Curlew Alternatives Eighth Property LP

Former Gamecock Public House, Booth Street West, Manchester

Remediation Strategy and Verification Plan

Constructionline Gold Member
smas worksafe consultant www.smasltd.com
as recognised by SSIP SAFETY SCHEMES IN PROCUREMENT

This report has been prepared for **Curlew Alternatives Eighth Property LP** in accordance with the terms and conditions of appointment for **Former Gamecock Public House, Booth Street West, Manchester**. Tweedie Evans Consulting Limited (TEC) cannot accept any responsibility for any use of or reliance on the contents by a third party.

Former Gamecock Public House, Booth Street West, Manchester

Remediation Strategy and Verification Plan

ISSUE RECORD					
Report Reference: 1909009.006.01					
Version	**Date**	**Amendments Record**	[redacted]	[redacted]	**Authorised by** [redacted]
-	April 2026	-			
Report Liability Date: April 2026					

TEC is ISO 9001:2015 and ISO 14001:2015 certified by British Assessment Bureau Ltd, a UKAS Accredited Certification Body (number 8289) and ISO 45001:2018 certified by QMS International Ltd for the scope of 'Specialist consultancy services across the UK in contaminated land assessment, ground engineering, waste management and construction phase monitoring'.

TEC
Unit B Rail Crossing Yard
Dyehouse Lane
Glastonbury
Somerset
BA6 9LZ
Tel: 01458 555148
Email: info@tecon.co.uk

TABLE OF CONTENTS

1 Introduction 1

2 Site Condition Summary 2

3 Remediation Objectives and Criteria 4

4 Scope of Remediation works 5

5 General Requirements 7

6 Verification Plan 9

Figures and Drawings

Figure 1 Site Location Plan

Simpson Haugh 'Context Plan – Proposed – Site Plan'. Dwg No.: 10224-ZO-A-B5D8-G000-PL-XX-001, 03, dated 23 June 2023.

Appendices

Appendix A BRE 465 Spreadsheet

1 INTRODUCTION

1.1 Terms of Reference

1.1.1 TEC has been appointed by Curlew Alternatives Eighth Property LP to prepare a Remediation Strategy and Verification Plan in support of the proposed development at the former 'Gamecock' public house, located off Booth Street West, Manchester. All works were undertaken in accordance with our proposal letter dated 30 March 2026 and referenced CH.1909009.005_007.

1.2 Background

1.2.1 The site currently comprises a derelict two storey public house known as 'The Gamecock' with associated hardstanding and infrastructure, located off Booth Street West, within the centre of Manchester (Figure 1). The site comprises an area approximately 0.09 hectares in size, with the centre of the site situated at approximate National Grid Reference 384142, 396692. The nearest postcode is M15 6GE.

1.2.2 It is understood that the proposed development is to comprise the demolition of the existing structure, site clearance and the construction of a part 7, part 9-storey purpose-built student accommodation building comprising 146No. bed spaces with ancillary amenity space, a ground floor community hub and associated landscape works and infrastructure. The proposed development is presented within the Simpson Haugh *'Context Plan – Proposed – Site Plan'* drawing.

1.2.3 Planning permission is understood to have been granted for the scheme by Manchester City Council (planning ref.: 130387/FO/2021). Planning Condition 9 of the planning permission relates to contaminated land issues and states the following:

> *a) Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *b) When the development within each phase 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.*

1.2.4 Several previous assessments and reports have been prepared by TEC for the developmnent, detailed within the following reports:

- Preliminary Geoenvironmental Assessment Report - Former Gamecock Public House, Booth Street West, Manchester. Prepared for Curlew Alternatives Eighth Property LP, referenced 1909009.001.01, first issued September 20219;
- Ground Investigation Report - Former Gamecock Public House, Booth Street West, Manchester. Prepared for Curlew Alternatives Eighth Property LP, referenced 1909009.002.01, dated May 2022;
- Addendum Ground Gas Assessment – Former Gamecock Pub, Booth Street, Manchester. Prepared for Curlew Alternatives Eighth Property LP, referenced 1909009.003.01, November 2021;
- Updated Desk Study and Geoenvironmental Assessment – Former Gamecock Public House, Booth Street West, Manchester. Prepared for Curlew Alternatives Eighth Property LP, referenced 1909009.005.01, dated April 2026.

1.2.5 Full reference should be made to these previous assessments although salient information in relation to the remediation requirements is provided in Section 2 of this report.

1.2.6 This Remediation Strategy and Verification Plan has been undertaken in accordance with current guidance such as, LCRM - Land contamination: risk management (Environment Agency, 2025) and NHBC Standards/LABC Technical Manual.

