







EARTH ENVIRONMENTAL
& GEOTECHNICAL
A Technics Group Company

Remediation Strategy

342 Slade Lane

Manchester

On behalf of

D Woodman Developments Ltd

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REMEDIATION STRATEGY

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FOR

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1.0 INTRODUCTION

1.1 Appointment and Background

Earth Environmental & Geotechnical Ltd (EEG) has been commissioned by D Woodman Developments Ltd (the Client) to undertake a Remediation Strategy for a proposed development at 342 Slade Lane, Manchester.

Manchester City Council Planning Department have objected to the exercise of planning conditions regarding contamination at the site. Email Communication between EEG and Manchester City Council has been made to address these comments and explain why further action regarding further soil sampling and ground gas monitoring is not considered necessary at this site, and is provided in Appendix 1. However, in order to progress the development more quickly and avoid on-site delays, the installation of ground gas protection measures has been suggested.

Thus, this updated remediation strategy details further assessment of the ground gas risk at the site and provides proposed ground gas protection measures.

1.2 Proposed Development

It is understood that the client proposes to construct 5no. residential properties across the site with associated hard and soft landscaping areas.

A proposed development layout plan is shown in Figure 1 overleaf.

1.3 Objectives

The Remediation Strategy is intended to build on the site characterisation information and provide details on the remediation objectives necessary to protect potential receptors and render the site suitable for the proposed development.

In summary, this document presents the technical details behind the proposed remedial activities at the site and includes:

- *Clean cover system in garden areas.*
- *Ground Gas Protection Measures*

Earth Environmental & Geotechnical Ltd reserves the right to amend this Remediation Strategy in light of further information that may become available or future changes in contaminated land guidance, before commencing site activities.

1.4 Limitations of the Study

The following reports have previously been prepared for the site by Earth Environmental & Geotechnical Ltd and should be read in conjunction with this Remediation Strategy:

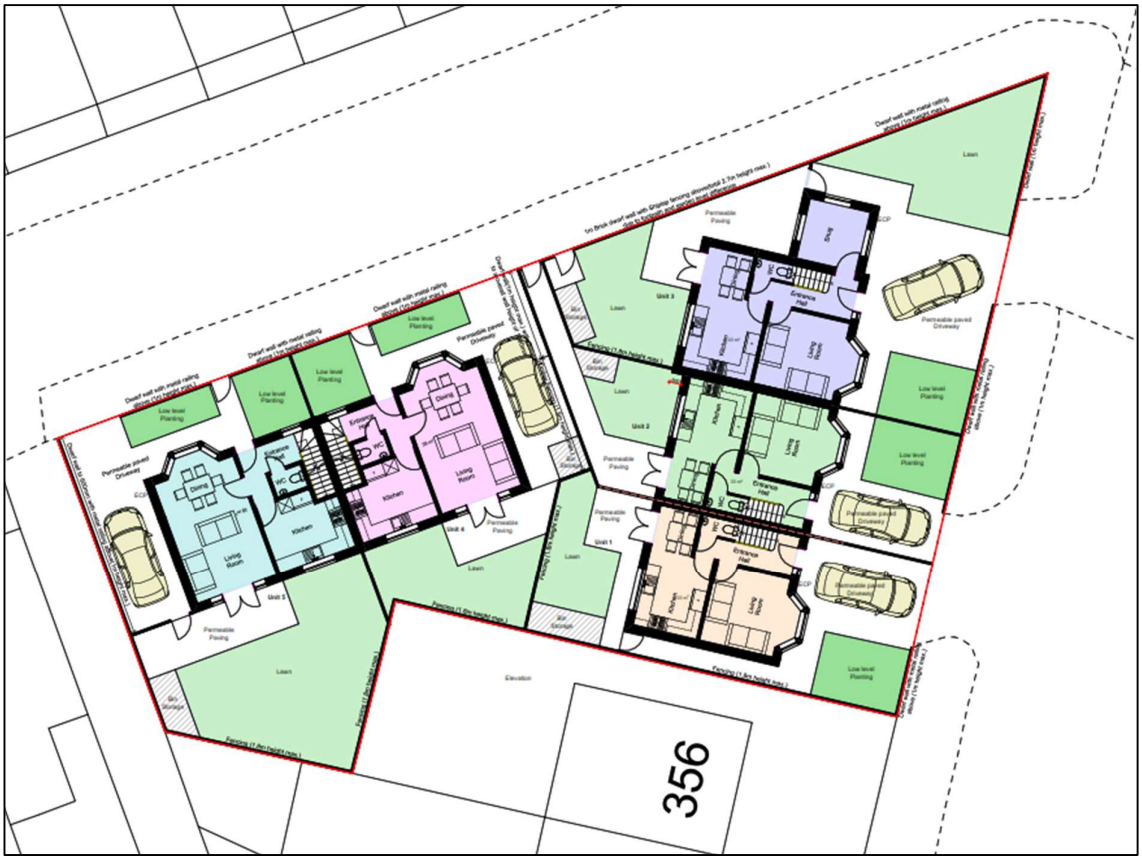
- Contaminated Land Phase One Desk Study for proposed residential development on land at 342 Slade Lane, Manchester M19 2BX, referenced 2715-1, dated May 2024.
- Phase 2 Geoenvironmental Site Investigation Report for 342 Slade Lane, Manchester, by EEG Ltd (Referenced A7281/25/SI/Interim), dated June 2026.

- Phase 2 Site Investigation-Additional Soil Chemical Testing Report (Referenced A7281/26/add Chem testing), dated July 2026.

- Underground Tank Removal Validation, for 342 Slade Lane, Manchester, by EEG Ltd (Referenced A7281/26/Tank Removal), dated August 2026.

This report has been updated following the additional contamination testing of the site within the existing buildings.

Figure 1: Proposed Development Layout Plan



2.0 SITE LOCATION & DESCRIPTION

The site (0.1 hectares) is currently occupied by a disused car garage and associated hardstanding.

The approximate National Grid Reference for the centre of the site is SJ 86829 93974 (X: 386829, Y: 393974) with the nearest postcode being M19 2BN.

The site is an irregular parcel of land with maximum dimensions of approximately 39m east-west and 48m northeast-southwest.

The site comprises a disused car sales garage, with associated small outbuildings and hardstanding areas.

Access to the site can be gained via Heras fencing to the east of the site.

The site is situated in a residential area approximately 500m southwest of Levenshulme Train Station.

The site location is shown in the aerial photograph presented as Figure 2.

Figure 2: Site Location Plan



3.0 PREVIOUS INVESTIGATIONS

3.1 Contaminated Land Phase One Desk Study for proposed residential development on land at 342 Slade Lane, Manchester M19 2BX, referenced 2715-1, dated May 2024.

A previous Phase one Desk study has been carried out for the site by Martin Environmental Solutions Ltd in May 2024, Ref: 2715-1

From the earliest available historical mapping (1848), the site was undeveloped until 1934 when a small building was built in the centre of the site. In 1955 small garages were built and removed in the early 1990's. The layout and building on site today were built circa 2001.

The nearest watercourse is 87m to the south, and the nearest abstraction license is 1883m to the south.

The site is not located in a Source Protection zone.

No active or historical landfills have been identified.

There are no mining activities in the immediate area.

No significant sources of contamination were identified in the surrounding area. However, due to the historical use on site, Made Ground is likely to be present and so should be tested for contaminants; it was identified as a **MODERATE RISK** to future users**.**

Given the lack of identified ground-gas-generating sources (no landfills within 250m of the site), the risk to end users from ground/ gas was considered **LOW**.

The site is not located in a radon-affected area. Therefore, it was concluded that no radon protection measures are required in any new structures.

The Desk Study recommends that a further intrusive investigation be undertaken to establish the potential contamination on site from historical use by recovering soil samples for contamination testing to confirm potential risks.

Ground gas was not identified as a potential source and thus no ground gas monitoring is required at this site.

3.2 Phase 2 Geoenvironmental Site Investigation Report for 342 Slade Lane, Manchester, by EEG Ltd (Referenced A7281/25/SI/Interim), dated June 2026.

3.2.1 *Scope of Works*

The fieldwork was carried out by EEG on the 26th March 2026 and comprised:

- 5no. window sample boreholes (designated BH1 – BH5 inclusive) were each sunk to a maximum depth of 4.60m bgl.

An exploratory hole location plan is presented in Figure 3, overleaf.

3.2.2 *Ground Conditions*

The sequence of strata identified on site is as follows:

- **Made Ground** was encountered in all exploratory boreholes between ground level and to a maximum depth of 1.15m bgl, generally comprising:

    - Concrete
    - Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.

- **Superficial Deposits** were encountered in all exploratory holes, to a maximum depth of 4.60m bgl, generally comprising:

    - Firm to stiff brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone.
    - Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone

3.3 Phase 2 Site Investigation-Additional Soil Chemical Testing Report, for 342 Slade Lane, Manchester, by EEG Ltd (Referenced A7281/26/add Chem testing), dated July 2026.

3.3.1 *Scope of Works*

The fieldwork was carried out by EEG on 16th June 2026 and comprised:

- 3no. hand-dug pits (designated TP01 – TP03 inclusive) to a maximum depth of 1.00m bgl.

An exploratory hole location plan is presented in Figure 3, overleaf.

3.3.2 *Ground Conditions*

The sequence of strata identified on site is as follows:

- **Made Ground** was encountered in all exploratory boreholes between ground level and to a maximum depth of 1.0m bgl, generally comprising:

    - Concrete
    - Grey and brown slightly sandy angular to subangular fine to coarse GRAVEL of concrete, brick.
    - Firm reddish and dark brown gravelly CLAY with occasional cobble content of brick and sandstone.
    - Reddish and dark brown gravelly fine to coarse SAND.
    - Soft grey, slightly clayey, slightly gravelly SILT.
    - Dark brown, slightly clayey gravelly fine to medium SAND with rootlets.

Figure 3: Exploratory Hole Location Plan



3.3.4 Soil Assessment

A total of 5no. soil samples were retrieved from the site for chemical analysis in March 2026 and a further 3no. soil samples were taken in June 2026. The table below combines all data. The full chemical results are included in Appendix 1.

A total of 14no. chemical exceedances were identified compared to the assessment criteria values relevant to a residential end use with plant uptake with 1% SOM and 2.5% SOM. A summary of the soil contamination encountered is shown in Table 1.

Table 1: Summary of EEG Soil Contamination

Determinant	Screening Criteria (mg/kg)	Locations	Concentration (mg/kg)
Naphthalene	36	BH5 0.25m	53
Beryllium	1.7	TP03 0.40m	3.4
Benzo(a)anthracene	11	BH5 0.25m	73
Chrysene	22	BH5 0.25m	81
Benzo(a)pyrene	5.0	BH2 0.40m BH5 0.25m TP03 0.40m	9.8 71 5.7
Benzo(b)fluoranthene	3.3	BH2 0.40m BH5 0.25m TP03 0.40m	7.4 53 5.3
Indeno(1,2,3-cd) pyrene	36	BH5 0.25m	61
Dibenzo (a, h) anthracene	0.28	BH2 0.40m BH5 0.25m TP03 0.40m	0.88 9.3 0.45

There is a **MODERATE to LOW** potential risk from soil contamination to construction workers and ground workers during development, and appropriate measures such as standard PPE, Site Health and Safety Plans, and appropriate disposal of material arisings will be required to mitigate the risk.

3.3.5 Asbestos in Soils

Asbestos fibres and fragments were not identified during the site investigation.

3.3.6 Soil Disposal

Soils should be disposed of at a suitable site, registered to take the levels of contamination encountered. The tested soil samples indicated that all of the tested samples collected from the site have been classified as **Non-Hazardous** in accordance with WM3.1.

The sample tested from BH3 at 0.50m bgl was below all relevant waste screening criteria and was therefore classed as **Inert Waste**.

3.3.7 Site Personnel

As with all construction sites, personnel working on the site during the construction period should be encouraged to maintain a high standard of personal hygiene, and on-site washing facilities should be available.

3.3.8 Remedial Recommendations

Soil Contamination

Based on the results of the chemical testing, contaminant concentrations of polyaromatic hydrocarbons were found to exceed the screening criteria relevant to a residential site with plant uptake end use in 3no. locations.

It was concluded that a remediation strategy would need to be developed for the site.

3.4 Underground Tank Removal Validation, for 342 Slade Lane, Manchester, by EEG Ltd (Referenced A7281/26/Tank Removal), dated August 2026.

3.4.1 *Scope of Works*

A site visit was conducted on 7th August 2026 to validate the removal of the previous underground tanks at the site. The full report can be read in Appendix 5.

A total of two tanks were removed from the location of the site, with contaminated soils from around the tanks removed and stockpiled for offsite disposal. Chemical testing from around the wall of the removed tank was undertaken on eight soil samples. The samples were screened against a residential end use with home-grown produce, with a soil organic matter content of 2.5%. The screening identified no exceedances, indicating that all of the contaminated soil from around the tanks had been successfully removed.

Thus, the removal of the tanks has been successfully validated.

4.0 LICENCES AND APPROVALS

Various licences, permits and approvals are required at various stages before certain works can commence. Some activities can start before all such approvals are in place.

(i) Approval of this Remediation Method Statement;

(ii) All documentation in accordance with the CDM 2015 Regulations;

(iii) Site Waste Management Plan;

(iv) A signed declaration by a qualified person of the Material Management Plan (MMP) in accordance with CL: AIRE Waste Code of Practice, Version 2, March 2011. This would allow for the reuse of excavated soils after demonstration of suitability for use.

(v) General condition survey of boundary features.

5.0 PROPOSED WORKS

5.1 Aims

The remediation aims are to resolve contamination issues to protect human and environmental receptors and render the site suitable for the proposed end use and satisfy the requirements of the Local Planning Authority and Insurance bodies (e.g. NHBC).

The remediation strategy for the site has been developed following review and assessment of the site investigation reports previously prepared for the site by EEG Ltd.

5.2 Soils

5.2.1 Removal of Contamination Hotspot at BH5, BH2 and TP03

Due to the presence of elevated concentrations of naphthalene and significantly elevated concentrations of benzo(a)pyrene identified at exploratory hole locations BH5, BH2 and TP03, the PAH impacted Made Ground material will require removal from beneath these areas, the proposed locations of Unit 4 and Unit 5 and the area of BH2, as labelled on the proposed development plan.

This material should be stockpiled on an impermeable membrane/surface separate from other site-won soils. The material should be classified with regard to the relevant waste management legislation and designated for off-site disposal to a landfill/waste facility licensed to accept the levels of contamination present.

Following the removal of the impacted material, a clean cover system should be implemented as Section 5.2.2 of this report.

It is recommended that delineation of the hotspot be carried out following the demolition of the existing structures to accurately characterise the lateral extent of the affected material, to ensure complete removal of the impacted soils during the remedial works.

5.2.2 Clean C*over System - Specification*

In all private garden areas, remediation will be required (clean environmental cover soils). The environmental cover system should be constructed as follows:

- Private Gardens, at least 600mm thick, comprising:
  - Sufficient topsoil (circa 150mm) for a growing medium, with clean natural subsoil beneath (circa 450mm).
  - At the base, a geogrid reinforcement, with ‘no dig’ warning tape (like utility authorities use) on it to act as a ‘no dig barrier’.

A diagram of the anticipated environmental cover system is shown in Figure 4 overleaf:

Figure 4: Soil Cover System (Gardens)

600mm soft landscaping	150mm (minimum) chemically validated TOPSOIL*
	Chemically validated SUBSOIL 'No Dig Warning' Tape' on top of: GEOGRID REINFORCEMENT (overlying the original / cut formation)
Existing MADE GROUND	

5.2.3 *Clean Cover System – Verification*

Soils to be used as in the cover system must not contain determinant concentrations above the assessment criteria for domestic gardens with plant uptake end use (refer to Appendix 2) and be free of any deleterious components, e.g. glass, plastic, wood, ash and metal solids.

Evidence will be required to demonstrate the suitability of the site won/imported natural soils to be used and that the cover system has been installed in accordance with this Remediation Strategy. Verification will require:

- Chemical analysis of soils will be carried out at source to ensure suitability for use, before being used/imported.
- Relevant source test data for imported soils will be provided to confirm all determinants are at concentrations below the relevant assessment criteria.
- Imported soils (if applicable) should be stockpiled on receipt and sampled from the stockpile before placement and undergo appropriate chemical analysis to confirm that they are suitable for use.
- Soils for use in gardens will be validated against the criteria in Appendix 2.
- Sampling frequencies are shown in Table 2.
- Following confirmation that the material is suitable for use, the material is to be placed in accordance with this Remediation Strategy.
- Following the placement of the cover system, trial holes will be undertaken to verify that the cover system is in accordance with this Remediation Strategy. Each pit will be inspected, photographed, and the depths/thicknesses of the subsoil and topsoil measured by the consultant engineer.
- A verification report will be provided for approval by the Environmental Health Contaminated Land Officer at the LA.

Table 2 Sampling Frequencies for Imported Materials.

Material Type	Source	Suite of Analysis	Sampling Rate	Minimum Sampling Frequency
Topsoil / Subsoil	Greenfield / manufactured / site-won natural	Suite A*	1 sample per 100m^3	3no. per source
	Brownfield / unknown	Suite B**	1 sample per 50m^3	6no. per source

Notes:
Suite A - Heavy metals, pH, water soluble sulphate, speciated PAH, soil organic matter and asbestos screen.
Suite B - Heavy metals, pH, water soluble sulphate, speciated PAH, phenol, total and free cyanide, soil organic matter, asbestos screen, banded petroleum hydrocarbons (TPH CWG), BTEX, MTBE.

5.3 Ground Gas

5.3.1 Ground Gas Source Assessment

The previously written and accepted Phase 1 desk study for this site identified the site as low risk from potential ground gas due to the absence of a source, radon gas being less than 1%, and there being no landfills within 250m of the site.

Thus, the only potential sources would be deep made ground at the site. The subsequent Phase 2 identified made ground to a maximum depth of 1.15m bgl, consisting of demolition and hardcore waste with no putrescible material, thus not a significant source of ground gas.

Additionally, unknown tanks were discovered and removed, alongside any contaminated soils, with independent verification ; thus, this has also removed a potential source of ground gas.

Therefore, there are no significant sources of ground gas on or offsite.

However, in order to progress the discharge of conditions at this site, the implementation of CS2 ground gas protection measures is suggested.

5.3.2 Gas Protection Measures-Specification

Due to the potential coal mine ground gas risk, the site has been classified as Characteristic Situation 2 (CS2); therefore, gas protection measures installed within all new structures at the site must comply with CS2 in accordance with BS8485:2015 + A1:2019.

A scoring system is referenced in BS8485:2015 + A1:2019, whereby each protection measure has an individual score, as summarised in Table 3.

Table 3: Gas Protection Point Score Required (BS8485:2015 + A1:2019)

Characteristic Situation	Minimum Gas protection score (points)			
	High Sensitivity		Medium	Low
	Type A building (private housing)	Type B building (multiple occupancy private or commercial)	Type C building (single occupancy commercial)	Type D building (large industrial)
1	0	0	0	0
2	3.5	3.5	2.5	1.5
3	4.5	4.0	3.0	2.5
4	6.5	5.5	4.5	3.5
5			5.5	4.5

The proposed development is residential; therefore, it would be classified as a Type A building (high risk).

The combined score for such a development must be at least **3.5 for Characteristic Situation 2**.

A Type A building is typically privately owned with no building management controls on alterations to the internal structure. Examples include private housing and some retail properties.

The installation of a suitable combination of measures must achieve the required 3.5 points. Reference should be made to BS8485:2019 for details.

All the proposed developments have a beam-and-block subfloor with a monolithic reinforced cast-in-situ suspended floor slab with minimal penetrations; Units 1, 2 and 3 will have a Visqueen Gas Resistant Membrane, and Units 4 and 5 will have a Visqueen Liquid Gas Resistant membrane.

Subfloor (Units, 1,2,3,4 and 5)

- A monolithic reinforced cast-in-situ suspended floor slab with minimal penetrations **(*Score – 1 or 1.5*).** To achieve a score of 1.5, the raft or suspended slab should be well reinforced to control cracking and have minimal penetrations cast in.

***Visqueen Gas Resistant Membrane (*Unit 1,2 and 3)**

- Minimum 0.40mm thick reinforced membrane meeting all the following criteria **(*Score – 2*)**:
    - Sufficiently impervious to gases with a methane & carbon dioxide gas transmission rate of <0.15ml/m2/day/atm (average) tested in accordance with BS ISO 15105-1, for sheets and joints;
    - Sufficiently durable to last for the anticipated life of the building and duration of gas emissions;
    - Sufficiently strong to withstand in-service stresses and the installation process, together with ongoing construction until covered.
    - All penetrations and joints sealed (welded, not glued) to achieve complete integrity across the entire building footprint.

After installation, the membrane should provide a complete barrier to gas entry.

Service entry locations and physical penetrations through the subfloor pose a potentially high risk to the continuity and integrity of any waterproofing and/or gas protection system. The reduction of service penetrations through a slab by relocation through the outer wall above ground level will reduce the detailing required if laying a membrane and therefore reduce the risk of failure.

The gas membrane should be installed correctly by a competent contractor with a Construction Skills Level 2 NVQ diploma. Appropriate specification, supervision and control will be needed during design and construction, including validation and verification of the construction in accordance with CIRIA C735. Communication between the installer and independent verifier should be opened early to avoid potential conflicts of interest and coordinate verification.

The performance of membranes is heavily dependent on the quality and design of the installation, resistance to damage after installation and integrity of joints.

For example, a minimum 0.40mm thickness (equivalent to 370g/m^2 for polyethylene) reinforced membrane (virgin polymer) will meet the performance criteria opposite.

If a membrane is installed that does not meet all the criteria above, then the “score” is zero.

***Visqueen Liquid Gas Resistant Membrane (*Unit 4 and 5)**

The Liquid Gas Membrane is a blue-grey, single-component, liquid-applied polymer-modified emulsion that dries to form a black, flexible damp-proof, gas-proof and waterproof membrane. Visqueen Liquid Gas Membrane is suitable for damp-proofing, gas-proofing, and waterproofing a variety of substrates, including concrete, flush-pointed masonry, and metal.

The membrane complies with methane gas transmission rate, mass per unit area, and thickness requirements of BS8485:2015 +A1:2019; the technical data sheet is supplied in Appendix 3

The membrane should be applied by a Visqueen-trained contractor in accordance with Visqueen's installation/application standards. Alternatively, the gas membrane should be installed correctly by a competent contractor with a Construction Skills Level 2 NVQ diploma. Appropriate specification, supervision and control will be needed during design and construction, including validation and verification of the construction in accordance with CIRIA C735. The membrane should be installed as per the Technical Datasheet as shown in Appendix 3.

