

Remediation Strategy and Verification Plan

Viscount Drive
Manchester Airport
World Freight Terminal
Manchester
M90 5UJ

June 2026

720691.0000.0000

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Quality Control

Client Name:	CGG MLI (REIT) PROPCO 3 LIMITED
Project Name:	Viscount Drive
Project No.:	720961.0000.0000
Document Title:	Remediation Strategy and Verification Plan
Date:	18/06/2026

Version:	Date:	Prepared By:	Reviewed By:	Approved By:	Revision Status
1.0	18/06/2026	T Singer *BSc FGS*	J Sander *C.WEM CSci*	C Nunn *CGeol FGS SiLC*	First version

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Remediation Summary

Aspect	Remediation Requirement
Landscaping	Provision of clean cover in areas of soft landscaping
	Testing of imported materials used as cover/landscaping
	Installation of geotextile marker membrane at base of cover/clean imported soil
Buried Services	Use of appropriate materials for buried services in accordance with statutory provider requirements
	Installation of buried services in corridors of clean soil

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by CGG MLI (REIT) PROPCO 3 LIMITED (the 'Client') to prepare a Remediation Strategy and Verification Plan for the development located at Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ (hereafter referred to as the 'Site').

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

It is anticipated that this Remediation Strategy and Verification Plan will support the Client with a future planning application for development of the Site for a proposed warehouse units with first floor office spaces, as discussed in detail in the following Section. The document will be submitted pursuant to discharge of anticipated contaminated land planning conditions.

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

1.2 Proposed Development

The wider proposed development will comprise three warehouse units with first floor office spaces. It has been assumed that the existing structures on Site will be demolished. The three warehouse units (units 1a to 1f, 2a to 2c, and 3a to 3d) will cover c.5,798 sqm, c.3,810 sqm and c.3,952 sqm respectively. The remainder of the site shall comprise associated infrastructure, including hardstanding, lorry and car parking, access routes and loadings bays with landscaping.

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

1.3 Guidance and Standards

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

- The National Planning Policy Framework;
- Land Contamination: Risk Management (LCRM) 2020 (Updated 2025);
- CIRIA 809 (2023) Sustainable management of surplus soils and aggregates from construction;
- CL:AIRE (2011) The Definition of Waste: Development Industry Code of Practice (DoWCoP);
- NRW/SEPA/EA (2021) WM3 Guidance on the classification and assessment of waste (1st Edition v1.2.GB);
- NCLOG (2024) A Regulator's Guide to Cover Systems and their Verification; and,

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

Sustainable remediation is based on the following six core principles:

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

1.4 Significant Assumptions

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

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

1.5 User Reliance

This report was prepared for CGG MLI (REIT) PROPCO 3 LIMITED. Reliance on the Report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

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

2.0 Site Summary

2.1 Site Details

Table 2.1: Summary of Site Details

Site Address	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ
Grid Reference	Easting 380809, Northing 385158
Approximate Size	2.72 ha
Site Description	The wider Site currently comprises four buildings numbered 303, 304, 305 and 311, a large carpark and multiple loading bays. An area of grass and various vegetation is present southwest of the car park.

2.2 Summary of Adjacent Land Uses

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

Table 2.2: Summary of Surrounding Land Use

Direction	Land Use
North	Immediately north of the site is York Drive. Beyond this road are loading bays and parking for building 307 which is currently used for distribution and haulage, as well as airline services. Beyond this is hardstanding for aircraft. Two large firewater tanks are located between building 307 and building 308.
East	Viscount Drive is located to the east of the site. Several industrial units are located along Argosy Drive with a large hardstanding area used as car parking located 75m southeast of the Site. The Manchester Airport Aviation Fuel (AVGAS) and tanker loading facility is located 300m to the southeast of the Site with associated tank farm.
South	Avro Way is immediately south of the Site. Located 25m south are three larger warehouses structures (buildings 316, 317, 318) which are used for logistics and distribution. Beyond these, 50m south of the Site, loading areas are present, then further warehouse structures. 220m southwest of the site is the A538/Wilmslow Road.
West	Runger Lane is located to the west of the Site. Beyond this, 30m west, is a very large hardstanding area used for car parking and is situated alongside three large hotels 100m to 230m west which serve the airport. The M56 is located 260m northwest of the Site.

2.3 Summary of Site History

A review of historical maps carried out as part of the desk study report undertaken by AECOM in 2022, indicated that the Site comprised agricultural land in the earliest available map, in 1877. By 1987 the Site had been developed as part of the Manchester Airport Cargo Centre with four large warehouses present including hardstanding and car parking areas. In 1995 the Site was developed to reflect its current land use.

