS103) during TRC's Tier 2 Geo-environmental Site Assessment. A concentration of 0.002% fibres was detected in soil samples from both locations. The asbestos identified in the samples tested is considered to pose a low risk to future site users as the Site will be predominantly covered in hardstanding.

Groundworkers should be made aware of the asbestos risk and assume all Made Ground encountered will potentially contain asbestos fibres. A Plan of Work for asbestos should be implemented, and should significant asbestos fragments be encountered, works should cease, and a specialist environmental consultant should be contacted to undertake further assessment. In addition, this document would require to be updated to reflect the findings.

As stated in the guidance, the Plan of Work should include the following information:

- The number of people involved in the work;
- The address and location where the work is to be carried out;
- The methods to be used to prevent or reduce exposure to asbestos; e.g. prevention and control measures and arrangements for the handling and disposal of asbestos waste;
- The type of equipment, including PPE and Respiratory Protective Equipment (RPE), used for:
    - protecting and decontaminating those carrying out the work;
    - protecting other people present at or near the worksite.

The Plan of Work needs to be a practical and useful document that is suitable for groundworkers / employees to follow and needs to be produced by a suitably competent person.

5.3 Ground Gas and Organic Vapour Protection

Initial gas monitoring has shown that the Site would be classified as Characteristic Situation 1 (very low risk). On this basis ground gas protection measures would not be required for the proposed development. No buildings or confined spaces are proposed that would be occupied for a significant period of time, therefore, a pollutant linkage has not been identified.

5.4 Buried Services

All services installed below ground in areas where soil contamination is present should be run in clean corridors to enable future maintenance to be in uncontaminated soils.

Should there be a new potable water supply, the contractor should contact the local water supplier to confirm that materials used for water pipe supply are compatible with ground conditions as well as the water supplier's requirements. Water supply pipework will be installed in accordance with the design agreed with the local water supply company.

6.0 Remediation Implementation

The following section outlines the requirements for dealing with soil and groundwater contamination generally when undertaking remediation and associated works on site. It is recommended that there is appropriate oversight and verification, where applicable.

6.1 Discovery Strategy

Due to the heterogeneous nature of Made Ground soils beneath the Site, consideration should be given towards the potential for the development works to encounter previously unidentified contamination. A discovery strategy will be employed to ensure that groundworkers identify and manage suspected areas of ground contamination should they be encountered.

In order to manage previously unidentified contamination, TRC recommends the following procedure if suspected contamination is identified:

1. Stop Works – cease current works to allow assessment and report to environmental manager;
2. Isolate – isolate the area of work to contain the contamination and minimise exposure to unauthorised persons and surrounding users;
3. Protect – take necessary actions to mitigate risks to surrounding environmental receptors through run-off, leaching or contamination of surrounding materials. Actions may include covering of materials, use of spill kits or containment and temporary sealing of drainage;
4. Report – notify the appropriate regulators;
5. Assess – investigate contaminated materials and identify an appropriate course of action which may comprise a revised risk assessment; and,
6. Record – record findings and any changes in working method statements as necessary to mitigate risks in the Site files.

Findings of any contamination discovery would be documented and reported to regulatory stakeholders including the LPA and the EA. Any further assessment and remediation would be performed in consultation with those stakeholders to ensure compliance with regulatory, planning and permitting requirements as relevant.

6.2 Permits and Consents

Various environmental permits and consents may be required as part of any remediation / demolition / enabling works. These would include, but are not limited to, a Materials Management Plan (MMP) to manage movement of materials around the Site and off-Site, abstraction licence if groundwater is to be abstracted and discharge consents for disposal of perched water in excavations. The contractor should apply for and manage these consents and permits as relevant to ensure compliance.

6.3 Additional Environmental Controls

The contractor should implement management procedures to ensure the highest level of environmental management at the Site. Key considerations for the site are:

- Management of potentially contaminated materials;
- Management of surface runoff;
- Controls of dust and debris;
- Noise;
- Odours;
- Vibration
- Control of debris on highways;
- Vehicle movements;

- Access / egress; and,
- Working hours.

6.4 Stockpile Management

It is anticipated that as part of the enabling works stockpiles will be generated. As mentioned previously, materials generated from the Site require suitability testing to verify their appropriateness for re-use within the development or classification for disposal.

A management plan should be adopted detailing the location and content of each stockpile (including source) and volumes of stockpiles. Should suspected contamination be present in the stockpile, these need to be bunded and covered to prevent contamination run-off.

Stockpiles should be managed in a manner that does not cause a nuisance to surrounding land users or create a risk to subsidence or surround properties.

6.5 Borehole Decommissioning

There may be a need to decommission the existing boreholes on the Site in order to prevent potential preferential pathways for ground gas or groundwater migration.

Table 6.1 below lists the existing monitoring well locations which require decommissioning. The locations of the monitoring wells are shown on the exploratory hole location plan presented as Figure 3 in Annex A.

Table 6.1: Monitoring Wells Summary

Exploratory Hole	Response Zone (m bgl)	Response Zone Strata
WS101	0.50 – 1.50	Made Ground
WS104	0.50 – 1.50	Made Ground
WS105	1.00 – 2.00	Made Ground

In preparing this document, TRC has consulted the publication of 'Good Practice for Decommissioning Redundant Boreholes and Wells'. The decommissioning methodology requires backfilling the entire borehole annulus from the base back to ground level with a low permeability bentonite / cement grout. This methodology usually requires some time for the grout to settle in the well which may require more grout after decommissioning.

The headworks should be removed (if possible) and if not contaminated these will be removed from the Site as general waste. The final 0.5 m to ground surface will be filled with a concrete cap that extends 0.5m around the surface of the borehole. The borehole will be reinstated at surface to the same standard as the surrounding ground, which will include a concrete/aggregate or topsoil finish, depending upon the surrounding landscape.

Detailed records will be written during monitoring which will include:

1. The reason for the abandonment;
2. Groundwater level prior to decommissioning;
3. Any removal of pipework or attempt to remove the pipework;
4. The depth, position and nature of backfill materials; and,
5. Problems encountered during decommissioning.

6.6 Materials Import

All soil materials imported to Site will require sampling and testing to confirm their suitability for use within the development.

Documentary evidence should be provided to confirm the source, materials quality (including chemical testing) and suitability for use within the development. If the material being imported would otherwise be considered a waste, a suitable Environmental Permit, Exemption or MMP in accordance with the CL:AIRE Definition of Waste Code of Practice will be required.

The minimum following soil testing for environmental suitability should be undertaken: heavy metals, PAH, total petroleum hydrocarbons – Criteria Working Group (TPH-CWG) and asbestos screening. If additional potential contaminants of concern are identified at the source site, then additional testing will need to be carried out to determine whether those contaminants are present and to confirm if soils are suitable for import. Sampling frequency of this material should be approximately 1 sample per 250 m^3 (minimum of three samples per source). Additional testing of soil leachate may be required where there is a potential risk to controlled waters receptors.

6.7 Materials Re-Use

If Site won material is to be excavated and re-used on Site, this should be carried out under a suitable Environmental Permit, Exemption or in accordance with the CL:AIRE Definition of Waste Code of Practice.

Material destined for re-use will need to be tested both environmentally and geotechnically to confirm its suitability for the development and proposed re-use. The minimum following soil and soil leachate testing for environmental suitability should be undertaken: heavy metals, PAH, TPH-CWG and asbestos screening. Testing frequency should be one sample for every 250 m^3 (with a minimum of three per source).

Testing for PCBs should also be undertaken on any excavated soils. Any soils containing PCBs should not be re-used on site.

6.8 Materials Disposal

All material movements off-site should be documented, and an appropriate record maintained by the Principal Contractor managing the phase of work. The documentary evidence shall include a minimum of materials testing, waste transfer and disposal documentation to demonstrate appropriate duty of care and compliance with relevant waste regulation. This information should be provided for inclusion in the final verification report.

It should be noted that all waste soil requiring disposal off-site should be classified in accordance with WM3 Guidance on the classification and assessment of waste (1st Edition v1.2.GB). It is the responsibility of the waste producer to ensure that all waste is correctly classified and there are penalties for incorrect classification.