1.2.7 From the outset, sustainability and the potential impact of climate change have been considered, to assist in identification of options to minimise the environmental, social, and economic impacts of the risk assessment approach, with reference to Sustainable Management Practices (SMPs) from Sustainable Remediation Forum UK (SuRF-UK).

2 SITE CONDITION SUMMARY

2.1 Introduction

2.1.1 A summary of the salient issues relating to the site and the proposed development, in relation to ground contamination, is presented below. Reference to the previous reports should be made for detailed information.

2.2 Previous Report Summary

Table 2.1: Previous Report Summary

TEC – Updated Desk Study & Geoenvironmental Assessment (2026) – includes all previous assessment data	
Site History	It is reported that earliest historic mapping (1845) indicated the site comprised part of a wider undeveloped parcel of land located off Booth Street West. Mapping from 1891 indicated that the site had been development and now comprises part of a wider residential housing development located off Booth Street West to the north of the site, and Edensor Place to the south. By 1972 mapping, the structures were noted to have been demolished and by 1976 mapping a single structure, depicted as 'the Gamecock' public house was noted on mapping, similar to the current layout.
Environmental Setting	The available geological mapping indicates that the site is underlain by superficial Glaciofluvial Sheet Deposits, reported to be underlain by the Chester Formation. The superficial Glaciofluvial Sheet Deposits are designated as a Secondary A Aquifer, whilst the Chester Formation is reported as a Principal Aquifer. The site is reported to be located within an Environment Agency Zone 3 (Total Catchment) Source Protection Zone. The nearest surface water course to the site is reported as the 'Corn Brook' located ~160m south-east 80m north of the site.
Encountered Ground Conditions	*Made Ground* From the phases of works undertaken at the site by TEC, made ground was recorded across the site area to a maximum observed depth of 3.2mbgl (BH2), typically comprising black mottled grey tarmacadam underlain by brown mottled reddish brown and grey slightly silty clayey gravelly sand. The gravel component of these materials typically comprised brick, concrete, granite, sandstone, mudstone and rare ceramic. Occasional cobbles of mudstone, granite and brick were observed throughout the material. *Superficial Deposits – Glaciofluvial Sheet Deposits* Superficial deposits were recorded across the site from depths of between 2.0m and 3.2mbgl and were recorded to depths of between 5.0m and 5.2mbgl, typically comprising firm to stiff, becoming very stiff medium to high strength brown mottled reddish brown slightly sandy slightly gravelly clay. In several locations across the site, medium dense reddish brown mottled brown clayey gravelly fine to coarse sand was recorded between depths of 2.0m and 3.2mbgl. The gravel component of the superficial deposits recorded on site typically comprised angular to subrounded fine and medium sandstone, mudstone and flint. Locally cobbles of sandstone were observed within this material. *Chester Formation* Materials considered representative of the Chester Formation were recorded from depths of between 5.0m and 5.2mbgl across the site to depths in excess of 19.5mbgl, typically comprising extremely weak becoming weak to medium-strong, reddish brown locally mottled grey sandstone with quartzite and sandstone lithorelicts.
Groundwater	Localised groundwater strikes were recorded within the made ground at depths of 2.8m and 3.0mbgl, with subsequent groundwater level gauging recording groundwater levels between 2.23m and 3.78mbgl. Due to the method of intrusive works (rotary boreholes) groundwater strikes were not within the encountered Chester Formation, however, subsequent groundwater level gauging recorded groundwater levels between 8.48m and 9.94mbgl.

Contamination Summary	Elevated concentrations of lead and a number of PAH's were recorded within the made ground encountered across the site as part of the initial phase of ground investigation works undertaken by TEC (2019), in relation to human health and residential without homegrown produce GACs. No asbestos was detected within the samples of made ground analysed. In addition, whilst it was acknowledged that marginally elevated concentrations of heavy metals (arsenic and lead) have been recorded within the leachate analysis completed on a single sample of the made ground encountered as part of the works, a shallow perched water sample obtained from a borehole installation onsite recorded no exceedances of the relevant conservative screening criteria for the underlying groundwater. Furthermore, the marginal elevated concentrations of heavy metals (arsenic and lead) are not considered to be present at concentrations that may pose a significant risk to controlled water receptors. Subsequently, no risk to controlled water was identified as part of the previous assessment works undertaken to date at the site.
Bulk Ground Gas and Radon Assessment	As part of the previous assessment works, gas monitoring boreholes were installed by TEC within the underlying made ground as part of the 2019 phase of investigation. Subsequently, 4No. rounds of gas monitoring were undertaken by TEC, classifying the site as Characteristic Situation 1 (CS1). Therefore, no additional gas protection measured were recommended for the proposed residential development areas. Furthermore, the site is not reported to be located within a radon affected area and it is reported that no radon protection measures are required within the proposed development.
Relevant Contaminant Linkages	The relevant contaminant linkage identified by TEC for the proposed residential development comprises the following; • Human Health (future site users and construction workers) – ingestion, inhalation and direct contact of identified contaminants of potential concern (CoPCs) within the made ground.

