

Hammerstone Road

Phase 4 Remediation Verification Report

Curtins Ref: 068065-CUR-XX-XX-T-GE-00008

Revision: P02

Issue Date: 19 November 2025

Client Name: Morgan Sindall

Client Address: 1 Anchorage Quay, Salford Quays, Manchester, M50 3YW

Site Address: Hammerstone Road, Manchester, M18 8EQ

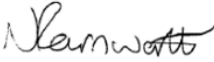
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Control Sheet

Rev	Description	Checked	Issued	Date
P01	First Issue	NF	LW	13/11/2025
P02	Second Issue	NF	LW	19/11/2025

This report has been prepared for the sole benefit, use, and information for the client. The liability of Curtins Consulting Limited with respect to the information contained in the report will not extend to any third party.

Author	Signature	Date
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Reviewed/ Authorised	Signature	Date
N. Farnworth BSc (Hons) MCIWEM C.WEM Principal Geo-Environmental Engineer		19/11/2025

Executive Summary

Curtins were instructed by Morgan Sindall to produce a Verification Report for remediation activities at Hammerstone Road, Manchester, M18 8EQ.

Morgan Sindall were the Main Contractor on site, and Adana Construction undertook groundworks activities during the first phase, and Chartrange for subsequent phases.

This Verification Report has been compiled to provide a descriptive and factual record of the remedial works undertaken by Morgan Sindall, and the subsequent verification of these works by Curtins.

It is envisaged that this document will be used to support the discharging of planning condition 3b of planning permission **137572/JO/2023** in line with the measures agreed with the Local Planning Authority (LPA).

Site assessment works previously determined that remedial measures were required to be incorporated into the development as follows:

- Excavation and off-site disposal of unacceptable materials, anticipated to be encountered based on ground investigation works; and
- Use of a clean soil layer / planting medium (engineered capping) and granular no-dig break layer due to the presence of asbestos fibres/containing materials identified in Made Ground.

To address the elevated risk, the requirements for the proposed clean soil layer / planting medium capping works were detailed in Curtins Remediation Strategy, together with recommendations for material reuse, health and safety management during construction, asbestos management and, measures for dealing with unexpected contamination appropriately. Remediation works have now been completed with details and records of the works undertaken at the site collated herein from information provided by Morgan Sindall and obtained by Curtins through two site remediation inspection visits. Curtins also attended site numerous times during the earthworks programme.

Through independent verification and consideration of the available evidence Curtins can confirm the following:

- The clean soil layer / planting medium is present in soft landscaped areas and forms an effective barrier between end users and contaminated soils, verified through a visual inspection by Curtins with associated photographic records obtained; and,
- Imported topsoil source testing and on-site testing has been undertaken in accordance with both the Curtins Remediation Strategy and, Curtins General Assessment Criteria. Results have been screened against suitable screening criteria, and no exceedances have been found, the soil may be considered clean and suitable for use in the development.

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1.0 Introduction

This Verification Report has been prepared by Curtins for Morgan Sindall (the Client) to provide a descriptive and factual record of the works undertaken as evidence that the requirements of the agreed upon Remediation Strategy have been met at Hammerstone Road, Manchester, M18 8EQ. It is understood that the development comprised refurbishment of existing warehouses at the west of the site to form offices, a gritter maintenance building with grit & salt storage building in the north-east, associated fuel infrastructure in the east of the site, a gatehouse in the south-east, HGV vehicle parking in the north and car-parking in the south and new drainage and infrastructure features. Small areas of soft landscaping are proposed across the site.

It is intended that this report is submitted to allow the discharge of Planning Condition 3b, associated with Application Ref. **137572/JO/2023**.

Planning Condition 3b reads:

"When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

Details and records of remedial works undertaken at the site have been collated herein from information provided by Morgan Sindall and obtained by Curtins through site visits.

1.1 Requirements of the Verification Report

- A descriptive and factual record of the remedial works (removal of unacceptable materials and provision of engineered capping layer comprising a clean soil layer and granular no-dig separation layer) undertaken by the contractor and their appointed sub-contractors;
- Verification of all remedial works
 - Photographic record of ground works activities
 - Records of any other significant visual or olfactory evidence of contamination encountered during site clearance and excavations.

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- Waste consignment notes for materials removed from site
- Imported soil quality certificates, including soil chemical analysis; and
- Suitable thickness (minimum of 450mm for soft landscaping, 600mm for shrub planting, and 900mm for tree planting) of imported topsoil (minimum of 150mm) and subsoil, underlain by a granular no dig layer.

1.2 References

The Verification Report has been prepared with reference to the following reports:

- Reference 1: Curtins (2022) Remediation Strategy (Ref. 068065-CUR-00-XX-RP-GE-003)
- Reference 2: Curtins (2018) Phase 1 Desk Study Hammerstone Depot (Ref. 068065-CUR-00-XX-RP-GE-001-V01)
- Reference 3: Curtins (2019) Hammerstone Road Phase 2 Ground Investigation (Ref. 068065-CUR-00-XX-RP-GE-002-P01 / HDR-CUR-00-XX-RP-GE-002-P01)

1.3 Project Background

A Phase 1 Preliminary Risk Assessment Desktop Study (Ref. 2) was undertaken on the site by Curtins in 2018. A Ground Investigation was subsequently scoped and undertaken on site by Curtins in 2019.

The above works concluded the following pollutant linkages (outlined in Table 1) were considered to present a potential risk to human health and would require specific remedial measures to enable to safe redevelopment of the site for its proposed end-use.

Table 1 – Potential Pollutant Linkages

PCL	Source	Potential Pathway	Receptor	Remediation Recommended
1	Made Ground soils containing elevated concentrations of asbestos fibres/asbestos containing materials	Direct contact, dermal uptake, soil and dust ingestion and inhalation. Inhalation of dust and fibres (off-site).	On-Site Construction Workers Off-site Residents Passers-by	Appropriate PPE for construction staff and suitable asbestos management measures during construction.

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2	Made Ground soils containing elevated concentrations of asbestos fibres/asbestos containing materials	Direct contact, dermal uptake, soil and dust ingestion and inhalation.	On-site End Users Future Staff/Maintenance Workers	Provide clean capping layer to soft landscaping comprising topsoil/subsoil.
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To address the elevated risks the proposed remediation works were detailed in the Curtins Remediation Strategy (Ref.1), together with recommendations for material reuse, health and safety management during construction, and measures for dealing with unexpected contamination appropriately through the use of a Watching Brief.

For further background details the previous reports referenced above should be consulted. It is assumed that the Client is in receipt of these reports and that they have also been submitted to and accepted by Manchester City Council to discharge relevant planning conditions.

2.0 Remedial Works Undertaken

In this document the term 'remediation' is used to define specific works required to address the potential issues arising from asbestos fibres with due account taken for the proposed end-user.

In order to address the risk from elevated concentrations of asbestos fibres in soils the following remedial measures were outlined to be required.

- **Remedial Action 1:** Undertaking asbestos management during construction through appropriate risk assessments, use of appropriate PPE and mitigation.
- **Remedial Action 2:** For areas of soft landscaping, the capping layer will comprise of 450mm clean imported soil (comprising a minimum of 150mm topsoil) placed above an underlying geotextile layer or 100mm thick granular break layer, and 600 – 900mm clean capping (comprising a minimum of 150mm topsoil) for shrubs and trees respectively, with no break layer considered required.

Measures were also provided for dealing appropriately with unexpected contamination encountered on site.

The development was constructed by Morgan Sindall, the Principal Contractor on the project. Chartrange were the groundworks contractor involved with the installation of soft landscaping. Required remedial works have been undertaken as part of the construction as detailed below.

2.1 Engineered Capping

The locations of soft landscaping installed are highlighted in AJM Landscape Architects Drawings Ref. HRD-AJM-00-XX-DR-L-5212_P04 and HRD-AJM-00-XX-DR-L-5211_P04 included in *Appendix A*.

Engineered soft landscaping areas have been installed on site. The engineered capping layer was specified by Curtins (Ref. 1). The landscape architect is AJM Landscape Architects.

Soft landscaped areas are generally small in area, reduced further since proposals.

Hardstanding areas are considered sufficient to break the potential contaminant linkage and therefore no specific remediation measures were required.

Verification of the engineered capping measures to soft landscaped areas was undertaken to ensure remediation has been undertaken as specified and demonstrate the effectiveness of the remediation. It was undertaken in general accordance with the verification plan set out in Curtins Remediation Strategy (Ref. 1).

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2.1.1 Validation of Imported Soil Quality

Topsoil was understood to have been imported from a single source, known as ‘Brick Hill Lane Yard, Ashley’. This is understood to be a manufactured topsoil.

Source chemical analysis testing was undertaken by the supplier, and the laboratory testing certificate has been provided to Curtins for review and is enclosed in *Appendix C*.

Curtins Remediation Strategy states that 1 sample per 200m³ (or a minimum of 3 No. samples whichever is greater) of imported topsoil is required. Approximately 220m³ of topsoil has been imported to site, with Curtins obtaining three topsoil samples on the 2nd of October 2025 detailed below:

- HP201 – 0.30m bgl
- HP202 – 0.20m bgl
- HP203 – 0.30m bgl

The above samples have been analysed for a contamination suite in accordance with the Curtins Remediation Strategy. No exceedances were recorded above the “maximum permissible concentrations” and no asbestos containing materials or fibres were identified.

Testing was undertaken by Envirolab, a United Kingdom Accreditation Service (UKAS) and Monitoring Certification Scheme (MCERTS) accredited laboratory, and schedule for the suite of analytes described in *Table 2*.