7.0 Verification Plan

7.1 Purpose

A verification plan is required to document and record the remediation work completed at the Site. The verification plan details what testing is required and what records must be kept and maintained throughout the project lifecycle, it may also serve to meet data requirements of future planning condition discharges and warranty providers.

The following verification actions are proposed for the Site. It should be noted that the Site will undergo routine enabling works which is not covered within this environmental specific remediation strategy.

7.2 Buried Services

The contractor will keep a record of buried service installations for inclusion in the verification report. Suitable documents can include as built drawings, photographic records and inspections by the environmental consultant.

Should new water supply pipework be installed, the contractor will keep a record of water supply pipe construction for inclusion in the verification report. Suitable documents can include delivery notes or invoices which can be attributed to the Site, as built drawings, photographic records and inspections by the environmental consultant during pipe laying.

7.3 Action Triggered by the Discovery Strategy

Any actions triggered by the discovery strategy should be reported in full. As required by the planning permission, this will include investigation, risk assessment and remediation as required to mitigate risks. These actions will be reported under separate cover and once complete would be summarised within the verification report.

8.0 Verification Report

A verification report should be prepared to confirm that all necessary remediation actions have been satisfactorily completed at the Site. It also includes a description of the work undertaken and details of any unexpected conditions found during remediation and how they were dealt with. The report will contain the following key information:

- Summary of works carried out;
- Field records including records of borehole decommissioning;
- Records of buried services including water supply pipework (if installed);
- Materials tracking information in accordance with any materials management plan;
- Findings of any actions triggered in association with the discovery strategy;
- Documentation of variations to the remediation strategy;
- Verification test results and delivery notes for imported soil;
- Records of installation of clean cover;
- As built drawings;
- Waste disposal records from Site as may be relevant during the construction works;
- Field records, photographs and any media records or other records which may be relevant; and,
- Other records.

The Verification Report will confirm if the remediation objectives and verification criteria were met.

Should the standard of remediation fall short or not meet the original objectives this will be documented by way of a variation.

The variation will outline what attempts were made to complete the remediation, describe any residual risks which may exist and set out any monitoring or further provision which may be required to reduce the risks to an acceptable level.

Annex A: Figures

Annex B: Verification Criteria



Remediation Strategy and Verification Plan

NCP Car Park
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Remediation Summary

Aspect	Remediation Requirement
Demolition	Decommissioning of redundant monitoring wells
Soil	Management of asbestos in soils
	Testing of soils proposed for re-use
	Installation of buried services in corridors of clean soil
Buried Services	Use of appropriate materials for buried services in accordance with statutory provider requirements

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by Lysara Limited (the 'Client') to prepare a Remediation Strategy and Verification Plan for the development located at NCP Car Park, Sackville Street, Manchester, M1 3LY (hereafter referred to as the 'Site').

A Site location plan is provided as Figure 1 in Annex A.

The purpose of this Remediation Strategy and Verification Plan is to support the planning application for the Site and Discharge of Condition 6 pursuant to Planning Permission 142552/FO/2025, approved by Manchester City Council. The condition is worded as follows:

'In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is identified, then a post completion report shall be submitted to evidence this prior to occupation of the development. To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.'

This report has been prepared by a competent person in accordance with Land Contamination: Risk Management (LCRM) 2020 (2025 update).

1.2 Proposed Development

The Site is currently used as a car park. A total of 23 electric vehicle charging spaces are proposed to be installed in the central eastern area of the Site. A substation and infrastructure to support the electric vehicle charging spaces are proposed to be installed in the southern corner of the Site. The remainder of the Site will comprise standard vehicle parking spaces. TRC are aware that the Site will be resurfaced as part of the development proposal.

A proposed development plan is presented as Figure 2 in Annex A.

1.3 Guidance and Standards

This report was conducted with due regard to the following guidance and standards:

- The National Planning Policy Framework;
- Land Contamination: Risk Management (LCRM) 2020 (Updated 2025);
- CL:AIRE (2016) CAR-SOIL™ Control of Asbestos Regulations 2012 Interpretation for Managing and Working with Asbestos in Soil and Construction and Demolition Materials: Industry Guidance;
- CIRIA 809 (2023) Sustainable management of surplus soils and aggregates from construction;
- CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice (DoWCoP);
- NRW/SEPA/EA (2021) WM3 Guidance on the classification and assessment of waste (1st Edition v1.2.GB);
- NCLOG (2024) A Regulator's Guide to Cover Systems and their Verification; and,
- NHBC Standards.

In line with good practice the principles of sustainable remediation will be incorporated and considered as part of the remediation options appraisal in line with guidance published by the Sustainable Remediation Forum UK (SuRF-UK).

Sustainable remediation is based on the following six core principles:

- Protection of human health and the wider environment.
- Safe working practices.
- Consistent, clear and reproducible evidence-based decision making.
- Record keeping and transparent reporting.
- Good governance and stakeholder involvement.
- Sound science.

1.4 Significant Assumptions

This Remediation Strategy and Verification Plan presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Remediation Strategy and Verification Plan is intended to reduce, but not eliminate, uncertainty of environmental conditions associated with the subject Site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the subject Site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for Lysara Limited . Reliance on the Report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 Site Summary

2.1 Site Details

Table 2.1: Summary of Site Details

Site Address	NCP Car Park, Sackville Street, Manchester, M1 3LY
Grid Reference	Easting 384275, Northing 397861
Approximate Size	0.35 Ha
Site Description	The Site currently comprises an NCP car park.

2.2 Summary of Adjacent Land Uses

Land uses in the immediate vicinity include the following principal features:

Table 2.2: Summary of Surrounding Land Use

Direction	Land Use
North	Immediately north of the Site is Major Street and two multi storey hotel buildings.
East	Immediately west of the Site is Sackville Street and Manchester Coach Station.
South	Immediately south of the Site is Bloom Street and a row of terraced buildings comprising food and drink establishments.
West	Immediately west of the Site is a bar and additional car park.

2.3 Summary of Site History

A review of historical maps report that the Site comprised terraced buildings in 1848. By 1948 the terraced buildings appear to have been demolished and by 1964 the Site is labelled as a car park. This reflects its current land use.

2.4 Summary of Environmental Setting

2.4.1 Geology and Hydrogeology

Table 2.3: Summary of Geology and Hydrogeology

Strata	Description	Aquifer Classification
Made Ground	Made Ground was encountered in all of the exploratory holes from ground level to depths between 2.20m and >3.45m below ground level (bgl). Made Ground soils were heterogeneous in nature but generally comprised dark brown very clayey very gravelly SAND.	Not Classified
Superficial Deposits: Glacial Till	Till was only encountered Within WS104. The till comprised of stiff dark brown slightly silty CLAY.	Secondary (undifferentiated) Aquifer
Bedrock: Chester Formation	Sandstone.	Principal Aquifer

2.4.2 Groundwater

Groundwater was not recorded during the site works nor during the post-fieldwork monitoring visits.

The local presence of limited groundwater within parts of the Made Ground or Till which include sand and silt fractions, cannot be ruled out.

Groundwater may be subject to seasonal variations especially after periods of prolonged rain or drought.

2.5 Previous Environmental Assessments, Investigations or Remediation

Summaries of the previous assessments are detailed in Table 2.4.

Table 2.4: Summary of Previous Site Assessments

Report Details	Summary of Geoenvironmental Findings
TRC Companies Ltd, Tier 2 Geo-Environmental Site Assessment, dated December 2025, report ref. 700480.0000.0000	TRC carried out a Tier 2 intrusive investigation at the Site. The investigation comprised five window sample boreholes, nine TRL DCP tests, three falling head tests in boreholes and four pavement cores. Made Ground was encountered between ground level and between 2.20m and at least 3.45m bgl, recording a thickness of at least 3.45m. The base of the Made Ground was only encountered in one location, at 2.20m bgl. Superficial deposits comprising Till was encountered between 2.20m and at least 3.00m bgl, recording a thickness of at least 0.80m. The base of the Till was not encountered.