2.4 Summary of Environmental Setting

2.4.1 Geology and Hydrogeology

Table 2.3: Summary of Geology and Hydrogeology

Strata	Description	Aquifer Classification
Made Ground	Variable thickness of grey to brown silty slightly sandy slightly gravelly CLAY or slightly clayey sandy GRAVEL	Not Classified
Superficial Deposits Till, Devensian - Diamicton	Firm to very stiff brown slightly silty sandy slightly gravelly CLAY or very loose to loose brown slightly clayey gravelly SAND	Secondary (Undifferentiated) Aquifer
Bedrock Deposits Bollin Mudstone Member	Not encountered as part of the intrusive investigation but generally logged as being mudstone and siltstone.	Secondary (B) Aquifer

2.4.2 Groundwater

During the ground investigation, groundwater was typically encountered between 3.00m and 4.00 bgl (62.14m to 63.24m aOD) within the Till, Devensian – Diamicton.

During subsequent monitoring, groundwater was typically encountered between 1.10m bgl and 1.93m bgl (65.55m to 64.29m aOD) within the Till, Devensian – Diamicton.

According to the ground investigation and monitoring data, groundwater is anticipated within the Till, Devensian - Diamicton. The local presence of limited perched groundwater within parts of the Made Ground, although not recorded during the ground investigation, cannot be ruled out.

The superficial deposits underlying the Site are considered to be unconfined.

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

2.5 Previous Environmental Assessments, Investigations or Remediation

Summaries of the previous assessments are detailed in Table 2.4.

Table 2.4: Summary of Previous Site Assessments

Report Details	Summary of Geoenvironmental Findings
Tier I report titled 'Phase I Tier I Geo-environmental and Geotechnical Assessment' issued by AECOM, dated 04/03/2022, report ref.no.: 60663052-ACM-ArA-XX-RP-G-00001	The Tier I report covered the wider Site area, but Appendices B to G were unavailable. <u>Site History</u> The Site comprised agricultural land in the earliest available map, in 1877. By 1987 the Site had been developed as part of the Manchester Airport Cargo Centre with four large warehouses present including hardstanding and car parking areas. In 1995 the Site was developed to reflect its current land use.

Report Details	Summary of Geoenvironmental Findings
	Geology A variable thickness of Made Ground comprising heterogeneous sandy, gravelly clay with brick fragments overlying superficial Deposits comprised of Till (Devensian-Diamicton) with bedrock geology of the Bollin Mudstone Member. Hydrogeology • Superficial Deposits: Till is a Secondary (Undifferentiated) Aquifer. • Bedrock: Bollin Mudstone Member is a Secondary (B) Aquifer. • The Site is outside a groundwater source protection zone. Mining No coal or other mining activity affects the Site. Geoenvironmental Risks • On-Site: Made Ground, infilled pond, agricultural land, HGV operations, and potential contamination from spills/leaks and plant operations. • Off-Site: Potential migration of aviation fuel (300m east), ground gas from historical pond infilling, and contaminants from logistics park operations. Recommendations A ground investigation and assessment were recommended to address identified geoenvironmental and geotechnical hazards.
Tier II report titled 'Argosy Drive Development Phase 1, Manchester Airport' Ground Investigation Report, issued by Tetra Tech, dated September 2022, report ref.no: B038962.GIR.0	The Tier II report covered the southern half of the Site (proposed units 1a to 1f). TRC was not provided with the final version of the report, which was pending geotechnical classification test results. Ground Investigation The investigation (June 2022) included three window sample boreholes to max depth of 4.70m bgl, three cable percussive boreholes to max depth of 6.20m bgl and four gas and groundwater monitoring visits (July–August 2022). Ground Conditions A variable thickness of Made Ground comprising Asphalt/topsoil over gravelly sand or reworked sandy gravelly clay (up to 1.70m bgl), overlying Superficial Deposits comprised of Till (Devensian-Diamicton) comprising firm to stiff sandy gravelly clay (up to 6.00m bgl) with bedrock geology of the Bollin Mudstone Member comprising mudstone to 6.30m bgl. Groundwater Groundwater was observed during the investigation in four exploratory holes ranging from 3.45m to 4.45m bgl. Subsequent monitoring recorded levels at 1.22m to 2.54m bgl. Pumping operations recommended for dry excavation conditions. Environmental Assessment