2.3 Refined Conceptual Model

2.3.1 On the basis of the assessment works undertaken to-date, a number of relevant contaminant linkages (RCL) have been identified in relation to ground contamination and the proposed development, which are considered by TEC to be as follows:

- RCL1: Risk to site end users via exposure to possible Contaminants of Potential Concern (CoPC) within the made ground through dermal contact, ingestion and inhalation pathways in areas of proposed soft landscaping, where made ground remains;
- RCL2: Cumulative risk to brownfield construction workers and future site maintenance via exposure to Contaminants of Potential Concern (CoPC) within the made ground materials through dermal contact, ingestion and inhalation pathways;
- RCL3: Potential risk of statutory nuisance via disturbance of in situ ground materials during development works resulting in the generation of dust, including fine particulate matter.

3 REMEDIATION OBJECTIVES AND CRITERIA

3.1 Introduction

3.1.1 LCRM defines remediation objectives as site-specific objectives that relate solely to the reduction, control or removal of the risks associated with one or more of the relevant contaminant linkages (RCL). LCRM also defines remediation criteria as site-specific measures against which compliance with remediation objectives will be assessed.

3.1.2 Remediation objectives and criteria for the identified RCL in relation to the proposed development are presented in Table 3.1, as follows:

Table 3.1: Remediation Objectives and Criteria

Relevant Contaminant Linkage (RCL)	Remediation Objectives	Remediation Criteria
RCL1: Chronic risk to site end users via exposure to possible Contaminants of Potential Concern (CoPC) within the made ground in areas of proposed soft landscaping through dermal contact, ingestion and inhalation pathways.	• Long-term effective containment of contaminated ground materials i.e. eliminating exposure to contaminated made ground • Management of contaminant pathway • Ensure the site is suitable for use in relation to the proposed residential development • Satisfy planning requirements in relation land contamination	Compliance is to be based on the provision and maintenance of an appropriate cover system in proposed areas of soft landscaping, where contaminated ground materials remain following site preparation.
RCL2: Risk to construction workers and future site maintenance workers via exposure to Contaminants of Potential Concern (CoPC) within the made ground through dermal contact, ingestion and inhalation pathways.	• Long-term effective containment of contaminated made ground • Management of the pathway and receptor	Adoption of appropriate good brownfield working practices and implementation of appropriate site maintenance procedures and risk assessments. Compliance is to be based on the provision and maintenance of an appropriate cover system following site preparation, where made ground remains
RCL3: Short term disturbance of in-situ ground materials during development works resulting in the potential generation of dust, including fine particulate matter resulting in a potential risk of statutory nuisance.	• Effective control of dust and dust generating activities	Employ best practice methods at all times.

4 SCOPE OF REMEDIATION WORKS

4.1.1 Based upon the identified Relevant Contaminant Linkages (RCL), the following Remediation Strategy has been prepared to provide appropriate mitigation against the identified risks.

4.1.2 The Remediation Strategy has been undertaken in accordance with LCRM - *Land contamination: risk management* (Environment Agency 2025) and will require agreement in writing of the Regulatory Authorities prior to commencing any remediation on site.

4.2 Remedial Measure

4.2.1 Remedial measures to achieve the site-specific remediation objectives set out in Table 3.1 for RCL1 to RCL3 are presented below.

RCL1

4.2.2 RCL1 relates to the chronic risk to site end users via exposure to identified contaminants of potential concern within the made ground materials, through the dermal contact, ingestion and inhalation pathways.

Hard Standing and Building Footprint

4.2.3 The proposed development plan presented within the Simpson Haugh 'Context Plan – Proposed – Site Plan' drawing, indicates the majority of the of the site area is to be covered by the footprint of the proposed development buildings, or areas of hardstanding. Where present, such hard cover features would remove the identified potential contaminant pathways in relation to site end users.

Soft Landscaped Areas

4.2.4 Based upon the proposed development layout, limited areas of soft landscaping are proposed. Therefore, where made ground remains within these proposed soft landscaped areas, exposure to identified CoPC cannot be discounted based upon the current assessment. In order to mitigate against the potential risk to site end users, it is recommended that a cover system be provided within such areas, where made ground remains.

Simple Cover System

4.2.5 Based upon the contaminant concentrations recorded in the made ground to date across the site a simple cover system, in accordance with Building Research Establishment (BRE) guidance (BRE 465) (Appendix A) may be considered appropriate. The BRE465 spreadsheet indicates a requirement for a minimum of 520mm clean cover.