The installation is summarised below:

Membrane should be stirred for 5 minutes before using a slow-speed paddle stirrer and re-stir every two hours. It can be applied with a brush or roller and brushes and rollers and can be cleaned with water immediately after use. Brushes and rollers contaminated with dry products are not reusable and must be disposed of appropriately after use. The use of this method and product negates the requirement to overlap a gas membrane, i.e. Visqueen R400, into the existing brick walls.

For gas proofing applications, a minimum of three coats should be applied at a coverage rate of at least 0.8 litre/m^2/coat for a total coverage of at least 2.4litre/m^2 with a minimum thickness of 1.4 mm dry film thickness. Each coat should be fully dry before additional coats are applied.

Service entry locations and physical penetrations through the subfloor pose a potentially high risk to the continuity and integrity of any waterproofing and/or gas protection system. The reduction of service penetrations through a slab by relocation through the outer wall above ground level will reduce the detailing required if laying a membrane and therefore reduce the risk of failure.

Thus, all units will have a combined score of 3.5 points, with 1.5 from a, (1.5 from A monolithic reinforced cast-in-situ suspended floor slab with minimal penetrations and a 2.0 from a gas membrane.

5.2.3 *Gas Protection Measures - Verification Plan*

The verification of the gas protection measures at this site should be conducted in accordance with CIRIA C735. Verification should be conducted by an independent party for each of the elements utilised with the gas protection measures: Subfloor Raft and Gas Membrane. Communication between the installer and independent verifier should be opened early to avoid potential conflicts of interest and coordinate verification during the construction process.

Subfloor Raft- Verification Plan

A visual Inspection of the concrete floor slab should be conducted to ensure that reinforcements have been utilised and that no cracking has occurred.

This can be conducted by the client/contractor with dated photographic evidence supplied as evidence.

This should be reported with photographic evidence within the submitted verification report.

It should be noted that no installation of ground gas protection measures should be carried out at the site without prior approval of this Remediation Strategy by the Local Planning Authority, and any deviation from the agreed Remediation Strategy should be agreed in writing with the Local Planning Authority before installation.

Gas Membrane – Verification Plan

The gas membrane should be installed correctly by a competent contractor with a Construction Skills Level 2 NVQ diploma and suitable experience for this site. Appropriate specification, supervision, and control will be required during design and construction, including verification of construction in accordance with CIRIA C735.

An appropriate independent person will carry out verification, and a Verification Report will be prepared, which will provide the following:

- Dates of inspection, inspection staff present, weather conditions and surrounding site activities.
- Specifics relating to the level of training, competency and accuracy of the installation team.
- Description of the visual inspection regime.
- Description of the elements of the ground gas protection system, e.g. membrane, tape or welded joints.
- Integrity testing should be undertaken to ensure that all seams are correctly sealed, via Air lance testing.
- Photographic record of gas protection system installed, including any observed defects and/or repairs.
- Details of any areas that cannot be inspected and an explanation as to why.

It is recommended that the insulation board be laid immediately after the inspection of the ground gas membrane to ensure that it remains protected from future damage during subsequent construction activities at the site.

It should be noted that no installation of ground gas protection measures should be carried out at the site without prior approval of this Remediation Strategy by the Local Planning Authority, and any deviation from the agreed Remediation Strategy should be agreed in writing with the Local Planning Authority before installation.

6.0 SITE WORKS

Outlined below are some of the main tasks and activities associated with the remediation works.

6.1 Site Organisation

Site works will be supervised throughout by a suitably qualified Engineer, who will report to a Project Manager. Supervision may be part-time for certain activities but will be full-time during the removal of any contaminated soil/fill and any placement of fill to an engineering specification.

6.2 Welfare Facilities/Security

Initial mobilisation works will include the establishment of appropriate office and welfare facilities. Such facilities may include, but are not restricted to, office accommodation, canteen facilities, washroom/drying room, toilets, wheel wash, car parking, stores, and a security unit.

The site should be secured by fencing to prevent unauthorised access onto the site during the enabling works.

6.3 Health & Safety

All site personnel will undergo a site-specific health and safety induction before commencement of work on site.

The Engineer will be informed before any proposed entry into a confined space or deep excavation. Entry will be restricted to suitably qualified and equipped personnel.

Works will be carried out about current statutory requirements and guidance by the Health & Safety Executive, “Protection of workers and the general public during the redevelopment of contaminated land.” Protective clothing, footwear and gloves will be required, with hand washing and boot-washing facilities made available. Smoking will be limited to designated areas.

6.4 Site Clearance

Upon removal of the existing hardstanding surface, the site should be cleared of all residual debris, fly-tipped materials, any vegetation, shrubs, bushes, and unprotected trees as instructed by the client.

6.5 *In-Ground Obstructions*

During the site investigation, no significant obstructions were identified. However, given the site history, relict foundations and floor slabs are likely to be encountered.

6.6 *Unexpected Contamination*

If, during site clearance works or other excavations, material with visual or olfactory evidence of previously unrecorded contamination is encountered, the principal contractor should contact Earth Environmental & Geotechnical.

These soils should then be sampled, and chemical analysis carried out. The environmental consultant shall decide upon the chemical suitability of the material, to either remain on site or if it is likely to present a risk to receptors.

If the soils present a risk, the materials should be removed from the site or remediated as per the specification in Section 5.0.

Any excavated material identified as potentially contaminated should be stockpiled on a non-permeable membrane and tested for suitability for either re-use on site or disposal offsite.

If prolonged stockpiling is unavoidable, these soils should be covered with a non-permeable membrane at the end of each working day to prevent the possibility of leachate migrating from the soils due to infiltration.

Should the material be removed from the site, waste acceptance criteria testing should be undertaken, and the material disposed of in a suitably licensed facility. The development of a Materials Management Plan (MMP) in line with the CL: AIRE Code of Practice may be required to remove or re-use soils.

6.7 *Backfill of Excavations*

All excavations shall, before backfilling, be surveyed to ascertain their spatial extent and depth. Excavations (to remove relic structures, contamination, etc) should be backfilled with suitable materials as agreed with the Engineer and subjected to nominal compaction.

However, where an excavation conflicts with the footprint of a proposed highway, compaction in general accordance with the Specification for Highway Works Table 6/1 will be required.

6.8 *Control of Perched Groundwater*

The regional groundwater table is unlikely to be encountered during remediation earthworks; however, discontinuous perched groundwater may be present within Made Ground. If encountered during the excavation works, this perched water will be recovered by pumping from open excavations. Depending on volumes recovered, some form of temporary storage may also be required.

Provision should be made for pumping from sumps and appropriate excavation support for all excavations.

7.0 ENVIRONMENTAL MONITORING AND CONTROLS

7.1 General

All works should be carried out in a manner that minimises impact on the environment and generates adequate and accurate records to demonstrate that works have been carried out to the required standard and in accordance with all applicable legislation. All such records should be collated on contract completion (or sooner as required) and included within the contract completion report. Appropriate progress reports should be provided in a format and at a frequency as agreed with the client and project manager, including ongoing monitoring/verification information.

Comprehensive records should be maintained throughout the project. These should be collated on contract completion into a completion/validation report and, where required, a verification report, including for the cover system and ground gas protection installed, which should be submitted to the appropriate regulators for approval. It will be presented in an appropriate manner to allow interested third parties to fully understand the whole remediation process.

The records should include correspondence with the regulators & other third parties, environmental monitoring data, verification testing, comprehensive as-built drawings, photographs, collation of all site investigation reports, operational method statements & risk assessments, construction phase health & safety plan and confirmation of post-remediation considerations, especially in respect of interaction with initial construction (groundwork).

7.2 Noise Control

Earthworks will only take place as required in the planning conditions, typically during normal working hours 8.00 am – 6.00 pm Monday to Friday and 8.00 am to 13:00 pm on Saturdays, with no working on Sundays or Bank Holidays. The site manager shall assess noise and its impact upon neighbours throughout the working day, and ensure the following mitigation measures are being utilised:

- All plant and machinery will be fitted with adequate silencers and will not be operated unless in good condition.

- Noise levels will be as per normal for a project of this nature. Pneumatic breakers will be used, but location and hours of use will be controlled whenever possible.

Should residents make any complaints regarding noise associated with the works, the site manager shall investigate. Such an investigation may include the use of portable monitoring equipment to record noise levels at the location of the complainant. The nature of the complaint and findings of the investigation shall be discussed with the local EHO. If the complaint is upheld, appropriate remedial action shall be taken. Such action may include the adjustment of working hours or the alteration of site practices and working methods.

7.3 Odour Control

Works may produce odours, but good site practice and associated mitigation measures should ensure fugitive odours are kept to an absolute minimum. Such controls may include:

- Additional covers will be applied to stockpiles if they are contributing to fugitive odours.
- Areas of excavation, i.e., area of exposed contaminated soils, will be kept to a minimum and covered/re-instated as soon as is practicably possible.

- Odour suppressing equipment shall be utilised at appropriate locations at appropriate times.

If a complaint is made regarding odours from nearby residents, the site manager shall respond by attending the complainant's property to assess the nature and level of odour nuisance, including monitoring where appropriate. Appropriate mitigation measures as described herein shall then be enforced, including, if necessary, suspension of excavation works until the prevailing weather conditions become more favourable.

7.4 Dust Control

Earthworks may produce dust during prolonged periods of dry weather. The site manager shall assess dust and its impact upon neighbours through the working day and ensure the following mitigation measures are being utilised to control dust:

- The use and maintenance of good quality site roads;
- Enforcing speed limits of the site plant and
- Dust suppression via water applied by towed bowser, particularly in the vicinity of locations where trace asbestos fibres have been detected in soils.

APPENDIX 1

COUNCIL CORRESPONDENCE

APPENDIX 2

CONTAMINATED LAND PHASE ONE DESK STUDY FOR PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT 342 SLADE LANE, MANCHESTER M19 2BX, REFERENCED 2715-1, DATED MAY 2024

MARTIN
ENVIRONMENTAL
SOLUTIONS LTD

Contaminated Land Phase One Desk Study for proposed residential development on land at 342 Slade Lane, Manchester, M19 2BX.

Prepared for

[redacted]

342 Slade Lane
Manchester
M19 2BX.

May 2024

Summary

This report consists of a phase one contaminated land desk study produced in support of planning application for the redevelopment of a site to residential accommodation at 342 Slade Lane, Manchester, M19 2BX.

Following the site walkover and review of the available information it has been concluded that due to the historic use of the site and raised ground to the rear there is a chance of contamination existing on site which requires either further investigation, in the form of an intrusive investigation, to be taken to prevent any significant risk of significant harm to the identified receptors either and to ensure the site is safe and suitable for the intended use.

The report further recommends that a watching brief is maintained throughout the construction of the new dwellings and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary.

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Introduction

Martin Environmental Solutions has been commissioned, to carry out a phase one contaminated land desk study report in relation to a proposed residential development at 342 Slade Lane, Manchester, M19 2BX.

Aims and Objectives of the report

The aims and objectives of this report are as follows:

- Assess the likelihood of contamination affecting the site,
- Identify any likely receptors to be affected by the potential contamination,
- Identify the pathways by which the receptors will be exposed to any potential contamination,
- Identify any areas where further investigation will be required.

Scope of works

This report has been written in line with the 'BS 10175: 2011+A2: 2017 Investigation of potentially contaminated sites – Code of Practice' and Land Contamination Risk Management (LCRM).

The scope of this report covers the phase one desk study only. It will look at relevant information on: -

- the history of the site and surrounding area,
- the current use of the site and surrounding area,
- the geology and hydrogeology of the area,

A site walk-over survey has been undertaken in addition to consultations with the existing site owner, to identify any potential contamination issues.

Evaluation of the above information will be used to construct an initial conceptual model as appropriate, with the identification of any additional investigations that may be required.

The Site:

Site Address: 342 Slade Lane, Manchester, M19 2BX.

Grid reference: 386820; 393973

An aerial photograph of the site is included in Figure 1.

Current Site use:

The site currently consists of a former single storey barn with stables and an open piece of land to the south. Additional building s are located to the east and north. The building to the north consists of disused and ruined animal housing, the building to the east is intact and used for storage. Residential properties are located to the northeast, and east. Agricultural land to the south, west and northwest.

Research

Details of Research

This report has been based on information gathered from a number of reputable sources, covering details:

- on the historic and current use of the site,
- any known waste disposal activities in the area,
- any regulated industrial activities within the vicinity of the site including recorded industrial accidents,
- on the geology, hydrogeology, hydrology of the area,
- identification of any environmentally sensitive sites,
- any natural hazards.

Principle sources of this information have been:

- environmental data from Groundsure Limited
- the Local Planning Authority,
- historic maps (Groundsure Ltd),
- site walk-over survey and discussion with the current owners.

Site History

Information on the historic uses of the site has been obtained from historic mapping information (Appendix 2), and environmental data from Groundsure Limited.

Mapping Year	Changes on Site	Changes off Site
1848	The site forms part of a large field	The area is predominantly agricultural. Two cotton mills are located 750m to the east. The road is shown to the immediate east
1890	A small is shown to the south of the site within the field, this just covers the southern section of the site.	The area to the northeast has been developed with a housing estate 100m away, with properties on the far side of the road. A railway line to the south ~200m away, with another 520m to the east.
1905-07	No Change	Another railway line is under construction 250m to the west. Further residential properties have been built in the wider area and am athletics ground is shown 500m west. A small circular mound is shown at Slade House to the north 160m away
1922-23	No change	Housing has been built around the site to the north, west and south.
1934-38	A building is shown in the centre of the site.	More housing development to the north and south. A bowling green and tennis courts has been built on the opposite side of the road A tramway is shown along the main Kingsway road, with a tramway depot to the west, beyond the new railway line. A hospital is shown 200m to the south.
1955-56	The building has been extended and is labelled a garage, individual storage garages are shown to the southwest boundary.	No significant changes
1965-70	No change	No significant changes

1976	No change	The properties opposite have been demolished and a new block of flats erected.
1983-84		
1992-95	Some of the small garage units are removed in 1988-92 mapping	
2001-03	The building has been extended again to cover the majority of the site with a strip of land along the eastern and northern boundary as seen today.	No significant changes, the tramway depot building is no longer present with a residential development ton the land.
2010	No Change	No significant changes
2023	No Change	No significant changes
Aerial photos	No changes shown	The tramway is not present in 2000, cars are shown parked over the site.

Regulatory Information

Relevant information obtained from the Groundsure report (Appendix 1) is summarised below.

The only permitted activities that has been identified within 500m of the site as defined in the Environmental Permitting (England and Wales) Regulations 2016 or previous legislation is a petrol station located 373m west of the site.

No pollution incident have been identified in the surrounding area.

Five discharge consents are reported. All are historic/revoked, the first located 236m northeast for storm water discharge and the rest 376m south at the hospital for surface water discharge (issued and revoked on the 01/11/1994).

The above identified sites are unlikely to impact on the development site.

No active or historic landfill or waste site records have been found in the area.

Seven waste exemptions have been identified. The first two located 53m north for WEEE repair, sorting and denaturing of drugs 211m & 244m north make up the remaining six exemptions.

Given the distances and nature it is unlikely that the above sites will pose any risk to the development.

Seven current potentially contaminative sites have been identified. Those within 250m of the site include:

Vehicle hire and rental 32m northeast

New car sales 37m northeast

Electrical sub-station 43m north, 97m southeast

Catering supplies 146m northwest

A small printing shop 243m west and

A vehicle parts shop 248m north.

Historical potentially contaminative land uses have been identified within 250m of the site from the purchased information; most of these have been identified from the historical mapping and include:

A pit 166m north in 1905 at Slade house, this was built over by 1933 and on the 1920's mapping was shown as a semi-circle,

Cuttings 166m south along the railway line

Railway sidings 82m northeast,

The hospital 200m south

A supposed tank is also identified 25m from the site from 1890 mapping although nothing is shown on the map

Geology and Hydrogeology

Information from the British Geology Survey 1:50,000 mapping identifies the bedrock in the area as Halesowen formation of Mudstone, Siltstone and Sandstone overlaid with Glaciofluvial Deposits of Devensian, Diamicton.

The information obtained on the hydrogeology of the area identifies the site as having a Secondary A aquifer in the bedrock capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers, with a Secondary A aquifer in the superficial layer. The nearest watercourse is 87m south of the site.

Nine groundwater abstraction licenses have been identified, all relate to the same site with the first eight being historical. This is located 1883m south of the site and the water used for spray irrigation at Heaton Moor Golf Club.

The site is not located within a Source Protection Zone.

The Groundwater vulnerability is described as low in all geological layers.

Environmental Sensitivity

The only environmental sensitive site identified is the Highfield Country Park Local Nature Reserve located 1171m east.

The property is in an area identified as having less than 1% of properties above the action level of 200 Becquerel's per cubic metre, based on specific property search. Radon protection measures are not required in line with BR211.

No additional natural hazards have been identified & the site has very low/negligible risk of shrink swell, running sand, and compressible ground.

There are no mining activities identified in the immediate area although the site is located within a coal mining area as identified by the Coal Authority.

Site Walkover

A site walkover was undertaken on the 11th April 2024 and confirmed much of what had already been identified from the information obtained on the site. The photographs in Appendix 3 provide some indication of the current layout and condition of the site.

The site is accessed from Slade Lane to the east of the site. Existing housing lie to rear, east beyond an alleyway, south and north on the far side of Monica Grove. Housing is also present on the far side of Slade Lane to the east.

The eastern section of the site and access point is a concrete hardstanding, to the northern boundary a slightly overgrown asphalt drive runs the length of the site. allowing this boundary and the site is progressively higher than the adjacent road, allowing the site to be level across its entirety.

The building onsite is a largely single storey building, a small mezzanine office space to the centre has been created. To the front this is built from brick and dates back to the original structure on site. To the rear a concrete block extension has been added with a flat asphalt and tin roof. A lean-to structure has been created in the far northwest corner.

Access to he building was not possible during the walk over structure.

It has been confirmed that the sites previous use was for car sales.

No signs of contamination, discoloration or olfactory evidence, dead or dying vegetation were seen during the walkover.

Conclusions

Potential Contaminants

Following a review of the information gathered on the history of the site and the surrounding area and following the site walk-over survey there are no contaminants identified on or off site that are likely to present a significant possibility of significant harm to any identified receptor.

However, the given the former use of the site as a garage and car sales centre and the fact that the ground level has been raised towards the rear of the site indicating “made ground” is present, there is a potential for some historic contamination to exist, for example heavy metals, polyaromatic hydrocarbons (PAH), total petroleum hydrocarbons (TPH).

Receptors and Pathways

Potential receptors which may be affected by any unknown contamination on site will include:

- Construction workers who are likely to be affected by any potential contamination as they will initially be working in the ground and are likely to be the ones who unearth any potential contaminants.
- Future users of the site, including residents, staff and visitors to the site. For the purpose of evaluating any effects from any contamination found during any intrusive investigation future users/visitors to the site should be regarded as the 0-6-year-old female child.
- Any building on site e.g., foundations which may be attacked by any contaminants in the ground or services.
- The underlying groundwater which may be contaminated by migrating pollutants present on the site. There is also the potential for further pollution of the groundwater or the watercourse from disturbing any potential contaminants on site.

The pathways by which these receptors may be exposed to any unforeseen potential contamination will include:

Construction workers

- Inhalation, of gases or vapours released during ground work or fine particles.
- Ingestion of the contaminants, principally from cross contamination with contaminated soil and inadequate hand washing before smoking and eating.
- Absorption through the skin following contact with contaminated soil.

Future users and visitors

- Inhalations of gas/vapours or fibres, particularly if these are allowed to enter the new structures through the ground and build up in an enclosed area.
- Ingestion of contaminants, through the ingestion of contaminated soil from the garden area via direct contact, e.g., playing in the garden.
- Absorption of contaminants from dermal contact with contaminated soil.

Buildings

Contaminants on site have the potential to affect the foundations to the new building or the services supplying it.

Watercourses

As discussed above, if they exist on site, there is a potential for any contaminants to migrate through the ground into the groundwater and aquifer or via run-off into the watercourse.

Neighbouring sites

If present on site contaminates have the potential to migrate to neighbouring sites through ground water or air blown transfer.

Conceptual Model

The table represents a basic conceptual model. It highlights the potential sources of pollutants identified from the gathered information, and potential pathways in which any contaminants could reach the identified receptors.

Pathway	Description	Identified sources	Receptor at risk	Likelihood
1	Run off and seepage into groundwater from any spillages	Infilled / made ground Previous use	Watercourse/ Environment	Moderate
2	Migration of gases into the building.	Infilled / made ground	Future users	Low,
3	Inhalation of gases/ vapours outside	Infilled / made ground	Construction workers/future users	Low
4	Inhalation of fine particles	Infilled / made ground Previous use	Construction workers/future users	Moderate
5	Direct ingestion of contaminated soil	Infilled / made ground Previous use	Construction workers	Moderate
6	In-direct ingestion of contaminated soil	Infilled / made ground Previous use	Future users	Moderate
7	Absorption via direct dermal contact with contaminated soil	Infilled / made ground Previous use	Construction workers/future users	Moderate

Recommendations

As a result of the investigation into the historical use of the site and surrounding area the site has been identified as being located on a former garage and car sales centre. In addition, the rear of the site has historically been raised to make the site level.

No sources of contamination have been identified on or off site which present a significant possibility of significant harm to the any of the identified receptors.

It is advised that as part of the demolition works an intrusive investigation is undertaken to ensure there is no contamination of the site and therefore no risk of harm to the future occupants.

This investigation should take the form of a series of trail holes across the site, with recovered soil samples being sent for analysis. Samples should be tested for heavy metals, TPH's, PAHs, BTEX's and asbestos.

It is further recommended that a watching brief is maintained throughout the construction of the new building and any signs of potential contamination found are fully investigated, with appropriate remedial action taken as necessary and the local planning authority informed of the findings.