Report Details	Summary of Geoenvironmental Findings
	• No contaminants exceeded general acceptance criteria. • Elevated pH in shallow soils (BH02) attributed to limestone gravels. • Slightly elevated CO2 (6.0% v/v in WS01) and CO (10ppm in BH03) were recorded, but the site was classified as Characteristic Situation 1 (CS1) (no special precautions required for ground gas). • Overall contamination risk to receptors was considered low. <u>Recommendations</u> • Topsoil sampling across Phases 1 and 2 to assess re-use potential. • Waste Acceptance Criteria (WAC) testing for off-site soil disposal. • A watching brief for unexpected gross contamination during construction works. • Risk Assessment for water supply pipelines to determine if upgrades are needed.
Tier II report titled 'Intrusive Geoenvironmental and Geotechnical Site Assessment' Ground Investigation Report, issued by TRC Companies, dated May 2026, report ref.no: 720961.0000.0000	This report focuses on the area of proposed units 2a to 2c and 3a to 3d in the northern half of the Site. Investigation and assessment of the southern half of the Site where units 1a to 1f are proposed, was undertaken by others as discussed above. <u>Geology</u> Made Ground (up to 1.20m thick), Till (Devensian-Diamicton, up to 4m thick), and assumed Bollin Mudstone Member (bedrock). <u>Hydrogeology</u> Secondary (Undifferentiated) Aquifer (Till) and Secondary (B) Aquifer (bedrock). The Site is outside a Source Protection Zone and has no nearby groundwater abstractions. <u>Groundwater</u> Groundwater was encountered during the ground investigation at depths between 3.00m and 4.00 bgl (62.14m to 63.24m aOD) and during subsequent monitoring resting levels of between 1.10m bgl and 1.93m bgl (65.55m to 64.29m aOD) were recorded. According to the ground investigation and monitoring data, groundwater is anticipated within the Till, Devensian - Diamicton. <u>Human Health</u> Localised PAH exceedances in soils (WS101) above GAC for commercial use. <u>Controlled Waters</u>: Groundwater samples show marginal exceedances of UK Water Quality Standards for sulphates, PAHs, heavy metals, and petroleum hydrocarbons. Contamination is unlikely to pose a significant risk to controlled waters receptors. <u>Ground Gas</u>

Report Details	Summary of Geoenvironmental Findings
	Classified as Characteristic Situation 1 (very low risk). No risk from organic vapours. <u>Remediation and Mitigation</u> • Clean cover for landscaped areas. • Clean soil corridors for buried services. • Upgraded water supply pipework (subject to local water company confirmation). • <u>Waste Management</u> • Off-site disposal may require classification under WM3 guidance. • Re-use or import of materials may require a materials management plan under CL:AIRE Code of Practice. <u>Recommendations</u> • Further assessment of materials for waste classification and management.

3.0 Remediation Drivers

3.1 Conceptual Site Model

The ground investigation performed at the Site by TRC identified minor concentrations of polycyclic aromatic hydrocarbons (PAH) in Made Ground soils in excess of the human health GAC for the proposed commercial end use.

Groundwater sampling at the Site by TRC identified elevated concentrations of sulphates, speciated PAH's, heavy metals and petroleum hydrocarbons exceeding the UK Water Quality Standards. However, this was considered unlikely to pose a significant risk to controlled waters receptors and no further action was recommended.

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

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

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

Table 3.1: Conceptual Site Model

Source	Pathway	Receptor	Risk
PAH compounds in Made Ground at the north of the Site (WS101), at concentrations above the GAC.	Dermal contact, ingestion and inhalation pathways	Future site users	**Low** The proposed development will be covered by buildings or hardstanding which will act as a physical barrier between the contamination and future site users.
		Neighbouring site users	**Low** Neighbouring site users could be exposed to contaminated soil dust, particularly during the construction phase. Mitigation measures could include construction site management solutions such as dust control.
		Construction and maintenance workers	**Low** Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction site management as well as limited area of contamination.
	Contact with buried services	Buried services	**Low** Proposed development to consider risk of residual contamination and incorporate protective measures as

Source	Pathway	Receptor	Risk
			appropriate. This may include clean service corridors and / or use of chemically resistant pipework.
Elevated concentrations of sulphates, speciated PAH, heavy metals and petroleum hydrocarbons exceeding the UK Water Quality Standards.	Leaching of contaminants and vertical migration into groundwater	Groundwater (Secondary undifferentiated Aquifer in superficial deposits)	**Low** The Made Ground is directly underlain by Glacial Till Formation which is designated as a Secondary (undifferentiated) Aquifer but is not considered to be sensitive to contamination due to its low permeability. The PAHs identified in soil at concentrations above the GAC are high molecular weight and are not anticipated to be particularly leachable, as they are highly hydrophobic.
	Lateral migration n groundwater/surface runoff	Surface water (Timperly Brook)	**Low** The Site is directly underlain by low permeability clays and is considered unlikely to be in hydraulic connection with off-site surface water features. The PAH identified in soil at concentrations above the GAC are high molecular weight and are not anticipated to be particularly leachable, as they are highly hydrophobic.