Table 2 – Environmental Chemical Analysis Suite

Suite Ref.	Analyte	LOD
Soils Suite A	Asbestos Screen, pH, and Soil Organic Matter (SOM)	pH, % w/w
	Arsenic, Chromium, Chromium VI, Copper, Lead, Selenium, Zinc, Nickel	1 mg/kg
	Boron (water soluble)	1 mg/kg
	Cadmium	1 mg/kg
	Mercury	0.17 mg/kg
	Cyanide (total)	1 mg/kg

Suite Ref.	Analyte	LOD
	Phenols (screen)	0.2 mg/kg
	Poly Aromatic Hydrocarbons (PAHs, USEPA 16 Suite)	0.01 – 0.08 mg/kg
	Total Petroleum Hydrocarbons (TPH) Criteria Working Group (CWG) Aromatic / Aliphatic Split	0.01 to 1 mg/kg

Copies of the environmental chemistry testing certificates are presented in *Appendix C*. The screening criteria for which soil chemical testing results are to be assessed against, Curtins Remediation Strategy (Ref. 1) and Curtins GACs: *Residential without Plant Uptake* with SOM of 1% are presented in *Appendix D*.

No visual contaminants were evident on sampling and inspection, and each of the three samples did not record any chemical concentrations which exceeded the nominated screening criteria. The imported topsoil is therefore deemed ‘suitable for use’.

2.1.2 Validation of Engineered Capping Layer

On the 24th of September and 2nd of October 2025, Curtins visited site to carry out independent inspections of depth and quality of imported topsoil and confirm the presence of a granular no-dig layer at the base.

With reference to Curtins drawing ref. 068065-CUR-XX-XX-DR-GE-00004, enclosed in Appendix A, the following works have been completed:

Excavations were observed in the areas detailed in Table 3, confirming the required thickness of topsoil.

Table 3 – Recorded Capping Thickness

Location	Date	Topsoil Thickness
HP101	24/09/2025	460mm
HP102 (Tree Pit)	24/09/2025	1520mm

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Location	Date	Topsoil Thickness
HP103 (Tree Pit)	24/09/2025	1410mm
HP104	24/09/2025	510mm
HP201	02/10/2025	450mm
HP202	02/10/2025	400mm
HP203	02/10/2024	470mm

A granular no-dig break layer was encountered in HP101, HP102, HP103, HP104, HP201 and in the Southern Landscaping area.

Soft Landscaping in the north (including HP202 and HP203) of site had been significantly reduced since the initial planning stages, with a thin strip (approximately 0.50m in width) installed spanning the north-eastern corner of the site. It is considered that the depth of topsoil in this location is sufficient to break the pollutant pathway, given the limited area. Soft landscaping in this area is also highly constrained by proximity to services and the site boundary.

The locations are shown in Curtins Drawing Ref. 068065-CUR-XX-XX-D-GE-80004-P01 presented in *Appendix A* and a photographic log of each verified area is presented in *Appendix B*.

Photographs have also been provided by Morgan Sindall, provided in *Appendix B*, evidencing installation of Tree Pits in the centre of the site along the eastern boundary, showing a granular no-dig break layer had been installed in these areas prior to the placing of topsoil.

Morgan Sindall and Curtins records demonstrate a granular no-dig break layer has been installed beneath proposed soft landscaped areas in the centre and south of the site at formation with topsoil placed above, breaking PPL 2 in these areas.

2.1.3 Asbestos Management, Unexpected Contamination & Contaminative Incidents

During the Curtins Phase 2 Ground investigation, visual and olfactory contamination was uncovered in several locations, described as strong hydrocarbon odours, slight – strong organic odours, and possible oil within clay fractures.

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Material containing similar descriptions was uncovered by Morgan Sindall during their groundworks and therefore was not considered as unexpected contamination. It has been confirmed by Morgan Sindall that the consignment note dated 18/10/2024 was the only ‘pocket’ of suspected contamination they came across and removed during site works.

It has been confirmed via email correspondence with Morgan Sindall and Chartrange that 8120kg of “oily waters” and sludge were removed from site on the 18th of October 2024 during groundworks.

Curtins attended site on 04/11/2024 and witnessed excavations of this material, see *Appendix B*, Curtins Engineer advised that the Curtins Remediation Strategy was to be followed in the event of discovering contamination on site. Chartrange have indicated that this material was segregated and stockpiled on site, with chemical testing classifying the material as Hazardous Waste. This material was removed from site on the 20th of November 2024, with a waste consignment ticket provided in *Appendix F*.

The following details have been provided by Morgan Sindall:

A Refurbishment and Demolition Asbestos Survey was required prior to any refurbishment or demolition work was carried out, and a process map for the Management of Asbestos was produced for the works.

All workers on site are required to have asbestos awareness training, and if any suspected asbestos is encountered work must stop immediately.

Two loads of hazardous materials were removed from site during the groundworks, described in Table 4.

Table 4 – Summary of Hazardous Materials Removed from Site

Waste Transfer Note	Description	Soil Weight (Kg)	Waste Facility
CHARTR151787	Oil / Sludge	8120	UBU Environmental Ltd, Moss Lane off Sharp Street, Manchester, M28 3LY
HAMMER1CR001	Asbestos 0.1% / Hydrocarbons	5540	White Moss Landfill Site, White Moss Lane South, Skelmersdale, WN8 9TH

3.0 Conclusion

Considering the available evidence, Curtins can confirm the following:

- The engineered capping layer is present in soft landscaped areas and forms an effective barrier between end users and contaminated soils, verified through visual inspection by Curtins with associated photographic records obtained and through records provided by Morgan Sindall;
- Imported topsoil source testing and on-site testing has been undertaken in accordance with the Remediation Strategy. Results have been assessed against the maximum permissible concentrations, and no exceedances have been found. Therefore, the soil may be considered clean and suitable for use in the development.
- The topsoil imported to site is suitable for use in remaining areas of soft landscaping, which have yet to be verified.

Additionally, Morgan Sindall and Chartrange have confirmed:

- Where any hydrocarbon contaminated soils or asbestos containing materials were identified, these were removed from the site.
- Procedures were in place for safe management of asbestos contaminated soils.

In the soft landscaping areas validated, the Potential Pollutant Linkages, identified in Section 1.3, no longer present an unacceptable risk to site users and visitors, and the site may be considered suitable for use.

4.0 References

1. Curtins (2022) Remediation Strategy (Report Ref. 068065-CUR-00-XX-RP-GE-003).
2. Curtins (2018) Phase 1 Desk Study Hammerstone Depot (Report Ref. 068065-CUR-00-XX-RP-GE-001-V01).
3. Curtins (2019) Hammerstone Road Phase 2 Ground Investigation (Report Ref. 068065-CUR-00-XX-RP-GE-002-P01 / HDR-CUR-00-XX-RP-GE-002-P01)

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Hammerstone Road

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Appendices

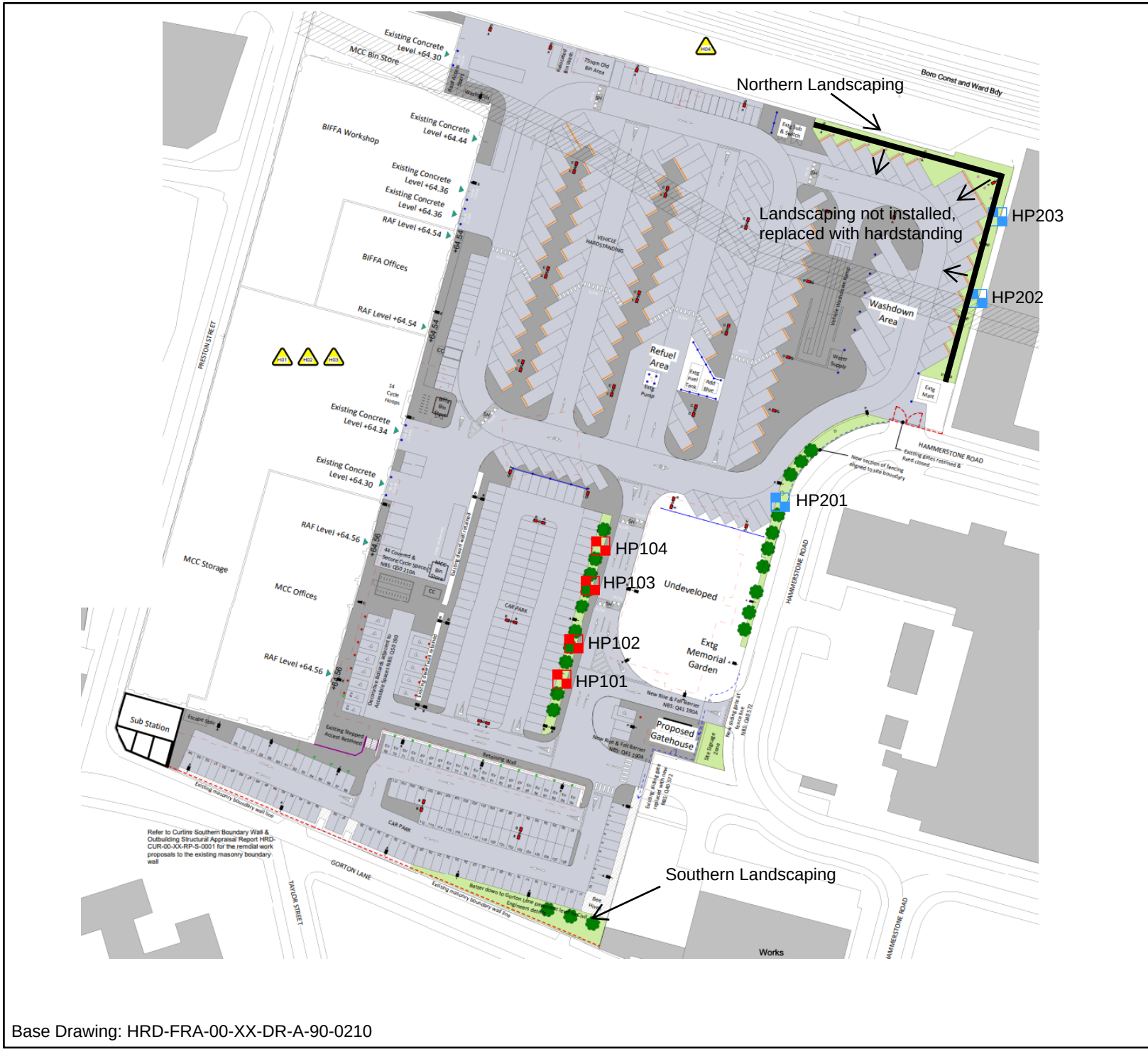
068065-CUR-XX-XX-T-GE-00008

Hammerstone Road

Phase 4 Remediation Verification Report



Appendix A – Drawings



Key:

- Hand Excavated Inspection Pit
- Inspection Pit prior to Topsoil Placement

Rev:	Description:	Date:	By:	Chkd:
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Curtins

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Structures - Civils - Environmental - Infrastructure - Transport Planning - Sustainability - Expert Advisory Services
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Status:	INFORMATION
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Project:	Hammerstone Road
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Drg Title:	Soft Landscaping Verification Pits
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Scale:	Size:	First Issue:	Drawn:	Checked:
NTS	A3	30/10/2025	LW	NF

Drg No:	Rev:
068065-CUR-XX-XX-D-GE-00004	P01

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Legend

Red Line Boundary

Retained Buildings

Proposed Buildings

Proposed Soft Landscape

Extra Heavy Standard Tree Planting
(10 trees planted)

Feathered Tree Planting
(13 trees planted)

Specimen Shrub Planting
(3 specimen shrubs planted)

Ornamental Shrub Planting

Species Rich Grass Turf
(refer to HRD-AJM-00-XX-DR-L-5821 S2)

Species Rich Grass Seed
(refer to HRD-AJM-00-XX-DR-L-5821 S3)

Ornamental Bark Mulch

Root Barrier TBC following confirmation of
underground utility services.
(Blue Green Urban RER600A or similar)

North

3 No. *Carpinus betulus* 'Frans Fontaine'

10 No. *Quercus robur* 'Fastigiata Koster'

Tree Planting Schedule

Species	Specification	Height	Girth	Number
<i>Carpinus betulus</i> 'Frans Fontaine'	Feathered Tree :Upright trunk with balanced lateral branches from the ground up :RB or C	350-400cm	14-16cm	10 -
<i>Liriodendron tulipifera</i> 'Fastigiatum'	Feathered tree :Upright trunk with balanced lateral branches from the ground up :RB or C	350-400cm	14-16cm	3 -
<i>Quercus robur</i> 'Fastigiata Koster'	Extra Heavy Standard :Clear Stem 175 to 200cm :RB	350-400cm	14-16cm	10 -
Total :				23 -

Ornamental Shrub Planting Schedule

Species	Specification	Height	Pot Size	Density	Number
<i>Phormium</i> 'Yellow Wave'	C :10 brks	100-125cm	35L	Counted	3 -
Total :					3 -

Herbaceous

Species	Specification	Height	Pot Size	Density	Number
<i>Carex oshimensis</i> 'Evergold'	C :Full Pot		3L	5/m ²	20 -
<i>Heuchera</i> 'Hollywood'	C :Full Pot		2L	5/m ²	30 -
Total :					50 -

Grasses

Species	Specification	Height	Pot Size	Density	Number
<i>Molinia caerulea</i>	Full Pot :3L		3L	5/m ²	10 -
Total :					10 -

0 10 20
1:250 METRES

Key Plan - NTS

Drawing Notes

1. All plants and planting products identified on this drawing may be substituted by the Contractor for those of equal performance characteristics.

General Notes

- This drawing is based upon information provided by third parties and as such the accuracy and content cannot be guaranteed.
- Do not scale from this drawing. Use figured dimensions/ on site measurements only.
- All planting and seeding is to be undertaken during the appropriate season and in accordance with the nursery's recommendations.
- All seed beds, planting beds and tree pits to be photographed by the Contract Administrator/ Clarke of Works at each stage of the formation process to ensure conformity with the specification.
- Manufacturer/ supplier to provide full details of all planting products and materials used together with product data sheets for inclusion in the Health and Safety File.
- Any discrepancies between this drawing and any other construction information shall be reported to the Contract Administrator prior to undertaking any construction activity and/ or prior to placing final order or manufacture.
- Any deviation from the design intent identified on this drawing shall be reported to the Contract Administrator.

Notes Under CDM

- The information presented on this drawing has been prepared with regards to the role of the Designer.
- Where possible the design has taken care to eliminate hazards and reduce risk.
- This drawing is to be read in conjunction with the Health and Safety File.
- Refer to ground investigation, geoenvironmental risk assessment and mitigation recommendations associated with on site contaminations.
- Existing underground utilities are shown for information but should not be considered as complete or accurate. Contractor to verify position of all utilities prior to excavation works.

P04	Stage update	AM	AJM	07.10.24
P03	Stage update	AM	AJM	30.09.24
P02	Stage update	AM	AJM	13.10.22
P01	First issue for information	AM	AJM	10.10.22

Morgan Sindall Construction

Hammerstone Road

Soft Landscape Layout 01

Project Number:	Creator:	Date:	Scale @ A1:
22005	AJM	09.09.22	1:250

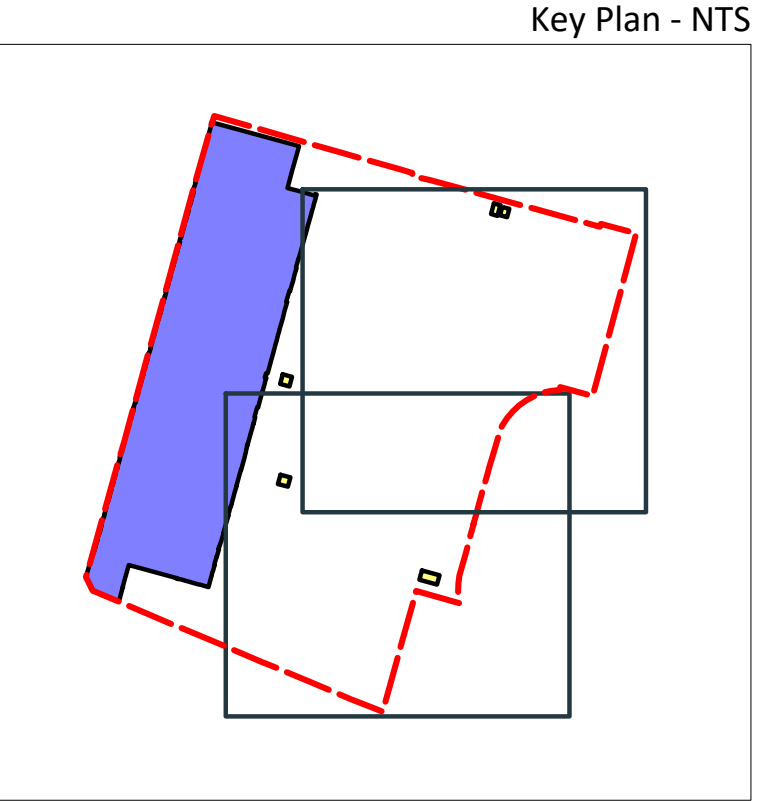
AJM

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Revision:	Submittal:	Revision:
FOR INFORMATION	S2	P04
Drawing Title:	HRD-AJM-00-XX-DR-L-5211	Number:

- Legend**
- Red Line Boundary
 - Retained Buildings
 - Proposed Buildings
- Proposed Soft Landscape**
- Extra Heavy Standard Tree Planting (10 trees planted)
 - Feathered Tree Planting (13 trees planted)
 - Specimen Shrub Planting (3 specimen shrubs planted)
 - Ornamental Shrub Planting
 - Species Rich Grass Turf (refer to HRD-AJM-00-XX-DR-L-5821 S2)
 - Species Rich Grass Seed (refer to HRD-AJM-00-XX-DR-L-5821 S3)
 - Ornamental Bark Mulch
 - Root Barrier TBC following confirmation of underground utility services. (Blue Green Urban RER600A or similar)



Drawing Notes

1. All plants and planting products identified on this drawing may be substituted by the Contractor for those of equal performance characteristics.

General Notes

1. This drawing is based upon information provided by third parties and as such the accuracy and content cannot be guaranteed.

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4. All seed beds, planting beds and tree pits to be photographed by the Contract Administrator/ Clarke of Works at each stage of the formation process to ensure conformity with the specification.

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7. Any deviation from the design intent identified on this drawing shall be reported to the Contract Administrator.

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2. Where possible the design has taken care to eliminate hazards and reduce risk.

3. This drawing is to be read in conjunction with the Health and Safety File.

4. Refer to ground investigation, geoenvironmental risk assessment and mitigation recommendations associated with on site contaminations.

5. Existing underground utilities are shown for information but should not be considered as complete or accurate. Contractor to verify position of all utilities prior to excavation works.

P04 Stage update	AM AJM	06.03.25
P03 Stage update	AM AJM	25.02.25
P02 Stage update	AM AJM	07.10.24
P01 Stage update	AM AJM	30.09.24

Rev.	Description	Drawn	Ckd.	Date
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Morgan Sindall Construction

Hammerstone Road

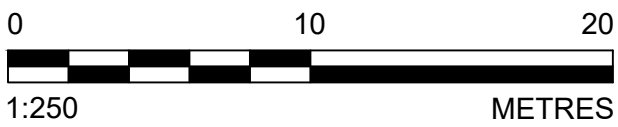
Soft Landscape Layout 02

Project Number:	22005	Creator:	AJM	Date:	09.09.22	Scale @ A1:	1:250
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Author:	Submitter:	Revision:
FOR INFORMATION	S2	P04

Drawing Title: HRD-AJM-00-XX-DR-L-5212



Works

068065-CUR-XX-XX-T-GE-00008

Hammerstone Road

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Appendix B – Photographic Records

Page Number:	1
Location:	Eastern Landscaping
Notes:	Taken on 24.09.2025 site visit.



