Phase IV Validation Completion Report

At

Chorlton Irish Club
Cross Road, Chorlton
Manchester
M21 9DJ

Client: J. Greenwood (Builders) Limited

Reference: 31296-SUT-ZZ-00-RP-G-7401

Date: December 2025

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SUTCLIFFE INVESTIGATIONS

Phase IV Validation Completion Report

Document Control Sheet

Report Reference: 31296-SUT-ZZ-00-RP-G-7401

Issue: P02 Date: December 2025

Prepared by: Checked/Approved by:

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Revision History:

Rev.	Date	Description	Prepared	Checked	Approved
P01	October 2025	Final Report	DE	DB	WGB
P02	December 2025	Revision to include commentary regarding WS103 Hotspot	DE	DB	WGB
		Signatures:	[redacted]		

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations have carried out remediation validation works on behalf of J. Greenwood (Builders) Limited in order to enable contaminated land conditions to be removed for the proposed development at Chorlton-cum-Hardy, Manchester M21 9DJ.

The present document outlines Sutcliffe Investigations validation works including:

- Topsoil Sampling
- Depth Validation

1.2 Previous Works

This report should be read in conjunction with:

- GRO-20215-1793 – Phase I PRA Report (September 2020)
- 31296-SUT-ZZ-00-RP-G-702-0002 – Phase II Interpretive Ground Assessment Report (June 2021)
- 31296-SUT-ZZ-00-RP-G-7301 – Phase III Remediation and Validation Proposals (February 2024)

1.3 Objectives

The aim of this document is to provide evidence that methodologies and protocols have been adhered to as detailed within the Phase III Remediation and Validation Proposals, dated February 2024, thus ensuring risks to identified receptors have been mitigated. This principally relates to the imported material for soft landscaping areas.

1.4 Development Proposal

The site is proposed for the development of a residential apartment block with associated car parking and infrastructure. The Proposed Site Plan is presented as drawing Number (ER)090.

1.5 Site Location, Topography and Description

Site details are summarised in the table below.

Table 1.1: Summary of Site Description

Detail	Remarks
Location	Cross Road, Chorlton-cum-Hardy, Manchester, M21 9DJ.
Grid Reference	E381721, N393651
Area	0.29ha
Current Access	Site is accessed via Cross Road to the east and High Lane to the north of the site.
Topography	The site topography is noted to be relatively flat.
Surrounding Land Uses	The surrounding area comprises of residential housing, recreational ground, and some local amenities.

2 Risk Assessment (Pre-Remedial Works)

2.1 Long Term Human Health

Elevated levels of Lead, Naphthalene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenzo(ah)anthracene all indicate the presence of site wide contamination.

While limited, areas of proposed soft landscaping will require a site strip with a minimum 600mm capping layer comprising of clean imported topsoil should be placed in these areas in order to break any pollutant linkages.

Additionally, material in the area of WS103 will need to be removed to natural ground due to the elevated Naphthalene. As Naphthalene poses a vapour risk it is proposed to remove material at a 2.50m radius around WS103 and to natural ground in order to remove the pollutant linkage.

A full assessment of risks to long term human health is presented in Sutcliffe's Phase II Interpretive Ground Assessment Report (June 2021).

2.2 Ground Gas Risk Assessment

Ground gas monitoring was not undertaken as part of the Phase II Ground Investigation. This was based on the reasoning that the Phase I report produced by Groundtech Consulting considered it to be low risk.

"Deep Made Ground is unlikely to be present beneath the site and no offsite sources have been identified close to the site where ground gas could migrate into confined spaces of the proposed development. The site is not within an area requiring radon precautions within foundations and no realistic pollution linkage exist".

A full assessment of risks associated with ground gas is presented in Sutcliffe's Phase II Interpretive Ground Assessment Report (June 2021).

3 Remediation Works

3.1 Introduction

Based on the findings of the ground assessment, completed for the site (reported in June 2021), and with the exception of risks to receptors (construction workers & adjacent site users) associated with the site wide contamination, 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 areas.

3.2 Remedial Works

Imported Material

Approximately 130m^3 of clean topsoil was imported onto site for the garden areas. A recommended depth of 600mm was emplaced in all plots to create a capping system and provide a suitable growth medium.

Depth validation was carried out, and it was noted that a total depth of 600mm was emplaced on site.

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 1 sample per 50m^3 of material. Therefore 3No. samples were recovered from the material 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.*

Site Variations

As discussed in section 2.1 of this report, it was recommended that the material 2.50m radial area of WS103 should be removed extending to natural to mitigate the risk of Naphthalene. Notwithstanding, this area was subject to a reduction in levels to allow for the formation of the new pavement along with the new car parking area on site. There are areas of soft landscaping surrounding this area that have been chemical and depth validated

(HP104) showing a clean cover system to a depth of 600mm, covering the majority of the made ground observed in this area (c.700mm), with the remainder being hardstanding. We believe that the risk of Naphthalene has been mitigated without the need to remove the material in this area.

4 Conclusions

Sutcliffe Investigations can confirm site works have been carried out on site as detailed in this report. Imported material for use in soft landscaping 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



Plate 1: View down hole of HDP101.



Plate 2: View down hole of HDP101.



Plate 3: View showing depth of cover on HDP101.



Plate 4: View down hole of HDP102.



Plate 5: View down hole of HDP102.



Plate 6: View showing depth of cover on HDP102.



Plate 7: View down hole of HDP103.



Plate 8: View down hole of HDP103.



Plate 9: View showing depth of cover on HDP103.



Plate 10: View down hole of HDP104.



Plate 11: View down hole of HDP104.



Plate 12: View showing depth of cover on HDP104.



Plate 13: View down hole of HDP105.



Plate 14: View down hole of HDP105.



Plate 15: View showing depth of cover on HDP105.



Plate 16: View down hole of HDP106.



Plate 17: View down hole of HDP106.



Plate 18: View showing depth of cover on HDP106.

Appendix B – Analytical Certificates & Screening Tables (Imported)

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

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/11658
Issue Number: 1 **Date:** 23 October, 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: Cholton Irish Club
Project Ref: 31296LG
Order No: 11154
Date Samples Received: 14/10/25
Date Instructions Received: 15/10/25
Date Analysis Completed: 23/10/25

Approved by:

[redacted]