Figure 1 – Aerial Photograph



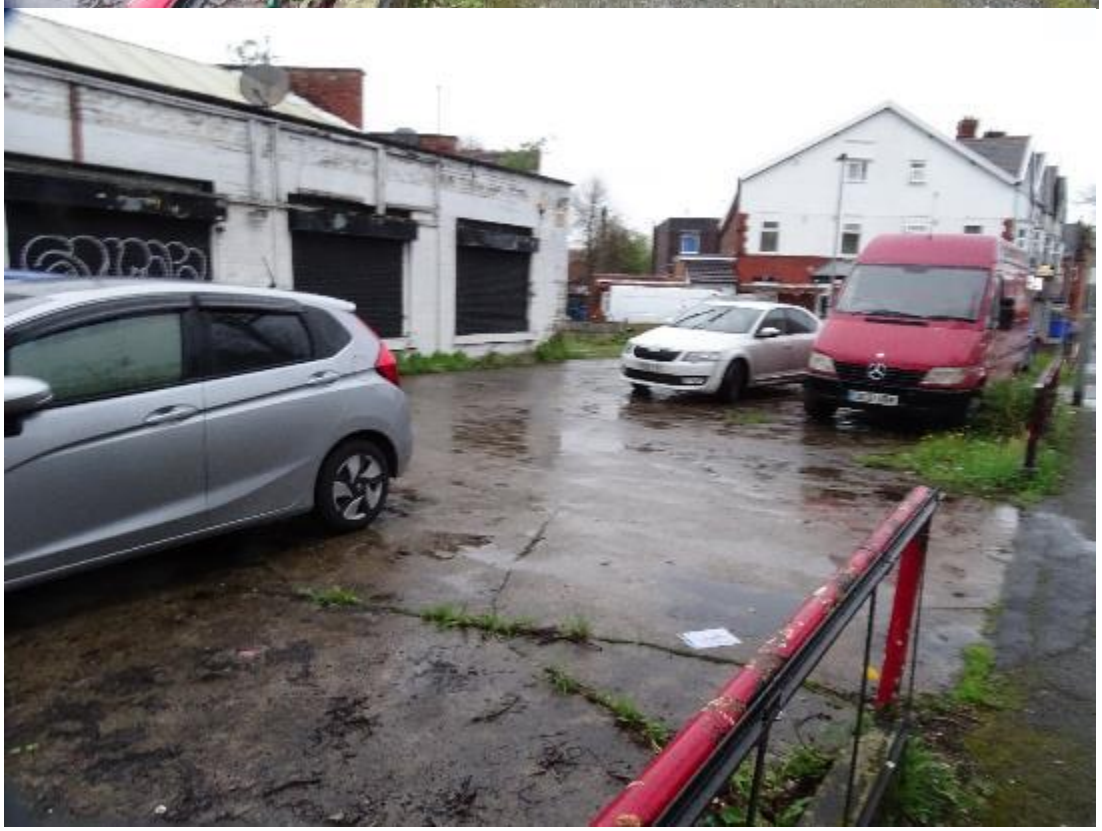
Appendix 1 – Groundsure Data

Appendix 2 – Historical Mapping

Appendix 3 – Site Walkover Photographs

Looking north along the eastern boundary





Northeast corner



Looking south along the eastern boundary



Looking across the site from the eastern boundary



Looking west along the northern boundary









The flat roof to the rear



The northern boundary



Looking east along the northern boundary





Looking south along the western boundary



Appendix 4 Report limitations and exclusions

Basis of Risk Assessment

The methods used follow a risk-based approach with the potential risk assessed using the 'Source – pathway – receptor pollution linkage concept.

Limitations and Exceptions of this Report

This report was undertaken for at the request of Mr Shah and as such should not be entrusted to any third party without written permission of ***Martin Environmental Solutions***. No other third parties may rely upon or reproduce the contents of this report without the written permission of ***Martin Environmental Solutions***. If any unauthorised third party comes into possession of this report, they rely on it at their own risk and the authors do not owe them any duty of care or skill.

This report has been compiled from a number of sources, within the time constraints of the programme, which ***Martin Environmental Solutions*** believes to be trustworthy. However, ***Martin Environmental Solutions*** is unable to guarantee the accuracy of information provided by third parties.

The findings and opinions provided in this document are made in good faith and are based on data provided by third parties (Groundsure, Environment Agency, The Coal Authority, and Regulatory Bodies) and the report should be read in conjunction with the limitations on the document control form. The accuracy of map extracts cannot be guaranteed and it should be recognised that different conditions on /adjacent to the site may have existed between and subsequent to the various map surveys.

This report is prepared and written in the context of the purposes stated above and should not be used in a different context. Furthermore, new information, improved practices and legislation may necessitate an alteration to this report in whole or in part after its submission.

The conclusions and recommendations of this report are based on the development described, for any other development the report may require revision.

All of the comments and opinions contained in this report, including any conclusions, are based on the information obtained by ***Martin Environmental Solutions***. The conclusions

drawn by ***Martin Environmental Solutions*** could therefore differ if the information obtained is found to be misrepresentative, inaccurate, or misleading. ***Martin Environmental Solutions*** reserves the right to amend their conclusions and recommendations in the light of further information that may become available.

The report should be read in its entirety, including all associated drawings and appendices.

Martin Environmental Solutions cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

This report does not comprise a geotechnical assessment of the strata underlying the site.

Any borehole data from the British Geological Survey sources is included on the following basis: 'The British Geological Survey accept no responsibility for omissions or misinterpretations of the data from their Data Bank as this may be old or obtained from non-BGS sources and may not represent current interpretation'.

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Complete copies of this report may be made and distributed by the Client as an expedient way in dealing with matters related to its commission.

Any risks identified in a Phase I Desk Study Report are perceived risks. Actual risks can only be assessed following a physical investigation of the site.

The findings of this report are based on finite information obtained from research and consultations. Martin Environmental Solutions cannot guarantee the reliability of all such information and the searches should not be considered exhaustive. The findings of the report may need to be reviewed as any future exploratory investigations progress and in the event that additional archive information becomes available.

Notwithstanding the findings of this study (and any subsequent investigations), if any indication of contaminated soil (visual or olfactory) is encountered at any stage of the development further investigation may be required.

Arboricultural Survey and advice on arboricultural issues are considered to be outside the scope of this report except for their effect on the foundations to the proposed buildings.

Where identification of any species is made, especially invasive plants such as Japanese Knotweed, Himalayan Balsam or Giant Hogweed, this should only be considered as a preliminary assessment and subject to confirmation by a professional Arboriculturist. Martin Environmental Solutions takes no responsibility for failing to identify, or the incorrect identification of, any tree or plant species on site.

Our investigations exclude surveys to identify the presence or indeed absence of asbestos in buildings/infrastructure on site. If asbestos is suspected to be present, we recommend specialists in the identification and control / disposal of asbestos are appointed prior to commencement of any works on site or, if appropriate, purchase of the site. The presence of asbestos on site may have considerable effects on the cost / timescale in developing the site. There is good guidance in relation to Asbestos available on the Health and Safety Executive (HSE) web site.

Whilst a site walkover has been undertaken as part of this report, the survey does not constitute either an asbestos or structural survey and all areas of the site may not have been visited / inspected.

Groundsure
LOCATION INTELLIGENCE

Enviro+Geo Insight

342, SLADE LANE, MANCHESTER, M19 2BX

Order Details

Date: 12/05/2024

Your ref: Shah

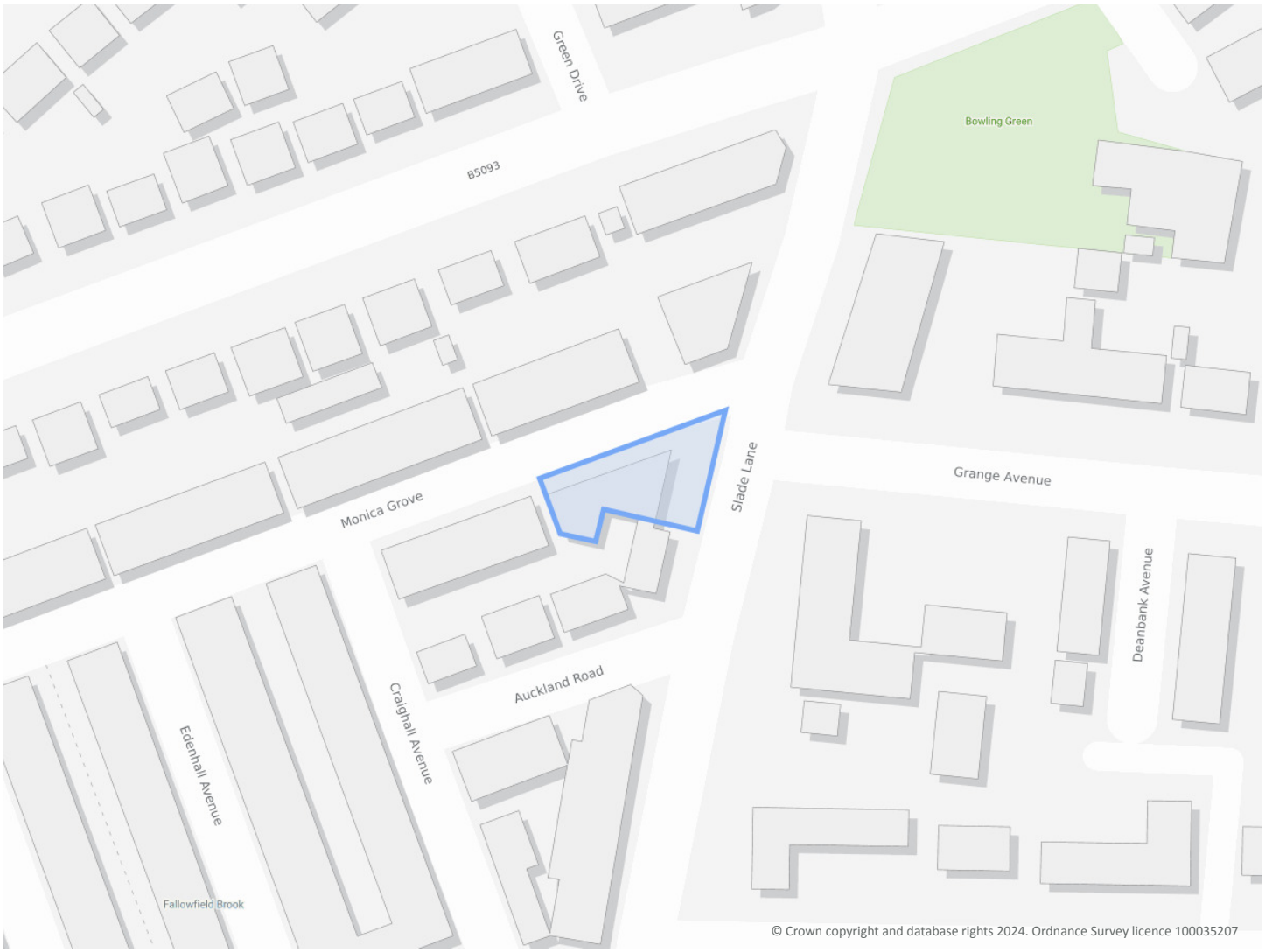
Our Ref: GS-Y7O-CPK-INN-JCC

Site Details

Location: 386820 393973

Area: 0.07 ha

Authority: Manchester City Council ↗



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Summary of findings p. 2 >

Aerial image p. 9 >

OS MasterMap site plan p.14 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
15 >	1.1 >	Historical industrial land uses >	0	0	17	23	-
17	1.2	Historical tanks	0	0	0	0	-
17 >	1.3 >	Historical energy features >	0	1	6	7	-
18	1.4	Historical petrol stations	0	0	0	0	-
18 >	1.5 >	Historical garages >	4	0	0	5	-
19	1.6	Historical military land	0	0	0	0	-
Page	Section	Past land use - un-grouped >	On site	0-50m	50-250m	250-500m	500-2000m
20 >	2.1 >	Historical industrial land uses >	0	0	29	45	-
23	2.2	Historical tanks	0	0	0	0	-
23 >	2.3 >	Historical energy features >	0	2	8	15	-
25	2.4	Historical petrol stations	0	0	0	0	-
25 >	2.5 >	Historical garages >	7	0	0	7	-
Page	Section	Waste and landfill >	On site	0-50m	50-250m	250-500m	500-2000m
26	3.1	Active or recent landfill	0	0	0	0	-
26	3.2	Historical landfill (BGS records)	0	0	0	0	-
27	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
27	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
27	3.5	Historical waste sites	0	0	0	0	-
27	3.6	Licensed waste sites	0	0	0	0	-
27 >	3.7 >	Waste exemptions >	0	0	7	0	-
Page	Section	Current industrial land use >	On site	0-50m	50-250m	250-500m	500-2000m
29 >	4.1 >	Recent industrial land uses >	0	3	4	-	-
30 >	4.2 >	Current or recent petrol stations >	0	0	0	1	-
30	4.3	Electricity cables	0	0	0	0	-
30	4.4	Gas pipelines	0	0	0	0	-
31	4.5	Sites determined as Contaminated Land	0	0	0	0	-

31	4.6	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
31	4.7	Regulated explosive sites	0	0	0	0	-
31	4.8	Hazardous substance storage/usage	0	0	0	0	-
31	4.9	Historical licensed industrial activities (IPC)	0	0	0	0	-
32	4.10	Licensed industrial activities (Part A(1))	0	0	0	0	-
32 >	**4.11 >**	**Licensed pollutant release (Part A(2)/B) >**	0	0	0	1	-
32	4.12	Radioactive Substance Authorisations	0	0	0	0	-
32 >	**4.13 >**	**Licensed Discharges to controlled waters >**	0	0	1	4	-
33	4.14	Pollutant release to surface waters (Red List)	0	0	0	0	-
34	4.15	Pollutant release to public sewer	0	0	0	0	-
34	4.16	List 1 Dangerous Substances	0	0	0	0	-
34	4.17	List 2 Dangerous Substances	0	0	0	0	-
34	4.18	Pollution Incidents (EA/NRW)	0	0	0	0	-
34	4.19	Pollution inventory substances	0	0	0	0	-
35	4.20	Pollution inventory waste transfers	0	0	0	0	-
35	4.21	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	**Hydrogeology >**	On site	0-50m	50-250m	250-500m	500-2000m
36 >	**5.1 >**	**Superficial aquifer >**	Identified (within 500m)				
37 >	**5.2 >**	**Bedrock aquifer >**	Identified (within 500m)				
39 >	**5.3 >**	**Groundwater vulnerability >**	Identified (within 50m)				
40	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
40	5.5	Groundwater vulnerability- local information	None (within 0m)				
41 >	**5.6 >**	**Groundwater abstractions >**	0	0	0	0	9
44	5.7	Surface water abstractions	0	0	0	0	0
44	5.8	Potable abstractions	0	0	0	0	0
44 >	**5.9 >**	**Source Protection Zones >**	0	0	0	1	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-

Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
46 >	**6.1 >**	**Water Network (OS MasterMap) >**	0	0	1	-	-

47	6.2	Surface water features	0	0	0	-	-
47 >	6.3 >	WFD Surface water body catchments >	1	-	-	-	-
47 >	6.4 >	WFD Surface water bodies >	0	0	0	-	-
48 >	6.5 >	WFD Groundwater bodies >	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				
Page	Section	Surface water flooding >					
52 >	8.1 >	Surface water flooding >	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	Groundwater flooding >					
54 >	9.1 >	Groundwater flooding >	Moderate-High (within 50m)				
Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
55	10.1	Sites of Special Scientific Interest (SSSI)	0	0	0	0	0
56	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
56	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
56	10.4	Special Protection Areas (SPA)	0	0	0	0	0
56	10.5	National Nature Reserves (NNR)	0	0	0	0	0
57 >	10.6 >	Local Nature Reserves (LNR) >	0	0	0	0	1
57	10.7	Designated Ancient Woodland	0	0	0	0	0
57	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
58	10.10	Marine Conservation Zones	0	0	0	0	0
58	10.11	Green Belt	0	0	0	0	0
58	10.12	Proposed Ramsar sites	0	0	0	0	0

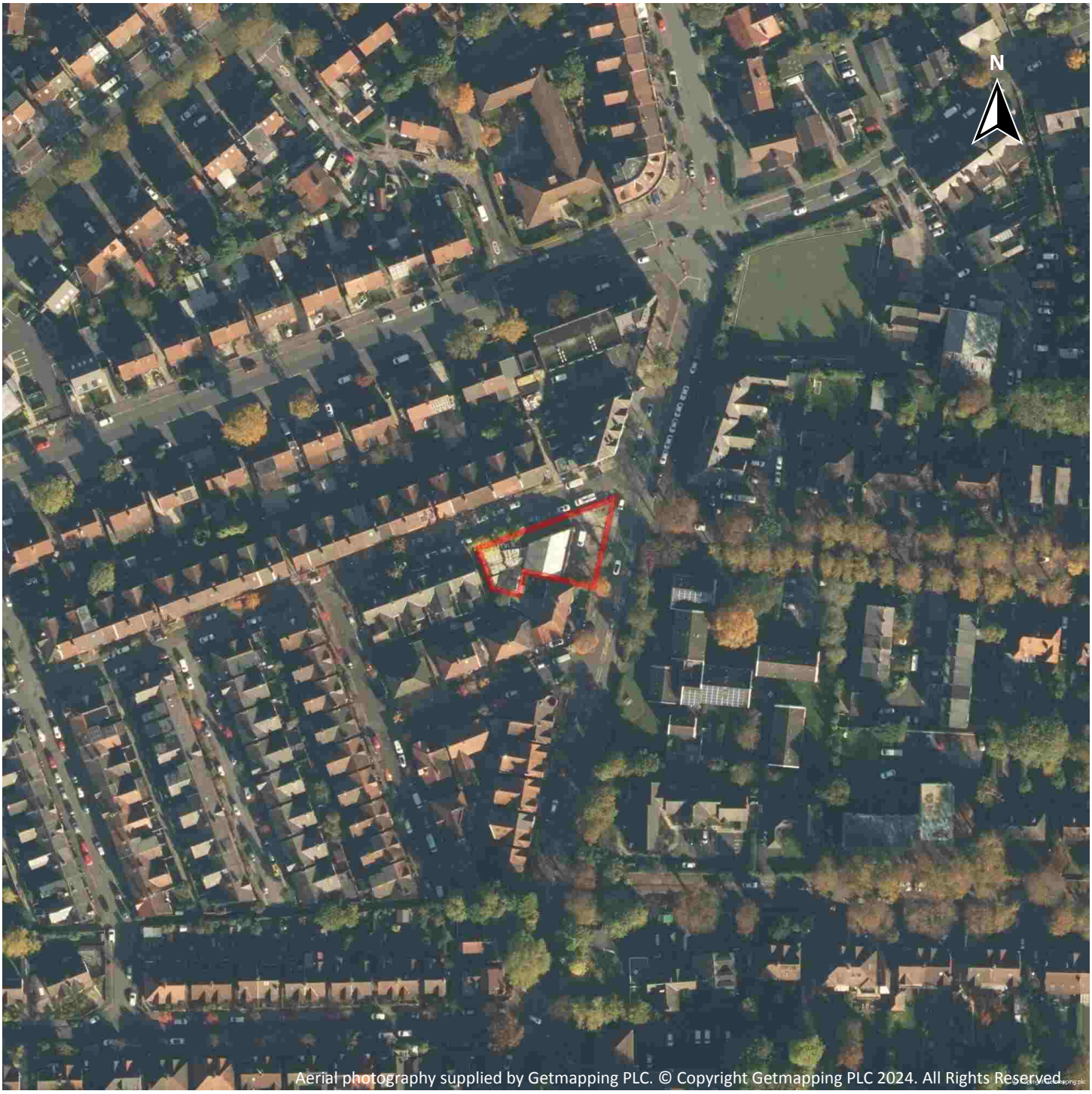
58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
59	10.15	Nitrate Sensitive Areas	0	0	0	0	0
59	10.16	Nitrate Vulnerable Zones	0	0	0	0	0
60 >	10.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
61	10.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations	On site	0-50m	50-250m	250-500m	500-2000m
62	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
62	11.4	Listed Buildings	0	0	0	-	-
63	11.5	Conservation Areas	0	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
64 >	12.1 >	Agricultural Land Classification >	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations >	On site	0-50m	50-250m	250-500m	500-2000m
66 >	13.1 >	Priority Habitat Inventory >	0	0	3	-	-
67	13.2	Habitat Networks	0	0	0	-	-
67	13.3	Open Mosaic Habitat	0	0	0	-	-
67	13.4	Limestone Pavement Orders	0	0	0	-	-
Page	Section	Geology 1:10,000 scale >	On site	0-50m	50-250m	250-500m	500-2000m
68 >	14.1 >	10k Availability >	Identified (within 500m)				
69 >	14.2 >	Artificial and made ground (10k) >	0	0	2	9	-
71 >	14.3 >	Superficial geology (10k) >	1	0	0	0	-

72	14.4	Landslip (10k)	0	0	0	0	-
73 >	14.5 >	Bedrock geology (10k) >	1	0	2	2	-
74 >	14.6 >	Bedrock faults and other linear features (10k) >	0	0	0	1	-
Page	Section	**Geology 1:50,000 scale >**	On site	0-50m	50-250m	250-500m	500-2000m
75 >	15.1 >	50k Availability >	Identified (within 500m)				
76	15.2	Artificial and made ground (50k)	0	0	0	0	-
76	15.3	Artificial ground permeability (50k)	0	0	-	-	-
77 >	15.4 >	Superficial geology (50k) >	1	0	1	0	-
78 >	15.5 >	Superficial permeability (50k) >	Identified (within 50m)				
78	15.6	Landslip (50k)	0	0	0	0	-
78	15.7	Landslip permeability (50k)	None (within 50m)				
79 >	15.8 >	Bedrock geology (50k) >	1	0	5	3	-
80 >	15.9 >	Bedrock permeability (50k) >	Identified (within 50m)				
80 >	15.10 >	Bedrock faults and other linear features (50k) >	0	0	0	2	-
Page	Section	**Boreholes >**	On site	0-50m	50-250m	250-500m	500-2000m
81 >	16.1 >	BGS Boreholes >	0	0	3	-	-
Page	Section	**Natural ground subsidence >**					
83 >	17.1 >	Shrink swell clays >	Very low (within 50m)				
84 >	17.2 >	Running sands >	Very low (within 50m)				
85 >	17.3 >	Compressible deposits >	Negligible (within 50m)				
86 >	17.4 >	Collapsible deposits >	Very low (within 50m)				
87 >	17.5 >	Landslides >	Very low (within 50m)				
88 >	17.6 >	Ground dissolution of soluble rocks >	Negligible (within 50m)				
Page	Section	**Mining and ground workings >**	On site	0-50m	50-250m	250-500m	500-2000m
90	18.1	BritPits	0	0	0	0	-
91 >	18.2 >	Surface ground workings >	1	0	23	-	-
92 >	18.3 >	Underground workings >	0	0	0	0	3
92	18.4	Underground mining extents	0	0	0	0	-
92	18.5	Historical Mineral Planning Areas	0	0	0	0	-