3.2 Summary of Remediation Drivers

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

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

The selection of appropriate water supply pipework should be confirmed by the local water supply company.

4.0 Remediation Options Appraisal

4.1 Objectives

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

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

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

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

4.2 Outline Remediation Strategy

4.2.1 Development Led Remediation

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

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

4.2.2 Remediation

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

Based on the results of the previous assessment(s) remediation will be required for the following:

- Installation of clean cover in areas of proposed landscaping;
- Installation of buried services in corridors of clean soil; and,
- Use of appropriate materials for buried services in accordance with statutory provider requirements.

4.3 Discovery Strategy

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

4.4 Changes to Design

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

5.0 Remediation Activities

5.1 Remediation Overview

In summary the remediation will comprise the following:

- Installation of clean cover in areas of proposed landscaping;
- Installation of buried services in corridors of clean soil; and,
- Use of appropriate materials for buried services in accordance with statutory provider requirements.

5.2 Clean Cover

Where soft landscaping is proposed, the construction contractor will construct a clean cover layer comprising a ***minimum*** thickness of 300mm clean imported subsoil and/or topsoil. The minimum thickness should be achieved after compaction and settlement.

A geotextile marker layer will be installed beneath the clean imported material layer to act as a visual warning, prevent mixing with the underlying Made Ground and discourage deeper excavation. The membrane should meet the basic requirements for separation and filtration membranes and should be water permeable, rot proof, chemically resistant and have a high tensile strength appropriate to the situation and function. Woven or non-woven geotextiles can be used. The membrane will cover the whole areas of contaminated soils where coincident with proposed soft landscaping.

The actual thickness of clean cover should be discussed with the landscape professional and should be compatible with the landscape and planting requirements.

Cover soils may be either imported or re-used from site and should be compatible with landscape and planting requirements.

If reuse of material from the Site is occurring, further resting of the soil will be required to confirm it is suitable for reuse.

The minimum thickness should be achieved after compaction and settlement.

Clean cover is not required beneath buildings or permanent hard paving such as site roads, parking and footpaths.

Clean cover thickness may need to be reduced in root protection zones to avoid damage to trees.

There may be additional requirements where a Materials Management Plan (MMP) is in place.

5.3 Buried Services

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

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

5.4 Long Term Monitoring/Maintenance

Clean cover must be maintained for the duration of the operation of the Site. If earthworks are undertaken within clean cover then the cover material and marker layer must be removed prior to works and reinstated to

match pre-works condition. If soft landscaping becomes worn such that the cover layer becomes less than 300mm thick then the ground must be reinstated to at least the minimum 300mm cover thickness.

6.0 Remediation Implementation

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

6.1 Discovery Strategy

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

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

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

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

6.2 Permits and Consents

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

6.3 Additional Environmental Controls

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

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

- Access / egress; and,
- Working hours.

6.4 Stockpile Management

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

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

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

6.5 Borehole Decommissioning

There may be a need to decommission the existing monitoring wells located within the footprints of the proposed buildings in order to prevent potential preferential pathways for ground gas or groundwater migration.

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

Table 6.1: Monitoring Wells Summary

Exploratory Hole	Response Zone (m bgl)	Response Zone Strata
WS103	1.00 – 4.00	Till, Devensian - Diamicton
WS104	1.00 – 3.70	Till, Devensian - Diamicton
WS01	1.00 – 4.70	Till, Devensian - Diamicton
WS02	1.00 – 4.55	Till, Devensian - Diamicton
WS03	1.00 – 4.00	Till, Devensian - Diamicton
BH3	1.00 – 4.00	Till, Devensian - Diamicton

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

The headworks should be removed (if possible) and if not contaminated these will be removed from the Site as general waste. The final 2 m to ground surface will be filled with a concrete cap that extends 1 m around the surface of the borehole. The borehole will be reinstated at surface to the same standard as the surrounding ground, which will include a concrete/aggregate or topsoil finish, depending upon the surrounding landscape.

Detailed records will be written during monitoring which will include:

1. The reason for the abandonment;
2. Groundwater level prior to decommissioning;
3. Any removal of pipework or attempt to remove the pipework;

4. The depth, position and nature of backfill materials; and,
5. Problems encountered during decommissioning.

6.6 Materials Import

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

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

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

In addition, manufactured certified topsoil and subsoil products may require testing in accordance with BS3882:2015 and BS8601:2014 respectively to determine their suitability for use.

6.7 Materials Re-Use

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

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

6.8 Materials Disposal

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

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

7.0 Verification Plan

7.1 Purpose

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

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

7.2 Clean Cover

In areas of soft landscaping where clean cover is required, hand pits shall be excavated to verify the thicknesses of the cover soils/topsoil and subsoil and the presence of the geotextile marker layer.