Richard Wong
Client Manager

Envirolab Job Number: 25/11658

Client Project Name: Cholton Irish Club

Client Project Ref: 31296LG

Lab Sample ID	25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP101	HP105	HP104	HP106	Stockpile					
Depth to Top	0.00	0.00	0.00	0.00						
Depth To Bottom	0.60	0.60	0.60	0.60						
Date Sampled	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE					
% Moisture at <40C$_A$	9.7	9.9	10.6	10.5	10.6			% w/w	0.1	A-T-044
% Stones >10mm$_A$	<0.1	<0.1	<0.1	<0.1	<0.1			% w/w	0.1	A-T-044
pH$_D$ M#	8.01	8.04	8.05	8.04	8.08			pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$ M#	0.12	0.13	0.11	0.10	0.15			g/l	0.01	A-T-026s
Sulphate (acid soluble)$_D$ M#	650	630	610	600	670			mg/kg	200	A-T-028s
Cyanide (total)$_A$ M#	2	2	2	3	4			mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2	<0.2	<0.2			mg/kg	0.2	A-T-050s
Sulphide$_A$	<5	<5	<5	<5	<5			mg/kg	5	A-T-043-s
Sulphur (elemental)$_D$ M#	<5	<5	<5	<5	<5			mg/kg	5	A-T-029s
Organic Matter$_D$ M#	9.98	4.15	7.42	9.28	7.27			% w/w	0.14	A-T-032s
Arsenic$_D$ M#	4	4	5	4	4			mg/kg	1	A-T-024s
Boron (water soluble)$_D$ M#	2.2	1.9	2.0	1.3	1.3			mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0	<1.0	<1.0			mg/kg	1	A-T-024s
Copper$_D$ M#	2020	18	18	18	19			mg/kg	1	A-T-024s
Chromium$_D$ M#	8	9	10	10	10			mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1	<1	<1			mg/kg	1	A-T-040s
Chromium (trivalent)	8	9	10	10	10			mg/kg	1	Calc
Lead$_D$ M#	43	38	38	36	35			mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17	<0.17	<0.17			mg/kg	0.17	A-T-024s
Nickel$_D$ M#	8	8	9	8	9			mg/kg	1	A-T-024s
Selenium$_D$ M#	<1	<1	<1	<1	<1			mg/kg	1	A-T-024s
Zinc$_D$ M#	68	76	78	69	74			mg/kg	1	A-T-024s

Envirolab Job Number: 25/11658

Client Project Name: Cholton Irish Club

Client Project Ref: 31296LG

Lab Sample ID	25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP101	HP105	HP104	HP106	Stockpile					
Depth to Top	0.00	0.00	0.00	0.00						
Depth To Bottom	0.60	0.60	0.60	0.60						
Date Sampled	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE					
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_D^{\#}$	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					A-T-045

Envirolab Job Number: 25/11658

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Client Project Ref: 31296LG

Lab Sample ID	25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP101	HP105	HP104	HP106	Stockpile					
Depth to Top	0.00	0.00	0.00	0.00						
Depth To Bottom	0.60	0.60	0.60	0.60						
Date Sampled	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE					
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.04	0.03	0.04	0.04	0.03			mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	<0.01	<0.01	<0.01	<0.01			mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.07	0.06	0.04	0.04	0.04			mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.22	0.18	0.18	0.16	0.15			mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.21	0.12	0.15	0.12	0.11			mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.29	0.20	0.22	0.21	0.19			mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.11	0.07	0.08	0.07	0.06			mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.12	0.08	0.09	<0.07	<0.07			mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.24	0.18	0.19	0.17	0.16			mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04			mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.59	0.46	0.47	0.42	0.41			mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.03	0.02	0.03	0.03	0.02			mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.12	0.08	0.09	0.08	0.07			mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03	<0.03	<0.03			mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.28	0.28	0.26	0.26	0.23			mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.49	0.37	0.39	0.35	0.34			mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	2.81	2.13	2.23	1.95	1.81			mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/11658

Client Project Name: Cholton Irish Club

Client Project Ref: 31296LG

Lab Sample ID	25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP101	HP105	HP104	HP106	Stockpile					
Depth to Top	0.00	0.00	0.00	0.00						
Depth To Bottom	0.60	0.60	0.60	0.60						
Date Sampled	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE					
TPH UKCWG with Clean Up										
Ali >C5-C6$_A$	<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			mg/kg	0.01	A-T-022s
Ali >C8-C10$_A$	<1	<1	<1	<1	<1			mg/kg	1	A-T-055s
Ali >C10-C12$_A^{M\#}$	<1	<1	<1	<1	<1			mg/kg	1	A-T-055s
Ali >C12-C16$_A^{M\#}$	<1	1	1	<1	<1			mg/kg	1	A-T-055s
Ali >C16-C21$_A^{M\#}$	21	20	22	19	16			mg/kg	1	A-T-055s
Ali >C21-C35$_A^{M\#}$	97	100	112	96	84			mg/kg	1	A-T-055s
Ali >C35-C44$_A$	7	7	7	7	7			mg/kg	1	A-T-055s
Total Aliphatics$_A$	125	128	142	122	106			mg/kg	1	Calc-As Recd
Aro >C5-C7$_A^{\#}$	<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			mg/kg	0.01	A-T-022s
Aro >C8-C10$_A$	1	1	1	1	<1			mg/kg	1	A-T-055s
Aro >C10-C12$_A$	<1	<1	<1	<1	<1			mg/kg	1	A-T-055s
Aro >C12-C16$_A$	3	4	4	4	4			mg/kg	1	A-T-055s
Aro >C16-C21$_A^{M\#}$	21	28	27	27	25			mg/kg	1	A-T-055s
Aro >C21-C35$_A^{M\#}$	31	37	35	32	32			mg/kg	1	A-T-055s
Aro >C35-C44$_A$	9	10	10	10	10			mg/kg	1	A-T-055s
Total Aromatics$_A$	65	80	77	75	72			mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C44)$_A$	190	208	219	197	178			mg/kg	1	Calc-As Recd
BTEX - Benzene$_A^{\#}$	<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			mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene$_A^{\#}$	<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			mg/kg	0.01	A-T-022s
BTEX - o Xylene$_A^{\#}$	<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			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: Cholton Irish Club

Clients Project No: 31296LG

Project No: 25/11658

Date Received: 15/10/2025 (am)

Cool Box Temperatures (°C): 13.4

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	25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5
Client Sample No					
Client Sample ID/Depth	HP101 0.00-0.60m	HP105 0.00-0.60m	HP104 0.00-0.60m	HP106 0.00-0.60m	Stockpile
Date Sampled	13/10/25	13/10/25	13/10/25	13/10/25	13/10/25
A-T-019s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-022s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-024s	21/10/2025	21/10/2025	21/10/2025	21/10/2025	21/10/2025
A-T-026s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-027s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	22/10/2025
A-T-028s	21/10/2025	21/10/2025	21/10/2025	21/10/2025	21/10/2025
A-T-029s	21/10/2025	21/10/2025	21/10/2025	21/10/2025	21/10/2025
A-T-031s	22/10/2025	22/10/2025	22/10/2025	22/10/2025	22/10/2025
A-T-032s	21/10/2025	21/10/2025	21/10/2025	21/10/2025	22/10/2025
A-T-040s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-042sTCN	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-043-s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
A-T-044	17/10/2025	17/10/2025	17/10/2025	17/10/2025	17/10/2025
A-T-045	16/10/2025	16/10/2025	16/10/2025	16/10/2025	16/10/2025
A-T-050s	23/10/2025	23/10/2025	23/10/2025	23/10/2025	23/10/2025
A-T-055s	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025
Calc	21/10/2025	21/10/2025	21/10/2025	21/10/2025	21/10/2025
Calc-As Recd	20/10/2025	20/10/2025	20/10/2025	20/10/2025	20/10/2025