93 >	18.6 >	Non-coal mining >	0	1	0	0	0
93 >	18.7 >	JPB mining areas >	Identified (within 0m)				
93	18.8	The Coal Authority non-coal mining	0	0	0	0	-
94	18.9	Researched mining	0	0	0	0	-
94	18.10	Mining record office plans	0	0	0	0	-
94	18.11	BGS mine plans	0	0	0	0	-
94	18.12	Coal mining	None (within 0m)				
94	18.13	Brine areas	None (within 0m)				
95	18.14	Gypsum areas	None (within 0m)				
95	18.15	Tin mining	None (within 0m)				
95	18.16	Clay mining	None (within 0m)				
Page	Section	Ground cavities and sinkholes	On site	0-50m	50-250m	250-500m	500-2000m
96	19.1	Natural cavities	0	0	0	0	-
96	19.2	Mining cavities	0	0	0	0	0
96	19.3	Reported recent incidents	0	0	0	0	-
96	19.4	Historical incidents	0	0	0	0	-
97	19.5	National karst database	0	0	0	0	-
Page	Section	Radon >					
98 >	20.1 >	Radon >	Less than 1% (within 0m)				
Page	Section	Soil chemistry >	On site	0-50m	50-250m	250-500m	500-2000m
100 >	21.1 >	BGS Estimated Background Soil Chemistry >	1	3	-	-	-
100	21.2	BGS Estimated Urban Soil Chemistry	0	0	-	-	-
101	21.3	BGS Measured Urban Soil Chemistry	0	0	-	-	-
Page	Section	Railway infrastructure and projects >	On site	0-50m	50-250m	250-500m	500-2000m
102	22.1	Underground railways (London)	0	0	0	-	-
102	22.2	Underground railways (Non-London)	0	0	0	-	-
103	22.3	Railway tunnels	0	0	0	-	-
103 >	22.4 >	Historical railway and tunnel features >	0	0	2	-	-
103	22.5	Royal Mail tunnels	0	0	0	-	-

103 >	**22.6 >**	**Historical railways >**	0	0	1	-	-
104	22.7	Railways	0	0	0	-	-
104	22.8	Crossrail 1	0	0	0	0	-
104	22.9	Crossrail 2	0	0	0	0	-
104 >	**22.10 >**	**HS2 >**	0	0	0	2	-

Recent aerial photograph



Capture Date: 28/09/2022

Site Area: 0.07ha

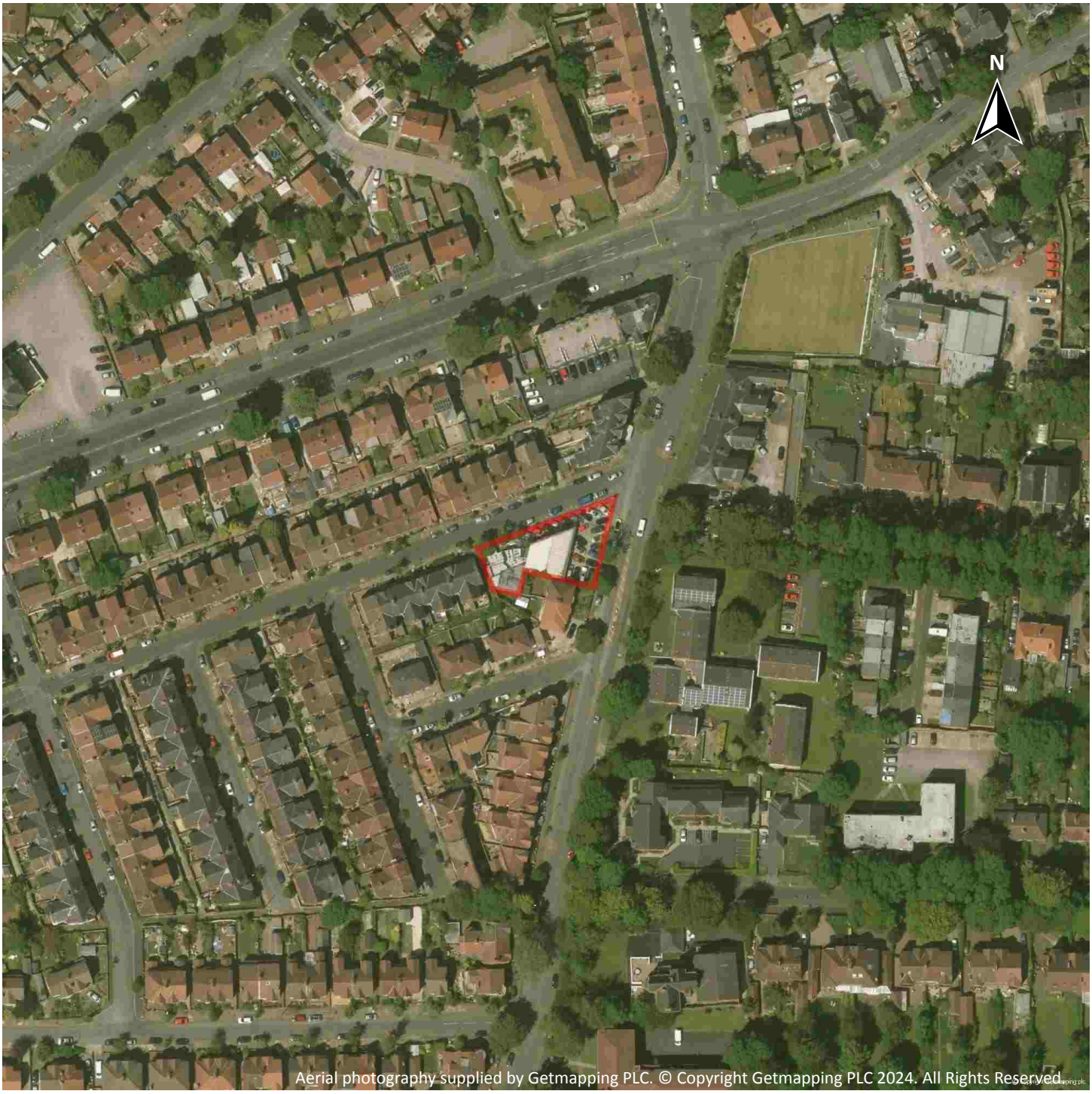
Recent site history - 2019 aerial photograph



Capture Date: 22/04/2019

Site Area: 0.07ha

Recent site history - 2015 aerial photograph



Capture Date: 11/06/2015

Site Area: 0.07ha

Recent site history - 2009 aerial photograph



Capture Date: 02/06/2009

Site Area: 0.07ha

Recent site history - 2000 aerial photograph



Capture Date: 19/06/2000

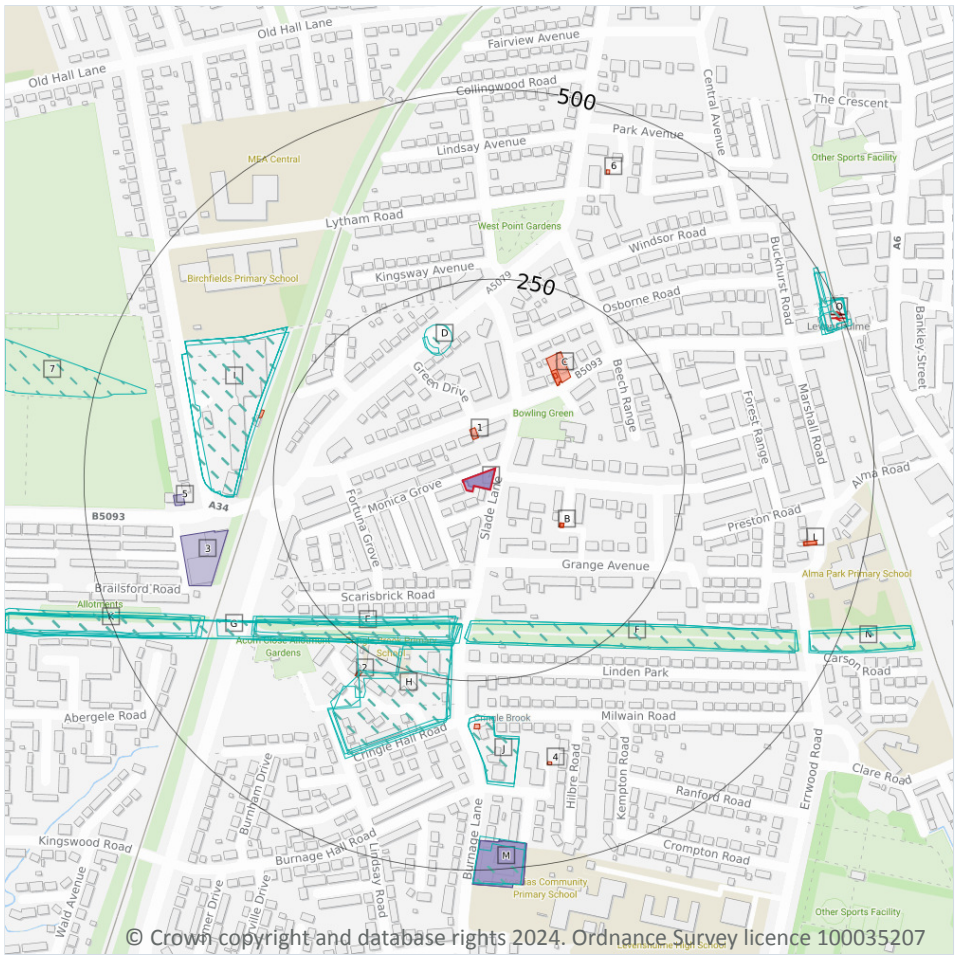
Site Area: 0.07ha

OS MasterMap site plan



Site Area: 0.07ha

1 Past land use



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Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

1.1 Historical industrial land uses

Records within 500m	40

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
D	166m N	Unspecified Pit	1905	840540

ID	Location	Land use	Dates present	Group ID
E	166m S	Cuttings	1974 - 1989	883477
E	168m S	Cuttings	1955	879341
D	168m N	Unspecified Ground Workings	1916	800655
F	171m S	Cuttings	1983 - 1989	874932
F	171m S	Cuttings	1955 - 1974	904511
E	173m S	Cutting Works	1965	811499
E	174m S	Cuttings	1916	959364
F	175m S	Cuttings	1892 - 1938	953534
G	175m S	Cuttings	1923	866347
G	175m S	Cuttings	1905	889359
E	175m S	Cuttings	1934 - 1938	889319
G	177m S	Cuttings	1892	881685
H	200m S	Hospital	1955 - 1965	946971
H	205m S	Hospital	1934 - 1938	906501
H	211m S	Hospital	1983	920254
H	246m S	Hospital	1974	937737
I	282m W	Tramway Depot	1934 - 1938	978739
I	287m W	Unspecified Depot	1989	818454
I	287m W	Tramway Depot	1955	923215
I	287m W	Bus Depot	1983	930383
I	287m W	Bus Depot	1965 - 1974	986582
J	296m S	Hospital	1974	937439
J	296m S	Hospital	1983	945907
J	301m S	Hospital	1965	931584
K	383m SW	Cuttings	1955	979000
K	389m SW	Cuttings	1965 - 1989	896649
K	393m SW	Cuttings	1934 - 1938	960043
K	402m SW	Cuttings	1916	975709

ID	Location	Land use	Dates present	Group ID
7	433m W	Unspecified Ground Workings	1965	800653
M	455m S	Garage	1983	923021
N	460m SE	Cuttings	1955 - 1974	890380
N	460m SE	Cuttings	1983 - 1989	951406
N	462m SE	Cuttings	1892 - 1938	954039
M	466m S	Garage	1965 - 1974	895831
O	466m NE	Railway Station	1905 - 1938	913842
O	469m NE	Railway Station	1955	873594
O	471m NE	Railway Station	1892	868113
O	474m NE	Railway Station	1983 - 1989	931120
O	475m NE	Railway Station	1965 - 1974	876516

This data is sourced from Ordnance Survey / Groundsure.

1.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.3 Historical energy features

Records within 500m	14

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
1	46m N	Electricity Substation	1984 - 1995	84363
B	101m SE	Electricity Substation	1984 - 1989	65277
B	102m SE	Electricity Transformer	1970	63779
B	103m SE	Electricity Substation	1992	70059
C	136m NE	Electricity Substation	1956	76047
C	137m NE	Electricity Substation	1956	69225
C	142m NE	Electricity Substation	1995	67880
2	276m SW	Electricity Substation	1992	62152
I	278m W	Electricity Substation	1995	62151
J	307m S	Electricity Substation	1970 - 1992	84050
4	367m S	Electricity Substation	1984 - 1992	69844
6	416m N	Electricity Substation	1984 - 1995	73072
L	418m E	Electricity Substation	1992	71137
L	419m E	Electricity Substation	1984 - 1987	78940

This data is sourced from Ordnance Survey / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

1.5 Historical garages

Records within 500m	9

Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-

grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on **page 15 >**

ID	Location	Land use	Dates present	Group ID
A	**On site**	**Garage**	**1992**	**21103**
A	**On site**	**Garage**	**1956**	**21919**
A	**On site**	**Garage**	**1984 - 1989**	**25976**
A	**On site**	**Garage**	**1957 - 1970**	**27481**
3	317m W	Garage	1956	25324
5	368m W	Garage	1956	25648
M	460m S	Garage	1956	21120
M	461m S	Garage	1956	23999
M	461m S	Garage	1975	21904

This data is sourced from Ordnance Survey / Groundsure.

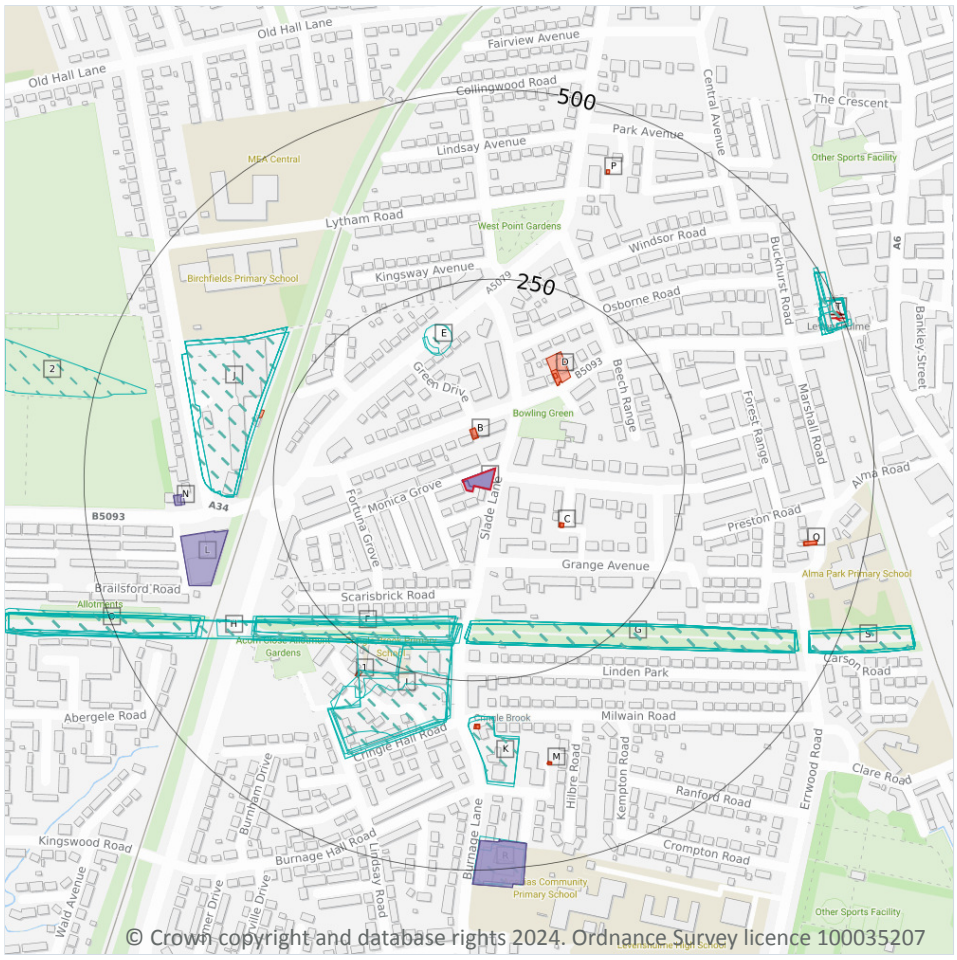
1.6 Historical military land

Records within 500m	**0**

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

Historical energy features

Historical garages

2.1 Historical industrial land uses

Records within 500m	74

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
E	166m N	Unspecified Pit	1905	840540
F	166m S	Cuttings	1974	883477
F	166m S	Cuttings	1983	883477

ID	Location	Land Use	Date	Group ID
F	166m S	Cuttings	1989	883477
F	168m S	Cuttings	1955	879341
E	168m N	Unspecified Ground Workings	1916	800655
G	171m S	Cuttings	1974	904511
G	171m S	Cuttings	1983	874932
G	171m S	Cuttings	1989	874932
G	171m S	Cuttings	1955	904511
G	171m S	Cuttings	1965	904511
F	173m S	Cutting Works	1965	811499
F	174m S	Cuttings	1916	959364
G	175m S	Cuttings	1923	953534
G	175m S	Cuttings	1938	953534
G	175m S	Cuttings	1934	953534
G	175m S	Cuttings	1916	953534
G	175m S	Cuttings	1905	953534
G	175m S	Cuttings	1892	953534
H	175m S	Cuttings	1923	866347
H	175m S	Cuttings	1905	889359
F	175m S	Cuttings	1938	889319
F	175m S	Cuttings	1934	889319
H	177m S	Cuttings	1892	881685
I	200m S	Hospital	1955	946971
I	205m S	Hospital	1938	906501
I	205m S	Hospital	1934	906501
I	211m S	Hospital	1983	920254
I	246m S	Hospital	1974	937737
I	262m S	Hospital	1965	946971
J	282m W	Tramway Depot	1938	978739

ID	Location	Land Use	Date	Group ID
J	282m W	Tramway Depot	1934	978739
J	287m W	Bus Depot	1974	986582
J	287m W	Bus Depot	1983	930383
J	287m W	Unspecified Depot	1989	818454
J	287m W	Tramway Depot	1955	923215
J	287m W	Bus Depot	1965	986582
K	296m S	Hospital	1974	937439
K	296m S	Hospital	1983	945907
K	301m S	Hospital	1965	931584
O	383m SW	Cuttings	1955	979000
O	389m SW	Cuttings	1974	896649
O	389m SW	Cuttings	1983	896649
O	389m SW	Cuttings	1989	896649
O	389m SW	Cuttings	1965	896649
O	393m SW	Cuttings	1938	960043
O	393m SW	Cuttings	1934	960043
O	402m SW	Cuttings	1916	975709
2	433m W	Unspecified Ground Workings	1965	800653
R	455m S	Garage	1983	923021
S	460m SE	Cuttings	1974	890380
S	460m SE	Cuttings	1983	951406
S	460m SE	Cuttings	1989	951406
S	460m SE	Cuttings	1955	890380
S	460m SE	Cuttings	1965	890380
S	462m SE	Cuttings	1923	954039
S	462m SE	Cuttings	1938	954039
S	462m SE	Cuttings	1934	954039
S	462m SE	Cuttings	1916	954039

ID	Location	Land Use	Date	Group ID
S	462m SE	Cuttings	1905	954039
S	462m SE	Cuttings	1892	954039
R	466m S	Garage	1974	895831
R	466m S	Garage	1965	895831
T	466m NE	Railway Station	1938	913842
T	466m NE	Railway Station	1934	913842
T	466m NE	Railway Station	1916	913842
T	466m NE	Railway Station	1905	913842
T	466m NE	Railway Station	1923	913842
T	469m NE	Railway Station	1955	873594
T	471m NE	Railway Station	1892	868113
T	474m NE	Railway Station	1983	931120
T	474m NE	Railway Station	1989	931120
T	475m NE	Railway Station	1974	876516
T	475m NE	Railway Station	1965	876516

This data is sourced from Ordnance Survey / Groundsure.

2.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.3 Historical energy features

Records within 500m	25

Energy features digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
B	46m N	Electricity Substation	1995	84363
B	47m N	Electricity Substation	1984	84363
C	101m SE	Electricity Substation	1984	65277
C	101m SE	Electricity Substation	1989	65277
C	101m SE	Electricity Substation	1989	65277
C	102m SE	Electricity Transformer	1970	63779
C	103m SE	Electricity Substation	1992	70059
D	136m NE	Electricity Substation	1956	76047
D	137m NE	Electricity Substation	1956	69225
D	142m NE	Electricity Substation	1995	67880
1	276m SW	Electricity Substation	1992	62152
J	278m W	Electricity Substation	1995	62151
K	307m S	Electricity Substation	1989	84050
K	307m S	Electricity Substation	1989	84050
K	307m S	Electricity Substation	1970	84050
K	308m S	Electricity Substation	1992	84050
M	367m S	Electricity Substation	1984	69844
M	367m S	Electricity Substation	1989	69844
M	367m S	Electricity Substation	1989	69844
M	368m S	Electricity Substation	1992	69844
P	416m N	Electricity Substation	1984	73072
P	416m N	Electricity Substation	1995	73072
Q	418m E	Electricity Substation	1992	71137
Q	419m E	Electricity Substation	1984	78940
Q	419m E	Electricity Substation	1987	78940

This data is sourced from Ordnance Survey / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey / Groundsure.