Photographs of each pit will be taken to show the thicknesses of the clean cover and representative samples will be taken of each material making up the clean cover system.

Materials should be validated via sampling and laboratory testing for the following: heavy metals, PAH, Total Petroleum Hydrocarbons – Criteria Working Group (TPH-CWG) and asbestos screening. Testing frequency should also be one sample for every 250 m^3 (with a minimum of three per source).

Results should be screened against appropriate verification criteria based on the human health GAC for a commercial end use to confirm suitability. In addition, asbestos should not be present. Imported materials should not further degrade existing conditions in relation to human health or the environment. Materials should be visually clean and free from any anthropogenic components.

The verification criteria are presented in Annex B.

Soils which do not meet the verification criteria should not be used in the development and must be removed from Site.

In addition, manufactured certified topsoil and subsoil products may require testing in accordance with BS3882:2015 and BS8601:2014 respectively to determine their suitability for use.

7.3 Buried Services

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

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

7.4 Action Triggered by the Discovery Strategy

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

8.0 Verification Report

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

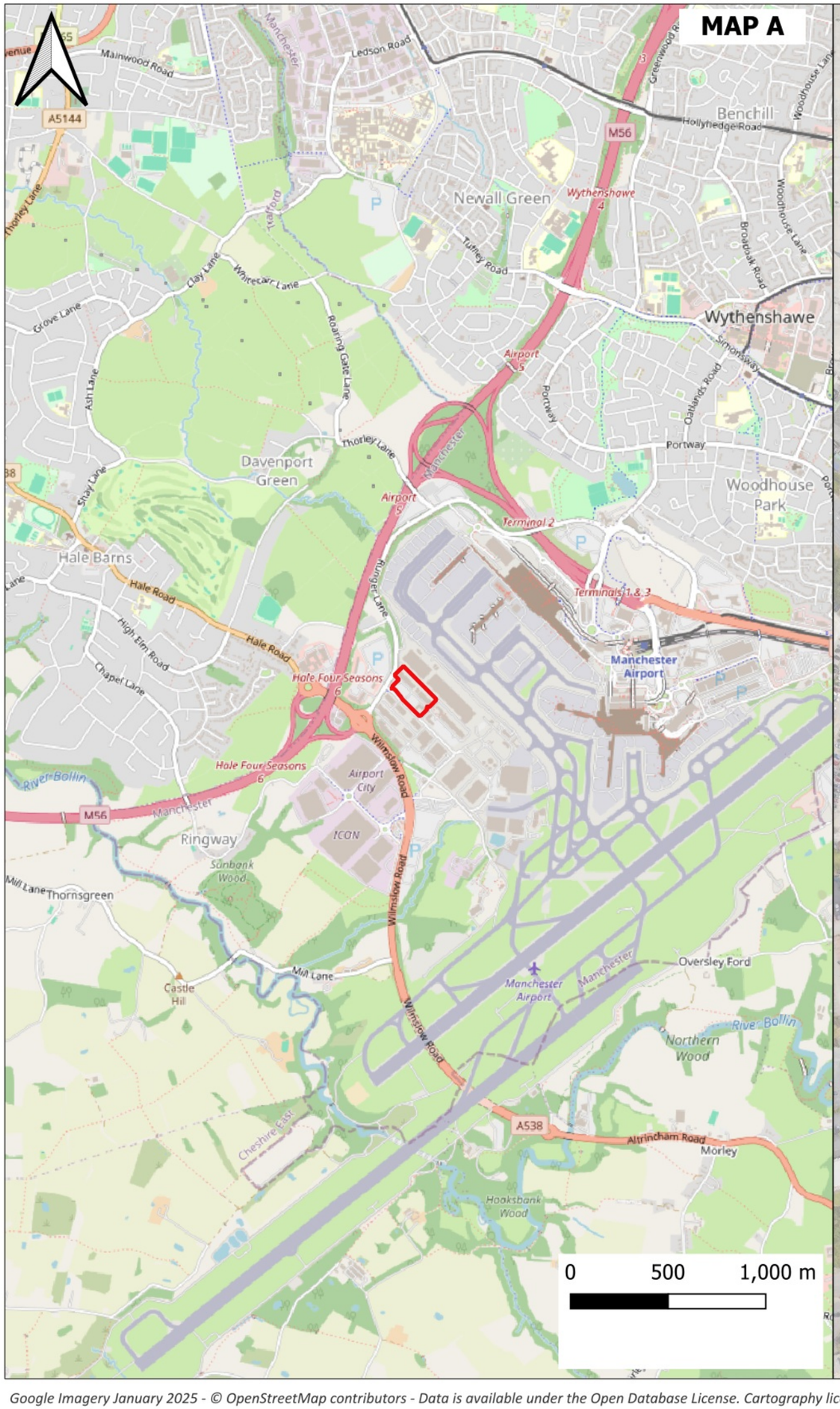
- Summary of works carried out;
- Field records including records of borehole decommissioning;
- Records of buried services including water supply pipework;
- Materials tracking information in accordance with any materials management plan;
- Findings of any actions triggered in association with the discovery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