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:	Chorlton Irish Club, Chorlton	**Job No.:**	31296LG					
	Proposed Land Use:	Residential With Plant Uptake	**S.O.M. (%):**	6.0					
	Legend		**Sample Details**						
	Above Threshold:		**Lab Sample Ref.:**		25/11658/1	25/11658/2	25/11658/3	25/11658/4	25/11658/5
	Below Limit of Detection:	<0.01	**Depth Top (m bgl):**		0.00	0.00	0.00	0.00	
	Not Tested:	n/t	**Depth Base (m bgl):**		0.60	0.60	0.60	0.60	
	No Asbestos Detected:	NAD	**Date Sampled:**		13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25	13-Oct-25
	Contaminant	**Units**	**Threshold Source**	**Threshold Value**	**HP101**	**HP105**	**HP104**	**HP106**	**Stockpile**
Metals / Non-Metals / Other Suite	Arsenic (Total)	mg/kg	LQM S4UL	37	4	4	5	4	4
	Boron (Soluble)	mg/kg	LQM S4UL	290	2.2	1.9	2	1.3	1.3
	Cadmium (Total)	mg/kg	LQM S4UL	11	<1.0	<1.0	<1.0	<1.0	<1.0
	Chromium III	mg/kg	LQM S4UL	910	8	9	10	10	10
	Chromium VI	mg/kg	LQM S4UL	6	<1	<1	<1	<1	<1
	Copper (Total)	mg/kg	LQM S4UL	2400	2020	18	18	18	19
	Lead (Total)	mg/kg	C4SL	200	43	38	38	36	35
	Mercury (Total)	mg/kg	LQM S4UL	40	<0.17	<0.17	<0.17	<0.17	<0.17
	Nickel (Total)	mg/kg	LQM S4UL	130	8	8	9	8	9
	Selenium (Total)	mg/kg	LQM S4UL	250	<1	<1	<1	<1	<1
	Zinc (Total)	mg/kg	LQM S4UL	3700	68	76	78	69	74
	Cyanide (Total)	mg/kg	ATKINS	34	2	2	2	3	4
	Phenols (Total)	mg/kg	LQM S4UL	380	<0.2	<0.2	<0.2	<0.2	<0.2
	Organic matter	%	LQM S4UL	N/a	9.98	4.15	7.42	9.28	7.27
	Sulphate (Acid Soluble)	mg/kg	LQM S4UL	N/a	650	630	610	600	670
	Sulphate as Water Soluble	g/l	LQM S4UL	N/a	0.12	0.13	0.11	0.1	0.15
	Sulphide	mg/kg	LQM S4UL	N/a	<5	<5	<5	<5	<5
	pH	pH units	LQM S4UL	N/a	8.01	8.04	8.05	8.04	8.08
	Sulphur (Elemental)	mg/kg	LQM S4UL	N/a	<5	<5	<5	<5	<5
Asbestos Suite	Asbestos in soil	N/a	-	N/a	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
	Asbestos Quantification	% w/w	-	0.001	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
	C6 to C8 aliphatic	mg/kg	LQM S4UL	530	<0.01	<0.01	<0.01	0.01	<0.01
	C8 to C10 aliphatic	mg/kg	LQM S4UL	150	<1	<1	<1	<1	<1
	C10 to C12 aliphatic	mg/kg	LQM S4UL	760	<1	<1	<1	<1	<1
	C12 to C16 aliphatic	mg/kg	LQM S4UL	4300	<1	1	1	<1	<1
	C16 to C21 aliphatic	mg/kg	-	N/a	21	20	22	19	16
	C21 to C35 aliphatic	mg/kg	-	N/a	97	100	112	96	84
	C16 to C35 aliphatic (as Calc.)	mg/kg	LQM S4UL	110000	118	120	134	115	100
	C35 to C44 aliphatic	mg/kg	LQM S4UL	110000	7	7	7	7	7
	Total Aliphatic	mg/kg	-	N/a	125	128	142	122	106
	C5 to C7 aromatic (Benzene)	mg/kg	LQM S4UL	300	<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
	C8 to C10 aromatic	mg/kg	LQM S4UL	190	1	1	1	1	<1
	C10 to C12 aromatic	mg/kg	LQM S4UL	380	<1	<1	<1	<1	<1
	C12 to C16 aromatic	mg/kg	LQM S4UL	660	3	4	4	4	4
	C16 to C21 aromatic	mg/kg	LQM S4UL	930	21	28	27	27	25
	C21 to C35 aromatic	mg/kg	LQM S4UL	1700	31	37	35	32	32
	C35 to C44 aromatic	mg/kg	LQM S4UL	1700	9	10	10	10	10
	Total Aromatic	mg/kg	-	N/a	65	80	77	75	72
	TPH (Total)	mg/kg	-	N/a	190	208	219	197	178
BTEX Suite	benzene	mg/kg	LQM S4UL	0.37	<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
	ethylbenzene	mg/kg	LQM S4UL	260	<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
	O-Xylene	mg/kg	LQM S4UL	330	<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
	acenaphthylene	mg/kg	LQM S4UL	920	<0.01	<0.01	<0.01	<0.01	<0.01
	acenaphthene	mg/kg	LQM S4UL	1100	0.04	0.03	0.04	0.04	0.03
	fluorene	mg/kg	LQM S4UL	860	0.03	0.02	0.03	0.03	0.02
	phenanthrene	mg/kg	LQM S4UL	440	0.28	0.28	0.26	0.26	0.23
	anthracene	mg/kg	LQM S4UL	11000	0.07	0.06	0.04	0.04	0.04
	fluoranthene	mg/kg	LQM S4UL	890	0.59	0.46	0.47	0.42	0.41
	pyrene	mg/kg	LQM S4UL	2000	0.49	0.37	0.39	0.35	0.34
	benzo(a)anthracene	mg/kg	LQM S4UL	13	0.22	0.18	0.18	0.16	0.15
	chrysene	mg/kg	LQM S4UL	27	0.24	0.18	0.19	0.17	0.16
	benzo(b)fluoranthene	mg/kg	LQM S4UL	3.7	0.29	0.2	0.22	0.21	0.19
	benzo(k)fluoranthene	mg/kg	LQM S4UL	100	0.12	0.08	0.09	<0.07	<0.07
	benzo(a)pyrene	mg/kg	LQM S4UL	3	0.21	0.12	0.15	0.12	0.11
	dibenzo(ah)anthracene	mg/kg	LQM S4UL	0.3	<0.04	<0.04	<0.04	<0.04	<0.04
	benzo(ghi)perylene	mg/kg	LQM S4UL	350	0.11	0.07	0.08	0.07	0.06
	indeno(123cd)pyrene	mg/kg	LQM S4UL	41	0.12	0.08	0.09	0.08	0.07

Appendix C – Waste Consignment Notes

B J CROWTHER LTD
Windsor House, Windsor Street, Oldham OL1 4AE
Tel: 0161 652 0505 Fax: 0161 628 5187

No: 302011

Web: www.bjcrowther.co.uk

DUTY OF CARE: CONTROLLED WASTE TRANSFER NOTE

A — Description of the waste

1 Description of the waste being transferred: Yellow sandy material

List of Waste Regulations code(s): 1 7 · 0 5 · 0 4

2 How is the waste contained? ☑ Loose ☐ Sacks ☐ Skip ☐ Drum ☐ Other (specify)

3 How much waste? For example, number of sacks, weight: 200 m³

4 Analysis **attached / not attached / sent separately** (delete as appropriate)

B — Producer / holder of the waste

Current holder of the waste – Transferor: *By signing in Section D or F below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011* **Yes** ☐

1 Full name (print):

2 Company name, address and postcode: SHAWTHEAD

3 SIC code (2007): 4 2 9 9 0

4 Which of the following are you? (please tick one or more boxes)

A ☐ Waste producer ☐ Waste importer ☐ Collection/Disposal authority ☐ Broker

B ☐ Env Permit holder (ref number): ☐ Registered waste carrier (ref number):

C ☐ Waste exemption holder (exemption registration number):

☐ Exempt from carrier registration (give reason):

C — Carrier of the waste

1 Full name (print): B J Crowther Ltd Windsor House Windsor St

2 Company name, address and postcode: Oldham OL1 4AE

3 SIC code (2007): 4 3 1 2 0

4 Which of the following are you? (tick one box)

A ☐ Waste collection authority

B ☑ Registered waste carrier (ref number): CBDU40692

C ☐ Exempt from carrier registration (give reason):