2.5 Historical garages

Records within 500m	14

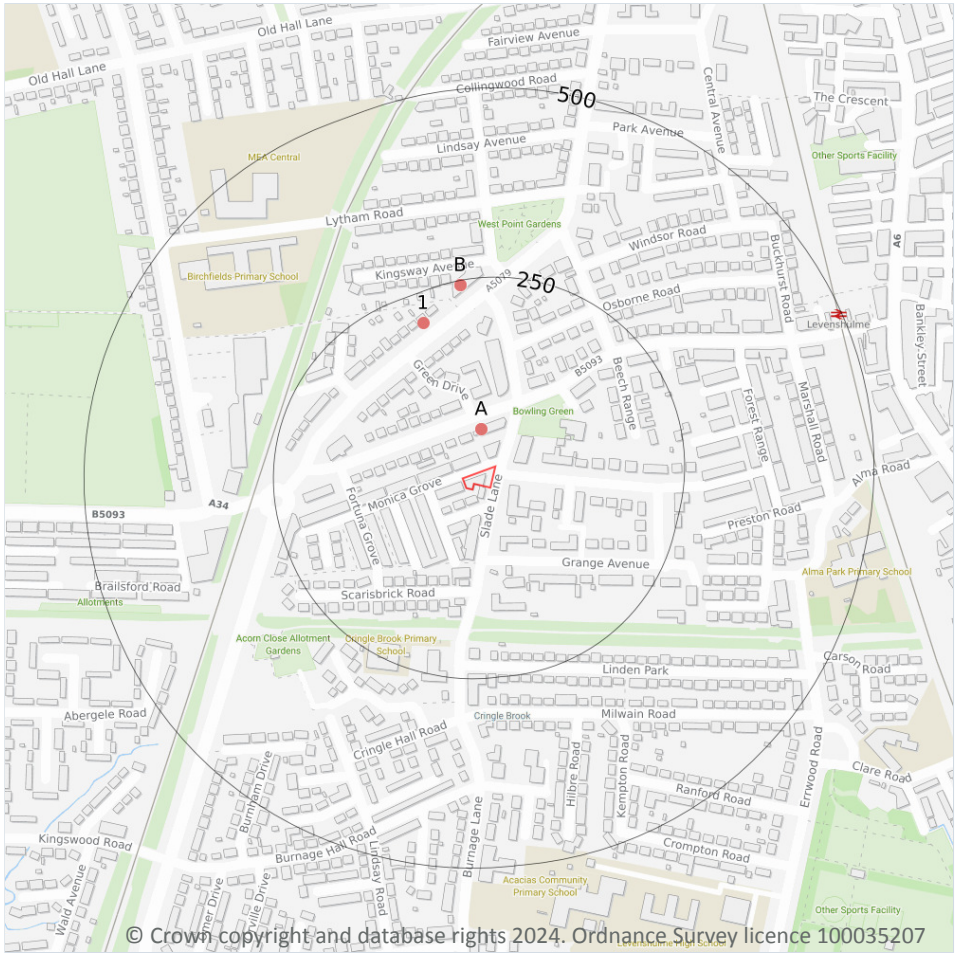
Garages digitised from historical Ordnance Survey mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on **page 20 >**

ID	Location	Land Use	Date	Group ID
A	**On site**	**Garage**	**1984**	**25976**
A	**On site**	**Garage**	**1989**	**25976**
A	**On site**	**Garage**	**1989**	**25976**
A	**On site**	**Garage**	**1992**	**21103**
A	**On site**	**Garage**	**1957**	**27481**
A	**On site**	**Garage**	**1970**	**27481**
A	**On site**	**Garage**	**1956**	**21919**
L	317m W	Garage	1956	25324
L	317m W	Garage	1956	25324
N	368m W	Garage	1956	25648
N	371m W	Garage	1956	25648
R	460m S	Garage	1956	21120
R	461m S	Garage	1956	23999
R	461m S	Garage	1975	21904

This data is sourced from Ordnance Survey / Groundsure.

3 Waste and landfill



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3.1 Active or recent landfill

Records within 500m	0

Active or recently closed landfill sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.2 Historical landfill (BGS records)

Records within 500m	0

Landfill sites identified on a survey carried out on behalf of the DoE in 1973. These sites may have been closed or operational at this time.

This data is sourced from the British Geological Survey.

3.3 Historical landfill (LA/mapping records)

Records within 500m	0

Landfill sites identified from Local Authority records and high detail historical mapping.

This data is sourced from the Ordnance Survey/Groundsure and Local Authority records.

3.4 Historical landfill (EA/NRW records)

Records within 500m	0

Known historical (closed) landfill sites (e.g. sites where there is no PPC permit or waste management licence currently in force). This includes sites that existed before the waste licensing regime and sites that have been licensed in the past but where a licence has been revoked, ceased to exist or surrendered and a certificate of completion has been issued.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.5 Historical waste sites

Records within 500m	0

Waste site records derived from Local Authority planning records and high detail historical mapping.

This data is sourced from Ordnance Survey/Groundsure and Local Authority records.

3.6 Licensed waste sites

Records within 500m	0

Active or recently closed waste sites under Environment Agency/Natural Resources Wales regulation.

This data is sourced from the Environment Agency and Natural Resources Wales.

3.7 Waste exemptions

Records within 500m	7

Activities involving the storage, treatment, use or disposal of waste that are exempt from needing a permit. Exemptions have specific limits and conditions that must be adhered to.

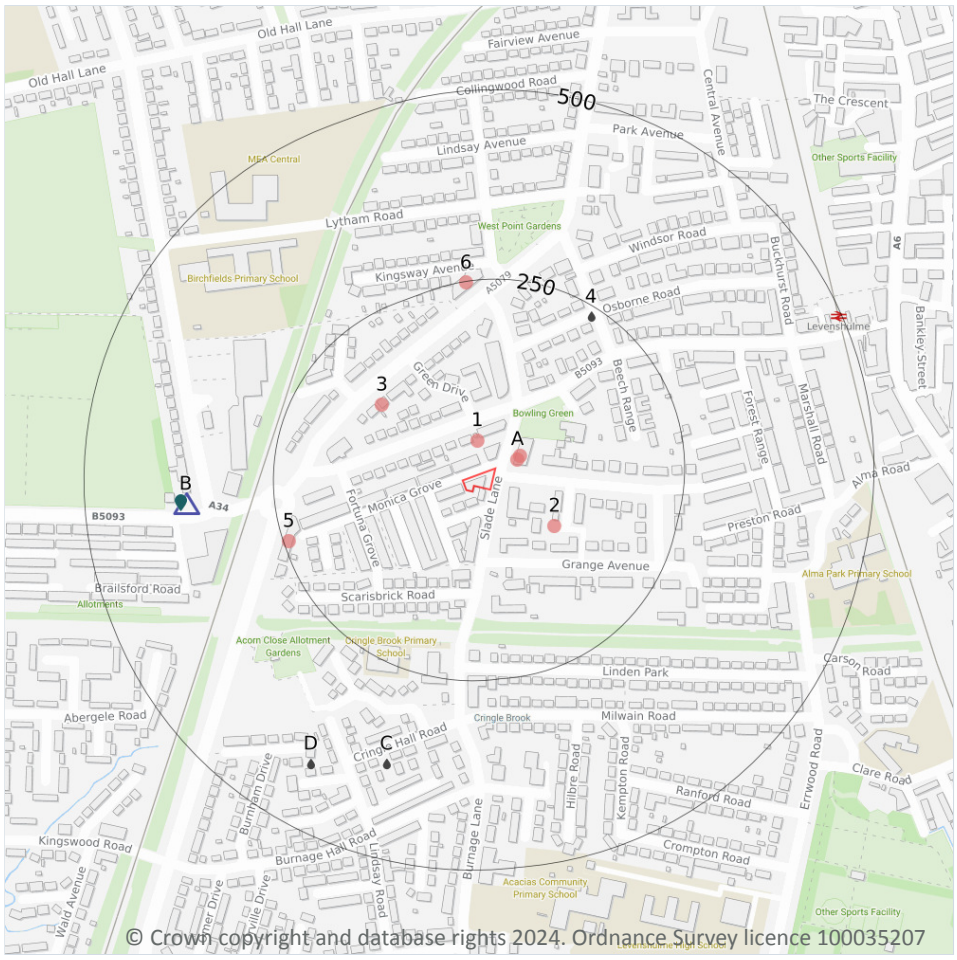
Features are displayed on the Waste and landfill map on **page 26 >**

ID	Location	Site	Reference	Category	Sub-Category	Description
A	53m N	308 MOSELEY ROAD, MANCHESTER, M19 2LH	EXP/VP3986HQ	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE

ID	Location	Site	Reference	Category	Sub-Category	Description
A	53m N	308 Moseley Road, Manchester, M19 2LH	EA/EPR/VP3986HQ/A001	Treating waste exemption	Not on a farm	Repair or refurbishment of WEEE
1	211m N	10 Kingsway MANCHESTER M19 2DD	EPR/VF0004FV/A001	Treating waste exemption	Non-Agricultural Waste Only	Sorting and de-naturing of controlled drugs for disposal
B	244m N	10, KINGSWAY, MANCHESTER, M19 2DD	WEX279259	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal
B	244m N	10, KINGSWAY, MANCHESTER, M19 2DD	WEX279259	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	244m N	10, KINGSWAY, MANCHESTER, M19 2DD	WEX139994	Storing waste exemption	Not on a farm	Storage of waste in secure containers
B	244m N	10, KINGSWAY, MANCHESTER, M19 2DD	WEX139994	Treating waste exemption	Not on a farm	Sorting and de-naturing of controlled drugs for disposal

This data is sourced from the Environment Agency and Natural Resources Wales.

4 Current industrial land use



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Site Outline

Search buffers in metres (m)

Recent industrial land uses

Current or recent petrol stations

Licensed pollutant release (Part A(2)/B)

Licensed Discharges to controlled waters

4.1 Recent industrial land uses

Records within 250m	7

Current potentially contaminative industrial sites.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	Activity	Category
A	32m NE	H & A Track & Hire Ltd	223, Slade Lane, Manchester, Greater Manchester, M19 2EX	Vehicle Hire and Rental	Hire Services
A	37m NE	Car Junction Finance	221, Slade Lane, Manchester, Greater Manchester, M19 2EX	New Vehicles	Motoring
1	43m N	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities

ID	Location	Company	Address	Activity	Category
2	97m SE	Electricity Sub Station	Greater Manchester, M19	Electrical Features	Infrastructure and Facilities
3	146m NW	Mobile Catering Supplies	39, Kingsway, Manchester, Greater Manchester, M19 2BZ	Catering and Non Specific Food Products	Foodstuffs
5	243m W	Logo 2 Print	57, Kingsway, Manchester, Greater Manchester, M19 2LL	Published Goods	Industrial Products
6	248m N	A & A Autospares Ltd	6, Kingsway, Manchester, Greater Manchester, M19 2DD	Vehicle Parts and Accessories	Motoring

This data is sourced from Ordnance Survey.

4.2 Current or recent petrol stations

Records within 500m	**1**

Open, closed, under development and obsolete petrol stations.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Company	Address	LPG	Status
B	367m W	UNBRANDED	227, Moseley Road, Fallowfield, Manchester, Greater Manchester, M14 6PA	Not Applicable	Obsolete

This data is sourced from Experian.

4.3 Electricity cables

Records within 500m	**0**

High voltage underground electricity transmission cables.

This data is sourced from National Grid.

4.4 Gas pipelines

Records within 500m	**0**

High pressure underground gas transmission pipelines.

This data is sourced from National Grid.

4.5 Sites determined as Contaminated Land

Records within 500m	0

Contaminated Land Register of sites designated under Part 2a of the Environmental Protection Act 1990.

This data is sourced from Local Authority records.

4.6 Control of Major Accident Hazards (COMAH)

Records within 500m	0

Control of Major Accident Hazards (COMAH) sites. This data includes upper and lower tier sites, and includes a historical archive of COMAH sites and Notification of Installations Handling Hazardous Substances (NIHHS) records.

This data is sourced from the Health and Safety Executive.

4.7 Regulated explosive sites

Records within 500m	0

Sites registered and licensed by the Health and Safety Executive under the Manufacture and Storage of Explosives Regulations 2005 (MSER). The last update to this data was in April 2011.

This data is sourced from the Health and Safety Executive.

4.8 Hazardous substance storage/usage

Records within 500m	0

Consents granted for a site to hold certain quantities of hazardous substances at or above defined limits in accordance with the Planning (Hazardous Substances) Regulations 2015.

This data is sourced from Local Authority records.

4.9 Historical licensed industrial activities (IPC)

Records within 500m	0

Integrated Pollution Control (IPC) records of substance releases to air, land and water. This data represents a historical archive as the IPC regime has been superseded.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.10 Licensed industrial activities (Part A(1))

Records within 500m	0

Records of Part A(1) installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.11 Licensed pollutant release (Part A(2)/B)

Records within 500m	1

Records of Part A(2) and Part B installations regulated under the Environmental Permitting (England and Wales) Regulations 2016 for the release of substances to the environment.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Address	Details	
B	373m W	Birchfields Service Station, Moseley Road/Birchfields Road, Fallowfield, M14 6PA	Process: Unloading of Petrol into Storage at Service Stations Status: Historical Permit Permit Type: Part B	Enforcement: No Enforcement Notified Date of enforcement: No Enforcement Notified Comment: No Enforcement Notified

This data is sourced from Local Authority records.

4.12 Radioactive Substance Authorisations

Records within 500m	0

Records of the storage, use, accumulation and disposal of radioactive substances regulated under the Radioactive Substances Act 1993.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.13 Licensed Discharges to controlled waters

Records within 500m	5

Discharges of treated or untreated effluent to controlled waters under the Water Resources Act 1991.

Features are displayed on the Current industrial land use map on **page 29 >**

ID	Location	Address	Details	
4	236m NE	VICTORIA ROAD/OSBOURNE RO, MANCHESTER, GREATER MANCHESTER	Effluent Type: SEWAGE DISCHARGES - SEWER STORM OVERFLOW - WATER COMPANY Permit Number: 01MAN0379 Permit Version: 1 Receiving Water: -	Status: POST NRA LEGISLATION WHERE ISSUE DATE > 31-AUG-89 (HISTORIC ONLY) Issue date: - Effective Date: 01/01/1995 Revocation Date: -
C	376m S	FORMER DUCHESS OF YORK HOSPITAL, CRINGLE LANE, BURNAGE, MANCHESTER, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991373 Permit Version: 1 Receiving Water: THE PEAK FOREST CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
C	376m S	FORMER DUCHESS OF YORK HOSPITAL, CRINGLE LANE, BURNAGE, MANCHESTER, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991374 Permit Version: 1 Receiving Water: THE PEAK FOREST CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
D	415m SW	FORMER DUCHESS OF YORK HOSPITAL, CRINGLE LANE, BURNAGE, MANCHESTER, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991372 Permit Version: 1 Receiving Water: UNNAMED WATERCOURSE O/F2	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994
D	415m SW	FORMER DUCHESS OF YORK HOSPITAL, CRINGLE LANE, BURNAGE, MANCHESTER, GREATER MANCHESTER	Effluent Type: MISCELLANEOUS DISCHARGES - SURFACE WATER Permit Number: 016991371 Permit Version: 1 Receiving Water: THE PEAK FOREST CANAL	Status: REVOKED - UNSPECIFIED Issue date: - Effective Date: 01/11/1994 Revocation Date: 01/11/1994

This data is sourced from the Environment Agency and Natural Resources Wales.

4.14 Pollutant release to surface waters (Red List)

Records within 500m	**0**

Discharges of specified substances under the Environmental Protection (Prescribed Processes and Substances) Regulations 1991.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.15 Pollutant release to public sewer

Records within 500m	0

Discharges of Special Category Effluents to the public sewer.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.16 List 1 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List I of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.17 List 2 Dangerous Substances

Records within 500m	0

Discharges of substances identified on List II of European Directive E 2006/11/EC, and regulated under the Environmental Damage (Prevention and Remediation) Regulations 2015.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.18 Pollution Incidents (EA/NRW)

Records within 500m	0

Records of substantiated pollution incidents. Since 2006 this data has only included category 1 (major) and 2 (significant) pollution incidents.

This data is sourced from the Environment Agency and Natural Resources Wales.

4.19 Pollution inventory substances

Records within 500m	0

The pollution inventory (substances) includes reporting on annual emissions of certain regulated substances to air, controlled waters and land. A reporting threshold for each substance is also included. Where emissions fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

4.20 Pollution inventory waste transfers

Records within 500m	0

The pollution inventory (waste transfers) includes reporting on annual transfers and recovery/disposal of controlled wastes from a site. A reporting threshold for each waste type is also included. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

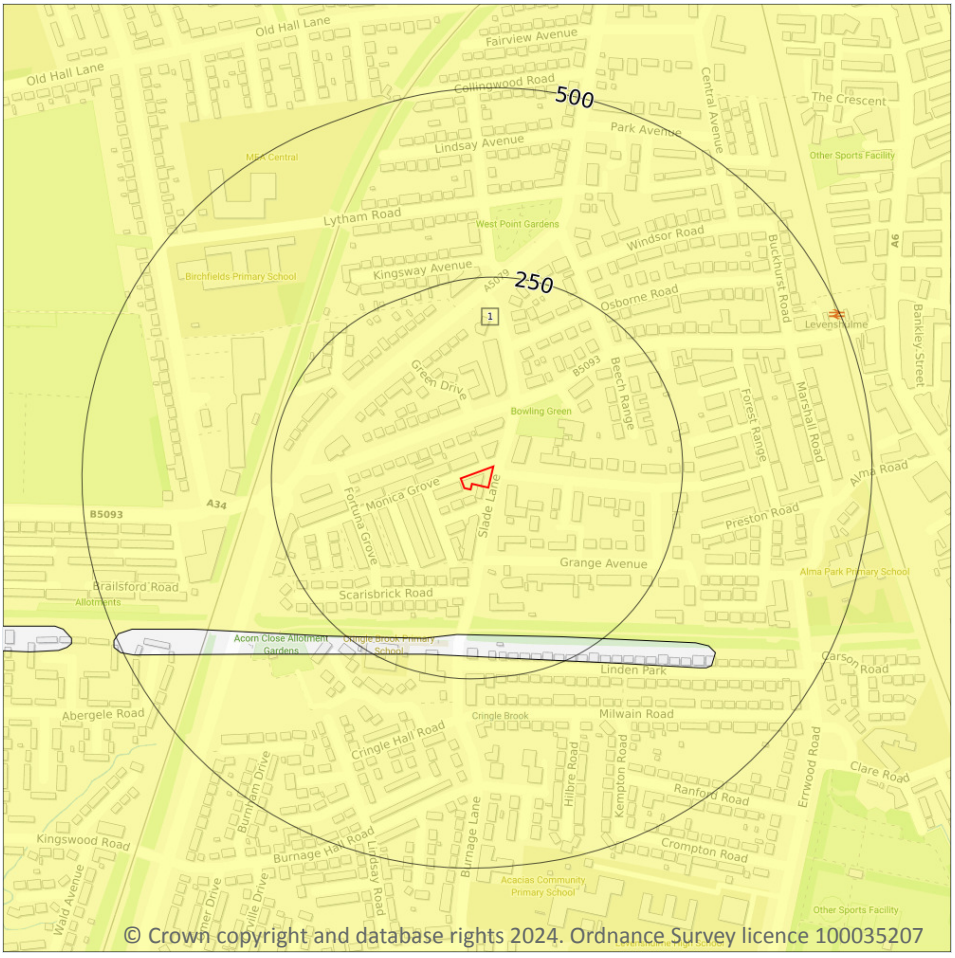
4.21 Pollution inventory radioactive waste

Records within 500m	0

The pollution inventory (radioactive wastes) includes reporting on annual releases of radioactive substances from a site, including the means of release. Where releases fall below the reporting threshold, no value will be given. The data is given for the most recent complete year available.

This data is sourced from the Environment Agency and the Scottish Environment Protection Agency.

5 Hydrogeology - Superficial aquifer



Site Outline

Search buffers in metres (m)

- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Unknown

5.1 Superficial aquifer

Records within 500m	1

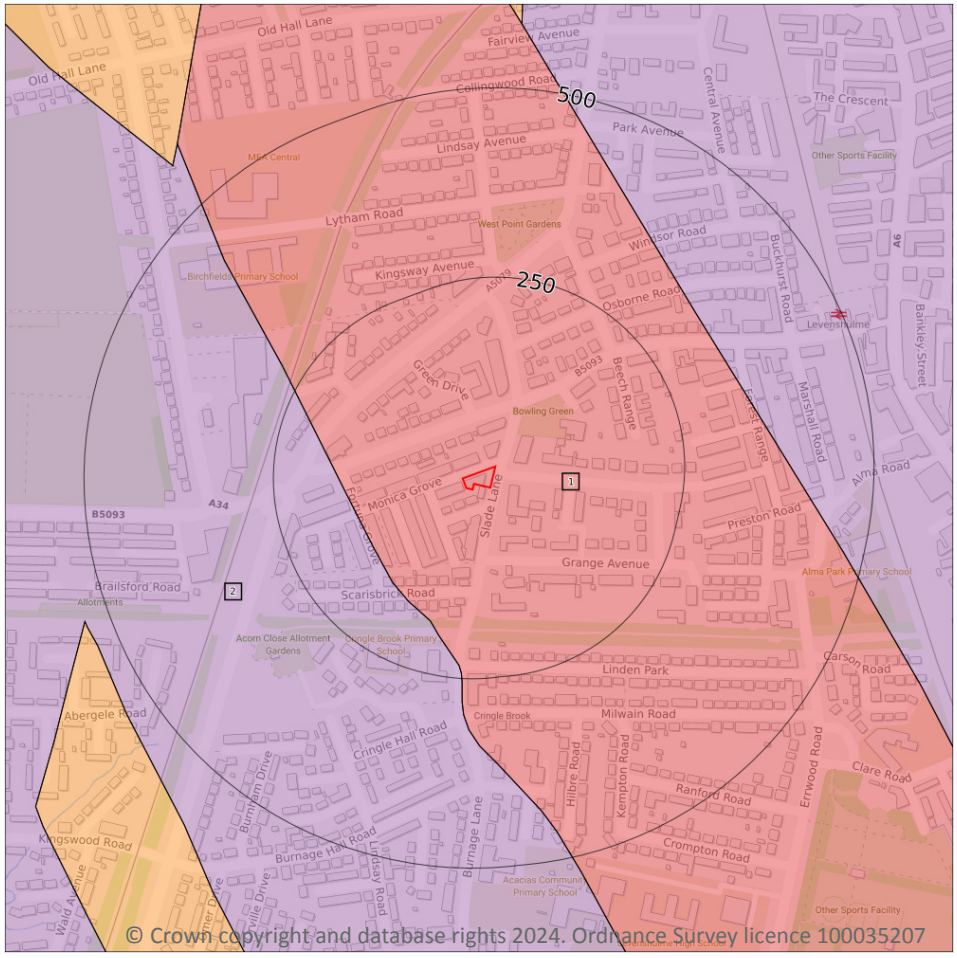
Aquifer status of groundwater held within superficial geology.