Report Details	Summary of Geoenvironmental Findings
	Soakaway testing was initially planned in boreholes, however given the thickness of the Made Ground and contaminants present in Made Ground, the testing was not undertaken as it would not have been in line with current guidance. Nevertheless, due to the underlying cohesive Till, shallow soakaways will likely not be feasible for future developments. Exceedances of lead and some polycyclic aromatic hydrocarbons (PAH) compounds were detected within the soils underlying the Site, which exceeded the Generic Assessment Criteria (GAC) for a commercial end use. Preliminary gas monitoring results indicate that the Site would be classified as Characteristic Situation 1 (very low risk). Further ground gas monitoring is recommended to confirm this classification. Based on the results of this assessment, further investigation of organic vapour risk from soils and groundwater would also be required. This report has attempted to provide recommendations for the proposed development, but further work will be required to fully quantify the risks and allow detailed design. Further work should comprise: • Additional exploratory holes, ideally using a cable percussion (CP) rig, are recommended to delineate the sequence of strata beneath the proposed substation and electric charging units due to target depths not being reached during this investigation as deep Made Ground was recorded beneath the Site. • The deeper CP boreholes will assist confirming the depth and properties of the Till across the Site and inform earthworks design and future ground improvement works. • There are data gaps in the environmental investigation carried out at the Site. Sampling of natural soil was limited, and groundwater samples were also not able to be obtained. Therefore, further investigation is recommended to address these data gaps and further assess risks to human health and controlled waters at the Site. • Additional investigation could be undertaken to delineate the extent of identified soil contamination. Ground gas monitoring data is also considered limited due to the amount of monitoring visits undertaken and the atmospheric pressure conditions during the visits. Whilst the Site has been classified as very low risk, further ground gas monitoring is recommended to confirm this. Early discussions with specialist ground improvement contractors are recommended to inform the foundation solution for the proposed development. The contents of this report should be made available for an informed decision.

3.0 Remediation Drivers

3.1 Conceptual Site Model

The ground investigation performed at the Site by TRC identified concentrations of lead and PAHs in Made Ground soils in excess of the human health GAC for a proposed commercial end use. Asbestos fibres in soil were encountered in two of the samples tested during TRC's site investigation.

Concentrations of lead were found to exceed the GAC in WS104. Based on leachate data there was also concentrations of hydrocarbons above the DWS in soils from WS104.

Polychlorinated biphenyls (PCB) contamination was also identified within two samples (WS105 at 0.60m and WS102 at 0.20m). The source of this contamination is unknown as there is no evidence of electricity substations being historically present on site.

Asbestos was identified within two samples of Made Ground, both with a quantification of 0.002%. This asbestos does not pose a risk to future site users as the Site will be covered in hardstanding which will act as a barrier. However, there is potential for asbestos to be disturbed during the construction phase. Any works which have the potential to disturb asbestos must be carried out under Control of Asbestos Regulations (CAR) 2012, and a Plan of Works must be in place.

The preliminary ground gas risk assessment for the Site shown that the Site would be classified as Characteristic Situation 1 (very low risk).

The methodology of this risk assessment uses the source-pathway-receptor pollutant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site. The conceptual site model (CSM) has been prepared considering the proposed commercial end use.

Based on the intrusive investigation results and the proposed development design, TRC prepared a Conceptual Site Model (CSM) to include the findings from the Ground investigation, which is presented in Table 3.1 below.

Table 3.1: Conceptual Site Model

Source	Pathway	Receptor	Risk
Asbestos fibres in soil detected in two locations. Elevated levels of heavy metals and hydrocarbons above GAC. Leaching of lead and PAHs from soil	Dermal contact, ingestion and inhalation pathways	Future Site users	**Low to Moderate** Minor lead and PAH concentrations and asbestos fibres were identified in Made Ground soils. The majority of the proposed development will be covered by hardstanding which will act as a barrier between contamination and future site users. Removal of contaminated soils or suitable capping should be placed in soft landscaped areas to mitigate risk pathways.
		Construction workers	**Low** Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction Site management.
	Vertical migration into groundwater	Controlled waters	**Low** Superficial Glacial Deposits underlying the Site are cohesive and of significant thickness that

Source	Pathway	Receptor	Risk
			would inhibit downwards migration of contaminants to underlying sensitive aquifers.
	Contact with buried services	Buried services	**Low** Proposed development to consider risk of residual contamination and incorporate protective measures as appropriate. This may include clean service corridors and/or contamination resistant pipework.

3.2 Summary of Remediation Drivers

Based on the results of the results of the generic risk assessments undertaken, remediation or mitigation will be required for the following:

- Protection of future site users from contact with contaminated soil/groundwater;
- Protection of construction workers and future maintenance workers from contact with contaminated soil/groundwater; and,
- Protection of buried services.

Any works which have the potential to disturb asbestos must be undertaken in accordance with CAR 2012 and a Plan of Work will be required.

If a new potable water supply is proposed, the selection of appropriate water supply pipework should be confirmed by the local water supply company.

3.3 Data Gaps

Due to deep Made Ground encountered at the Site, only one natural soil sample was able to be obtained. Groundwater was not encountered during the investigation and groundwater samples were not able to be obtained. Further investigation was previously recommended but due to the fact that the development proposal will not comprise any deep foundations, no confined spaces are proposed and only alterations to the ground at shallow depth will occur it is not deemed necessary.

Ground gas monitoring data is also considered limited due to the amount of monitoring visits undertaken (two) and the rising atmospheric pressure conditions during the visits. The Site has been classified as very low risk and further ground gas monitoring was recommended to confirm this. However the proposed development will not include any structures that would be utilised for a prolonged period of time, where gases could accumulate and cause harm.

4.0 Remediation Options Appraisal

4.1 Objectives

The key objective of remediation is to reduce risks to human health and environmental receptors on and off-site to an acceptable level, to meet the requirements of contaminated land planning policy and enable the proposed commercial development.

Consideration should be given to detailed design at the planning stage of the project to adopt a development plan tailored to site conditions. By considering information on land contamination at the early stages, mitigation can be built into the final design. Changes to site layout, levels, proposed land use and access controls could be included, to limit exposure pathways, as an alternative to conventional remediation.

Where land use controls cannot entirely eliminate the risk, other available remediation options can be considered in isolation, or in conjunction with one another, to achieve the best practical solution.

Engagement with regulators and stakeholders should be undertaken at an early stage to identify any development constraints which could impact the remediation options appraisal. The merits of the available options should be considered alongside a 'do-nothing' approach to ensure the benefit of the remediation is greater than its impact.

4.2 Outline Remediation Strategy

4.2.1 Development Led Remediation

Key development characteristics will complete the remediation via the removal of risk pathways. This will eliminate some of the key contaminant linkages ensuring protection of the future Site users and underlying soil and groundwater conditions. The design considerations will include:

- Construction of hardstanding across the majority of the Site including building footprints, paved roadways and footpaths; and,
- Appropriate sealed drainage design to prevent potential infiltration of contaminants.

4.2.2 Remediation

Where the design led solutions described above cannot provide adequate mitigation, this remediation strategy and verification plan sets out the procedure for dealing with contamination sources, removing pathways and/or breaking active contaminant linkages.

Based on the results of the previous assessments remediation will be required for the following:

- Management of risk from asbestos fibres in soils;
- Installation of buried services in corridors of clean soil;
- Use of appropriate materials for buried services in accordance with statutory provider requirements; and,
- Materials testing to ensure materials are suitable for reuse or whether disposal is required.

4.3 Discovery Strategy

TRC recognise that there may be unidentified contamination encountered during the groundworks phase of the development. Risks associated with this potentially variable ground conditions will be managed via a discovery strategy, as detailed in Section 6.1.

4.4 Changes to Design

TRC recognise that there may be changes to design and layout over the lifecycle of the project. Where these changes affect the remediation design this strategy should reviewed and, if necessary, amended to reflect the changes.

5.0 Remediation Activities

5.1 Remediation Overview

In summary the remediation will comprise the following:

- Management of risk from asbestos fibres in soils;
- Installation of buried services in corridors of clean soil;
- Use of appropriate materials for buried services in accordance with statutory provider requirements; and,
- Chemical analysis to ensure materials are suitable for reuse.