4.2.6 However, the cover system would need to comprise a suitable cover thickness, comprising topsoil and subsoil in accordance with the requirements of BS3882:2015 'Specification for topsoil' and BS8601:2013 'Specification for Subsoil and Requirements for Use'. Consequently, consolidated minimum thicknesses of 520mm will be required within the general soft landscaped (grassed) areas, 600mm in areas of shrub and 900mm in areas of tree planting. The consolidated depth of topsoil spread should not normally exceed 300mm with the remainder of the rooting depth being made up of suitable subsoil.

4.2.7 It should be noted that the thickness of the cover system should be agreed by the regulators as policies and guidance on this issue varies between Local Authorities.

General Cover System Requirements

4.2.8 Careful management of the site works will be required to ensure potential cross-contamination from materials containing CoPC is avoided (Section 5.2).

4.2.9 Imported material will likely be required to provide the proposed depth of cover system within the soft landscaped areas. Therefore, geochemical verification testing should be undertaken on all imported material as well as any excavated material proposed for re-use. The testing regime for such material is detailed below and in Section 6.1.

4.2.10 Topsoil should meet the requirements of BS3882:2015 for multipurpose topsoil whilst subsoils should meet the requirements of BS8601:2013 for multipurpose subsoil. Appropriate certificates of analysis should be provided, in advance of material importation, to demonstrate compliance with these criteria.

4.2.11 Further, in accordance with BS3882:2015 and BS8601:2013, all imported material should be free from propagules of aggressive weeds and bulk vegetative matter, and topsoil and subsoil should have a have a maximum stone size of 20mm and 50mm, respectively.

RCL2

4.2.12 RCL2 relates to the risk to construction workers and future site maintenance workers via exposure to contaminants of concern (heavy metals and PAHs) recorded within the made ground materials on site through dermal contact, ingestion and inhalation pathways.

4.2.13 Short term (acute) exposure to the levels of contamination encountered in this area of the site is considered unlikely to cause significant harm to construction workers providing good brownfield working practices are adopted, including good site welfare and hygiene facilities and the provision of appropriate Personal Protective Equipment (PPE).

4.2.14 Full site maintenance procedures and risk assessments should be documented and implemented to ensure that future maintenance workers are protected from potential residual risk during possible exposure to materials beneath the capping layer (where applicable).

RCL3

4.2.15 RCL3 relates to the potential risk of statutory nuisance via disturbance of in situ ground materials during remediation and development works resulting in the generation of dust, including fine particulate matter.

4.2.16 Given the proposed development works for the site, the short-term potential for the generation of dust and fine particulate matter cannot be discounted. This is due to the requirement for the excavation and handling of potentially dry materials and their transportation on and off-site. In addition, wind blow across bare ground or stockpiles of excavated and treated materials can also represent a potential significant source of dust generation.

4.2.17 Fugitive dust and fine particle generation from remediation and construction activities can be substantially reduced through carefully selected mitigation techniques and effective management. Once particles are airborne, it is very difficult to prevent them from dispersing into the surrounding area. The most effective technique is to control dust at source and prevent it from becoming airborne.

4.2.18 The contractor will be required to take all necessary measures to avoid creating a dust nuisance during both remediation and construction works. Best practicable means should be used to minimise dust.

4.3 General Remedial Measures

Previously Unidentified Contamination

4.3.1 During the site clearance works, should contamination be found at any time when carrying out the development that was not previously identified, it will be reported in writing immediately to the Local Planning Authority. Following which, further investigation and risk assessment will be undertaken, and where further remediation is considered necessary, a revised remediation scheme will be produced and forwarded to the Local Planning Authority for approval in writing. Section 6 of this Remediation Strategy provides the communication process should further assessment be undertaken.

5 GENERAL REQUIREMENTS

5.1 Environmental Permits / Licences

5.1.1 The Contractor will be required to comply with all relevant legislation, statutory requirements and guidance, Codes of Practice, British Standards and all relevant HSE Guidance and Approved Codes of Practice.

5.1.2 The Contractor will be responsible for obtaining and complying with all necessary permissions, licenses and permits required to undertake the works.

5.2 Materials Excavation

5.2.1 As a minimum, made ground shall be segregated in accordance with current waste regulations to allow for separate treatment/disposal. Further, segregation may be required should further grossly contaminated materials be encountered. Characterisation of waste materials will be undertaken by suitably experienced person and will be limited to ensure appropriate visual characterisation of materials.

5.2.2 All on site waste material movements on site will be undertaken in a controlled fashion to avoid cross contamination of materials.

5.3 Stockpiling

5.3.1 Temporary stockpiles should be on suitable hardstanding or membrane to prevent mixing with underlying materials and such stockpiles will be covered with an impermeable membrane. In addition, in order to avoid potential cross-contamination, work methodologies should be adopted such that the trafficking over contaminated areas is minimised and, wherever possible, avoided.