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

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

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

Annex A: Figures





TITLE
SITE LOCATION PLAN

CLIENT
CGG MLI (REIT) PROPCO 3 LIMITED

PROJECT
VISCOUNT DRIVE

TRC PROJECT NO.
000720961.0000.0000

SCALE
MAP A: 1:25,000
MAP B: 1:2,500

DRAWING SIZE
A3

DRAWING NO.
FIGURE 01

NOTES

LEGEND
Site Boundary

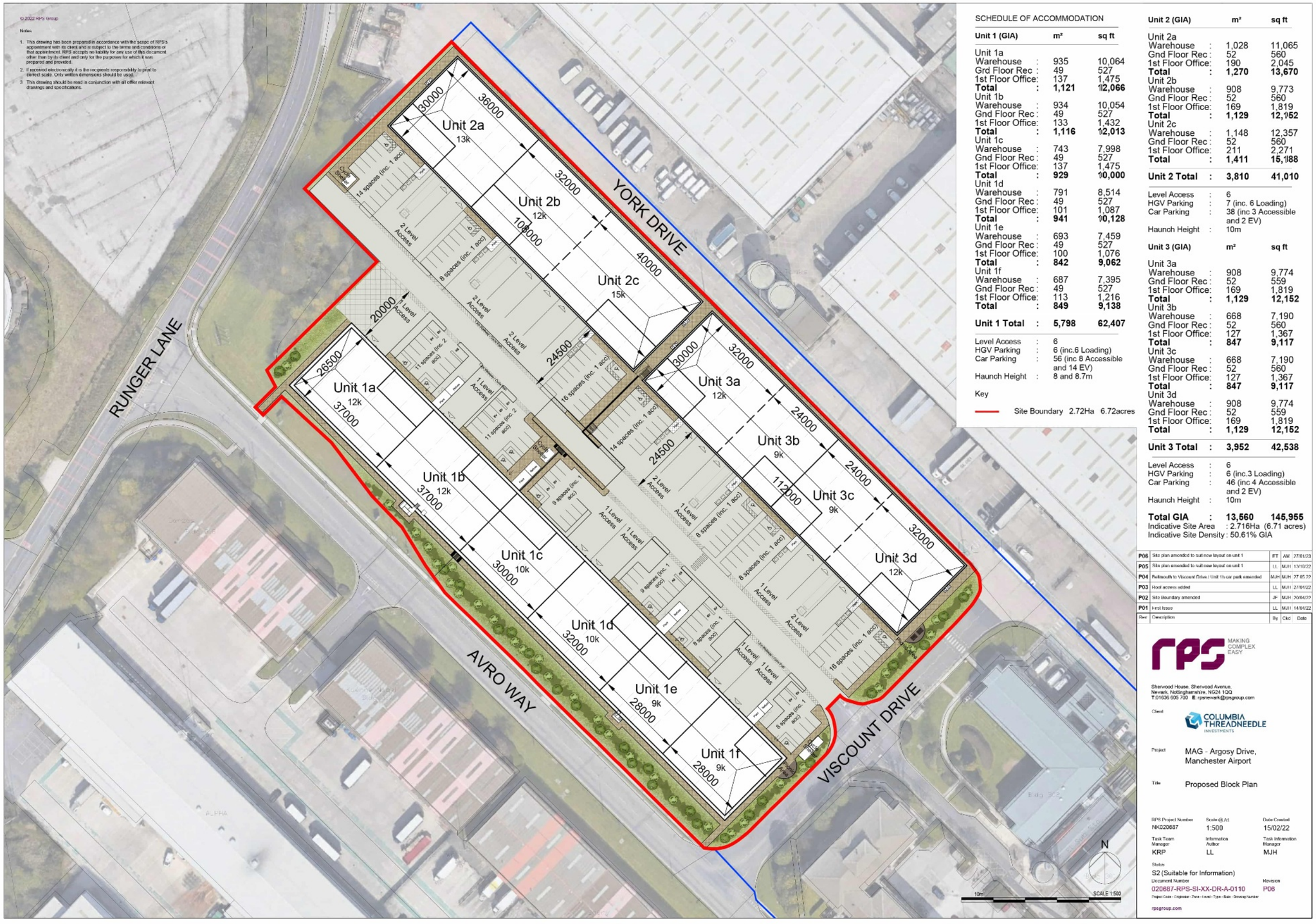
REVISION	DRAWN	APPROVED	DATE
A	TS	JS	18/06/2026
B			
C			

REVISION NOTES

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

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Notes

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2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.