Page Number:	2
Location:	North-Eastern Landscaping
Notes:	Taken on 24.09.2025 site visit.



Page Number:	3
Location:	Northern Landscaping
Notes:	Taken on 24.09.2025 site visit.



Page Number:	4
Location:	Southern Landscaping Installation
Notes:	Taken on 24.09.2025 site visit.



Page Number:	5
Location:	Southern Landscaping Installation
Notes:	Taken on 24.09.2025 site visit.



Page Number:	6
Location:	HP101, demonstrating sufficient depth of topsoil once placed and the underlying granular no-dig layer.
Notes:	Taken on 24.09.2025 site visit.



Page Number:	7
Location:	HP102, demonstrating sufficient depth of topsoil once placed and the underlying granular no-dig layer.
Notes:	Taken on 24.09.2025 site visit.



Page Number:	8
Location:	HP103, demonstrating sufficient depth of topsoil once placed and the underlying granular no-dig layer.
Notes:	Taken on 24.09.2025 site visit.



Page Number:	9
Location:	HP104, demonstrating sufficient depth of topsoil once placed and the underlying granular no-dig layer.
Notes:	Taken on 24.09.2025 site visit.



Page Number:	10
Location:	HP201, demonstrating sufficient depth of topsoil.
Notes:	Taken on 02.10.2025 site visit.



Page Number:	11
Location:	HP202, demonstrating sufficient depth of topsoil.
Notes:	Taken on 02.10.2025 site visit.



Page Number:	12
Location:	HP203, demonstrating sufficient depth of topsoil.
Notes:	Taken on 02.10.2025 site visit.



Page Number:	13
Location:	
Notes:	Landscaping and Tree Pit installation, photos provided by Morgan Sindall.



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Hammerstone Road

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Appendix C – Imported Soil Analysis

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/11287
Issue Number: 1

Date: 13 October, 2025

Client: Curtins Consulting (Manchester)
Merchant Exchange
17-19 Whitworth Street
Manchester
UK
M1 5WG

Project Manager: Niall Farnworth
Project Name: Hammerstone Rd Depot
Project Ref: 068065
Order No: 27252
Date Samples Received: 06/10/25
Date Instructions Received: 07/10/25
Date Analysis Completed: 13/10/25

Approved by:



Gemma Berrisford
Deputy Client Services Supervisor

Envirolab Job Number: 25/11287

Client Project Name: Hammerstone Rd Depot

Client Project Ref: 068065

Lab Sample ID	25/11287/1	25/11287/2	25/11287/3					Units	Limit of Detection	Method ref
Client Sample No	1	1	1							
Client Sample ID	HP201	HP202	HP203							
Depth to Top	0.30	0.20	0.30							
Depth To Bottom										
Date Sampled	02-Oct-25	02-Oct-25	02-Oct-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
% Moisture at <40C _A	16.6	14.4	13.0					% w/w	0.1	A-T-044
% Stones >10mm _A	28.4	<0.1	20.9					% w/w	0.1	A-T-044
pH _D ^{M#}	7.78	6.84	7.34					pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.33	<0.01	0.02					g/l	0.01	A-T-026s
Cyanide (total) _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Organic Matter _D ^{M#}	2.95	2.45	1.97					% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	8	7	5					mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	<1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper _D ^{M#}	29	31	25					mg/kg	1	A-T-024s
Chromium _D ^{M#}	9	14	11					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Lead _D ^{M#}	64	35	28					mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	9	13	10					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	54	57	45					mg/kg	1	A-T-024s

Envirolab Job Number: 25/11287

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Lab Sample ID	25/11287/1	25/11287/2	25/11287/3					Units	Limit of Detection	Method ref
Client Sample No	1	1	1							
Client Sample ID	HP201	HP202	HP203							
Depth to Top	0.30	0.20	0.30							
Depth To Bottom										
Date Sampled	02-Oct-25	02-Oct-25	02-Oct-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	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							A-T-045

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Lab Sample ID	25/11287/1	25/11287/2	25/11287/3					Units	Limit of Detection	Method ref
Client Sample No	1	1	1							
Client Sample ID	HP201	HP202	HP203							
Depth to Top	0.30	0.20	0.30							
Depth To Bottom										
Date Sampled	02-Oct-25	02-Oct-25	02-Oct-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
PAH-16MS										
Acenaphthene _A ^{M#}	0.03	<0.01	<0.01					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	0.02	<0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.09	<0.02	<0.02					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.48	<0.04	<0.04					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.47	<0.04	<0.04					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.57	<0.05	<0.05					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.29	<0.05	<0.05					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.22	<0.07	<0.07					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.52	<0.06	<0.06					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.07	<0.04	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.96	<0.08	<0.08					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.03	<0.01	<0.01					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.34	<0.03	<0.03					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.31	<0.03	0.05					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.94	<0.07	<0.07					mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	5.34	<0.08	<0.08					mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/11287

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Lab Sample ID	25/11287/1	25/11287/2	25/11287/3					Units	Limit of Detection	Method ref
Client Sample No	1	1	1							
Client Sample ID	HP201	HP202	HP203							
Depth to Top	0.30	0.20	0.30							
Depth To Bottom										
Date Sampled	02-Oct-25	02-Oct-25	02-Oct-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	2	<1	<1					mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	14	4	4					mg/kg	1	A-T-055s
Total Aliphatics _A	15	4	4					mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C12-C16 _A	3	<1	<1					mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	21	<1	3					mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	58	2	6					mg/kg	1	A-T-055s
Total Aromatics _A	82	2	9					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	98	6	13					mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE _A [#]	<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 “A”	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°C / 11550µS/cm @ 20°C 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:	Curtins Consulting (Manchester), Merchant Exchange, 17-19 Whitworth Street , Manchester, UK, M1 5WG	Project No:	25/11287
Project:	Hammerstone Rd Depot	Date Received:	07/10/2025 (am)
Clients Project No:	068065	Cool Box Temperatures (°C):	12.9

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	25/11287/1	25/11287/2	25/11287/3
Client Sample No	1	1	1
Client Sample ID/Depth	HP201 0.30m	HP202 0.20m	HP203 0.30m
Date Sampled	02/10/25	02/10/25	02/10/25
A-T-019s	10/10/2025	10/10/2025	10/10/2025
A-T-022s	09/10/2025	09/10/2025	09/10/2025
A-T-024s	10/10/2025	10/10/2025	10/10/2025
A-T-026s	09/10/2025	09/10/2025	09/10/2025
A-T-027s	10/10/2025	10/10/2025	10/10/2025
A-T-031s	10/10/2025	10/10/2025	10/10/2025
A-T-032s	10/10/2025	10/10/2025	10/10/2025
A-T-040s	09/10/2025	09/10/2025	09/10/2025
A-T-042sTCN	13/10/2025	13/10/2025	13/10/2025
A-T-044	13/10/2025	13/10/2025	13/10/2025
A-T-045	08/10/2025	08/10/2025	08/10/2025
A-T-050s	09/10/2025	09/10/2025	09/10/2025
A-T-055s	09/10/2025	09/10/2025	09/10/2025
Calc-As Recd	09/10/2025	09/10/2025	09/10/2025