D — First transfer (holder to carrier)

1 Place of transfer: Irish Association Club 2 Date of transfer: 1/8/25 - 31/12/25

3 Time(s) of transfer: Cross Rd Carlton M21 9ST Contract No:
(for multiple transfers give date range)

4 Name and address of broker arranging transfer (if applicable):

5 Holder's representatives

Name (print): [redacted]

Signed: [redacted]

Carrier's representatives

Name (print): D A Crowther

Signed: [redacted]

E — Disposer / recoverer of the waste

1 Full name (print): B J Crowther Ltd

2 Company name, address and postcode: Windsor House Windsor St Oldham OL1 4AE

3 Which of the following are you? (tick one box)

☐ Holder of an Environmental Permit (ref number): EPR/AP3629SA

☐ Holder of a valid waste exemption (ref number):

F — Second transfer (carrier to disposer / recoverer)

1 Place of transfer: Windsor St Oldham 2 Date of transfer: 1/8/25 - 31/12/25

3 Time(s) of transfer: Contract No:
(for multiple transfers give date range)

4 Name and address of broker arranging transfer (if applicable):

5 Holder's representatives

Name (print):

Signed:

Disposer's / Recoverer's representatives

Name (print): D A Crowther

Signed: [redacted]

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

White – Producer's copy Green – Carrier's copy Pink – Disposer's / recoverer's copy

Appendix D – Imported Material Consignment Notes

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN 933-1 : 2012 (Washing & Sieving Method)

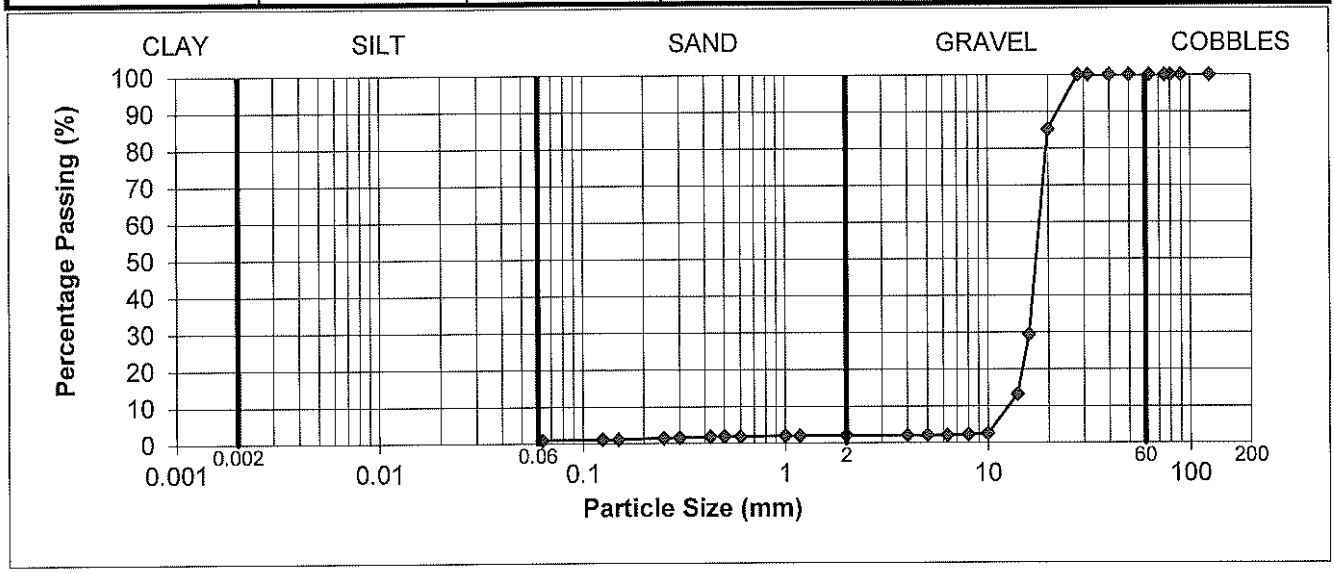
Determination of water content in accordance with BS EN 1097-5:2008

CLIENT	Armstrong Aggregates Ltd
SITE	Ex-Montcliffe Quarry
JOB NUMBER	MRN 25135/4

SAMPLE LABEL	20/10mm Gritstone	DATE SAMPLED	10-Mar-25
LAB SAMPLE No	5035101	DATE RECEIVED	10-Mar-25
DATE TESTED	13-Mar-25	SAMPLED BY	Client

MATERIAL	20/10mm Gritstone
ADVISED SOURCE	As client and site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100		6.3	2	
90	100		5	2	0-5
80	100		4	2	
75	100		2	2	
63	100		1.18	2	
50	100		1	2	
40	100	100	0.6	2	
31.5	100		0.5	2	
28	100	98-100	0.425	2	
20	85	85-99	0.3	2	
16	29		0.25	1	
14	13		0.15	1	
10	3	0-15	0.125	1	
8	2		0.063	0.9	



REMARKS

Sample complies with grading specification for a G_C85-15 as shown in Table 2 BS EN 13242:2002+A1:2007

As received moisture content = 0.1%

SIGNED

NAME O.P. Davies BA (Hons) (Director / Head of Laboratory) DATE 17-Mar-25

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

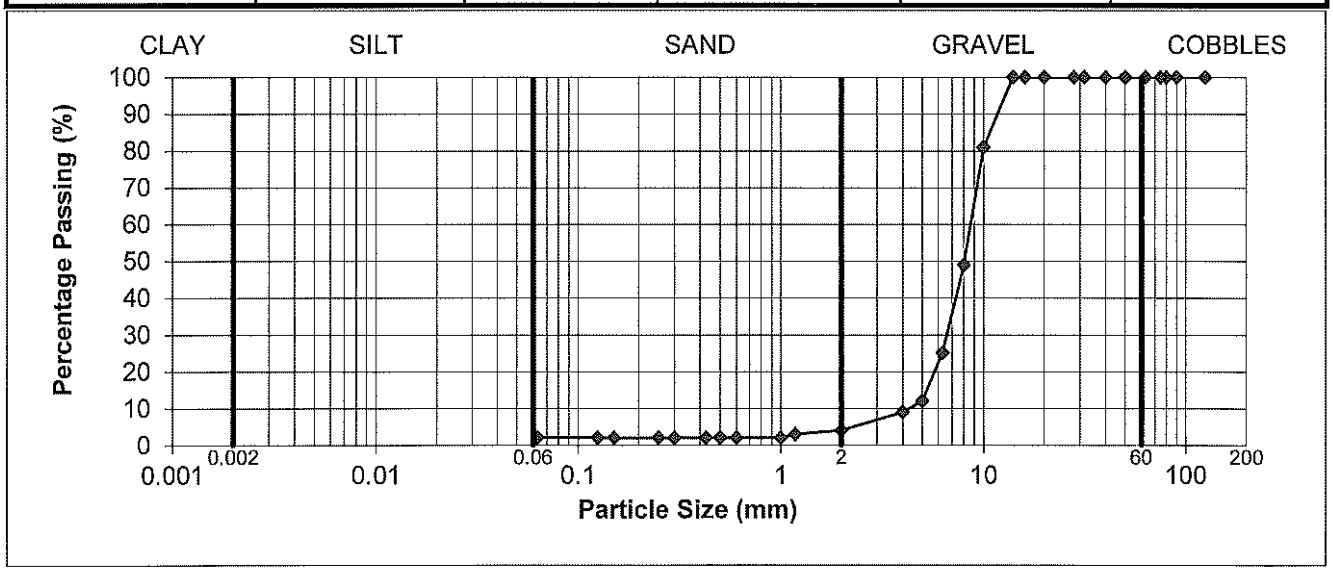
BS EN 933-1 : 2012 (Washing & Sieving Method)
Determination of water content in accordance with BS EN 1097-5:2008