5.2 Asbestos Contaminated Soils

Any works which have the potential to disturb asbestos must be undertaken in accordance with CAR 2012 and a Plan of Work will be required.

Based on the results of the investigations undertaken the work is anticipated to constitute non-licensed work.

Non-licensed work does not require a licence but the workers must be trained and competent and appropriate control measures must be used to eliminate asbestos exposure or reduce it to as low as is reasonably practicable.

Asbestos fibres were identified within two samples of Made Ground (WS101 and WS103) during TRC's Tier 2 Geo-environmental Site Assessment. A concentration of 0.002% fibres was detected in soil samples from both locations. The asbestos identified in the samples tested is considered to pose a low risk to future site users as the Site will be predominantly covered in hardstanding.

Groundworkers should be made aware of the asbestos risk and assume all Made Ground encountered will potentially contain asbestos fibres. A Plan of Work for asbestos should be implemented, and should significant asbestos fragments be encountered, works should cease, and a specialist environmental consultant should be contacted to undertake further assessment. In addition, this document would require to be updated to reflect the findings.

As stated in the guidance, the Plan of Work should include the following information:

- The number of people involved in the work;
- The address and location where the work is to be carried out;
- The methods to be used to prevent or reduce exposure to asbestos; e.g. prevention and control measures and arrangements for the handling and disposal of asbestos waste;
- The type of equipment, including PPE and Respiratory Protective Equipment (RPE), used for:
    - protecting and decontaminating those carrying out the work;
    - protecting other people present at or near the worksite.

The Plan of Work needs to be a practical and useful document that is suitable for groundworkers / employees to follow and needs to be produced by a suitably competent person.

5.3 Ground Gas and Organic Vapour Protection

Initial gas monitoring has shown that the Site would be classified as Characteristic Situation 1 (very low risk). On this basis ground gas protection measures would not be required for the proposed development. No buildings or confined spaces are proposed that would be occupied for a significant period of time, therefore, a pollutant linkage has not been identified.

5.3 Clean Cover

TRC are not aware of any soft landscaping being installed within the proposed development.

Should soft landscaping be proposed, a cover system would be recommended to ensure future site users and maintenance contractors do not come into contact with contaminated soils in the future.

5.4 Buried Services

All services installed below ground in areas where soil contamination is present should be run in clean corridors to enable future maintenance to be in uncontaminated soils.

Should there be a new potable water supply, the contractor should contact the local water supplier to confirm that materials used for water pipe supply are compatible with ground conditions as well as the water supplier's requirements. Water supply pipework will be installed in accordance with the design agreed with the local water supply company.

6.0 Remediation Implementation

The following section outlines the requirements for dealing with soil and groundwater contamination generally when undertaking remediation and associated works on site. It is recommended that there is appropriate oversight and verification, where applicable.

6.1 Discovery Strategy

Due to the heterogeneous nature of Made Ground soils beneath the Site, consideration should be given towards the potential for the development works to encounter previously unidentified contamination. A discovery strategy will be employed to ensure that groundworkers identify and manage suspected areas of ground contamination should they be encountered.

In order to manage previously unidentified contamination, TRC recommends the following procedure if suspected contamination is identified:

1. Stop Works – cease current works to allow assessment and report to environmental manager;
2. Isolate – isolate the area of work to contain the contamination and minimise exposure to unauthorised persons and surrounding users;
3. Protect – take necessary actions to mitigate risks to surrounding environmental receptors through run-off, leaching or contamination of surrounding materials. Actions may include covering of materials, use of spill kits or containment and temporary sealing of drainage;
4. Report – notify the appropriate regulators;
5. Assess – investigate contaminated materials and identify an appropriate course of action which may comprise a revised risk assessment; and,
6. Record – record findings and any changes in working method statements as necessary to mitigate risks in the Site files.

Findings of any contamination discovery would be documented and reported to regulatory stakeholders including the LPA and the EA. Any further assessment and remediation would be performed in consultation with those stakeholders to ensure compliance with regulatory, planning and permitting requirements as relevant.

6.2 Permits and Consents

Various environmental permits and consents may be required as part of any remediation / demolition / enabling works. These would include, but are not limited to, a Materials Management Plan (MMP) to manage movement of materials around the Site and off-Site, abstraction licence if groundwater is to be abstracted and discharge consents for disposal of perched water in excavations. The contractor should apply for and manage these consents and permits as relevant to ensure compliance.

6.3 Additional Environmental Controls

The contractor should implement management procedures to ensure the highest level of environmental management at the Site. Key considerations for the site are:

- Management of potentially contaminated materials;
- Management of surface runoff;
- Controls of dust and debris;
- Noise;
- Odours;
- Vibration
- Control of debris on highways;
- Vehicle movements;

- Access / egress; and,
- Working hours.

6.4 Stockpile Management

It is anticipated that as part of the enabling works stockpiles will be generated. As mentioned previously, materials generated from the Site require suitability testing to verify their appropriateness for re-use within the development or classification for disposal.

A management plan should be adopted detailing the location and content of each stockpile (including source) and volumes of stockpiles. Should suspected contamination be present in the stockpile, these need to be bunded and covered to prevent contamination run-off.

Stockpiles should be managed in a manner that does not cause a nuisance to surrounding land users or create a risk to subsidence or surround properties.

6.5 Borehole Decommissioning

There may be a need to decommission the existing boreholes on the Site in order to prevent potential preferential pathways for ground gas or groundwater migration.

Table 6.1 below lists the existing monitoring well locations which require decommissioning. The locations of the monitoring wells are shown on the exploratory hole location plan presented as Figure 3 in Annex A.

Table 6.1: Monitoring Wells Summary

Exploratory Hole	Response Zone (m bgl)	Response Zone Strata
WS101	0.50 – 1.50	Made Ground
WS104	0.50 – 1.50	Made Ground
WS105	1.00 – 2.00	Made Ground

In preparing this document, TRC has consulted the publication of 'Good Practice for Decommissioning Redundant Boreholes and Wells'. The decommissioning methodology requires backfilling the entire borehole annulus from the base back to ground level with a low permeability bentonite / cement grout. This methodology usually requires some time for the grout to settle in the well which may require more grout after decommissioning.

The headworks should be removed (if possible) and if not contaminated these will be removed from the Site as general waste. The final 0.5 m to ground surface will be filled with a concrete cap that extends 0.5m around the surface of the borehole. The borehole will be reinstated at surface to the same standard as the surrounding ground, which will include a concrete/aggregate or topsoil finish, depending upon the surrounding landscape.

Detailed records will be written during monitoring which will include:

1. The reason for the abandonment;
2. Groundwater level prior to decommissioning;
3. Any removal of pipework or attempt to remove the pipework;
4. The depth, position and nature of backfill materials; and,
5. Problems encountered during decommissioning.

6.6 Materials Import

All soil materials imported to Site will require sampling and testing to confirm their suitability for use within the development.

Documentary evidence should be provided to confirm the source, materials quality (including chemical testing) and suitability for use within the development. If the material being imported would otherwise be considered a waste, a suitable Environmental Permit, Exemption or MMP in accordance with the CL:AIRE Definition of Waste Code of Practice will be required.

The minimum following soil testing for environmental suitability should be undertaken: heavy metals, PAH, total petroleum hydrocarbons – Criteria Working Group (TPH-CWG) and asbestos screening. If additional potential contaminants of concern are identified at the source site, then additional testing will need to be carried out to determine whether those contaminants are present and to confirm if soils are suitable for import. Sampling frequency of this material should be approximately 1 sample per 250 m^3 (minimum of three samples per source). Additional testing of soil leachate may be required where there is a potential risk to controlled waters receptors.

6.7 Materials Re-Use

If Site won material is to be excavated and re-used on Site, this should be carried out under a suitable Environmental Permit, Exemption or in accordance with the CL:AIRE Definition of Waste Code of Practice.

Material destined for re-use will need to be tested both environmentally and geotechnically to confirm its suitability for the development and proposed re-use. The minimum following soil and soil leachate testing for environmental suitability should be undertaken: heavy metals, PAH, TPH-CWG and asbestos screening. Testing frequency should be one sample for every 250 m^3 (with a minimum of three per source).