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

068065-CUR-XX-XX-T-GE-00008

Hammerstone Road

Phase 4 Remediation Verification Report

Curtins

Appendix D – Generic Assessment Criteria



Adopted Soil Generic Assessment Criteria
Sandy loam with 1% SOM

Contaminants	Residential with Home Grown Produce	Residential Without Home Grown Produce	Allotments	Commercial	Public open space (Residential)	Public park POS _{park}
Metals, Semi-Metals & non-metals						
Antimony	-	550	-	7500	-	-
Arsenic	37	40	49	640	79	170
Beryllium	1.7	1.7	35	12	2.2	63
Boron	290	11000	45	240000	21000	46000
Cadmium	22	150	3.9	410	220	880
Chromium III	910	910	18000	8600	1500	33000
Chromium VI	21	21	170	49	21	250
Copper	2400	7100	520	68000	12000	44000
Lead	200	310	80	2300	630	1300
Mercury (elemental)	1.2	1.2	21	58	16	30
Mercury (inorganic)	40	56	19	1100	120	240
Methylmercury	11	15	6	320	40	68
Nickel	130	180	53	980	230	800
Selenium	250	430	88	12000	1100	1800
Vanadium	410	1200	91	9000	2000	5000
Zinc	3700	40000	620	730000	81000	170000
Inorganic Compounds						
Cyanide	24	24	24	1400	24	24
Organic contaminants						
Aliphatic Risk Banded Hydrocarbons - TPH CWG method						
Aliphatic EC5 - EC6 TPHs	42	42	730	3200	570000	95000
Aliphatic EC>6 - EC8 TPHs	100	100	2300	7800	600000	150000
Aliphatic EC>8 - EC10 TPHs	27	27	320	2000	13000	14000
Aliphatic EC>10-EC12 TPHs	130	130	2200	9700	13000	21000
Aliphatic EC>12-EC16 TPHs	1100	1100	11000	59000	13000	25000
Aliphatic EC>16 - EC35 TPHs	65000	65000	260000	1600000	250000	450000
Aliphatic EC>35 - EC44 TPHs	65000	65000	260000	1600000	250000	450000
Aromatic Risk Banded Hydrocarbons - TPH CWG method						
Aromatic EC5 - EC7 TPHs	70	370	13	26000	56000	76000
Aromatic EC>7 - EC8 TPHs	130	860	22	56000	56000	87000
Aromatic EC>8 - EC10 TPHs	34	47	8.6	3500	5000	7200
Aromatic EC10 - EC12 TPHs	74	250	13	16000	5000	9200
Aromatic EC12 - EC16 TPHs	140	1800	23	36000	5100	10000
Aromatic EC>16 - EC21 TPHs	260	1900	46	28000	3800	7600
Aromatic EC>21 - EC35 TPHs	1100	1900	370	28000	3800	7800
Aromatic EC>35 - EC44 TPHs	1100	1900	370	28000	3800	7800
Long Chain Aliphatic and Aromatic Hydrocarbons						
Aliphatic and Aromatic EC >44-70	1800	1900	2100	28000	3800	7800
Aromatic Hydrocarbons						
Benzene	0.2	0.89	0.039	27	140	190
Ethyl benzene	47	83	16	5700	24000	17000
Toluene	130	880	22	56000	56000	87000
Xylene	56	79	28	5900	41000	17000
MTBE	49	73	23	7900		
Phenol	280	750	66	760	760	760
Polycyclic Aromatic Hydrocarbons (PAH) - Benzo(a)pyrene Surrogate Marker Approach, with reference to C4SL PAH Surrogate Marker Check Sheet where appropriate						
Benzo(a)Pyrene (C4SL Surrogate Marker Approach)	5	5.3	5.7	77	10	21
Naphthalene	15	15	65	1600	11000	800
Acenaphthylene	170	2900	28	83000	15000	29000
Acenaphthene	210	3000	34	84000	15000	29000
Fluorene	170	2800	27	63000	9900	20000
Phenanthrene	95	1300	15	22000	3100	6200
Anthracene	2400	31000	380	520000	74000	150000
Fluoranthene	280	1500	52	23000	3100	6300
Pyrene	620	3700	110	54000	7400	15000
Polycyclic Aromatic Hydrocarbons (PAH) - Individual Compound Assessment						
Naphthalene	15	15	65	1600	11000	800
Acenaphthylene	170	2900	28	83000	15000	29000
Acenaphthene	210	3000	34	84000	15000	29000
Fluorene	170	2800	27	63000	9900	20000
Phenanthrene	95	1300	15	22000	3100	6200
Anthracene	2400	31000	380	520000	74000	150000
Fluoranthene	280	1500	52	23000	3100	6300
Pyrene	620	3700	110	54000	7400	15000
Benzo(a)anthracene	7.2	11	2.9	170	29	49
Chrysene	15	30	4.1	350	57	93
Benzo(b)fluoranthene	2.6	3.9	0.99	44	7.1	13
Benzo(k)fluoranthene	77	110	37	1200	190	370
Benzo(a)pyrene (only)	2.2	3.2	0.97	35	5.7	11
Indeno(123cd)pyrene	27	45	9.5	500	82	150
Dibenzo(ah)anthracene	0.24	0.31	0.14	3.5	0.57	1.1
Benzo(ghi)perylene	320	360	290	3900	640	1400

Sample ID	HP201	HP202	HP203
Depth of Sample	0.30	0.20	0.30
Date Sampled	02-Oct-25	02-Oct-25	02-Oct-25
Metals, Semi-Metals & non-metals			
Antimony	-	-	-
Arsenic	8	7	5
Beryllium	-	-	-
Boron	<1.0	<1.0	<1.0
Cadmium	<1.0	<1.0	<1.0
Chromium III	9	14	11
Chromium VI	<1	<1	<1
Copper	29	31	25
Lead	64	35	28
Mercury (elemental)	-	-	-
Mercury (inorganic)	<0.17	<0.17	<0.17
Methylmercury	-	-	-
Nickel	9	13	10
Selenium	<1	<1	<1
Vanadium	-	-	-
Zinc	54	57	45
Inorganic Compounds			
Cyanide	<1	<1	<1
Organic contaminants			
Aliphatic Risk Banded Hydrocarbons - TPH CWG method			
Aliphatic EC5 - EC6 TPHs	<0.01	<0.01	<0.01
Aliphatic EC>6 - EC8 TPHs	<0.01	<0.01	<0.01
Aliphatic EC>8 - EC10 TPHs	<1	<1	<1
Aliphatic EC>10-EC12 TPHs	<1	<1	<1
Aliphatic EC>12-EC16 TPHs	<1	<1	<1
Aliphatic EC>16 - EC35 TPHs	2	<1	<1
Aliphatic EC>35 - EC44 TPHs	14	4	4
Aromatic Risk Banded Hydrocarbons - TPH CWG method			
Aromatic EC5 - EC7 TPHs	<0.01	<0.01	<0.01
Aromatic EC>7 - EC8 TPHs	<0.01	<0.01	<0.01
Aromatic EC>8 - EC10 TPHs	<1	<1	<1
Aromatic EC10 - EC12 TPHs	<1	<1	<1
Aromatic EC12 - EC16 TPHs	3	<1	<1
Aromatic EC>16 - EC21 TPHs	21	<1	3
Aromatic EC>21 - EC35 TPHs	58	2	6
Aromatic EC>35 - EC44 TPHs	45	37	10
Long Chain Aliphatic and Aromatic Hydrocarbons			
Aliphatic and Aromatic EC >44-70	-	-	-
Aromatic Hydrocarbons			
Benzene	<0.01	<0.01	<0.01
Ethyl benzene	<0.01	<0.01	<0.01
Toluene	<0.01	<0.01	<0.01
Xylene	<0.01	<0.01	<0.01
MTBE	<0.01	<0.01	<0.01
Phenol	<0.2	<0.2	<0.2
Polycyclic Aromatic Hydrocarbons (PAH) - Benzo(a)pyrene Surrogate Marker Approach, with reference to C4SL PAH Surrogate Marker Check Sheet where appropriate			
Benzo(a)Pyrene (C4SL Surrogate Marker Approach)	0.47	<0.04	<0.04
Naphthalene	<0.03	<0.03	<0.03
Acenaphthylene	0.02	<0.01	<0.01
Acenaphthene	0.03	<0.01	<0.01
Fluorene	0.03	<0.01	<0.01
Phenanthrene	0.31	<0.03	0.05
Anthracene	0.09	<0.02	<0.02
Fluoranthene	0.96	<0.08	<0.08
Pyrene	0.94	<0.07	<0.07
Polycyclic Aromatic Hydrocarbons (PAH) - Individual Compound Assessment			
Naphthalene	<0.03	<0.03	<0.03
Acenaphthylene	0.02	<0.01	<0.01
Acenaphthene	0.03	<0.01	<0.01
Fluorene	0.03	<0.01	<0.01
Phenanthrene	0.31	<0.03	0.05
Anthracene	0.09	<0.02	<0.02
Fluoranthene	0.96	<0.08	<0.08
Pyrene	0.94	<0.07	<0.07
Benzo(a)anthracene	0.48	<0.04	<0.04
Chrysene	0.52	<0.06	<0.06
Benzo(b)fluoranthene	0.57	<0.05	<0.05
Benzo(k)fluoranthene	0.22	<0.07	<0.07
Benzo(a)pyrene (only)	0.47	<0.04	<0.04
Indeno(123cd)pyrene	0.34	<0.03	<0.03
Dibenzo(ah)anthracene	0.07	<0.04	<0.04
Benzo(ghi)perylene	0.29	<0.05	<0.05

Exceedances to be highlighted

Minimum	Maximum
-	-
5	8
-	-
<1.0	<1.0
<1.0	<1.0
9	14
<1	<1
25	31
28	64
-	-
<0.17	<0.17
-	-
9	13
<1	<1
-	-
45	57
<1	<1
<0.01	<0.01
<0.01	<0.01
<1	<1
<1	<1
<1	<1
<1	2
4	14
<0.01	<0.01
<0.01	<0.01
<1	<1
<1	<1
<1	3
<1	21
2	58
10	45
-	-
<0.01	<0.01
<0.01	<0.01
<0.01	<0.01
<0.01	<0.01
<0.01	<0.01
<0.02	<0.2
<0.04	0.47
<0.03	<0.03
<0.01	0.02
<0.01	0.03
<0.01	0.03
<0.03	0.31
<0.02	0.09
<0.08	0.96
<0.07	0.94
<0.03	0
<0.01	0.02
<0.01	0.03
<0.01	0.03
<0.03	0.31
<0.02	0.09
<0.08	0.96
<0.07	0.94
<0.04	0.48
<0.06	0.52
<0.05	0.57
<0.07	0.22
<0.04	0.47
<0.03	0.34
<0.04	0.07
<0.05	0.29

068065-CUR-XX-XX-T-GE-00008

Hammerstone Road

Phase 4 Remediation Verification Report

Curtins

Appendix E – Email Correspondence

Niall Farnworth

From: Boardman, John (MSC) <John.Boardman@morgansindall.com>
Sent: 02 October 2025 16:00
To: Niall Farnworth
Subject: Fw: Hammerstone Road, Outstanding Planning Conditions
Attachments: SKM_C250i25100210540.pdf

Niall

See below statement and attachment in relation to the 1 x load of hazardous waste found and removed on site as requested.

[John Boardman](#)
Senior Project Manager

John.Boardman@morgansindall.com | 07502 603561
6th Floor, Anchorage 2, Salford Quays, M50 3YW | 0161 874 1000



morgansindallconstruction.com



From: Paul Brady <paul.brady@chartrange.com>
Sent: Thursday, October 2, 2025 12:31 PM
To: Boardman, John (MSC) <John.Boardman@morgansindall.com>
Cc: Denys Butko <denys.butko@chartrange.com>; James Kennedy <james.kennedy@chartrange.com>; JohnP Kennedy <john@chartrange.com>
Subject: Hammerstone Road, Outstanding Planning Conditions

John,

Confirmation that during the project we encountered some potentially contaminated material during the excavation phase of the works. This suspect material was segregated and stockpiled. Chemical testing of the soils proved that the material was classified as hazardous. This material was removed from site on the 20/11/24 at an approved hazardous disposal facility. Please see attached consignment note of the 1 load of material removed from site at Hammerstone Road.