CLIENT	Armstrong Aggregates Ltd
SITE	Ex-Montcliffe Quarry
JOB NUMBER	MRN 25135/2

SAMPLE LABEL	10/4mm Gritstone	DATE SAMPLED	10-Mar-25
LAB SAMPLE No	5035201	DATE RECEIVED	10-Mar-25
DATE TESTED	10-Mar-25	SAMPLED BY	Client

MATERIAL	10/4mm Pipe Bedding
ADVISED SOURCE	As client and site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100		6.3	25	
90	100		5	12	
80	100		4	9	0-20
75	100		2	4	0-5
63	100		1.18	3	
50	100		1	2	
40	100		0.6	2	
31.5	100		0.5	2	
28	100		0.425	2	
20	100	100	0.3	2	
16	100		0.25	2	
14	100	98-100	0.15	2	
10	81	80-99	0.125	2	
8	49		0.063	2.1	



REMARKS

Sample complies with grading specification for a G_C80-20 as shown in Table 2 BS EN 13242:2002+A1:2007

As received moisture content = 0.8%

SIGNED [redacted]

NAME O.P. Davies BA (Hons) DATE 14-Mar-25
(Director / Head of Laboratory)

CEMEX

Cemex
Binley Business Park
Harry Weston Road
Coventry
CV3 2TY

GRADATION ANALYSIS TEST REPORT
for Product: 10003359/ Type 1 Sub Base Limestone
Supplier/ source: (01) DOVEHOLES SECONDARY

Material type: SHW Clause 803 Test method: Wash grading to BS EN 933: Part 1: 2012

SAMPLE INFORMATION

Sampled/ tested
Mon 03 March 2025/ 04-03-25
at 1000 hrs

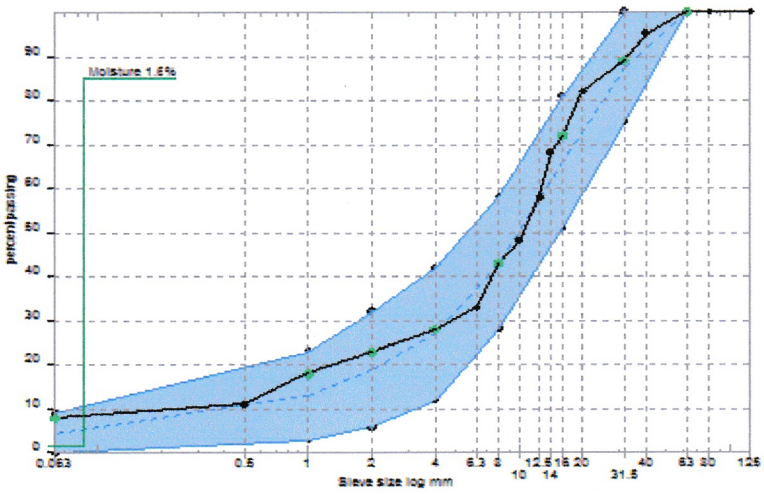
Sample number **DD0811105**

Job Location	-	Time of Inspection	-
Haulier Registration	-	Weather Conditions	-
Sampled by	SB/JH	Aggregate type	Limestone
Product Spec	-	Air Content	-

SAMPLE ANALYSIS

Sieve size	Percent passing	Specification limits	Complies ?
125mm	100	-	-
80mm	100	-	-
63mm	100	100 - 100	yes
40mm	95	-	-
31.5mm	89	75 - 100	yes
20mm	82	-	-
16mm	72	51 - 81	yes
14mm	68	-	-
12.5mm	58	-	-
10mm	48	-	-
8mm	43	28 - 58	yes
6.3mm	33	-	-
4mm	28	12 - 42	yes
2mm	23	6 - 32	yes
1mm	18	3 - 23	yes
0.500mm	11	-	-
0.063mm	8	0 - 9	yes
Moisture content %	1.6	not specified	-
Additional grading req.	Type 1 GSB table 8/5	pass or fail	yes
passing 16mm, ret 8mm	29	7 to 30	yes
passing 8mm, ret 4mm	16	7 to 30	yes

Parameters are evaluated to the accuracy of spec. limits



REMARKS

Compliance status ok
Category A of A-C includes secondary parameters

Signed [redacted]

Date 11/03/2025

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CEMEX

Cemex
Binley Business Park
Harry Weston Road
Coventry
CV3 2TY

GRADATION ANALYSIS TEST REPORT
for Product: 10003359/ Type 1 Sub Base Limestone
Supplier/ source: (01) DOVEHOLES SECONDARY

Material type: SHW Clause 803 Test method: Wash grading to BS EN 933: Part 1: 2012

SAMPLE INFORMATION

Sampled/ tested
Mon 26 February 2024/ 29-02-24
at 1000 hrs

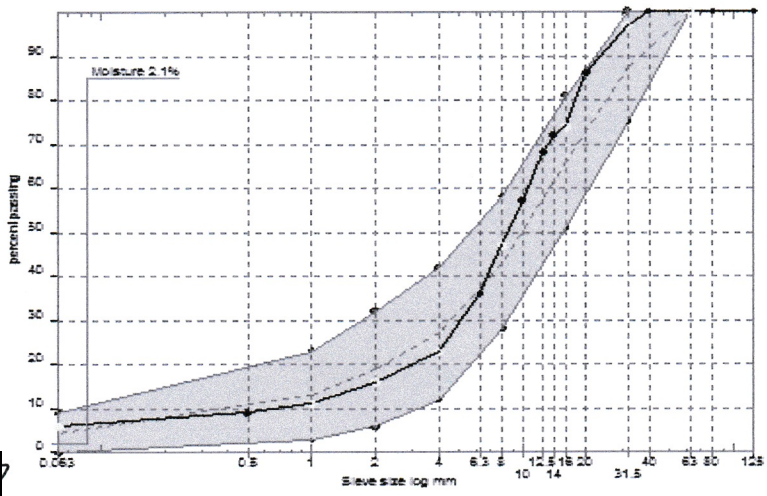
Sample number DD0810119

Job Location	-	Time of Inspection	-
Haulier Registration	-	Weather Conditions	-
Sampled by	SB/JH	Aggregate type	Limestone
Product Spec	-	Air Content	-

SAMPLE ANALYSIS

Sieve size	Percent passing	Specification limits	Complies ?
125mm	100	-	-
80mm	100	-	-
63mm	100	100 - 100	yes
40mm	100	-	-
31.5mm	97	75 - 100	yes
20mm	86	-	-
16mm	74	51 - 81	yes
14mm	72	-	-
12.5mm	68	-	-
10mm	57	-	-
8mm	47	28 - 58	yes
6.3mm	36	-	-
4mm	23	12 - 42	yes
2mm	16	6 - 32	yes
1mm	11	3 - 23	yes
0.500mm	9	-	-
0.063mm	6	0 - 9	yes
Moisture content %	2.1	not specified	-
Additional grading req.	Type 1 GSB table 8/5	pass or fail	yes
passing 16mm, ret 8mm	27	7 to 30	yes
passing 8mm, ret 4mm	24	7 to 30	yes