Features are displayed on the Hydrogeology map on **page 36 >**

ID	Location	Designation	Description
1	On site	Secondary Undifferentiated	Assigned where it is not possible to attribute either category A or B to a rock type. In general these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Bedrock aquifer



5.2 Bedrock aquifer

Records within 500m	2

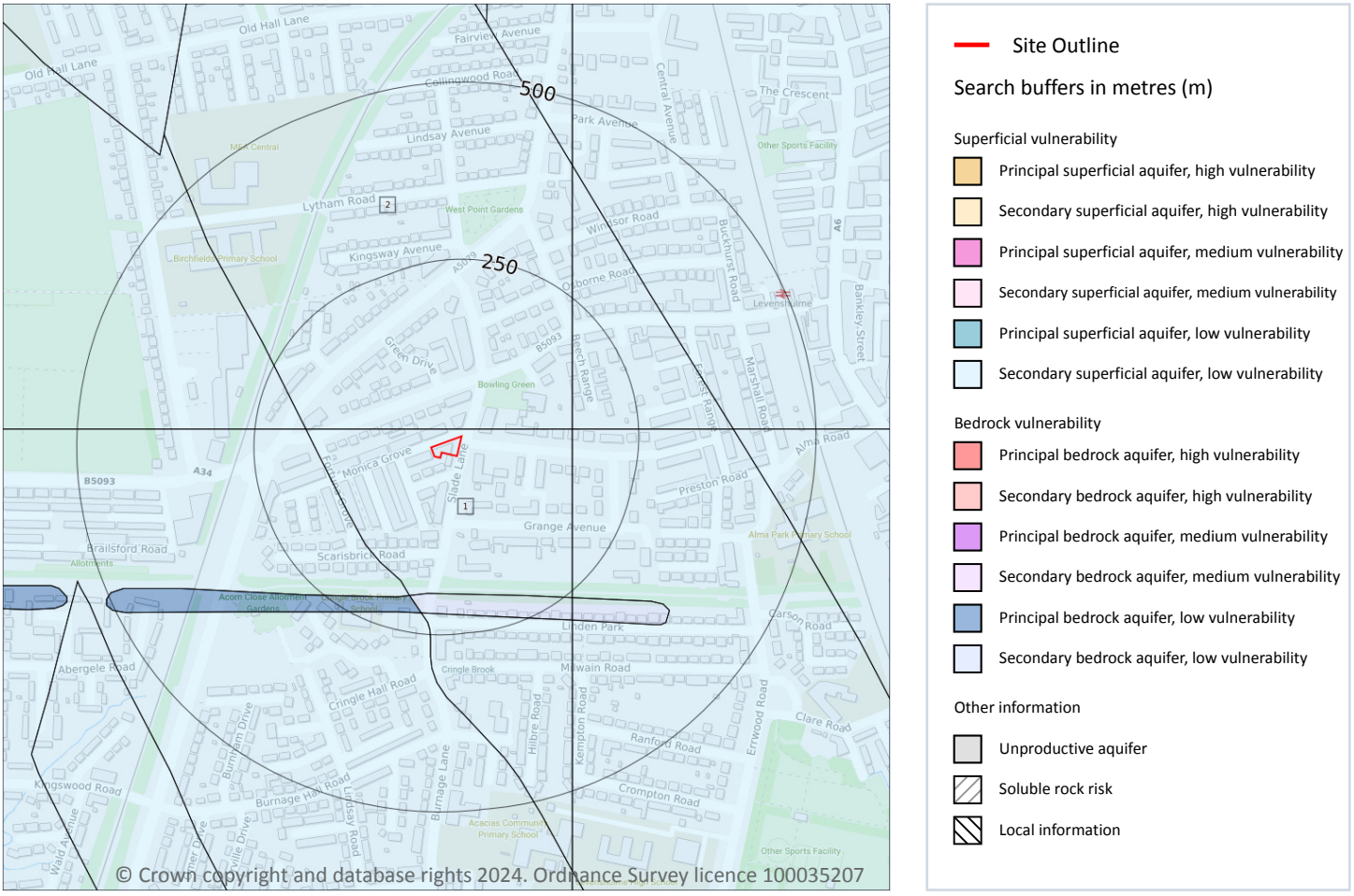
Aquifer status of groundwater held within bedrock geology.

Features are displayed on the Bedrock aquifer map on **page 37 >**

ID	Location	Designation	Description
1	**On site**	**Secondary A**	**Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formerly classified as minor aquifers**
2	145m SW	Principal	Geology of high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale. Generally principal aquifers were previously major aquifers

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

Groundwater vulnerability



5.3 Groundwater vulnerability

Records within 50m	2

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High - Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium - Intermediate between high and low vulnerability.
- Low - Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

Features are displayed on the Groundwater vulnerability map on **page 39 >**

ID	Location	Summary	Soil / surface	Superficial geology	Bedrock geology
1	**On site**	**Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer**	**Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year**	**Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: High**	**Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures**
2	10m NE	Summary Classification: Secondary superficial aquifer - Low Vulnerability Combined classification: Productive Bedrock Aquifer, Productive Superficial Aquifer	Leaching class: Low Infiltration value: <40% Dilution value: 300-550mm/year	Vulnerability: Low Aquifer type: Secondary Thickness: 3-10m Patchiness value: >90% Recharge potential: Medium	Vulnerability: Low Aquifer type: Secondary Flow mechanism: Well connected fractures

This data is sourced from the British Geological Survey, the Environment Agency and Natural Resources Wales.

5.4 Groundwater vulnerability- soluble rock risk

Records on site	**0**

This dataset identifies areas where solution features that enable rapid movement of a pollutant may be present within a 1km grid square.

This data is sourced from the British Geological Survey and the Environment Agency.

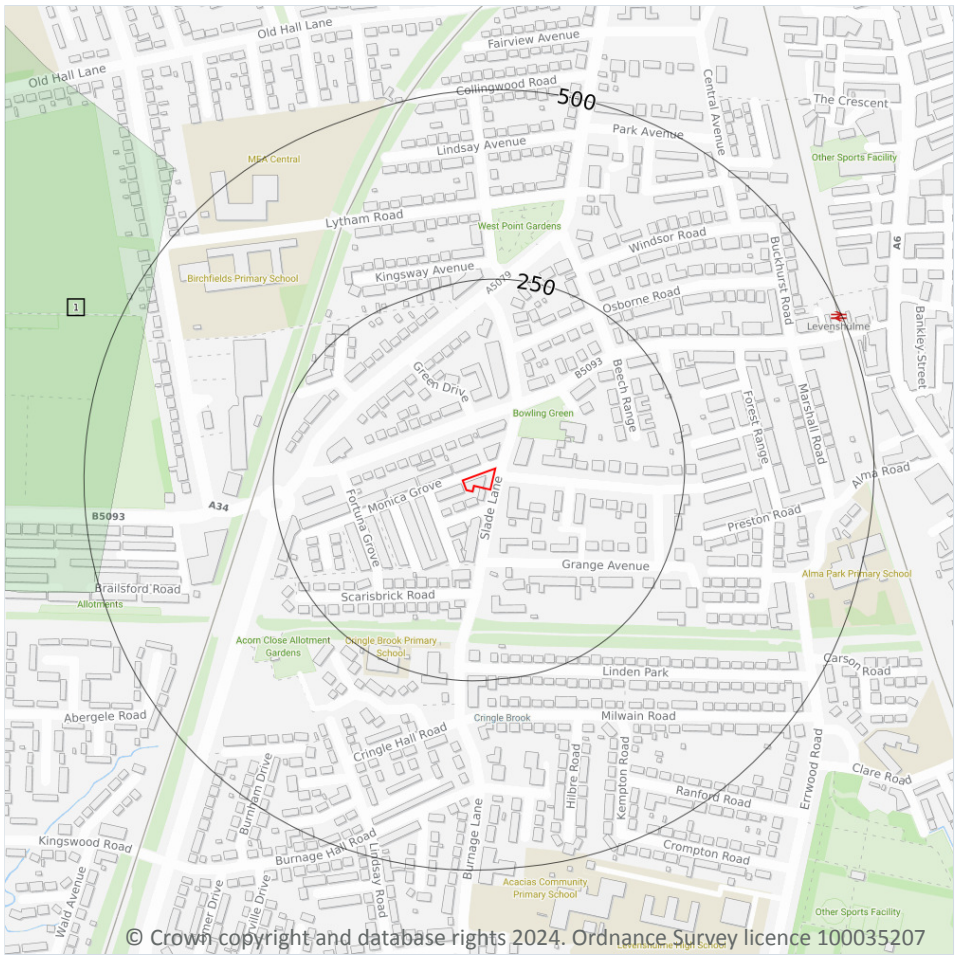
5.5 Groundwater vulnerability- local information

Records on site	**0**

This dataset identifies areas where additional local information affecting vulnerability is held by the Environment Agency. Further information can be obtained by contacting the Environment Agency local Area groundwater team through the Environment Agency National Customer Call Centre on 03798 506 506 or by email on enquiries@environment-agency.gov.uk ↗.

This data is sourced from the British Geological Survey and the Environment Agency.

Abstractions and Source Protection Zones



- Site Outline

Search buffers in metres (m)

- Source Protection Zone 1 — Inner catchment
- Source Protection Zone 2 — Outer catchment
- Source Protection Zone 3 — Total catchment
- Source Protection Zone 4 — Zone of Special Interest
- Source Protection Zone 1c — Inner catchment - confined aquifer
- Source Protection Zone 2c — Outer catchment - confined aquifer
- Source Protection Zone 3c — Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences — Polygon features
- Drinking water abstraction licences — Linear features
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)
- Surface Water Abstractions (point)
- Surface Water Abstractions (area)
- Surface Water Abstractions (linear)

5.6 Groundwater abstractions

Records within 2000m	9

Licensed groundwater abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, between two points (line data) or a larger area.

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Details	
-	1133m S	Status: Historical Licence No: 2569013021 Details: Laundry Use Direct Source: Ground Water - North West Region Point: BURNAGE LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: OCS GROUP UK LTD T/A CANNON Easting: 386720 Northing: 392830	Annual Volume (m^3): 91000 Max Daily Volume (m^3): 350 Original Application No: - Original Start Date: 19/03/2004 Expiry Date: 31/03/2014 Issue No: 2 Version Start Date: 17/01/2008 Version End Date: -
-	1587m SE	Status: Historical Licence No: 2569011037 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 170000 Max Daily Volume (m^3): 700 Original Application No: - Original Start Date: 16/03/1998 Expiry Date: 16/03/2008 Issue No: 101 Version Start Date: 01/01/2006 Version End Date: -
-	1587m SE	Status: Historical Licence No: 2569011040 Details: General Use Relating To Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT CROSSLEY RD LEVENSHULME Data Type: Point Name: UNITED BISCUITS (UK) LIMITED Easting: 387960 Northing: 392840	Annual Volume (m^3): 132046 Max Daily Volume (m^3): 498 Original Application No: - Original Start Date: 03/10/2008 Expiry Date: 31/03/2017 Issue No: 1 Version Start Date: 03/10/2008 Version End Date: -
-	1802m NE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: "BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER" Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -

ID	Location	Details	
-	1802m NE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE, LEVENSHULME, MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1802m NE	Status: Historical Licence No: 2569013018 Details: General use relating to Secondary Category (Medium Loss) Direct Source: Ground Water - North West Region Point: BOREHOLE AT SANDFOLD LANE LEVENSHULME MANCHESTER Data Type: Point Name: CBA ENTERPRISES LTD Easting: 388500 Northing: 394700	Annual Volume (m^3): 117835 Max Daily Volume (m^3): 409 Original Application No: - Original Start Date: 18/06/1992 Expiry Date: - Issue No: 100 Version Start Date: 29/03/1996 Version End Date: -
-	1880m S	Status: Historical Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: "BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT" Data Type: Point Name: HEATON MOOR GOLF CLUB Easting: 387260 Northing: 392130	Annual Volume (m^3): - Max Daily Volume (m^3): - Original Application No: - Original Start Date: 18/03/1997 Expiry Date: - Issue No: 100 Version Start Date: 18/03/1997 Version End Date: -
-	1880m S	Status: Historical Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT Data Type: Point Name: Brian McCrae Easting: 387260 Northing: 392130	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 50 Original Application No: - Original Start Date: 18/03/1997 Expiry Date: - Issue No: 102 Version Start Date: 08/04/2009 Version End Date: -

ID	Location	Details	
-	1883m S	Status: Active Licence No: 2569013020 Details: Spray Irrigation - Direct Direct Source: Ground Water - North West Region Point: BOREHOLE AT HEATON MOOR GOLF CLUB, STOCKPORT Data Type: Point Name: Heaton Moor Golf Club Limited Easting: 387258 Northing: 392126	Annual Volume (m^3): 8000 Max Daily Volume (m^3): 50 Original Application No: NPS/WR/029279 Original Start Date: 18/03/1997 Expiry Date: - Issue No: 104 Version Start Date: 09/08/2018 Version End Date: -

This data is sourced from the Environment Agency and Natural Resources Wales.

5.7 Surface water abstractions

Records within 2000m	**0**

Licensed surface water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.8 Potable abstractions

Records within 2000m	**0**

Licensed potable water abstractions for sites extracting more than 20 cubic metres of water a day and includes active and historical records. The data may be for a single abstraction point, a stretch of watercourse or a larger area.

This data is sourced from the Environment Agency and Natural Resources Wales.

5.9 Source Protection Zones

Records within 500m	**1**

Source Protection Zones define the sensitivity of an area around a potable abstraction site to contamination.

Features are displayed on the Abstractions and Source Protection Zones map on **page 41 >**

ID	Location	Type	Description
1	450m W	3	Total catchment

This data is sourced from the Environment Agency and Natural Resources Wales.

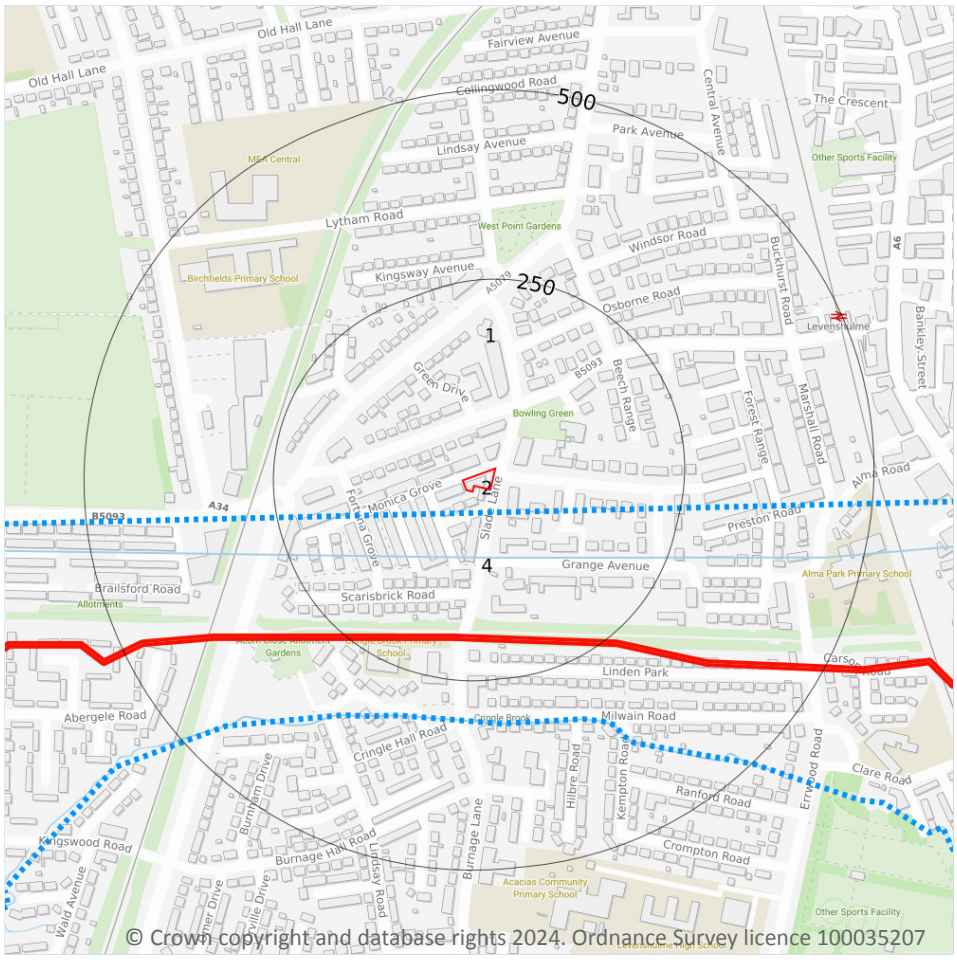
5.10 Source Protection Zones (confined aquifer)

Records within 500m	0

Source Protection Zones in the confined aquifer define the sensitivity around a deep groundwater abstraction to contamination. A confined aquifer would normally be protected from contamination by overlying geology and is only considered a sensitive resource if deep excavation/drilling is taking place.

This data is sourced from the Environment Agency and Natural Resources Wales.

6 Hydrology



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- Site Outline

Search buffers in metres (m)

- Water Network (OS MasterMap)
- Surface water features (wider than 5m)
- Surface water features (narrower than 5m)
- WFD River, canal and surface water transfer water bodies
- WFD Lake water bodies
- WFD Transitional and coastal water bodies
- WFD Surface water body catchments boundaries
- WFD Groundwater body boundaries

6.1 Water Network (OS MasterMap)

Records within 250m	1

Detailed water network of Great Britain showing the flow and precise central course of every river, stream, lake and canal.

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type of water feature	Ground level	Permanence	Name
4	87m S	Inland river not influenced by normal tidal action.	On ground surface	Watercourse contains water year round (in normal circumstances)	Fallowfield Brook

This data is sourced from the Ordnance Survey.

6.2 Surface water features

Records within 250m	0

Covering rivers, streams and lakes (some overlap with OS MasterMap Water Network data in previous section) but additionally covers smaller features such as ponds. Rivers and streams narrower than 5m are represented as a single line. Lakes, ponds and rivers or streams wider than 5m are represented as polygons.

This data is sourced from the Ordnance Survey.

6.3 WFD Surface water body catchments

Records on site	1

The Water Framework Directive is an EU-led framework for the protection of inland surface waters, estuaries, coastal waters and groundwater through river basin-level management planning. In terms of surface water, these basins are broken down into smaller units known as management, operational and water body catchments.

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type	Water body catchment	Water body ID	Operational catchment	Management catchment
1	**On site**	**River**	**Platt Brook (Source to Fallowfield Bk)**	**GB112069061060**	**Bollin Dean Mersey Upper**	**Mersey Upper**

This data is sourced from the Environment Agency and Natural Resources Wales.

6.4 WFD Surface water bodies

Records identified	1

Surface water bodies under the Directive may be rivers, lakes, estuary or coastal. To achieve the purpose of the Directive, environmental objectives have been set and are reported on for each water body. The progress towards delivery of the objectives is then reported on by the relevant competent authorities at the end of each six-year cycle. The river water body directly associated with the catchment listed in the previous section is detailed below, along with any lake, canal, coastal or artificial water body within 250m of the site. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each water body listed.

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
-	1239m N	River	Platt Brook (Source to Fallowfield Bk)	GB112069061060 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1

Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on **page 46 >**

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
2	**On site**	**Manchester and East Cheshire Permo-Triassic Sandstone Aquifers**	**GB41201G101100** ↗	**Poor**	**Poor**	**Poor**	**2019**

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding

7.1 Risk of flooding from rivers and the sea

Records within 50m	0

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	0

Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m	0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m	0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m	0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.

River and coastal flooding - Flood Zones

7.6 Flood Zone 2

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.7 Flood Zone 3

Records within 50m	0

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

8 Surface water flooding



Site Outline

Search buffers in metres (m)

1 in 1000 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period
- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site	**Negligible**
Highest risk within 50m	**1 in 100 year, 0.1m - 0.3m**

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on **page 52 >**

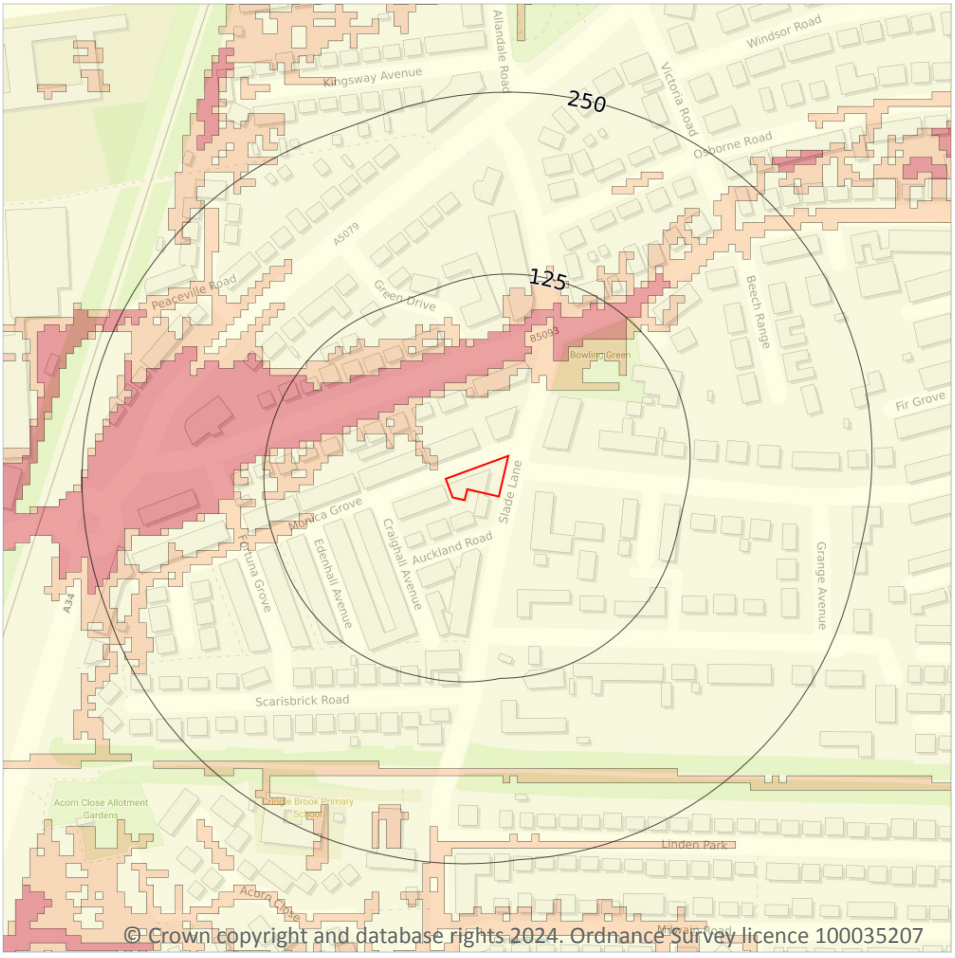
The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Negligible
1 in 250 year	Negligible
1 in 100 year	Negligible
1 in 30 year	Negligible

This data is sourced from Ambiental Risk Analytics.

9 Groundwater flooding



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9.1 Groundwater flooding

Highest risk on site	**Moderate**
Highest risk within 50m	**Moderate-High**

Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on **page 54 >**

This data is sourced from Ambiental Risk Analytics.