Kind regards,

Paul Brady

Chartrange.

Wharf Street | Dukinfield | Cheshire | SK16 4NJ

T: 0161 339 4949

Mob : 07917 018116

E: paul.brady@chartrange.com

W: www.chartrange.com



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+++++

This e-mail (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person. If you are not a named recipient, please contact the sender and delete the e-mail from your system.

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For further information on Morgan Sindall Group plc and its subsidiaries visit our website at www.morgansindall.com

+++++

Niall Farnworth

From: Niall Farnworth
Sent: 30 October 2025 14:53
To: Lucy Woods
Subject: FW: Hammerstone Rd; Asbestos Management Plan
Attachments: Hammerstone Road Asbestos Management Measures Summary.docx; Morgan Sindall Asbestos Standards.pdf; Morgan Sindall Asbestos Process Map.pdf

FYI

Niall Farnworth
Principal Geo Environmental Engineer

Tel: 0161 236 2394
niall.farnworth@curtins.com
curtins.com

From: Boardman, John (MSC) <John.Boardman@morgansindall.com>
Sent: 06 October 2025 11:15
To: Niall Farnworth <Niall.Farnworth@curtins.com>
Subject: Hammerstone Rd; Asbestos Management Plan

Niall

Attached asbestos management plan from MS and Chartrange as requested.

John Boardman
Senior Project Manager

John.Boardman@morgansindall.com | 07502 603561
6th Floor, Anchorage 2, Salford Quays, M50 3YW | 0161 874 1000



morgansindallconstruction.com



Our purpose is to create inspiring places that
enhance the communities in which we all
live, learn, work, play, care and protect.



+++++

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For further information on Morgan Sindall Group plc and its subsidiaries visit our website at www.morgansindall.com

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Hammerstone Road – Asbestos Management Measures Summary

- Review SI Report records.
- Workers on site Asbestos trained.
- Stop work immediately if unexpected asbestos is encountered.
- Establish exclusion zones around known or suspected asbestos hotspots.
- Any Hotspots tested with sample sent to lab and dealt with in accordance with test results.
- While results pending, Install site warning signage and barriers warning of potential asbestos risks.
- Control site access – limit personnel and vehicles to essential only with required PPE, competency and decontamination controls.
- Use damping down (water sprays) to minimize dust generation during any removal.
- Cover any potentially contaminated stockpiles with impermeable sheeting and keep soils damp to prevent particles transiting via air/wind.
- Implement wheel-wash systems (jet wash) to prevent off-site contamination
- Use designated, lined stockpile areas for temporary storage.
- Avoid dropping materials from heights to reduce dust release.
- Provide appropriate PPE/RPE (e.g., disposable overalls, P3 respirators) when working in any potentially contaminated / Hot spot areas.
- Use decontamination procedures for workers leaving potential contaminated areas.
- Classify and segregate any asbestos contaminated soil as hazardous waste.
- Label all asbestos waste clearly.
- Arrange licensed transport and disposal to an approved facility. Waste transfer note and Hazardous waste consignment note.
- Keep full waste transfer documentation for regulatory compliance.

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Management of Asbestos

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2.	Scope	1
3.	Responsibilities	1
4.	Type of asbestos:	1
5.	Types of asbestos surveys	1
6.	Standards	2
7.	Monitoring and performance	6
8.	Feedback	6
9.	Records	6
10.	Reference documents	6

1. Purpose

The purpose of this standard is to define how Asbestos related activities shall be carried out in compliance with the Control of Asbestos Regulations 2012.

2. Scope

These standards cover all Morgan Sindall projects and locations under the control of Morgan Sindall.

3. Responsibilities

Project Manager

- For the purpose of these standards, Project / Site Manager may also mean Depot Manager or Office Manager.

Contractors

- Means work package contractors and their sub-work package contractors (includes work equipment suppliers).

4. Type of asbestos:

- Chrysotile
- Crocidolite
- Amosite

NB There are other less common types of asbestos.

- The only satisfactory method of identifying the presence and type of asbestos is to examine a sample of material by x-ray diffraction or by polarised light microscopy. Analysts accredited to EN45001 by UKAS for asbestos analysis should be used where identification is required. **Under no account should a judgement be made by uncontrolled visual inspection.**

5. Types of asbestos surveys

Management survey

- A management survey is the standard survey. Its purpose is to locate, as far as reasonably practicable, the presence and extent of any suspect ACM's in the building which could be damaged or disturbed during normal occupancy, including foreseeable maintenance and installation, and to assess their condition.
- Management surveys will often involve minor intrusive work and some disturbance. The extent of intrusion will vary between premises and depend on what is reasonably practicable for individual properties, i.e. it will depend on factors such as the type of building, the nature of construction,

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accessibility etc. A management survey should include an assessment of the condition of the various ACM's and their ability to release fibres into the air if they are disturbed in some way. This "material assessment" will give a good initial guide to the priority for managing ACM's as it will identify the materials which will most readily release airborne fibres if they are disturbed.

- Management surveys should cover routine and simple maintenance work. However where 'more extensive' maintenance or repair work is involved, there may not be sufficient information in the management survey and a localised refurbishment survey will be needed. A refurbishment survey will be required for all work which disturbs the fabric of the building in areas where the management survey has not been intrusive. The decision on the need for a refurbishment survey should be made by the duty holder with help from others i.e. SHE Advisors
- Management surveys will usually involve sampling and analysis to confirm the presence or absence of ACM's. However a management survey can also involve presuming the presence or absence of asbestos. A management survey can be completed using a combination of sampling and presumption ACM's or just presumption.
- **A Management Survey will not be suitable to enable Morgan Sindall to carry out Construction, Demolition or Refurbishment works, and a Refurbishment and Demolition Survey must be requested from the duty holder prior to works being priced or carried out.**

Refurbishment and Demolition surveys

- A refurbishment and demolition survey is needed before any refurbishment or demolition work is carried out. This type of survey is used to locate and describe, as far as reasonably practicable, all ACM's in the area where the refurbishment work will take place or in the whole building if demolition is planned. The survey will be fully intrusive and involve destructive inspection, as necessary, to gain access to all areas, including those that may be difficult to reach. A refurbishment and demolition survey may also be required in other circumstances, e.g. when more intrusive maintenance and repair work will be carried out or for plant removal or dismantling.
- Refurbishment and demolitions surveys are intended to locate all the asbestos in the building (or the relevant part), as far as reasonably practicable. It is a disruptive and fully intrusive survey which may need to penetrate all parts of the building structure. Aggressive inspection techniques will be needed to lift carpets and tiles, break through walls, ceilings, cladding and partitions, and open up floors. In these situations, controls should be put in place to prevent the spread of debris, which may include asbestos.
- Morgan Sindall will need to ensure that following a Demolition and Refurbishment Survey the relevant clearance certification is obtained to ensure that we are not putting our employees at risk from asbestos fibres. This will require a thorough visual inspection and if appropriate (e.g. following significant destruction or disruption) reassurance air sampling with disturbance.
- **The results of all types of surveys should be recorded and the information provided to anyone who may work on, disturb, be exposed to or supervise work on these materials.**

6. Standards

- These Morgan Sindall standards support the process map for Management of Asbestos and should be read in conjunction with it and relevant guidance.

Management of asbestos in company owned / occupied premises

- This section applies where the company has a duty as a building owner, tenant or responsibility as a maintainer of premises.
- Every Morgan Sindall premises must appoint a competent duty holder to take responsibility for the identification and management of asbestos. In practice the actions required to identify Asbestos Containing Materials (ACM) will be undertaken by an organisation with suitable competence, training and independence following the requirements of Asbestos: The Survey Guide (HSG 264).

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- Where the survey identifies the presence of ACM's a management plan needs to be produced including an accurate drawing of the premises showing locations of ACM's / suspected ACM's. The plan must be revised if ACM are discovered or removed or after a significant change to the premises, and will include:-
 - Location of ACM's
 - Control measures required (including management, repair and removal)
 - Regular revision to take into account further removal / discovery of ACM
 - Communication to employees of precautions required
 - Information made available to the emergency services
 - Monitoring arrangements
- As part of the management of asbestos in premises, the duty holder is required to have a plan in place in case of accidental release / exposure to asbestos / suspected asbestos. This could occur due to accidental damage (e.g. impact of a trolley) or uncontrolled disturbance (e.g. drilling).
- In addition to management plan revisions, due to completion of works or accidental damage, the duty holder must undertake an annual review of the premises asbestos management plan, reviewing the risk of potential asbestos release.

Management of work with asbestos containing materials

- This section applies where the company has a duty as employer, principal contractor or contractor responsible for work with ACM's which includes:
 - Removal, repair or disturbance of asbestos
 - Maintenance of equipment that could be contaminated with asbestos (such as class H vacuum cleaners, scaffolding, enclosures, air extractors etc)
 - Supervision of the above.
- Morgan Sindall will not undertake licensable or Notifiable Non Licensed (NNLW) work** but will engage a competent licensed contractor.
- If it is suspected that activities on site involve 'work with asbestos' then the activity must be immediately suspended, the area isolated and advice sought from the SHE team.

Employees of Morgan Sindall or subcontractors are NOT to be exposed to asbestos fibres in any form.

- Work may only be carried out involving ACM's once the asbestos type has been identified by analysis, which shall be carried out by consultants trained in such procedures, and an adequate written assessment of the likely hazards and precautions to be taken has been made.
- Before work commences a written plan detailing the method of work must be produced and briefed to affected staff.
- When the work requires the removal of any licensable ACM's, i.e. lagging, insulation materials, the advice of the SHE team should be obtained on a suitable licensed contractor.