5.4 Waste Management

5.4.1 Excavated contaminated material will be disposed from site to an appropriately licensed facility. Additional testing may be required in accordance with guidance outlined by the Environment Agency's document '*Waste Sampling and Testing for Disposal to Landfill' (EBPRI 11507B)*, dated March 2013, to allow determination of an appropriately licensed landfill for disposal. The waste producer must develop a sampling plan using Best Practice with reference to BS EN 14899 (and supporting technical guidance CEN/TR 15310) to ensure samples are representative of the waste being produced.

5.5 Materials Transport and Disposal

5.5.1 All waste disposal activities will be undertaken in accordance with the Waste (England and Wales) (Amendment) Regulations 2014 and consequently, the haulier will need to be a licensed waste carrier and evidence of registration will need to be obtained prior to any consignment.

5.5.2 All waste will only be sent to a class of disposal facility permitted to accept the materials identified.

5.5.3 Laboratory results of the excavated material will need to be passed on to the haulier and the material will need to be transported and disposed of accordingly. All excavated contaminated waste materials are to be transported off-site in appropriately sheeted lorries.

5.6 De-Watering

5.6.1 Perched water strikes were recorded locally across the site at depths of between 2.8m and 3.0mbgl, with subsequent groundwater level gauging recording groundwater levels between 2.23m and 3.78mbgl. As such, consideration of may need to be given to the use of dewatering during excavation works.

5.6.2 To minimise the generation of water requiring management, surface run-off and collection should be reduced by ensuring that the scale of open excavation is restricted to that necessary for the immediate works.

5.7 Backfilling

5.7.1 Where excavation of contaminated materials occurs, the resultant excavation should be backfilled with general fill or imported clean material. Excavated contaminated materials should not be used for backfilling.

5.8 Site Maintenance

5.8.1 Site maintenance procedures and risk assessments should be documented and implemented to ensure that the capping layer and hard cover areas are appropriately maintained, and future maintenance workers are protected during exposure to materials beneath the capping layer and hardstanding.

5.8.2 Due consideration should be given as to whether the depth of any clean cover system is sufficient for the planting proposed, e.g. planting of vegetation with a rooting zone in excess of the depth of clean cover may require deepened excavations or use of containers.

5.8.3 Should significant future excavation works be required within the site then full reinstatement in accordance with this Remediation Strategy will be required.

5.9 General Site Safety

5.9.1 All aspects of health and safety during site works will be undertaken in accordance with the Construction (Design and Management) Regulations, 2015 (CDM), or superseding documentation. In addition, all remedial works will be undertaken in accordance with the Health and Safety Executive publication (HSG66) "Protection of workers and the general public during the development of contaminated land" (1991), CIRIA Report 132 "A guide for safe working on contaminated sites" (1996) and current best practice guidance, including CIRIA Report C765 "Asbestos in soil and made ground good practice site guide" (2017).

6 VERIFICATION PLAN

6.1 Materials Importation and Verification Testing

Material Importation

6.1.1 Appropriate chemical testing of imported materials will be required if the origin of the imported clean cover capping materials is other than one of the following:

- A "greenfield" site where an appropriate desk study has been undertaken in accordance with BS10175:2011+A2:2017 which shows that no sources of contamination are or have been present; or
- A site where suitable site investigation and testing has been undertaken in accordance with BS10175:2011+A2:2017 which clearly demonstrates the chemical suitability of the imported material.

6.1.2 If the source of the capping materials does not comply with the above or is from a site that is known to be, or suspected of being, contaminated, sufficient testing should be undertaken to confirm the materials are suitable for use. Where separate subsoil and topsoil materials are used in the cover system, it will be necessary to confirm the chemical quality of both of these components.

6.1.3 All imported material, whether used as part of a clean cover system or not, will comply with the limits set out within Table 6.1.

6.1.4 In addition, all imported topsoil and subsoil materials should meet the requirements of BS3882:2015 and BS8601:2013. All imported topsoil and subsoil should be free from foreign objects discernible by the naked eye (e.g. glass, brick, concrete, wire, tarmac, plastic, ceramic, metal, treated wood) or potentially hazardous foreign matter which may represent a risk of traumatic injury or damage to health.

6.1.5 In all cases, a copy of the delivery ticket should be available to confirm the imported materials have been transferred directly from the approved source site.

6.1.6 Where capping materials (including manufactured soils) are sourced from a commercial provider, a copy of the supplier's routine chemical test certificate(s) and delivery tickets to site should be included within the remediation Verification Report. All test certificates should be current, and representative of the material actually being used on site. Should importation be undertaken over an extended period of time, separate certification may be required. The amount of testing undertaken by the commercial provider should be linked to the former uses of the source site and the potential for contamination to be present. It is noted that the use of skip waste will not be accepted as capping materials without extensive testing to confirm it is suitable for use.