Parameters are evaluated to the accuracy of spec. limits



REMARKS

Compliance status ok
Category A of A-C includes secondary parameters

Signed [redacted]

Date 06/03/2024

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Certificate of Analysis

Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59487 - 717218
Sample ID: SED-BRYN
Sample Weight: 818g

Date Received: 06/12/2024
Date Reported: 20/12/2024

BS 3882 : 2015 SPECIFICATION FOR TOPSOIL
Multipurpose Grade

				Compliant with range (Y/N)					
				Multi-P	Acid	Calc	Low-F	Low-F Acid	Low-F Calc
		Unit	Result						
Texture:	Clay	% w/w	11						
	Silt	% w/w	20		*See area of permitted soil textural*				
	Sand	% w/w	69		*classes in Fig. 1.*				
	Textural Class		Sandy Loam	Y	Y	Y	Y	Y	Y
Organic Matter:		% w/w	6.9	Y	Y	Y	Y	Y	Y
Coarse	>2 mm	% w/w	0.7	Y	Y	Y	Y	Y	Y
Fragment	>20 mm	% w/w	0.0	Y	Y	Y	Y	Y	Y
Content:	>50 mm	% w/w	0.0	Y	Y	Y	Y	Y	Y
Soil pH:			8.3	Y	N	Y	Y	N	Y
Carbonate:		% w/w	5.5			Y			Y
Available	Nitrogen	% w/w	0.292	Y	Y	Y			
Plant	Phosphorus	mg/l	62.0 (4)*	Y	Y	Y	N	N	N
Nutrients:	Potassium	mg/l	1222.6 (6)*	Y	Y	Y			
	Magnesium	mg/l	203.4 (4)*	Y	Y	Y			
Carbon:Nitrogen Ratio:		:1	13.9	Y	Y	Y	Y	Y	Y
Exchangeable Sodium Percentage:		%	9.0						
Phytotoxic	Total Zinc	mg/kg	65.2	Y	Y	Y	Y	Y	Y
Contaminants:	Total Copper	mg/kg	22.9	Y	Y	Y	Y	Y	Y
	Total Nickel	mg/kg	19.0	Y	Y	Y	Y	Y	Y
Visible	> 2mm	% w/w	0.00	Y	Y	Y	Y	Y	Y
Contaminants:	Plastics	% w/w	0.00	Y	Y	Y	Y	Y	Y
	Number of Sharps		0	Y	Y	Y	Y	Y	Y
Additional	Available Sodium	mg/l	236.1						
Analysis:	Available Calcium	mg/l	1083.3						
	Conductivity	uS/cm	3103	Y					
Compliancy:				**Y**	**N**	**Y**	**N**	**N**	**N**

Results are expressed on a dry matter basis.
* Soil indices from RB209

Released by: *Teresa Clyne* **Date: 20/12/2024**

DECLARATION: I certify that this sample has been analysed by NRM in accordance with BS 3882 Specification for Topsoil (2015).

NRM Coopers Bridge, Braziers Lane, Bracknell, Berkshire RG42 6NS
Tel: +44 (0) 1344 886338 **Fax:** +44 (0) 1344 890972 **Email:** enquiries@nrm.uk.com **www**.nrm.uk.com

NRM Laboratories is a division of Cawood Scientific Ltd, Coopers Bridge, Braziers Lane, Bracknell, Berkshire RG42 6NS Registered Number: 05655711

Analytical Report

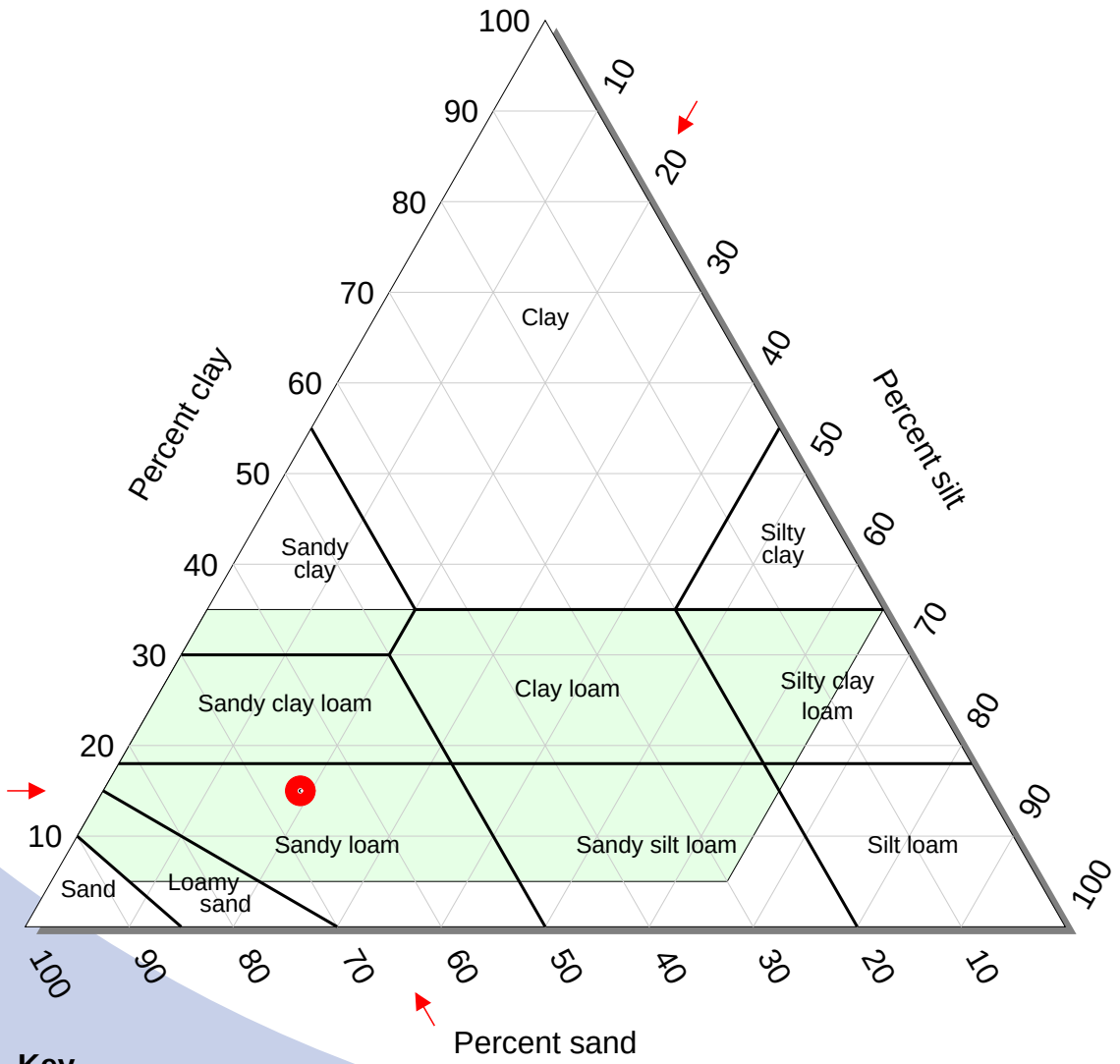
Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59487 - 717218
Sample ID: SED-BRYN
Sample Weight: 818g

Date Received: 06/12/2024
Date Reported: 20/12/2024

Fig. 1. Textural Class: Sandy Loam (compliant)



Key

Area within which texture of topsoil is required to fall.