Testing for PCBs should also be undertaken on any excavated soils. Any soils containing PCBs should not be re-used on site.

6.8 Materials Disposal

All material movements off-site should be documented, and an appropriate record maintained by the Principal Contractor managing the phase of work. The documentary evidence shall include a minimum of materials testing, waste transfer and disposal documentation to demonstrate appropriate duty of care and compliance with relevant waste regulation. This information should be provided for inclusion in the final verification report.

It should be noted that all waste soil requiring disposal off-site should be classified in accordance with WM3 Guidance on the classification and assessment of waste (1st Edition v1.2.GB). It is the responsibility of the waste producer to ensure that all waste is correctly classified and there are penalties for incorrect classification.

7.0 Verification Plan

7.1 Purpose

A verification plan is required to document and record the remediation work completed at the Site. The verification plan details what testing is required and what records must be kept and maintained throughout the project lifecycle, it may also serve to meet data requirements of future planning condition discharges and warranty providers.

The following verification actions are proposed for the Site. It should be noted that the Site will undergo routine enabling works which is not covered within this environmental specific remediation strategy.

7.2 Buried Services

The contractor will keep a record of buried service installations for inclusion in the verification report. Suitable documents can include as built drawings, photographic records and inspections by the environmental consultant.

Should new water supply pipework be installed, the contractor will keep a record of water supply pipe construction for inclusion in the verification report. Suitable documents can include delivery notes or invoices which can be attributed to the Site, as built drawings, photographic records and inspections by the environmental consultant during pipe laying.

7.3 Action Triggered by the Discovery Strategy

Any actions triggered by the discovery strategy should be reported in full. As required by the planning permission, this will include investigation, risk assessment and remediation as required to mitigate risks. These actions will be reported under separate cover and once complete would be summarised within the verification report.

8.0 Verification Report

A verification report should be prepared to confirm that all necessary remediation actions have been satisfactorily completed at the Site. It also includes a description of the work undertaken and details of any unexpected conditions found during remediation and how they were dealt with. The report will contain the following key information:

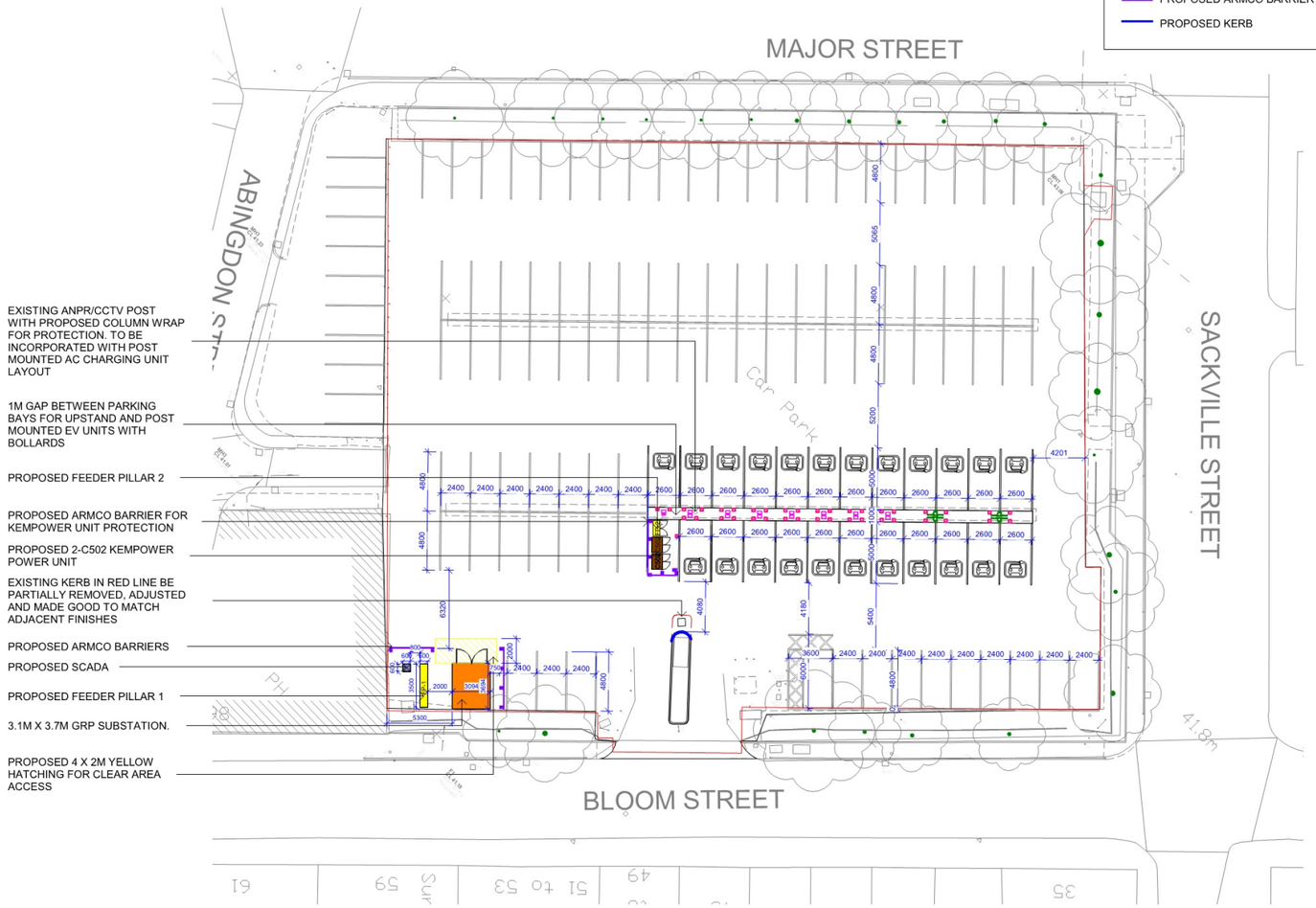
- Summary of works carried out;
- Field records including records of borehole decommissioning;
- Records of buried services including water supply pipework (if installed);
- Materials tracking information in accordance with any materials management plan;
- Findings of any actions triggered in association with the discovery strategy;
- Documentation of variations to the remediation strategy;
- Verification test results and delivery notes for imported soil;
- Records of installation of clean cover;
- As built drawings;
- Waste disposal records from Site as may be relevant during the construction works;
- Field records, photographs and any media records or other records which may be relevant; and,
- Other records.

The Verification Report will confirm if the remediation objectives and verification criteria were met.

Should the standard of remediation fall short or not meet the original objectives this will be documented by way of a variation.

The variation will outline what attempts were made to complete the remediation, describe any residual risks which may exist and set out any monitoring or further provision which may be required to reduce the risks to an acceptable level.

Annex A: Figures



LEGEND:

- SITE BOUNDARY
- EXISTING ELEMENTS
- PROPOSED DC EV CHARGING POINT (UP-STAND UNIT)
- PROPOSED AC EV CHARGING POINT (POST MOUNTED)
- PROPOSED BOLLARD
- PROPOSED EV PARKING SPACE
- PROPOSED DNO
- PROPOSED LV PANELBOARD
- PROPOSED KEMPOWER POWER UNIT
- PROPOSED SCADA
- PROPOSED ARMCO BARRIER
- PROPOSED KERB

Architects are to be notified of any discrepancies.
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To be read in conjunction with relevant design standards/protocols

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2 0 2 4 6 8 10
SCALE 1:250 m

0.5 0 0.5 1 1.5 2 2.5
SCALE 1:50 m

N

PROPOSED PARKING SUMMARY	
NUMBER OF EV PARKING SPACES	23
TOTAL LOST PARKING SPACE	5
NUMBER OF NON-EV PARKING SPACES	87

Rev	Description	Date	Drn	Ckd
P8	GENERAL UPDATES, NEW EQUIPMENTS INCORPORATED, ISLAND KERB ADJUSTED	17.07.25	KR	JN
P7	GENERAL UPDATES FOLLOWING PLANNING CONSULTANT COMMENTS, CAGE REMOVED, LOCATION ADJUSTED, DIMENSIONS ADDED, NEW NAMING CONVENTION ADAPTED	08.07.25	KR	JN
P6	RED BOUNDARY LINE AMENDED, KEMPOWER UNIT UPDATED, WHEEL STOPPER ADDED	03.07.25	KR	JN
P5	RED BOUNDARY LINE AMENDED TO DRAINAGE PROPOSAL REVISION, COLOR UPDATED FOR FENCE AND GATE	26.06.25	KR	JM
P4	RED BOUNDARY LINE REVISED TO FULL PARKING AREA	27.02.25	KR	JN
P3	NOTE AMENDMENT	12.02.25	TT	KR
P2	EV PARKING ADJUSTED, PROVISION FOR SPACE BETWEEN EV PARKING BAYS	10.02.25	KR	JM
P1	PLANNING ISSUE	03.02.25	HD	JM