6.1.7 Quarried aggregate need not be subject to this testing regime where supported by appropriate certification.

6.1.8 Placement of fill materials associated with these remedial works should not be permitted unless this information has been received and approved in advance by the Client's representative.

6.1.9 All samples will be submitted to an appropriate accredited laboratory (MCERTS/UKAS) for analysis. Given the proposed development includes areas of communal soft landscaping, limits have been set on the basis of a '*residential with homegrown produce*' site end use.

Table 6.1: Importation & Re-use Criteria

Contaminant	Maximum Import Concentration (mg/kg)[1]
Arsenic	40
Boron	11000
Cadmium	150
Chromium (Total)	910
Chromium (VI)	21
Copper	7100
Lead	155[2]
Mercury	40
Nickel	130

Contaminant	Maximum Import Concentration (mg/kg)[1]
Selenium	350
Zinc	40000
Beryllium	1.7
Barium	1300
Vanadium	1200
Cyanide	20
Total Phenol	440
Banded Petroleum Hydrocarbons[2]	
TPH Aliphatic C5-C6	42
TPH Aliphatic C6-C8	100
TPH Aliphatic C8-C10	27
TPH Aliphatic C10-C12	130
TPH Aromatic C5-C7	370
TPH Aromatic C8-C10	47
TPH Aromatic C10-C12	250
Total Petroleum Hydrocarbons (TPH)	500[3]
Other Petroleum Hydrocarbons	
Naphthalene	2.3
Acenaphthylene	2900
Acenaphthene	3000
Fluorene	1500
Phenanthrene	1300
Fluoranthene	1500
Benzo(a)anthracene	5.5[2]
Chrysene	30
Benzo(b)fluoranthene	1.95[2]
Benzo(k)fluoranthene	110
Benzo(a)pyrene	1.6[2]
Indeno(1,2,3-cd)pyrene	45
Dibenzo(a,h)anthracene	0.155[2]
Benzo(g,h,i)perylene	360
Benzene	0.38
Toluene	880
Ethylbenzene	83
m & p-xylene	79
o-xylene	88
MTBE	73
Other	
Asbestos Screen	Absent

Notes:
1. Importation criteria based on human health screening values for 'residential (without homegrown produce)' end use (based on DEFRA C4SL (2014), Environment Agency Soil Guideline Values (2009) and CIEH/LQM GAC (2014), where appropriate, based upon a 'worst-case' Soil Organic Matter (SOM) of 1%).
2. Importation Criteria for COPCs are set at half the human health screening value in accordance with BRE465 guidance.
3. Speciated hydrocarbon contaminants with screening values >500mg/kg are not included as total TPH limit has been set at 500mg/kg.

Verification Testing

6.1.10 Following the placement of the appropriate cover system, verification pits should be excavated to prove the depth, and where necessary, the chemical quality of the clean cover and the presence of an appropriate geotextile. A written description and photographic record of each verification pit shall be obtained.

6.1.11 Given the proposed development, it is suggested that, where appropriate supporting current certification is not available, an appropriate number of validation samples of the placed imported cover system will be taken and chemically analysed. The number of validation samples required will be confirmed with the regulatory authorities prior to undertaking the sampling but would initially be suggested as follows:

- One sample per every 100m^3 of fill, if the material is 'Greenfield' source.
- One sample per 50m^3 of fill if the material is derived from an unknown source or off-site source with insufficient documentation.

6.1.12 In addition, where different sources are utilised to provide the cover system, there may be the need for further testing to confirm the chemical composition of the imported materials.

6.2 Verification Reporting

6.2.1 In accordance with current guidance, upon completion of the final works a verification report(s) will be prepared that demonstrates the effectiveness of the remediation carried out and identifying any requirements for longer-term monitoring of identified pollutant linkages, maintenance and arrangements for contingency action, if appropriate. It may be that, with prior agreement of the regulatory authorities, partial verification of the site may be obtained should the development be completed in a phased manner.

6.2.2 The verification report(s) will be prepared in accordance with the Environment Agency's Land Contamination: Risk Management guidance (2025).

6.3 Communications Plan

6.3.1 Should, at any time, verification information show that remediation activities have not achieved the remediation criteria derived for the relevant pollutant linkages or additional assessment is undertaken, the following action plan shall be implemented:

- The results shall be notified to the Local Planning Authority immediately and confirmed in writing;
- Any agreed remedial action will be undertaken within such reasonable time as required by the Local Planning Authority; and
- A report detailing any remedial works undertaken, the monitoring results and the effectiveness of the action plan shall be forwarded to the Local Planning Authority.