Accreditation and method details

NRM is a UKAS-accredited testing laboratory (No 2334), accredited to BS EN ISO 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017). http://ilac.org/?ddownload=120917

NRM is accredited for particular determinands in specific matrices as set out in the laboratory's current UKAS schedule of accreditation https://www.ukas.com/wp-content/uploads/schedule_uploads/00002/2334Testing -Multiple.pdf

Accreditation applies to the following parameters in this report and is applicable to SOIL samples only. All other tests within this report are unaccredited.

Test	Analysis SOP	Method Description
Fluoride	JAS-487	Sulphuric acid extraction (1:10 ratio) and determination by ion selective electrode
Arsenic	JAS-510 / JAS-300	Aqua regia digest on hot block and determination by ICP-OES
Barium		
Beryllium		
Cadmium		
Chromium		
Cobalt		
Copper		
Lead		
Molybdenum		
Mercury		
Nickel		
Vanadium		
Zinc		
Selenium	JAS-510 / JAS-455	Aqua regia digest on hot block and determination by AFS

Analysis Notes

Analysis is carried out on the air-dried (<30°C) and ground sample.

The results as reported relate only to the item(s) submitted for testing.

The results are presented on a dry matter basis.

Indices are derived solely from the numerical value and test result without reference to measurement uncertainty.

Document Control

This test report shall not be reproduced, except in full, without the written approval of the laboratory.
We cannot offer interpretation or opinions for results.

Sampling information

BS ISO 18512:2007 (Soil quality – Guidance on long and short-term storage of soil samples) states that for pH the period of stability and therefore holding time for a wet or 'fresh' soil sample is one week from sampling. Other determinants in the fresh sample may be considered stable for up to a month. Once the sample has been dried the sample may then be considered stable for up to 3 years. No records are maintained by NRM on date sampled or date dried so all samples within this report are considered not to be meeting the requirements of this BS / ISO. Consequently, all pH results given are those of the as-received sample and may not reflect the pH value of the sample when taken.

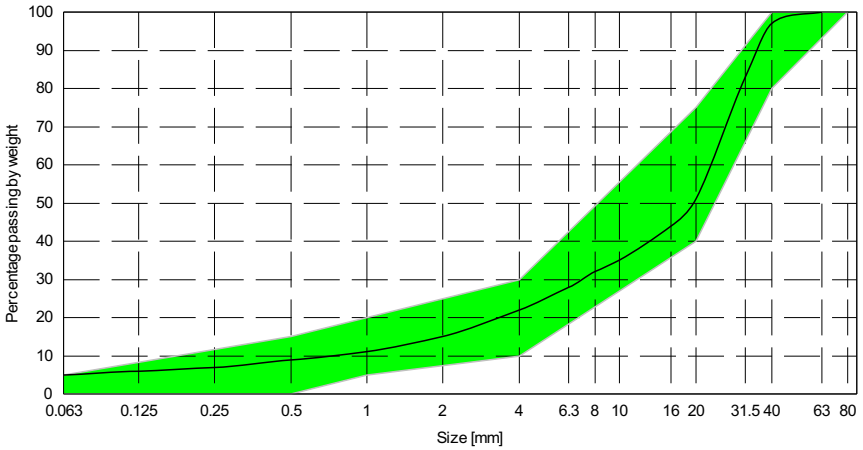
END OF REPORT

GRADATION ANALYSIS TEST REPORT

Product: **Type 1 GSB Reduced Fines**
Material Code: **803RF**
Supplied by: Ashwood Dale Quarry
Customer:
Site Address:
Material type: Proprietary / Limestone

Test method: BS EN 933-1:2012

Sample number	44232
Ticket No	
Sampled by	Allsop
Date Sampled	07/05/2025
Sample location	Stockpile
Weather Conditions	Fine



Sieve Size (mm)	Percent passing	Specification	Complies (Spec)
125		-	-
80	100	100 - 100	Yes
63	100	-	-
40	97	80 - 100	Yes
31.5	83	-	-
20	51	40 - 75	Yes
16	44	-	-
10	35	-	-
8	32	-	-
6.3	28	-	-
4	22	10 - 30	Yes
2	15	-	-
1	11	5 - 20	Yes
0.5	9	0 - 15	Yes
0.25	7	-	-
0.125	6	-	-
0.063	5.0	0 - 5.0	Yes
Moisture content (%)	0.1		
Uniformity Coefficient	33		

Sampled By: Allsop Tested By: Mellor Date Tested: 09/05/2025

GRADATION ANALYSIS TEST REPORT

Product: **0/4mm Dust**

Material Code: **04**

Supplied by: Ashwood Dale Quarry

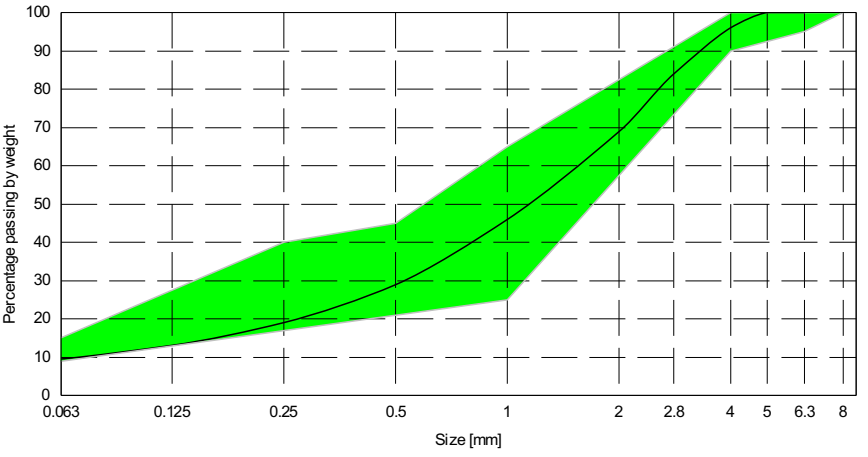
Customer:

Site Address:

Material type: 13043 12620 / Limestone

Test method: BS EN 933-1:2012

Sample number	47535
Ticket No	
Sampled by	Mellor
Date Sampled	15/10/2025
Sample location	Production
Weather Conditions	Overcast



Sieve Size (mm)	Percent passing	Specification	Complies (Spec)
10		-	-
8	100	100 - 100	Yes
6.3	100	95 - 100	Yes
5	100	-	-
4	96	90 - 100	Yes
2.8	84	-	-
2	69	-	-
1	46	25 - 65	Yes
0.5	29	0 - 45	Yes
0.25	19	0 - 40	Yes
0.125	13	-	-
0.063	9.5	9.0 - 15.0	Yes
Moisture content (%)	2.1		
Uniformity Coefficient	22		

Sampled By: Mellor Tested By: Mellor Date Tested: 16/10/2025

Staffordshire Highways Laboratory
Sandyford Street,
Stafford, ST16 3NF
Telephone: 01785 277360
Email: [redacted]

0719

TEST REPORT

Laboratory Number: 778272
Request Number: p13718

Scheme Name	Wash Plant Samples		
Site	Wash Plant		
Client	Mayer Earthworks Ltd	FAO	Charlie Green
Address	325 Armshead Road	Scheme Number	B1444
for	Werrington	Order No	"Transfer yard May 2023"
Report	Stoke on Trent	Project No	p3914
	ST9 0ND	Senders Ref	N/A