SCHEDULE OF ACCOMMODATION

Unit 1 (GIA)	m²	sq ft
Unit 1a		
Warehouse	935	10,064
Grd Floor Rec	49	527
1st Floor Office	137	1,475
Total	**1,121**	**12,066**
Unit 1b		
Warehouse	934	10,054
Gnd Floor Rec	49	527
1st Floor Office	133	1,432
Total	**1,116**	**12,013**
Unit 1c		
Warehouse	743	7,998
Gnd Floor Rec	49	527
1st Floor Office	137	1,475
Total	**929**	**10,000**
Unit 1d		
Warehouse	791	8,514
Gnd Floor Rec	49	527
1st Floor Office	101	1,087
Total	**941**	**10,128**
Unit 1e		
Warehouse	693	7,459
Gnd Floor Rec	49	527
1st Floor Office	100	1,076
Total	**842**	**9,062**
Unit 1f		
Warehouse	687	7,395
Gnd Floor Rec	49	527
1st Floor Office	113	1,216
Total	**849**	**9,138**
Unit 1 Total	**5,798**	**62,407**

Level Access : 6
HGV Parking : 6 (inc.6 Loading)
Car Parking : 56 (inc 8 Accessible and 14 EV)
Haunch Height : 8 and 8.7m

Key

Site Boundary 2.72Ha 6.72acres

Unit 2 (GIA)	m²	sq ft
Unit 2a		
Warehouse	1,028	11,065
Gnd Floor Rec	52	560
1st Floor Office	190	2,045
Total	**1,270**	**13,670**
Unit 2b		
Warehouse	908	9,773
Gnd Floor Rec	52	560
1st Floor Office	169	1,819
Total	**1,129**	**12,152**
Unit 2c		
Warehouse	1,148	12,357
Gnd Floor Rec	52	560
1st Floor Office	211	2,271
Total	**1,411**	**15,188**
Unit 2 Total	**3,810**	**41,010**

Level Access : 6
HGV Parking : 7 (inc. 6 Loading)
Car Parking : 38 (inc 3 Accessible and 2 EV)
Haunch Height : 10m

Unit 3 (GIA)	m²	sq ft
Unit 3a		
Warehouse	908	9,774
Gnd Floor Rec	52	559
1st Floor Office	169	1,819
Total	**1,129**	**12,152**
Unit 3b		
Warehouse	668	7,190
Gnd Floor Rec	52	560
1st Floor Office	127	1,367
Total	**847**	**9,117**
Unit 3c		
Warehouse	668	7,190
Gnd Floor Rec	52	560
1st Floor Office	127	1,367
Total	**847**	**9,117**
Unit 3d		
Warehouse	908	9,774
Gnd Floor Rec	52	559
1st Floor Office	169	1,819
Total	**1,129**	**12,152**
Unit 3 Total	**3,952**	**42,538**

Level Access : 6
HGV Parking : 6 (inc.3 Loading)
Car Parking : 46 (inc 4 Accessible and 2 EV)
Haunch Height : 10m

Total GIA : 13,560 145,955
Indicative Site Area : 2.716Ha (6.71 acres)
Indicative Site Density : 50.61% GIA

Rev	Description	By	Chk	Date
P06	Site plan amended to suit new layout on unit 1	FT	AM	27/01/23
P05	Site plan amended to suit new layout on unit 1	LL	MJH	13/10/22
P04	Relinouth to Viscount Drive / Unit 1h car park amended	MJH	MJH	27.05.22
P03	Hoot access added	LL	MJH	27/04/22
P02	Site Boundary amended	JP	MJH	20/04/22
P01	First Issue	LL	MJH	14/04/22

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Client: COLUMBIA THREADNEEDLE INVESTMENTS

Project: MAG - Argosy Drive, Manchester Airport

Title: Proposed Block Plan

RPS Project Number	Scale @ A1	Date Created
NK020687	1:500	15/02/22
Task Team Manager	Information Author	Task Information Manager
KRP	LL	MJH

Status: S2 (Suitable for Information)
Document Number: 020687-RPS-SI-XX-DR-A-0110
Revision: P06
Project Code - Originator - Zone - Level - Type - Role - Drawing Number
rpsgroup.com