Status
PLANNING

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Project
NCP SACKVILLE STREET, MANCHESTER M1 3LY

Client
LYSARA

Drawing Title
PROPOSED SITE PLAN

Proj Ref	Origin	Zone	Level	Type	Role	Num	Status	Rev
7944	SMR	MA	ZZ	DR	A	2003	S3	P8

SMR Job Ref	Sheet	Scale	Drawn
7944-MA-2003	A2	NOTED	KR

NOTES

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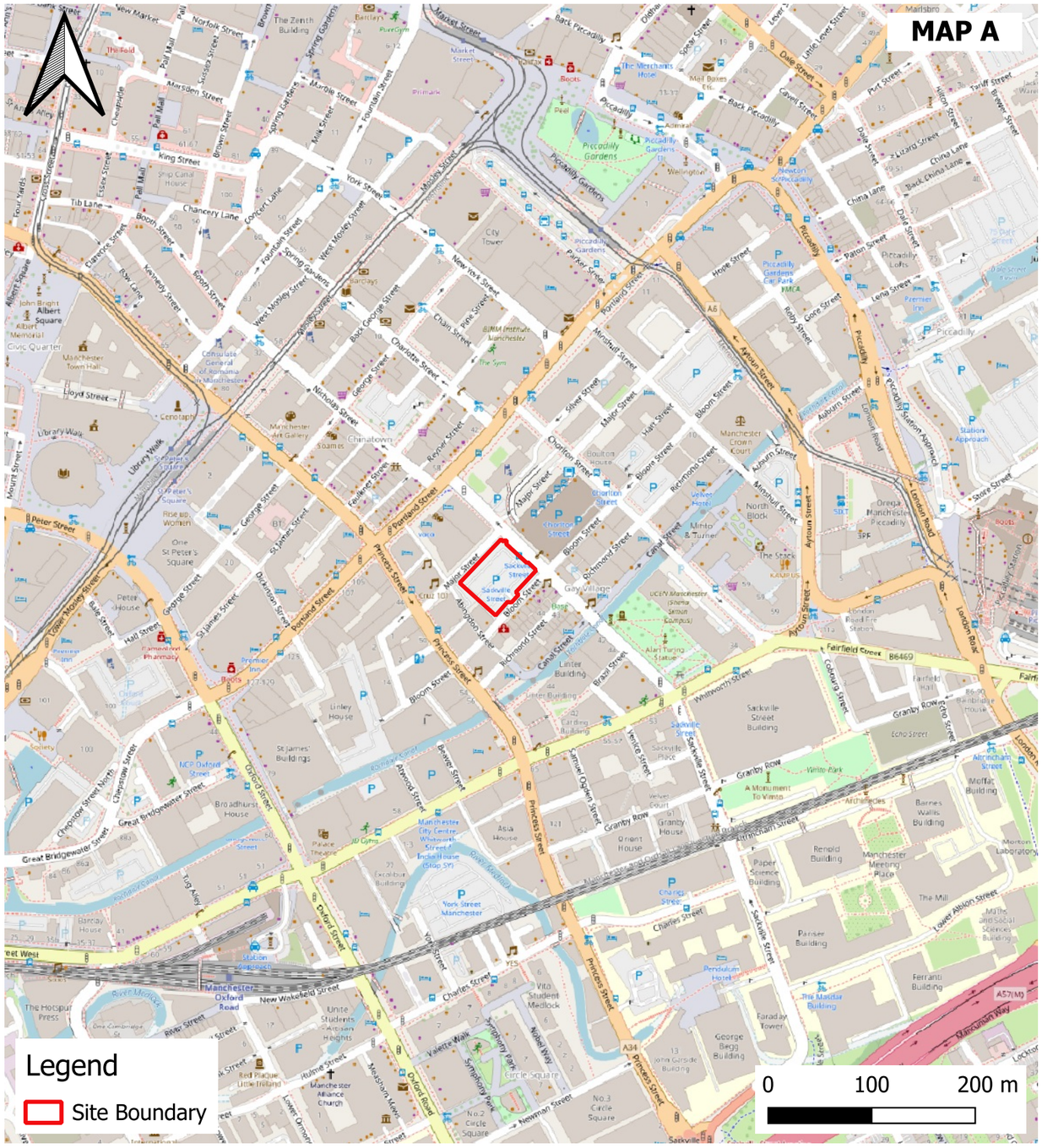
REV.				
P01	FIRST ISSUE			
	Initials	NJ	19/2/2026	
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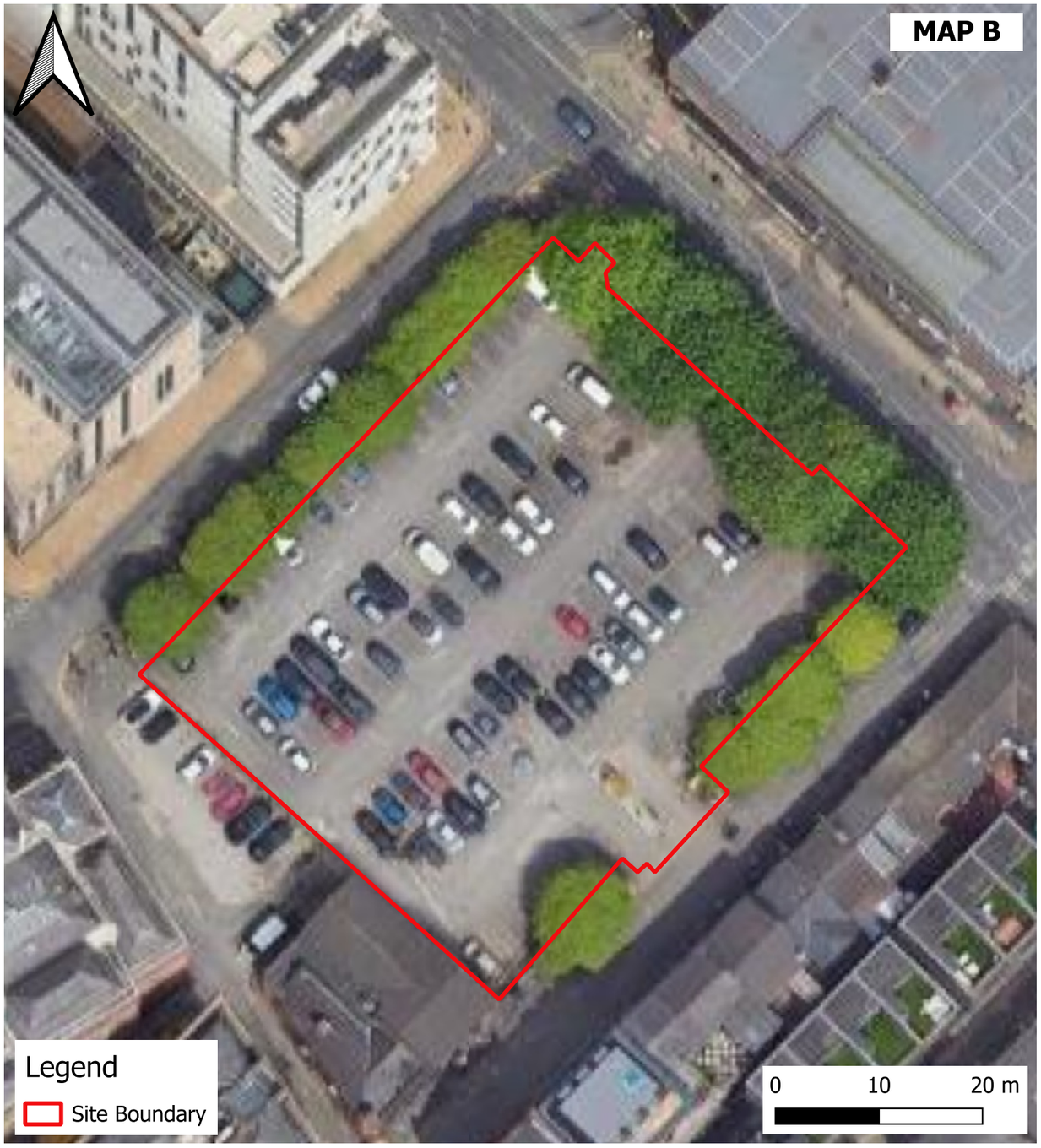
TRC
Arkwright House
Manchester
M3 2LF