Material:	0-4mm SAND		
Specification	For Assessment		
Manufacturer	Mayer Earthworks		
Description	Crushed Rock Demo Waste		
Location	Wash Plant		
Date Supplied	N/A	Sampling Certificate	Yes
Delivery Ticket	N/A	Sampled By	Clt
Site Sample No.	N/A	UKAS Sampled	No
Sampling Method	N/K	Date Sampled	03/05/2023
Time & Place Sampled	N/K/N/K	Date Received	03/05/2023
Sample Type	Routine/Bulk	Date Tested	03/05/2023 - 10/05/2023

See Page 2 for Test Results

Disposal of Sample: Immediate [✓] 3 Months [ ] None Remaining [ ] Sample Weight 38Kg

Specification: Met [ ] Failed [ ] Not Known [ ] Not Applicable [✓]

COMMENTS:

- **Where any design or performance specification has not been met this is identified in the test report by a ***
- **Testing/Sampling marked "Not UKAS Accredited" in this report are not included in the UKAS Accreditation Schedule for this Laboratory**.
- **Where we report statements of conformity to current standards and specifications based on BS EN ISO/IEC 17025:2017 cl 7.6.3. Note 1, we consider that uncertainty of measurement has already been taken into account by following the test method.**
- **Where Samples have not been taken by this laboratory, they are tested as received.**
- **Sample description – Laboratory Sample**

Deviations None
Anomalies None

Copy to:

Copy to:

Approved Signatories [redacted]

E Loach [ ] Laboratory Manager
M Chapman [ ] Testing Manager
S Brown [ ] Senior Technician
N Wootton [✓] Senior Technician
A Sampson [ ] Senior Technician
S McCann [ ] Quality Officer

Date Reported: 10/05/2023

This Report relates only to the samples tested. Opinions and interpretations expressed herein are outside the scope of UKAS accreditation.
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Staffordshire Highways Laboratory
Sandyford Street,
Stafford, ST16 3NF
Telephone: 01785 277360
Email: [redacted]

0719

TEST REPORT

Laboratory Number: 778272
Request Number: p13718

DETERMINATION OF PARTICLE SIZE DISTRIBUTION (GRADING)		
Test Method EN933-1:2012 (Washed)		
Sieve	**Passing %**	**Specification For Assessment Only**
20mm	100	-
16mm	100	-
14mm	100	-
12.5mm	100	-
10mm	100	-
8mm	100	-
6.3mm	100	-
5mm	100	-
4mm	99	-
2.8mm	95	-
2mm	91	-
1mm	84	-
0.5mm	76	-
0.25mm	49	-
0.125mm	18	-
0.063mm	4.4	-

Material Description: Crushed Rock Demo Waste

[redacted]

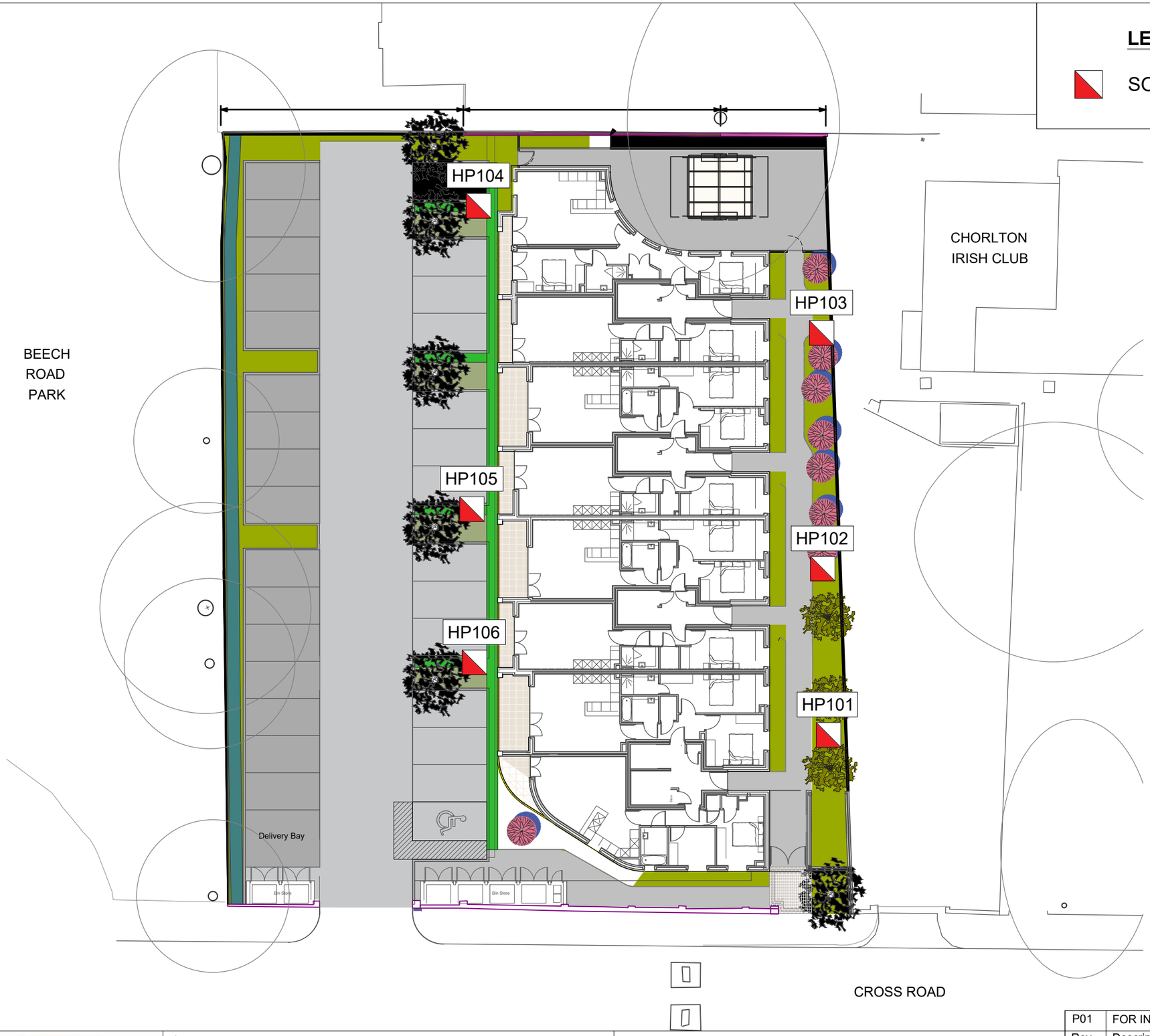
Date Reported: 10/05/2023

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Drawing Ref: – 31296-SUT-ZZ-00-DR-G-7451

LEGEND

SOIL VALIDATION POSITION (HP)



Sutcliffe

Structural & Civil Engineering
Geotechnical & Environmental Investigations
Building Surveying
Pre Planning Services

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Manchester Office: 0161 817 5180
North Wales Office: 01978 664 071
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Drawing Status

FOR INFORMATION ONLY

Client

J. GREENWOOD (BUILDERS) LIMITED

Project

CHORLTON IRISH CLUB
CROSS ROAD, CHORLTON

Drawing Title

SOIL VALIDATION LOCATIONS
ON PROPOSED LAYOUT

Rev	Description	Date	By	Chkd
P01	FOR INFORMATION ONLY	10/25	DE	DB

Date	Drawn By	Checked By
OCT 2025	D EVANS	D BOWEN

Scale at A3	Project Number
AS SHOWN	31296

Sheet Number	Revision
31296-SUT-ZZ-XX-DR-G-7451	P01