TITLE
PROPOSED DEVELOPMENT PLAN

CLIENT
CGG MLI (REIT) PROPCO 3 LIMITED

PROJECT
VISCOUNT DRIVE

TRC PROJECT NO.
000720961.0000.0000

SCALE
N/A

DRAWING SIZE
A3

DRAWING NO.
FIGURE 02

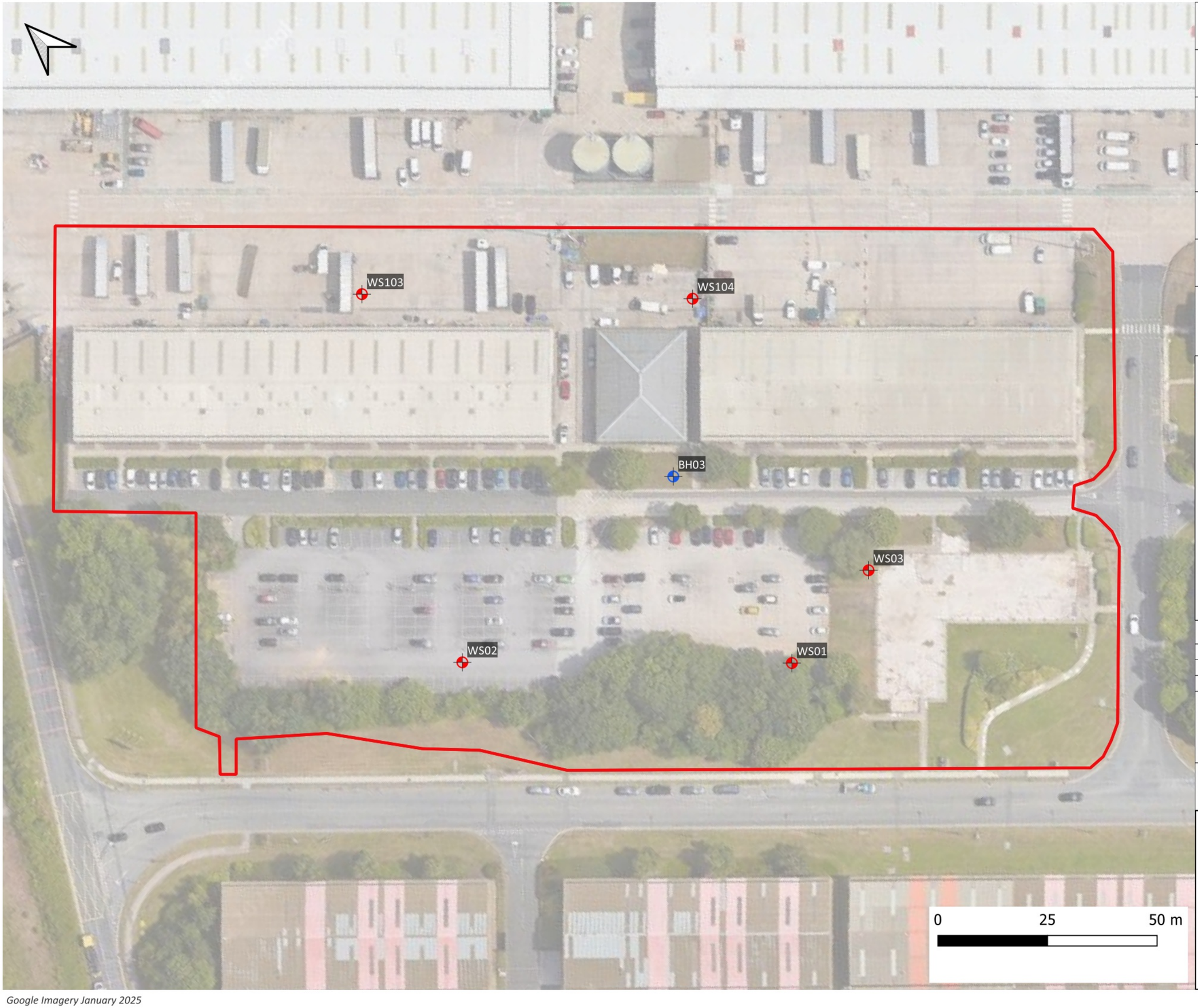
NOTES

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REVISION NOTES

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London
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Google Imagery January 2025

TITLE
EXPLORATORY HOLE LOCATION PLAN

CLIENT
CGG MLI (REIT) PROPCO 3 LIMITED

PROJECT
VISCOUNT DRIVE

TRC PROJECT NO.
000720961.0000.0000

SCALE	DRAWING SIZE
1:800	A3

DRAWING NO.
FIGURE 03

NOTES

LEGEND

Site Boundary

Locations

Cable percussive with monitoring well installation

Windowless sampling with monitoring well installation

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C			

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Annex B: Verification Criteria

Human Health Generic Assessment Criteria

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

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

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

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

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

Notes:

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

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

Some substances may be known by alternative names.

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

Abbreviations:

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