TITLE
PROPOSED DEVELOPMENT PLAN

TRC PROJECT NO.	SCALE	PURPOSE OF ISSUE	STATUS
724489.0000.0000	N/A	SUITABLE FOR INFORMATION	

CLIENT	PROJECT	DRAWING NO	REVISION
LYSARA LIMITED	SACKVILLE STREET, MANCHESTER	724489.0000.FIG02	PO1





NOTES

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	Initials			

TRC
Arkwright House
Manchester
M3 2LF

TITLE
SITE LOCATION PLAN

TRC PROJECT NO.
724489.0000.0000

SCALE
MAP A: 1:5,000 @ A3
MAP B: 1:500 @ A3

CLIENT
LYSARA LIMITED

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS

PROJECT
SACKVILLE STREET, MANCHESTER

DRAWING NO
724489.0000.FIG01

REVISION
PO1



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P01	FIRST ISSUE				
	Initials	KP	19/2/2026		
REV.	REVISION NOTES/COMMENTS				
	Initials				

TITLE EXPLORATORY HOLE LOCATION PLAN		
TRC PROJECT NO. 724489.0000.0000	SCALE 1:350 @ A3	
CLIENT LYSARA LIMITED	PURPOSE OF ISSUE SUITABLE FOR INFORMATION	STATUS
PROJECT SACKVILLE STREET, MANCHESTER	DRAWING NO 724489.0000.FIG03	REVISION PO1

Annex B: Verification Criteria

Human Health Generic Assessment Criteria

Contaminant of Concern	Units	Generic Assessment Criteria (mg/kg)				Source
		Residential (wHP)	Residential (woHP)	POS (Residential)	Commercial	
Heavy Metals						
Arsenic	mg/kg	37	40	79	640	S4UL
Boron	mg/kg	290	11000	21000	240000	S4UL
Cadmium	mg/kg	11	85	120	190	S4UL
Chromium (hexavalent)	mg/kg	6	6	7.7	33	S4UL
Chromium (III)	mg/kg	910	910	1500	8600	S4UL
Chromium	mg/kg	910	910	1500	8600	S4UL
Copper	mg/kg	2400	7100	12000	68000	S4UL
Lead	mg/kg	200	310	630	2330	C4SL
Mercury	mg/kg	40	56	120	1100	S4UL
Nickel	mg/kg	180	180	230	980	S4UL
Selenium	mg/kg	250	430	1100	12000	S4UL
Zinc	mg/kg	3700	40000	81000	730000	S4UL
Polycyclic Aromatic Hydrocarbons (PAHs)						
Naphthalene	mg/kg	2.3	2.3	4900	190	S4UL
Acenaphthylene	mg/kg	170	2900	15000	83000	S4UL
Acenaphthene	mg/kg	210	3000	15000	84000	S4UL
Fluorene	mg/kg	170	2800	9900	63000	S4UL
Phenanthrene	mg/kg	95	1300	3100	22000	S4UL
Anthracene	mg/kg	2400	31000	74000	520000	S4UL
Fluoranthene	mg/kg	280	1500	3100	23000	S4UL
Pyrene	mg/kg	620	3700	7400	54000	S4UL
Benzo(a)anthracene	mg/kg	7.2	11	29	170	S4UL
Chrysene	mg/kg	15	30	57	350	S4UL
Benzo(b)fluoranthene	mg/kg	2.6	3.9	7.1	44	S4UL
Benzo(k)fluoranthene	mg/kg	77	110	190	1200	S4UL
Benzo(a)pyrene	mg/kg	2.2	3.2	5.7	35	S4UL
Indeno(1,2,3-cd) pyrene	mg/kg	27	45	82	500	S4UL
Dibenz(a,h)anthracene	mg/kg	0.24	0.31	0.57	3.5	S4UL
Benzo(ghi)perylene	mg/kg	320	360	640	3900	S4UL
Monoaromatics						
Benzene	µg/kg	87	380	72000	27000	S4UL
Toluene	µg/kg	130000	880000	56000000	56000000	S4UL
Ethylbenzene	µg/kg	47000	83000	24000000	5700000	S4UL
p & m-xylene	µg/kg	56000	79000	41000000	5900000	S4UL
o-xylene	µg/kg	60000	88000	41000000	6600000	S4UL
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	49000	73000	-	7900000	EIC/AGS/CL:AIRE
Petroleum Hydrocarbons (Aliphatic)						
TPH-CWG – Aliphatic >EC5 – EC6	mg/kg	42	42	570000	3200	S4UL
TPH-CWG – Aliphatic >EC6 – EC 8	mg/kg	100	100	600000	7800	S4UL
TPH-CWG – Aliphatic >EC8 – EC10	mg/kg	27	27	13000	2000	S4UL
TPH-CWG – Aliphatic >EC10 – EC12	mg/kg	130	130	13000	9700	S4UL
TPH-CWG – Aliphatic >EC12 – EC16	mg/kg	1100	1100	13000	59000	S4UL
TPH-CWG – Aliphatic >EC16 – EC21	mg/kg	65000	65000	250000	1600000	S4UL

TPH-CWG – Aliphatic >EC21 – EC35	mg/kg	65000	65000	250000	1600000	S4UL
Petroleum Hydrocarbons (Aromatic)						
TPH-CWG – Aromatic >EC5 – EC7	mg/kg	70	370	56000	26000	S4UL
TPH-CWG – Aromatic >EC7 – EC8	mg/kg	130	860	56000	56000	S4UL
TPH-CWG – Aromatic >EC8 – EC10	mg/kg	34	47	5000	3500	S4UL
TPH-CWG – Aromatic >EC10 – EC12	mg/kg	74	250	5000	16000	S4UL
TPH-CWG – Aromatic >EC12 – EC16	mg/kg	140	1800	5100	36000	S4UL
TPH-CWG – Aromatic >EC16 – EC21	mg/kg	260	1900	3800	28000	S4UL
TPH-CWG – Aromatic >EC21 – EC35	mg/kg	1100	1900	3800	28000	S4UL
Volatile Organic Compounds (VOCs)						
Chloromethane	µg/kg	8.3	8.5	-	1000	EIC/AGS/CL:AIRE
Chloroethane	µg/kg	8300	8400	-	960000	EIC/AGS/CL:AIRE
Bromomethane	µg/kg	-	-	-	-	-
Vinyl Chloride	µg/kg	0.64	0.77	3500	59	S4UL
Trichlorofluoromethane	µg/kg	-	-	-	-	-
1,1-Dichloroethene	µg/kg	230	230	-	26000	EIC/AGS/CL:AIRE
1,1,2-Trichloro 1,2,2-Trifluoroethane	µg/kg	-	-	-	-	-
Cis-1,2-dichloroethene	µg/kg	110	120	-	14000	EIC/AGS/CL:AIRE
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	49000	73000	-	7900000	EIC/AGS/CL:AIRE
1,1-Dichloroethane	µg/kg	2400	2500	-	280000	EIC/AGS/CL:AIRE
2,2-Dichloropropane	µg/kg	-	-	-	-	-
Trichloromethane	µg/kg	910	1200	2500000	99000	S4UL
1,1,1-Trichloroethane	µg/kg	8800	9000	140000000	660000	S4UL
1,2-Dichloroethane	µg/kg	7.1	9.2	29000	670	S4UL
1,1-Dichloropropene	µg/kg	-	-	-	-	-
Trans-1,2-dichloroethene	µg/kg	190	190	-	22000	EIC/AGS/CL:AIRE
Benzene	µg/kg	87	380	72000	27000	S4UL
Tetrachloromethane	µg/kg	26	26	890000	2900	S4UL
1,2-Dichloropropane	µg/kg	24	24	-	3300	EIC/AGS/CL:AIRE
Trichloroethene	µg/kg	16	17	120000	1200	S4UL
Dibromomethane	µg/kg	-	-	-	-	-
Bromodichloromethane	µg/kg	16	19	-	2100	EIC/AGS/CL:AIRE
Cis-1,3-dichloropropene	µg/kg	-	-	-	-	-
Trans-1,3-dichloropropene	µg/kg	-	-	-	-	-
Toluene	µg/kg	130000	880000	56000000	56000000	S4UL
1,1,2-Trichloroethane	µg/kg	600	880	-	94000	EIC/AGS/CL:AIRE
1,3-Dichloropropane	µg/kg	-	-	-	-	-
Dibromochloromethane	µg/kg	-	-	-	-	-
Tetrachloroethene	µg/kg	180	180	1400000	19000	S4UL
1,2-Dibromoethane	µg/kg	-	-	-	-	-
Chlorobenzene	µg/kg	460	460	11000000	56000	S4UL
1,1,1,2-Tetrachloroethane	µg/kg	1200	1500	1400000	110000	S4UL
Ethylbenzene	µg/kg	47000	83000	24000000	5700000	S4UL
p & m-Xylene	µg/kg	56000	79000	41000000	5900000	S4UL
Styrene	µg/kg	8100	35000	-	3300000	EIC/AGS/CL:AIRE
Tribromomethane	µg/kg	-	-	-	-	-
o-Xylene	µg/kg	60000	88000	41000000	6600000	S4UL