Tender

- It is the responsibility of the client or their nominated representatives to provide detailed information including an Asbestos Survey. Pre-Construction Information should be examined by the Project Manager, Estimator and SHE Advisor to determine the presence of asbestos containing materials.
- Asbestos surveys received for tender purposes should be reviewed for relevance and completeness, following satisfactory completion of ASW1 the survey can be used to price against.

Project start-up

- The Estimator / Bid Manager should inform the site team of the Asbestos Risk, including previous asbestos removal, during the handover meeting. If an Asbestos Survey has not been provided, the

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Project Manager must request from the client information regarding the presence of asbestos. If the client confirms asbestos is or may be present the Project Manager must request a Demolition and Refurbishment Survey be carried out. Any identified asbestos must be removed by an approved contractor prior to commencement of works.

- Licensed and NNLW asbestos removal works must be undertaken by an approved and licensed asbestos removal contractor. Non licensed works may be undertaken by contractors experienced and competent in the methods to be used..

On site activities

- The Project Manager should ensure that where an asbestos survey is provided is fit for purpose, relevant to the scope of works and suitable and sufficient for the project scope, form ASW1 should be completed prior to commencement of any works.
- The Project Manager should ensure that relevant control measures from the asbestos risk assessment have been implemented. In addition, all relevant information shall be communicated to personnel during the site induction process.
- Although Morgan Sindall appoints a specialist contractor for the removal of Asbestos, the Project / Site Manager must ensure that they work in accordance with their licence, current legislation and do not put other at risk from their operations.
- The appropriate checklists should be used to assess the suitability of the method of removal and to monitor the on-site activities. The checklist should be used in conjunction with the method statement / risk assessment review form (see Risk Identification Process).

Asbestos survey

- The results of all types of survey should be recorded and the information must be provided to anyone who may work on, disturb, be exposed to, or supervise work on these materials.

Asbestos licence

- Work with most asbestos-containing materials (ACM) requires a licence from the Health and Safety Executive (HSE). A licensed removal of asbestos requires 14 days prior notification to the HSE.

Asbestos risk assessment

- A suitable risk assessment should be made before carrying out any work which may expose employees to asbestos or if any work which will, or could, disturb asbestos is planned

Asbestos removal

- Selection of an approved licensed contractor should be made from the company approved supplier / subcontractor database. Database administrators monitor the approval status of these specialists and have access to current licensing details including any actions and license expiry data on the HSE website
- Although Morgan Sindall appoints a specialist contractor for the removal of Asbestos, the Project / Site Manager should ensure that they work in accordance with their licence, current legislation and do not put others at risk from their operations.
- The plan of work checklist must be used to assess the suitability of the plan of work, and to ensure that non asbestos risks (such as work at height and equipment use) have been thoroughly assessed and suitable control measures are in place.

Asbestos waste

- All forms of asbestos (including overalls used for removal and enclosure materials) are classified as hazardous and Special Waste under the Special Waste Regulations 1996 (as amended). Therefore all waste requires double bagging and separate disposal as Special Waste with pre-notification to the Environment Agency and a Special Waste consignment note.

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Role of viewing panels and CCTV

- The Approved Code of Practice (L143) states that a sufficient number of viewing panels should be installed in enclosures. The purpose of such panels is to allow supervisors, managers and supervisory licence-holders to monitor work, thereby minimising the need to enter enclosures. Viewing panels should be located to ensure that all areas inside the enclosure are visible, as far as reasonably practicable.
- Where such panels are not reasonably practicable or where they do not allow good visibility of the active work area, a CCTV system should be installed such that ongoing work can be seen.
- The installation of viewing panels / CCTV does not replace the need for supervisory licence-holders to enter enclosures. Entry will be required on appropriate occasions in order to check compliance with the plan of work and relevant health and safety procedures. CCTV and/or viewing panels do not replace the need for enclosure entry but they may help to reduce the frequency.

Sampling, air tests and clearance certification

- All air testing, sampling of asbestos and clearance certification must be carried out by someone who is accredited by an appropriate body. UKAS (the United Kingdom Accreditation Service) is the only such national accreditation body recognised by Morgan Sindall.

Incidents, accidents and emergencies

Site management

- In any circumstance where there is an emergency including an accidental uncontrolled release of asbestos fibres or uncovering of previously unidentified ACM, it is essential to limit exposure and the subsequent risks to health by implementing the site emergency procedures.

Asbestos removal contractors

- All asbestos removal contractors must have prepared procedures which can be put into effect should an incident, accident or emergency occur which could put persons at risk because of the presence of asbestos e.g. employee collapsing or suffering serious accident within the active stripping enclosure or an uncontrolled release of asbestos fibres.
- These procedures should include sufficient information to enable the emergency services (paramedics, fire and rescue) to properly protect them against the risks of asbestos when attending an on-site emergency. Spare PPE and RPE should be available for the use of emergency personnel who may have to attend to persons removed from an enclosure without full decontamination procedures being carried out.

Medical and health surveillance

- In circumstances where cases of inadvertent exposure to asbestos may have occurred, the following steps should be undertaken:
 - Ascertain as far as possible the type of asbestos, the likely exposure levels involved and the duration of exposure.
 - Where employees may have been significantly exposed (for instance exposure may have exceeded the relevant action level), obtain advice from the appointed occupational health service provider, particularly regarding the medical assessment and counselling of exposed employees.
 - Consider offering those involved – employers, employees or members of the public, the opportunity to discuss the situation with a medical or occupational health inspector, particularly where they are otherwise unlikely to have access to an occupational health service.

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- Complete and archive an Inadvertent Exposure Record for each person who may have been exposed to airborne asbestos dust in the course of work for Morgan Sindall.

Information, instruction and training

- Personnel who are, or may be, exposed to asbestos must attend asbestos awareness training given at regular intervals.
- The safety induction format for the project shall include the discovery of asbestos whilst working within the premises and working at height.

7. Monitoring and performance

- The Project Manager shall:
 - Review the Management System / Asbestos Management Plan every six months and record details.
 - Review Risk Assessments and Method Statements at regular intervals or, if there is a significant change to either the task to be carried out or substances to be used or produced.
 - Inspect known ACM for deterioration at least every 12 months or as indicated in the Asbestos Management Plan and record results.

8. Feedback

- Project / Site Manager should conduct a sub-contract review of all contractors and record their findings on the Procurement database.

9. Records

- An effective Management System / Asbestos Management Plan should be in place to protect staff, operatives and the public. Details should include:
 - Label ACMs clearly with a suitable asbestos warning sign and make personnel aware of where it is located;
 - Make a note of where ACMs are on a site plan or other records and keep this information up to date;
 - Maintain records demonstrating that both training and information in relation to asbestos has been delivered to personnel;
 - Inadvertent Exposure and Health Records shall be kept and archived for a period no less than 40 years.

10. Reference documents

[Management of Asbestos Guidance](#)

[Letter of Appointment](#)

[Asbestos Inadvertent Exposure Record](#)

[Management of Asbestos – Pre Start On Site Activity Checklist](#)

[Asbestos Plan Of Work – Checklist](#)

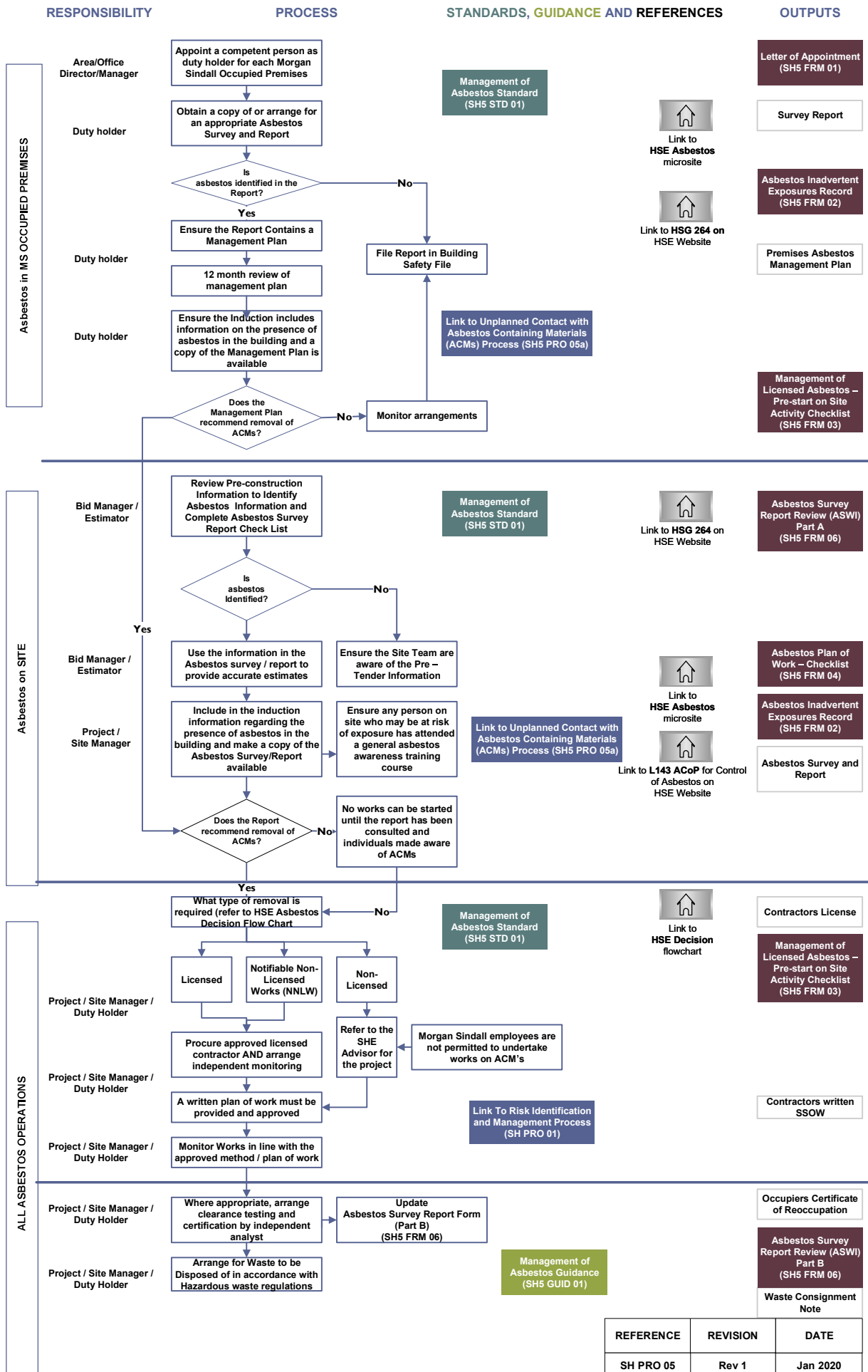
[Asbestos Survey Report Review \(ASW1\)](#)