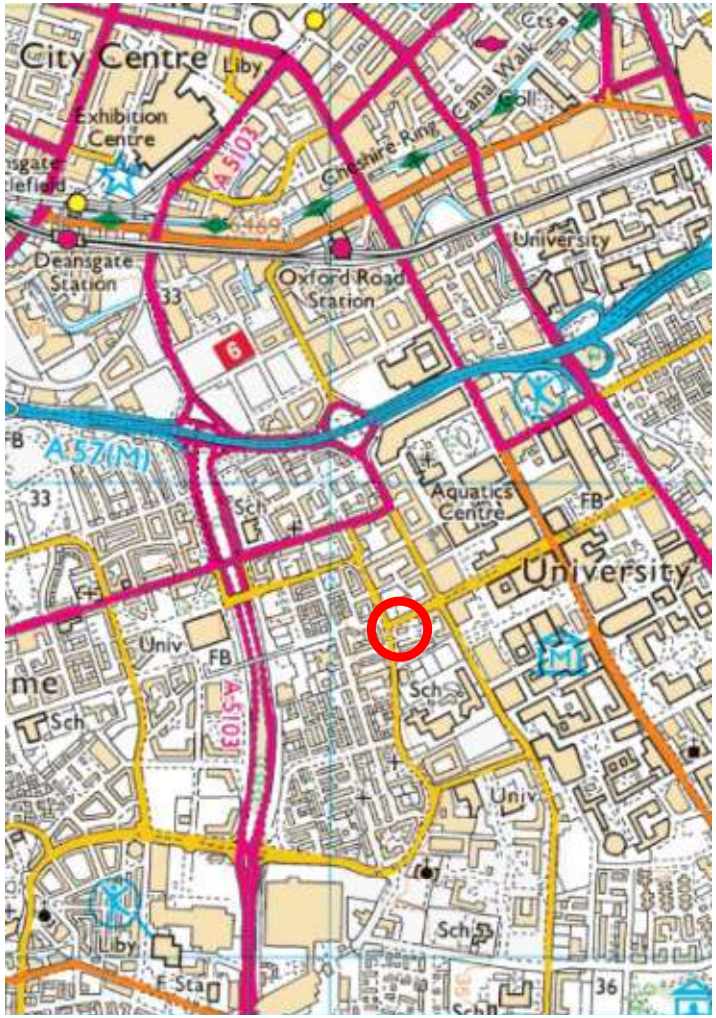
TEC

Figures and Drawings

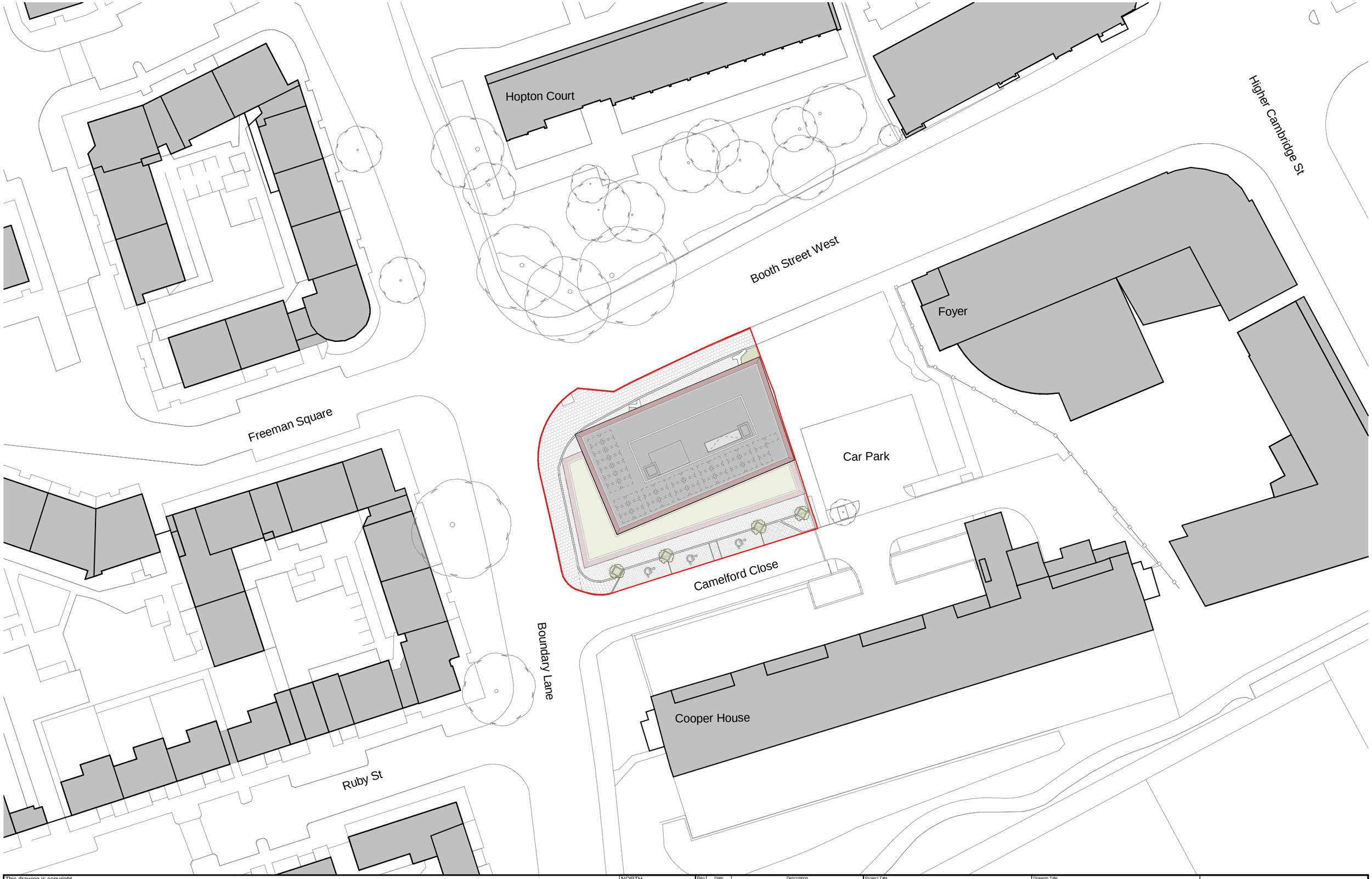


Approximate Site Location:

Ordnance Survey © Crown Copyright [2026] All rights reserved.
Licence number 100043301



tec	TEC Unit B Rail Crossing Yard Dyehouse Lane Glastonbury, Somerset BA6 9LZ	Tel: 01458 555148 Email: info@tecon.co.uk Web: www.tecon.co.uk	Site Name: Former Gamecock Public House, Booth Street West, Manchester	Drawing Name: Site Location Plan	Client Name: Curlew Alternatives Eighth Property LP	Project No: 1909009.006	Figure No: 1	Date: April 2026	Scale: NTS



This drawing is copyright
Do not scale off dimensions.

All dimensions to be checked on site by contractor.

Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Planning Application Boundary

NORTH

Rev	Date	Description
00	2021-05-07	Planning Application
01	16-05-2022	Planning Application - Update
02	16-08-2022	Planning Application - August 2022 Update
03	23-06-2023	Planning Application - June 2023 Update

Project Title
Gamecock
Booth Street West,
Manchester

Drawing Title
Context Plan - Proposed - Site Plan

Job No
10224

Scale
1 : 500 @ A3

Status
For Planning Approval

SHP Drawing Code (Project Zone Role Uniclass 1.4 Type Location Series)
10224-Z0-A-B5D8-G000-PL-XX-001

Revision
03

simpsonhaugh
Manchester
+44 (0)161 835 2345
London
+44 (0)20 7549 4000

© SimpsonHaugh and Partners 2022

Appendix A

BRE 465 Spreadsheet