1,1,2,2-Tetrachloroethane	µg/kg	1600	3900	1400000	270000	S4UL
Isopropylbenzene	µg/kg	11000	12000	-	1400000	EIC/AGS/CL:AIRE
Bromobenzene	µg/kg	870	910	-	97000	EIC/AGS/CL:AIRE
n-Propylbenzene	µg/kg	34000	40000	-	4100000	EIC/AGS/CL:AIRE
2-Chlorotoluene	µg/kg	-	-	-	-	-
4-Chlorotoluene	µg/kg	-	-	-	-	-
1,3,5-Trimethylbenzene	µg/kg	-	-	-	-	-
tert-Butylbenzene	µg/kg	-	-	-	-	-
1,2,4-Trimethylbenzene	µg/kg	350	410	-	42000	EIC/AGS/CL:AIRE
sec-Butylbenzene	µg/kg	-	-	-	-	-
1,3-Dichlorobenzene	µg/kg	400	440	300000	30000	S4UL
p-Isopropyltoluene	µg/kg	-	-	-	-	-
1,2-Dichlorobenzene	µg/kg	23000	24000	90000000	2000000	S4UL
1,4-Dichlorobenzene	µg/kg	61000	61000	17000000	4400000	S4UL
Butylbenzene	µg/kg	-	-	-	-	-
1,2-Dibromo-3-chloropropane	µg/kg	-	-	-	-	-
1,2,4-Trichlorobenzene	µg/kg	2600	2600	15000000	220000	S4UL
Hexachlorobutadiene	µg/kg	290	320	25000	31000	S4UL
1,2,3-Trichlorobenzene	µg/kg	1500	1500	1800000	102000	S4UL
Semi Volatile Organic Compounds (SVOCs)						
Aniline	mg/kg	-	-	-	-	-
Phenol	mg/kg	120	440	440	440	S4UL
2-Chlorophenol	mg/kg	0.87	94	620	3500	S4UL
Bis(2-chloroethyl)ether	mg/kg	-	-	-	-	-
1,3-Dichlorobenzene	mg/kg	0.4	0.44	300	30	S4UL
1,2-Dichlorobenzene	mg/kg	23	24	90000	2000	S4UL
1,4-Dichlorobenzene	mg/kg	61	61	17000	4400	S4UL
Bis(2-chloroisopropyl)ether	mg/kg	-	-	-	-	-
2-Methylphenol	mg/kg	80	3700	-	160000	EIC/AGS/CL:AIRE
Hexachloroethane	mg/kg	0.2	0.22	-	22	EIC/AGS/CL:AIRE
Nitrobenzene	mg/kg	-	-	-	-	-
4-Methylphenol	mg/kg	80	3700	-	160000	EIC/AGS/CL:AIRE
Isophorone	mg/kg	-	-	-	-	-
2-Nitrophenol	mg/kg	-	-	-	-	-
2,4-Dimethylphenol	mg/kg	19	210	-	16000	EIC/AGS/CL:AIRE
Bis(2-chloroethoxy)methane	mg/kg	-	-	-	-	-
1,2,4-Trichlorobenzene	mg/kg	2.6	2.6	15000	220	S4UL
2,4-Dichlorophenol	mg/kg	-	-	-	-	-
4-Chloroaniline	mg/kg	-	-	-	-	-
Hexachlorobutadiene	mg/kg	0.29	0.32	25	31	S4UL
4-Chloro-3-methylphenol	mg/kg	-	-	-	-	-
2,4,6-Trichlorophenol	mg/kg	-	-	-	-	-
2,4,5-Trichlorophenol	mg/kg	-	-	-	-	-
2-Methylnaphthalene	mg/kg	-	-	-	-	-
2-Chloronaphthalene	mg/kg	3.7	3.8	-	390	EIC/AGS/CL:AIRE
Dimethylphthalate	mg/kg	-	-	-	-	-
2,6-Dinitrotoluene	mg/kg	0.78	78	-	1900	EIC/AGS/CL:AIRE

2,4-Dinitrotoluene	mg/kg	1.5	170	-	3700	EIC/AGS/CL:AIRE
Dibenzofuran	mg/kg	-	-	-	-	-
4-Chlorophenyl phenyl ether	mg/kg	-	-	-	-	-
Diethyl phthalate	mg/kg	120	1800	-	150000	EIC/AGS/CL:AIRE
4-Nitroaniline	mg/kg	-	-	-	-	-
Azobenzene	mg/kg	-	-	-	-	-
Bromophenyl phenyl ether	mg/kg	-	-	-	-	-
Hexachlorobenzene	mg/kg	1.8	4.1	16	110	S4UL
Carbazole	mg/kg	-	-	-	-	-
Dibutyl phthalate	mg/kg	13	450	-	15000	EIC/AGS/CL:AIRE
Anthraquinone	mg/kg	-	-	-	-	-
Butyl benzyl phthalate	mg/kg	1400	42000	-	940000	EIC/AGS/CL:AIRE
Polychlorinated biphenyls (PCBs)						
PCB (sum)	mg/kg	8	8	-	240	SGV

Key	
Source Reference	**Document**
S4UL	Nathanail, CP et al (2015) The LQM/CIEH S4ULs for human health risk assessment.
C4SL	Department for Environment, Food and Rural Affairs (2014) SP1010: Development of category 4 screening levels for assessment of land affected by contamination – policy companion document.
EIC/AGS/CL:AIRE	Environmental Industries Commission, The Association of Geotechnical and Geoenvironmental Specialists and Contaminated Land: Applications in Real Environments (2009) The EIC/AGS/CL:AIRE soil generic assessment criteria for human health risk assessment.
SGV	Environment Agency (2009) Soil guideline values for dioxins, furans and dioxin-like PCBs in soil. Science report SC050021/Dioxins SGV.

Notes:

The above GAC are for guidance only when assessing risk to human health receptors for specific development scenarios.

The absence of GAC for a substance does not necessarily imply there is no risk.

Some substances may be known by alternative names.

GAC given for organic compounds are based on the assumption of 1% soil organic matter with the exception of PCBs which assumes 6% soil organic matter.

Abbreviations:

GAC	Generic Assessment Criiteria
wHP	With homegrown produce
woHP	Without homegrown produce
POS	Public open space