10 Environmental designations



10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m	0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m	0

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m	0

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m	0

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m	0

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m	1

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on **page 55 >**

ID	Location	Name	Data source
1	1171m E	Highfield Country Park	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m	0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m	0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.9 Forest Parks

Records within 2000m	0

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m	0

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m	0

Areas designated to prevent urban sprawl by keeping land permanently open.

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m	0

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m	0

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m	0

Special Protection Areas (SPAs) are areas designated (or ‘classified’) under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m	0

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

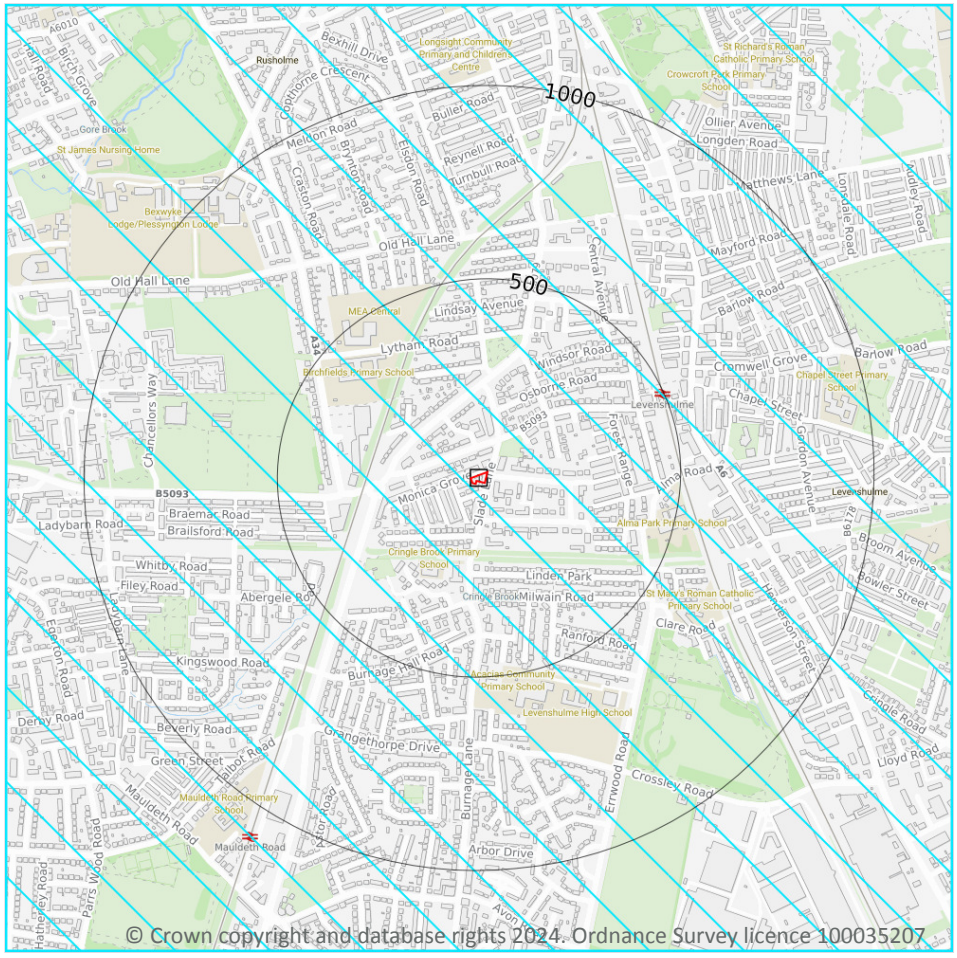
10.16 Nitrate Vulnerable Zones

Records within 2000m	0

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.

SSSI Impact Zones and Units



10.17 SSSI Impact Risk Zones

Records on site	1

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on **page 60 >**

ID	Location	Type of developments requiring consultation
1	On site	**Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.**

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0

Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.

11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m	0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m	0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m	0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m	0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m	0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m	0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

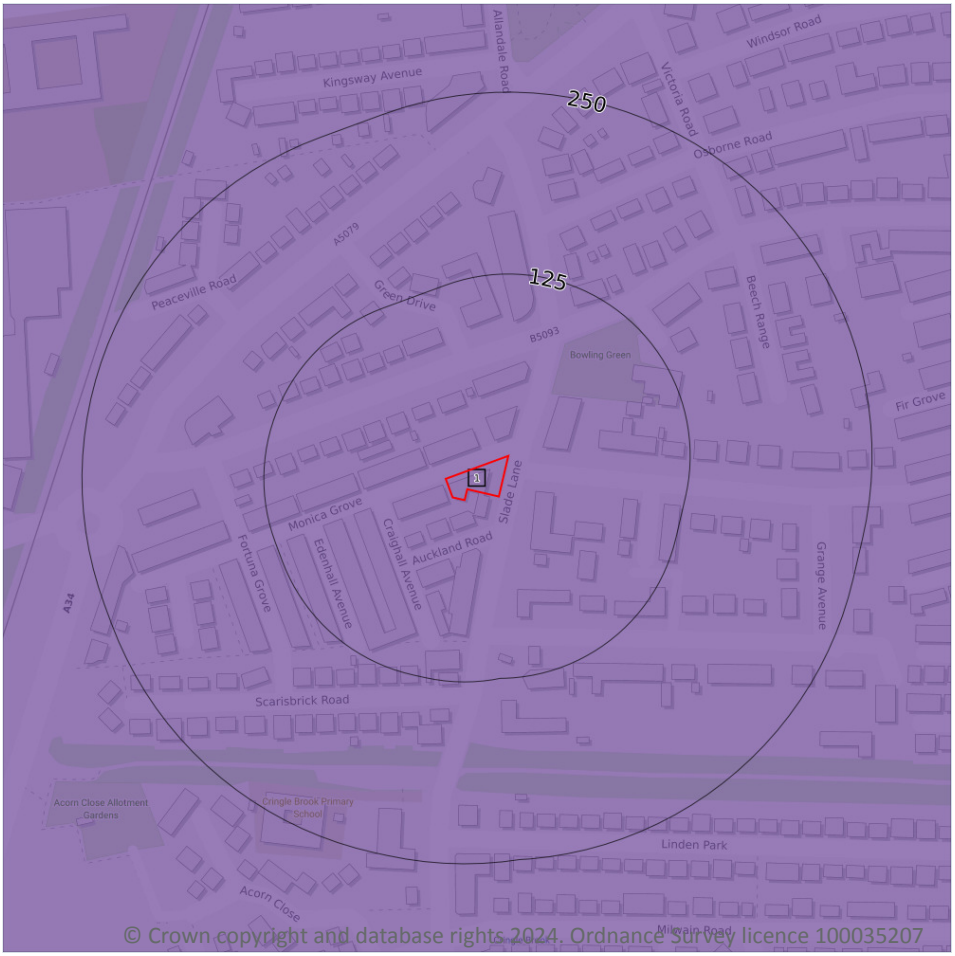
11.7 Registered Parks and Gardens

Records within 250m	0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

12 Agricultural designations



Site Outline

Search buffers in metres (m)

- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m	1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on **page 64 >**

ID	Location	Classification	Description
1	**On site**	**Urban**	-

This data is sourced from Natural England.

12.2 Open Access Land

Records within 250m	0

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m	0

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m	0

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

Records within 250m	0

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.

13 Habitat designations



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13.1 Priority Habitat Inventory

Records within 250m	3

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on **page 66 >**

ID	Location	Main Habitat	Other habitats
A	166m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
A	187m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
1	198m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m	0

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m	0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.

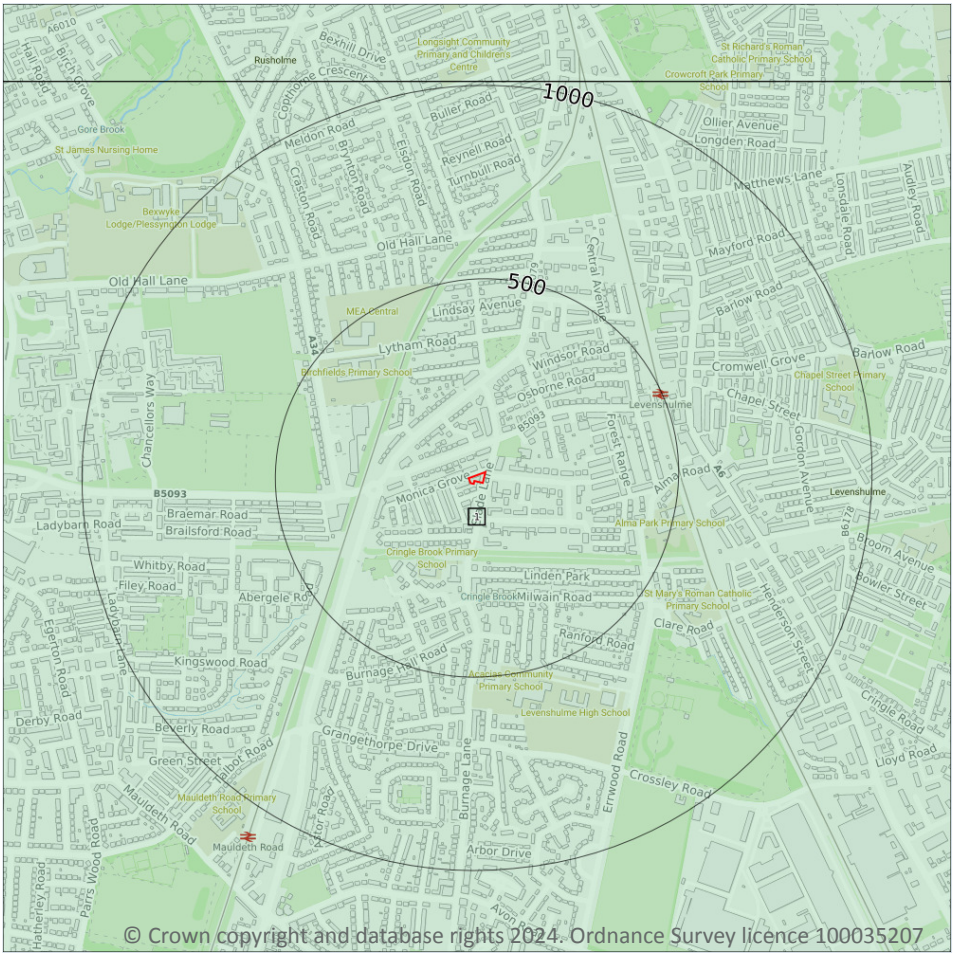
13.4 Limestone Pavement Orders

Records within 250m	0

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.

14 Geology 1:10,000 scale - Availability



14.1 10k Availability

Records within 500m	1

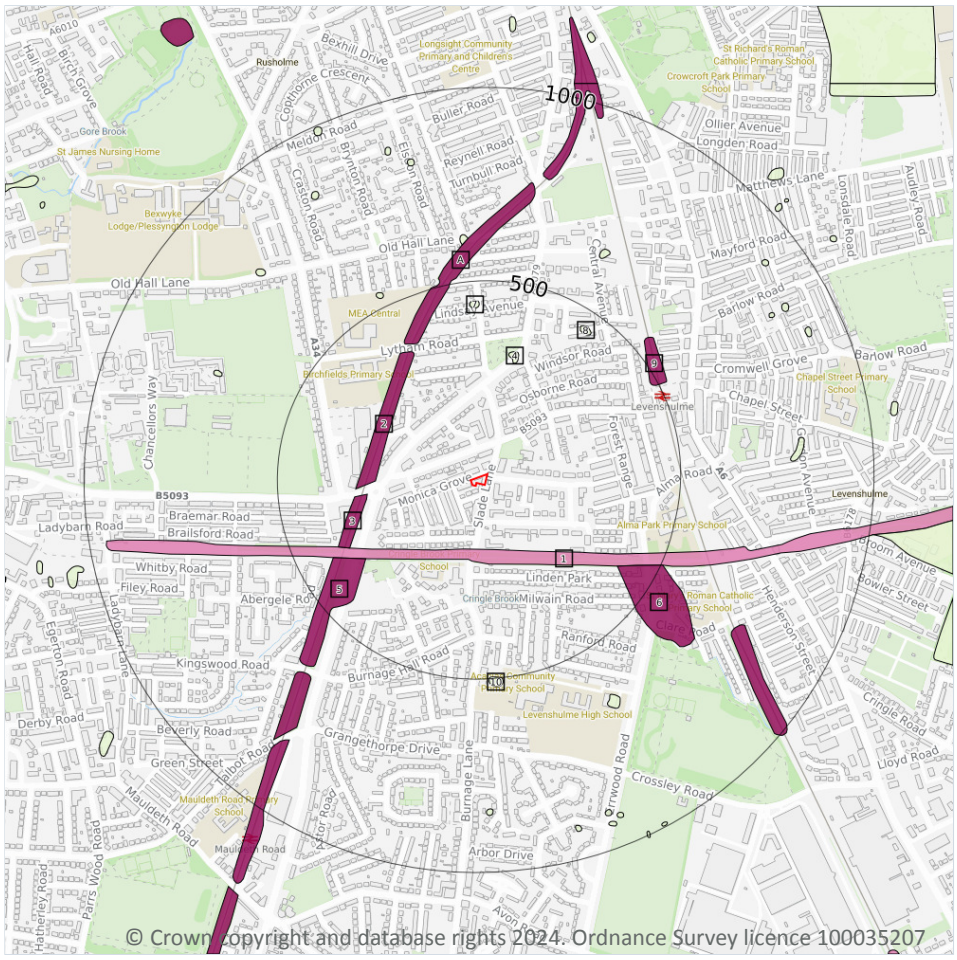
An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:10,000 scale - Availability map on **page 68 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**Full**	**Full**	**Full**	**No coverage**	**SJ89SE**

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Artificial and made ground



Site Outline

Search buffers in metres (m)

- Reclaimed ground
- Made ground
- Worked ground
- Infilled ground
- Disturbed ground
- Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m	11

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

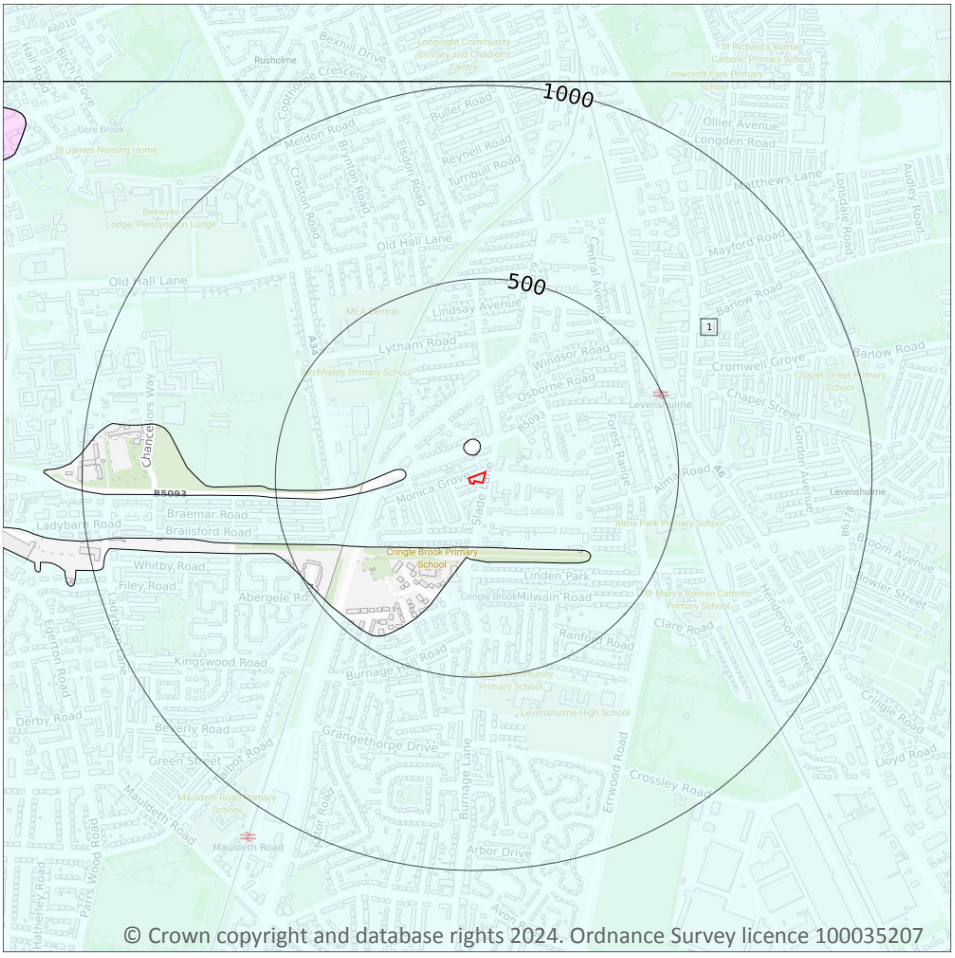
Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on **page 69 >**

ID	Location	LEX Code	Description	Rock description
1	164m S	WGR-VOID	Worked Ground (Undivided)	Void
2	237m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
3	270m W	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
4	295m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit

ID	Location	LEX Code	Description	Rock description
5	335m SW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
A	380m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	402m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
7	431m N	WMGR-ARTDP	Infilled Ground	Artificial Deposit
8	441m NE	WMGR-ARTDP	Infilled Ground	Artificial Deposit
9	483m NE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
10	496m S	WMGR-ARTDP	Infilled Ground	Artificial Deposit

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Superficial



14.3 Superficial geology (10k)

Records within 500m	1

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on **page 71 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**Till, Devensian - Diamicton**	**Diamicton**

This data is sourced from the British Geological Survey.

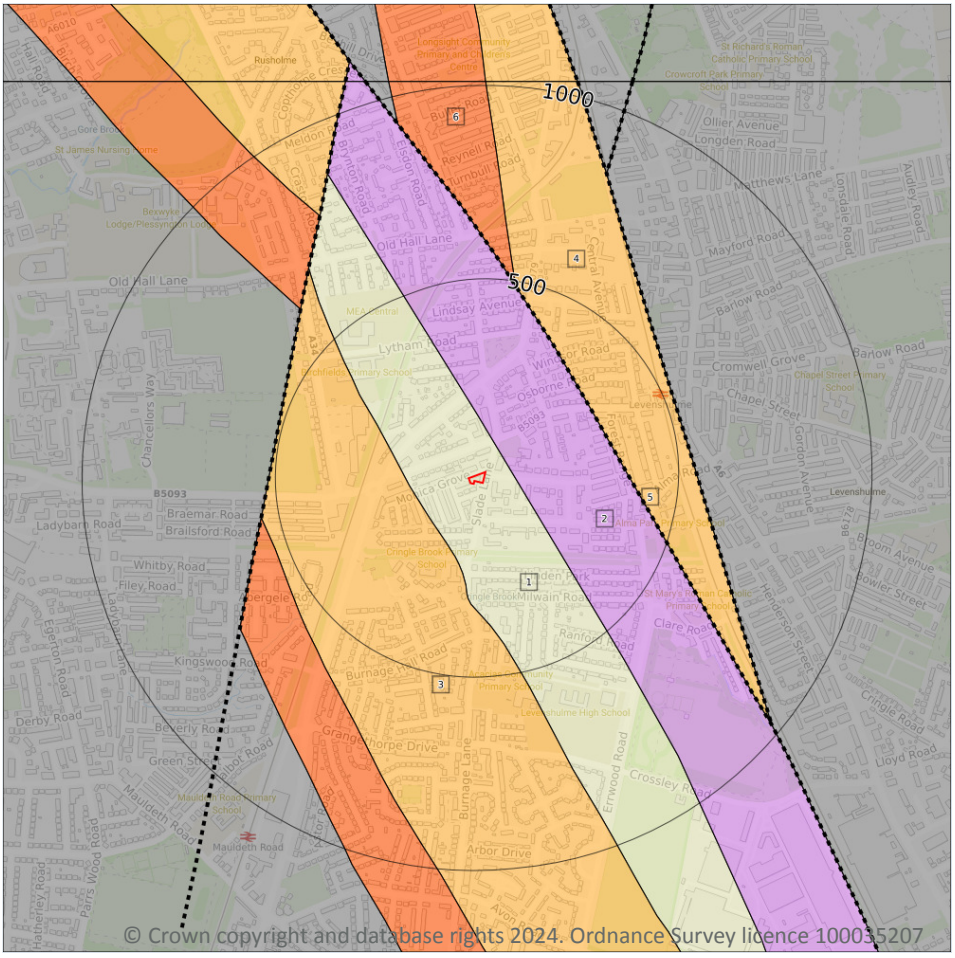
14.4 Landslip (10k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m **5**

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 73 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HA-MDSS**	**Halesowen Formation - Mudstone, Siltstone And Sandstone**	**Westphalian D Sub-age**
2	59m NE	ETM-STMD	Etruria Formation - Sandstone And Mudstone	Westphalian Age
3	138m SW	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch

ID	Location	LEX Code	Description	Rock age
4	318m NE	CS-SDST	Collyhurst Sandstone Formation - Sandstone	Cisuralian Epoch
6	488m N	MM-MDST	Manchester Marls Formation - Mudstone	Late Permian Epoch [Obsolete name]

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m	**1**

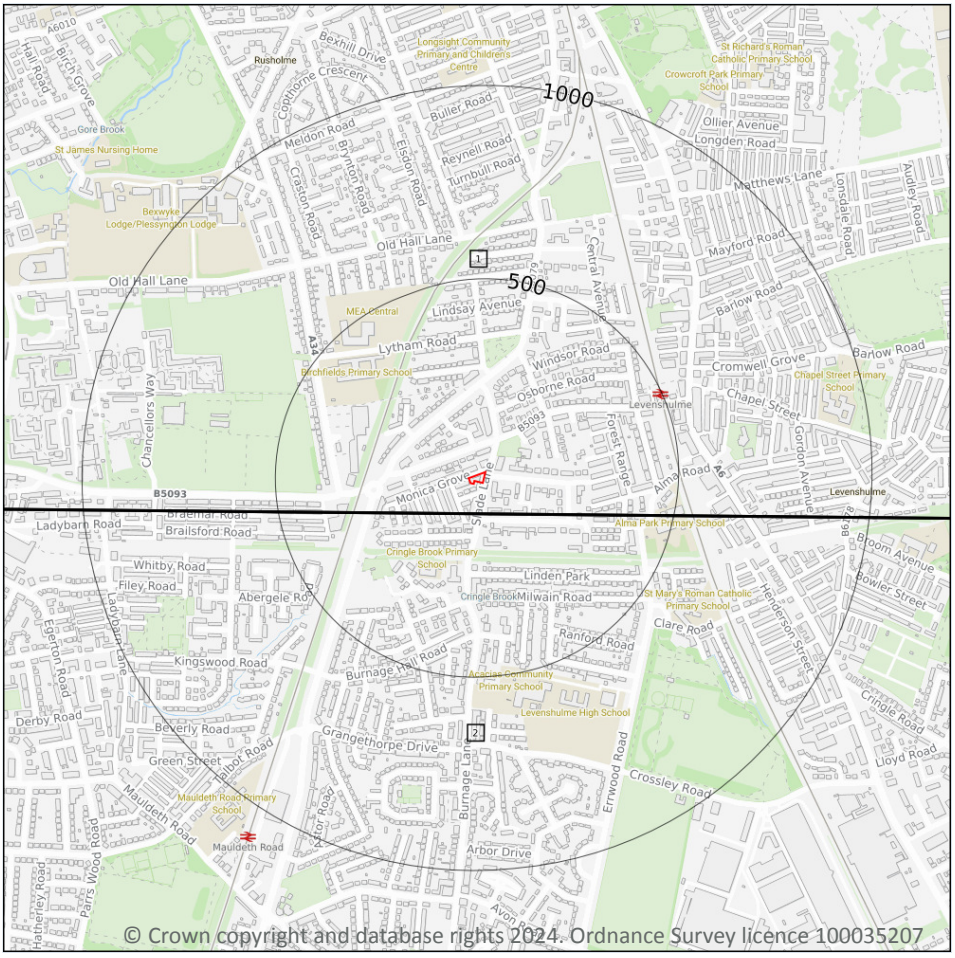
Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on **page 73 >**

ID	Location	Category	Description
5	318m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side

This data is sourced from the British Geological Survey.