Calculations based on mixed zone (M)	600	mm

Public open spaces near residential housing

Contaminant	Site Data				Expressed as a Factor of Target Guideline Value				Cover Thickness Required for Compliance to Specified Target Guideline Value	
	Contamination of Ground (Cg)	Contamination of Cover (Cc)	Target Guideline Value 1	Target Guideline Value 2	Target Guideline Value Soil / 1	Target Guideline Value Cover / 1	Target Guideline Value Soil / 2	Target Guideline Value Cover / 2	Target Guideline Value 1	Target Guideline Value 2
	Units		Units		Fraction				(mm)	
Lead	480	155	310		1.5	0.5	No TV	No TV	314	No TV
Benzo(a)anthracene	12	5.5	11		1.1	0.5	No TV	No TV	92	No TV
Benzo(b)fluoranthene	9.4	1.95	3.9		2.4	0.5	No TV	No TV	443	No TV
Benzo(a)pyrene	8.6	1.6	3.2		2.7	0.5	No TV	No TV	463	No TV
Dibenz(a,h)anthracene	1.3	0.155	0.31		4.2	0.5	No TV	No TV	519	No TV

Summary		
	Target Guideline Value 1	Target Guideline Value 2
Number of contaminants	5	5
Number of contaminants **with no** thickness calculation	0	5
Breakdown - Number for which no TV specfied	0	5
Breakdown - Number for which no soil specified	0	0
Breakdown - Number for which no cover specified	0	0
Breakdown - Number for which cover > TV	0	0
Number of contaminants **with** thickness calculation	5	0
Breakdown - Number for which no cover required	0	0
Breakdown - Number for which cover required	5	0

Overall thickness of cover required	**519**	**0**

Design Chart