Management of Asbestos



PROCESS OWNER: SHEQ Manager

PURPOSE: To explain the risks and controls required for the safe management of asbestos in Morgan Sindall premises and when encountered on site on Morgan Sindall projects



REFERENCE	REVISION	DATE
SH PRO 05	Rev 1	Jan 2020

068065-CUR-XX-XX-T-GE-00008

Hammerstone Road

Phase 4 Remediation Verification Report

Curtins

Appendix F – Hazardous Waste Consignment Tickets

The Hazardous Waste Regulations 2005: Consignment Note



Environment
Agency

CARRIER'S COPY

PART A Notification details

- 1 Consignment note code: **HAMMER/CROO1**
- 2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
**MORGAN SANDALL
HAMMERSTONE RD
MANCHESTER, M18 8EQ**
- 3 The waste will be taken to (name, address and postcode):
**WHITEMOSS LANDFILL SITE
WHITEMOSS LANE SOUTH
SKELMERSDALE, WN8 9TH**
- 4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

If continuation sheet used, tick here ☐

- 1 The process giving rise to the waste(s) was:
- 2 SIC (2007) for the process giving rise to the waste: **41.201**
- 3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
ASBESTOS & HYDROCARBON	170503		ASBESTOS IMPREGNATED	0-1%		H351 H373	

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART C Carrier's certificate

PART D Consignor's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are

1

1 Carrier name: **CHAETRANGEEWIRI LTD**
On behalf of (name, address, postcode, telephone, e-mail, facsimile):
WHARF ST, DUKINFIELD, SK16 4NJ

2 Carrier registration no./reason for exemption:

CB00177542

3 Vehicle registration no. (or mode of transport, if not road):

Signature

Date **20/11/24** Time **1036** **PJ17 VNY**

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

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.

1 Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature

Date **20/11/24** Time **1041**

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	5540KG	—	D05

1 I received this waste at the address given in A3 on: Date **20-11-2024** Time **1139**

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details: **PJ17 VNY**

Name: **DAVE ROUTLEDGE**
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

**Veolia White Moss Landfill Ltd
Whitemoss Road South
Skelmersdale, WN8 9TH
Permit No. DP3034YR**

I certify that waste permit/exempt waste operation number:

DP3034YR

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature **DAVE ROUTLEDGE**

Date **20-11-2024** Time **1153**

UBU Environmental

Roadsweeper Hire
Moss Lane, off Sharp St
Worsley, M28 3LY
Tel: 0161 703 7777
Fax: 0161 703 7776
www.ubusweepers.co.uk



ROAD SWEEPER HIRE



JET VAC HIRE

No. 517873

POD / DUTY
OF CARE
WASTE TRANSFER NOTE.

PART A Holder of the Waste	CONTRACT HIRER <i>Chartrange</i>		SITE ADDRESS <i>Old Biffa Site Gorton M18 JEC</i>				
	DATE	START	FINISH	TOTAL HOURS	TRAVEL TIME EACH WAY	WET WASTE REMOVED IN LOADS	REMARKS
MON							
TUE							
WED							
THUR	<i>17.10.2024</i>			<i>5</i>	<i>0.45</i>	<i>1</i>	<i>Jet Vac</i>
FRI							
SAT							
SUN							
ORDER No	<i>226760</i>						<i>1787</i>
Confirmation and agreement – please note that punctures and damaged tyres are the responsibility of the hirer. Minimum hires may apply. By signing this I confirm that UBU Environmental Ltd have completed all works as specified and that the information relating to wet waste removal is accurate to the best of my knowledge at the time of signing this document							
PRINT CONTRACT HIRER NAME <i>D. Butko</i>				SIGNED <i>[Signature]</i>			
JOB TITLE <i>Site Manager</i>				PRINT NAME CLEARLY <i>Denys Butko</i>			
SIGNED ON BEHALF OF UBU <i>[Signature]</i>				PRINT NAME UBU <i>M. Colyt</i>		REG OF UBU VEHICLE <i>B16 UBU</i>	
PART B Means of Waste Containment:				ROADSWEEPER ☐ JETTER ☐ PRECINCT ☐ TANKER ☐			
PART C Description of Waste and List of Waste Regulation Code(s)				ROADSWEEPINGS ☐ LEAVES ☐ PLANINGS ☐ OIL ☐ OTHER ☐ EWC 20 03 03 ☒ UBU SIC 38110 ☒			
PART D Producer of Waste:				CONTRACT HIRER AS IN PART A ☐ HIRER SIC _____ OTHER ☐ OTHER SIC _____			
PART E Waste carrier:				UBU ENVIRONMENTAL LTD, MOSS LANE, OFF SHARP STREET, WORSLEY, MANCHESTER M28 3LY Tel 0161 703 7777 Fax 0161 703 7776 – WASTE CARRIER; CBDU101690			
PART F Address of Wet Waste Treatment Facility:				UBU ENVIRONMENTAL LTD, MOSS LANE, OFF SHARP STREET, WORSLEY, MANCHESTER, M28 3LY. EAWML50112 PERMIT REF: EPR/RP3498CT/V002			
PART G Transfer Of Waste:				I CONFIRM THAT THE ABOVE DESCRIPTION IN PART C IS REPRESENTATIVE OF THE WASTE TO BE TRANSFERRED FROM THE TRANSFER OR COLLECTION POINT NAMED IN PART A TO THE WASTE TREATMENT FACILITY NAMED IN PART F			
I CONFIRM THAT I HAVE FULFILLED MY DUTY TO APPLY THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATION 2012. I CONFIRM THAT THE CONTRACT HIRER HAS NO FACILITY TO DISPOSE OF ROADSWEEPER WASTE, AND HAS INSTRUCTED UBU TO DISPOSE OF THE WASTE (EWC 20 03 03) THE HIRER WILL BE CHARGED PER LOAD AS SPECIFIED IN PART A.							
PRINT CONTRACT HIRER NAME				SIGNED			
JOB TITLE				PRINT NAME CLEARLY			

UBU ENVIRONMENTAL LTD

MOSS LANE,
OFF SHARP LANE,
WORSLEY,
M28 3LY

Tel: 0161 703 7777
Fax: 0161 703 7776
Email: SAM@UBUSWEEPERS.CO.UK
VAT No 719464903
Company Reg 03507933
EA Licence EAWML50112
SIC Code 38.21

WEIGHBRIDGE TICKET

Customer	CHARTRANGE	<div>Registration: B16 UBU</div> <div>Haulier: Own Transport</div> <div>Product In/Out: IN</div> <div>Container No</div>
Address:		
SIC Code:		
ENV Permit:		

Material:
WET WASTE

EWC Code:
130113

1st Ref:	1st Wt Time:	1st Weight
00000000	17/10/2024	30480 kg
2nd Ref:	2nd Wt Time:	2nd Weight:
00000000	17/10/2024	22360 kg
Net Weight:		8120 kg

Comments:

0

Drivers Signature:

Operators Signature:

Drivers Name:

Operators Name:

We confirm that we have fulfilled our duty to apply the waste heirarchy as by regulation 12 of the Waste (England and Wales) Regulations 2011. Your duties are set out in Regulations 12, 15, and 35 of the Waste (England and Wales) Regulations 2011, "Duty of Care" Code of Practice.

The Hazardous Waste Regulations 2005: Consignment Note

1787



CARRIER'S COPY

PART A Notification details

- 1 Consignment note code: **CHART 151787**
- 2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
**Chart range
Hammers Lane Rd
M18 8EQ**
- 3 The waste will be taken to (name, address and postcode):
**Adler & Allen
Harcourt Street, Manchester, M28 3GN**
- 4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
As A2

PART B Description of the waste

If continuation sheet used, tick here ☐

- 1 The process giving rise to the waste(s) was:
- 2 SIC (2007) for the process giving rise to the waste: **1**
- 3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code(s) digit(s))	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
ou	130113		ou	Sludge		8,000

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements

PART C Carrier's certificate

PART D Consignor's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here: ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

1

- 1 Carrier name: **UBU Environmental Ltd.**
On behalf of (name, address, postcode, telephone, e-mail, facsimile):
**Moss Lane, Off Sharp Street
Manchester, M28 3LY**
- 2 Carrier registration no./reason for exemption:
CSDU 101690
- 3 Vehicle registration no. (or mode of transport, if not road):
B16 UBU

Signature

Date **18/10/2024** Time **11:33**

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

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.

- 1 Consignor name: **Chart range**
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

As A2

Signature

Date **18/10/2024** Time **11:34**

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
130113	8000	✓	213

- 1 I received this waste at the address given in A3 on: Date **18/10/2024** Time **11:34**

- 2 Vehicle registration no. (or mode of transport if not road):
B16 UBU

- 3 Where waste is rejected please provide details:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
AS A2

I certify that waste permit/exempt waste operation number:

2022341
authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature

Date **18/10/2024** Time **11:34**