15 Geology 1:50,000 scale - Availability



15.1 50k Availability

Records within 500m	2

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

Features are displayed on the Geology 1:50,000 scale - Availability map on **page 75 >**

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	**On site**	**No coverage**	**Full**	**Full**	**No coverage**	**EW085_manchester_v4**
2	77m S	No coverage	Full	Full	Full	EW098_stockport_v4

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Artificial and made ground

15.2 Artificial and made ground (50k)

Records within 500m	0

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

This data is sourced from the British Geological Survey.

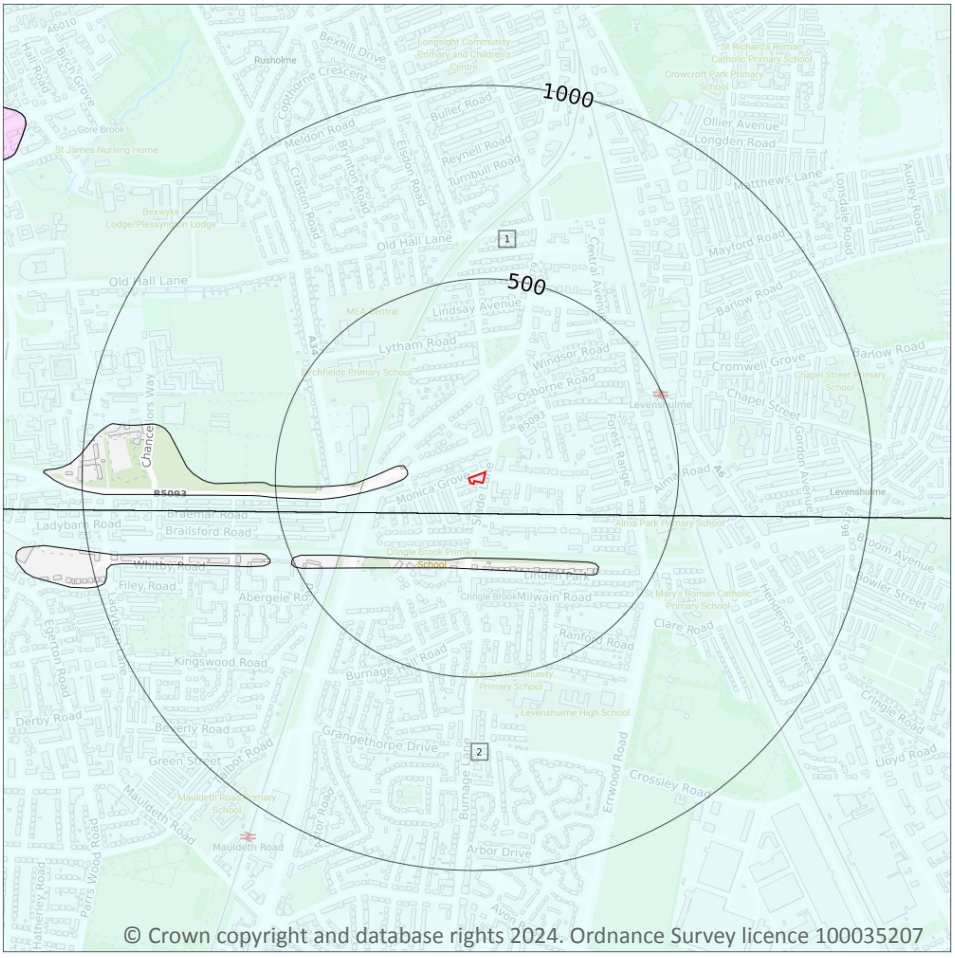
15.3 Artificial ground permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m **2**

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on **page 77 >**

ID	Location	LEX Code	Description	Rock description
1	**On site**	**TILLD-DMTN**	**TILL, DEVENSIAN**	**DIAMICTON**
2	77m S	TILLD-DMTN	TILL, DEVENSIAN	DIAMICTON

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	1

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Mixed**	**High**	**Low**

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

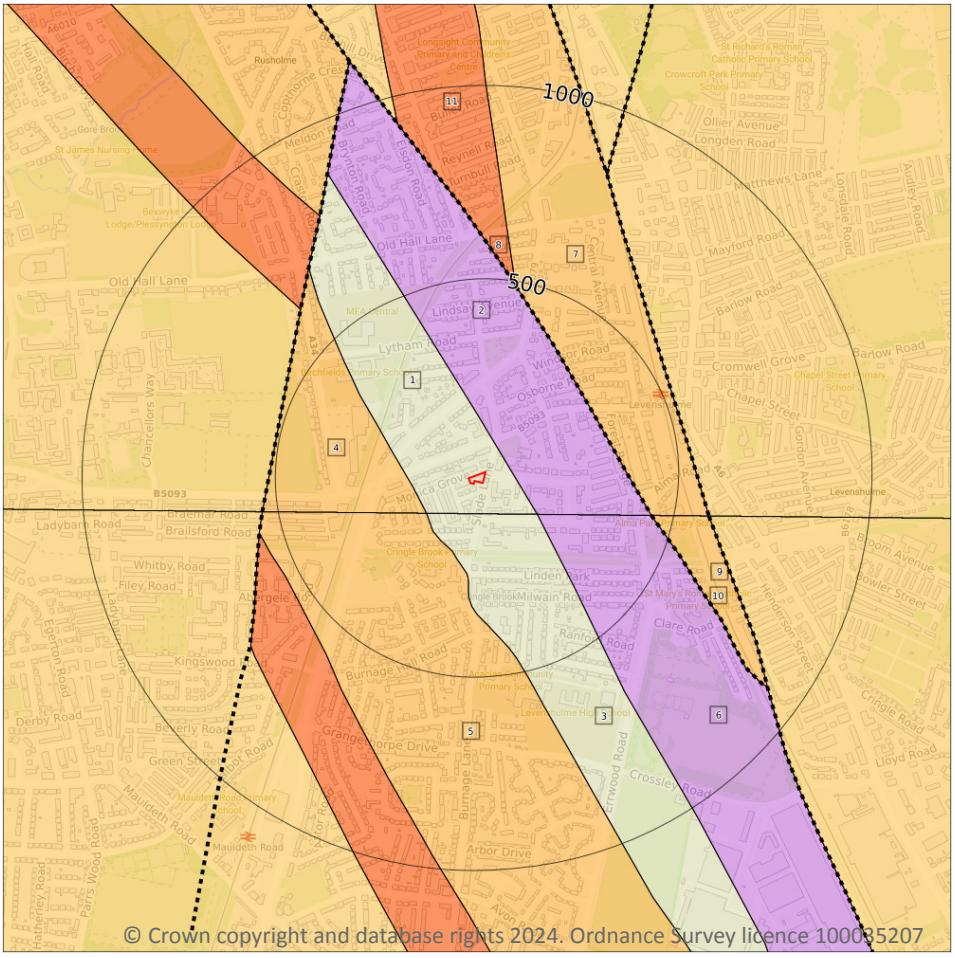
15.7 Landslip permeability (50k)

Records within 50m	0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.

Geology 1:50,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m **9**

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 79 >**

ID	Location	LEX Code	Description	Rock age
1	**On site**	**HA-MDSS**	**HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE**	**WESTPHALIAN**
2	59m NE	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN
3	77m S	HA-MDSS	HALESOWEN FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

ID	Location	LEX Code	Description	Rock age
4	137m SW	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
5	138m SW	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
6	162m SE	ETM-STMD	ETRURIA FORMATION - SANDSTONE AND MUDSTONE	WESTPHALIAN
7	318m NE	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
9	443m E	CS-SDST	COLLYHURST SANDSTONE FORMATION - SANDSTONE	-
11	489m N	MM-MDST	MANCHESTER MARLS FORMATION - MUDSTONE	-

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	**1**

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	**Fracture**	**Moderate**	**Low**

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	**2**

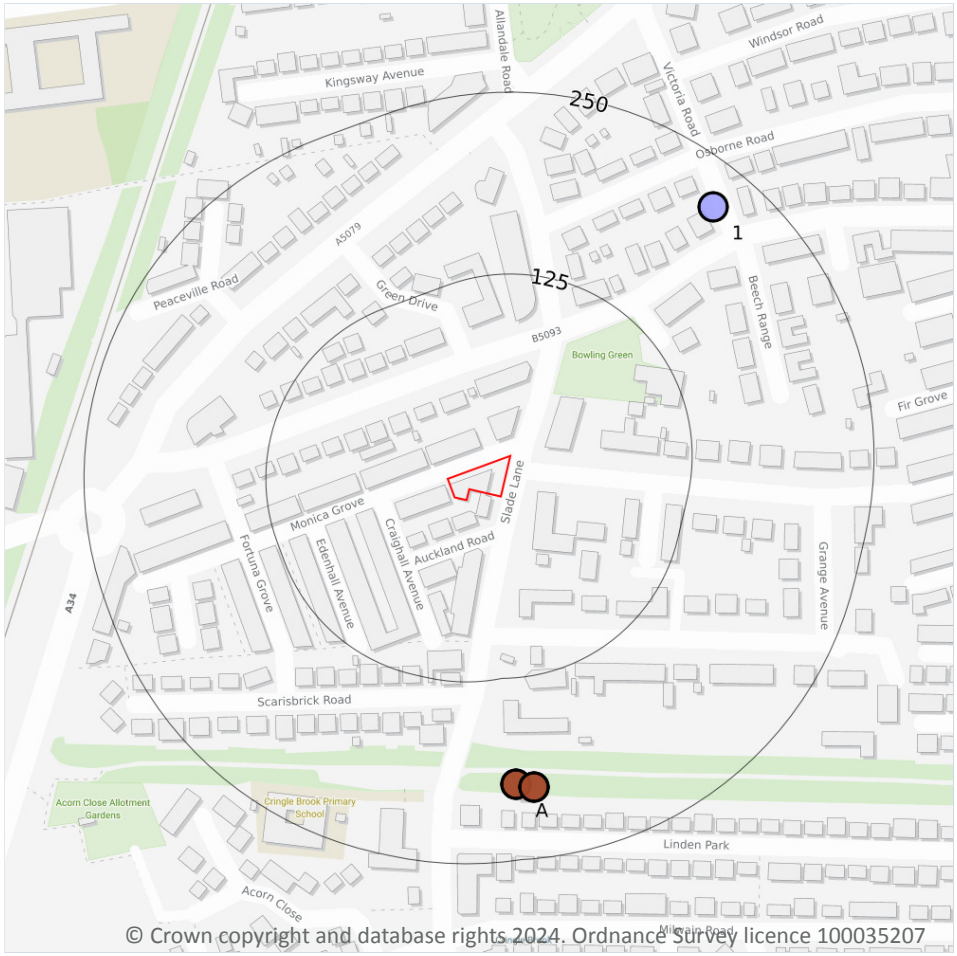
Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on **page 79 >**

ID	Location	Category	Description
8	318m NE	FAULT	Fault, inferred
10	443m E	FAULT	Fault, inferred

This data is sourced from the British Geological Survey.

16 Boreholes



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Site Outline

Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m **3**

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

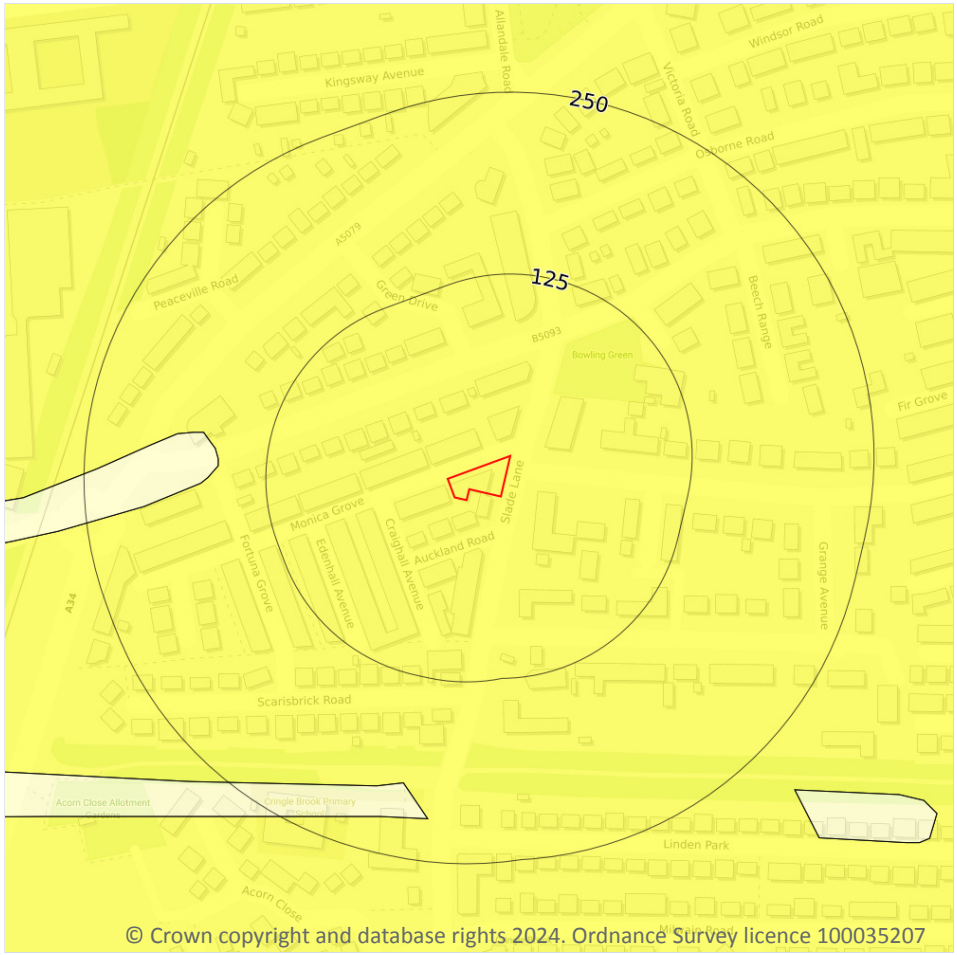
Features are displayed on the Boreholes map on **page 81 >**

ID	Location	Grid reference	Name	Length	Confidential	Web link
A	198m S	386848 393764	ROEDER'S SECTION OF LEVENSHULME	-1.0	N	865680 ↗
A	201m S	386860 393762	BROCKBANK & DE RANCES SECTION OF LEVENSHULME	-1.0	N	865682 ↗

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	221m NE	386983 394161	MANCHESTER CORP. LEVENSHULME 31	4.27	N	865692 ↗

This data is sourced from the British Geological Survey.

17 Natural ground subsidence - Shrink swell clays



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.1 Shrink swell clays

Records within 50m	1

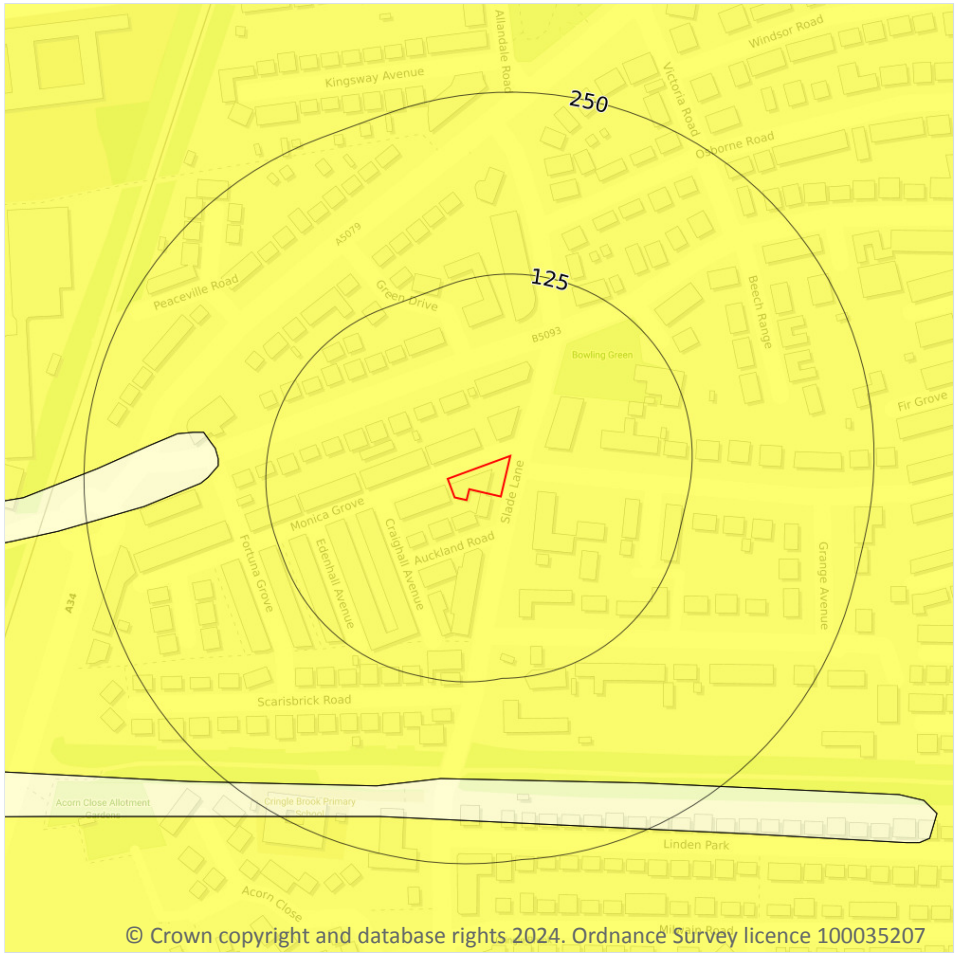
The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

Features are displayed on the Natural ground subsidence - Shrink swell clays map on **page 83 >**

Location	Hazard rating	Details
On site	**Very low**	**Ground conditions predominantly low plasticity.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Running sands



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.2 Running sands

Records within 50m	1

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on **page 84 >**

Location	Hazard rating	Details
On site	**Very low**	**Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Compressible deposits



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.3 Compressible deposits

Records within 50m	1

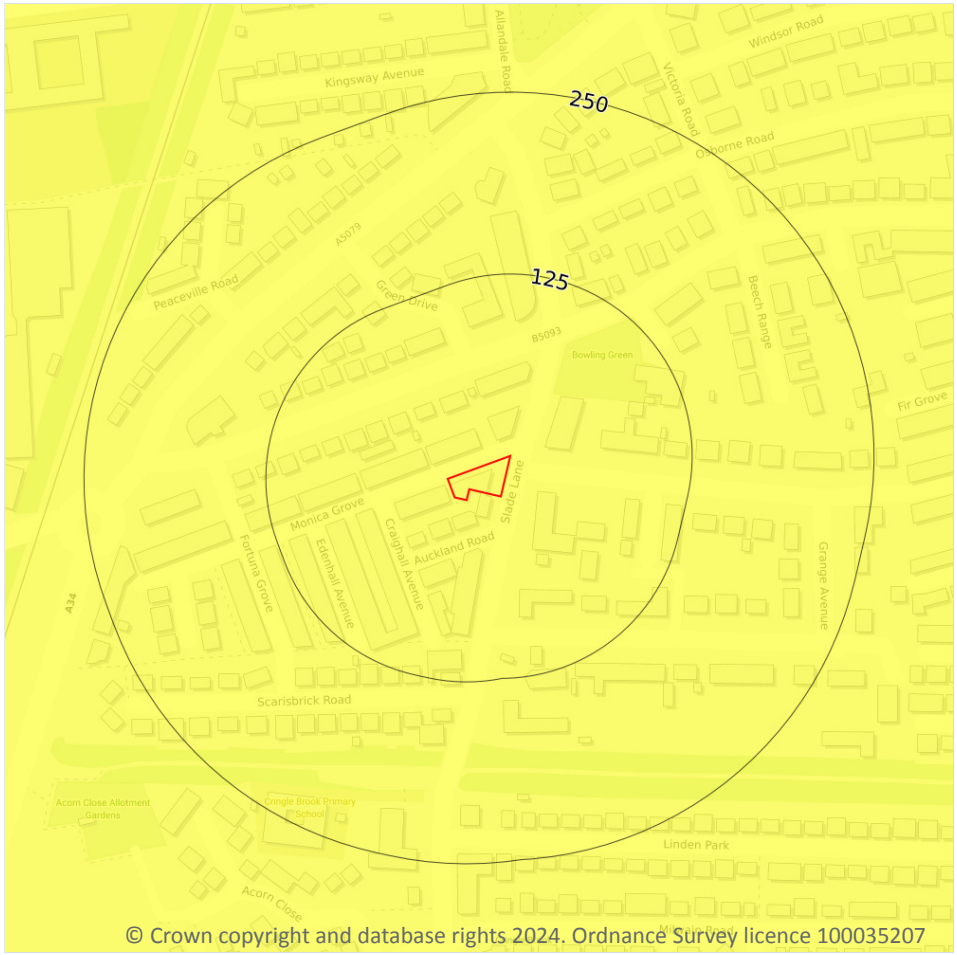
The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on **page 85 >**

Location	Hazard rating	Details
On site	**Negligible**	**Compressible strata are not thought to occur.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Collapsible deposits



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.4 Collapsible deposits

Records within 50m	1

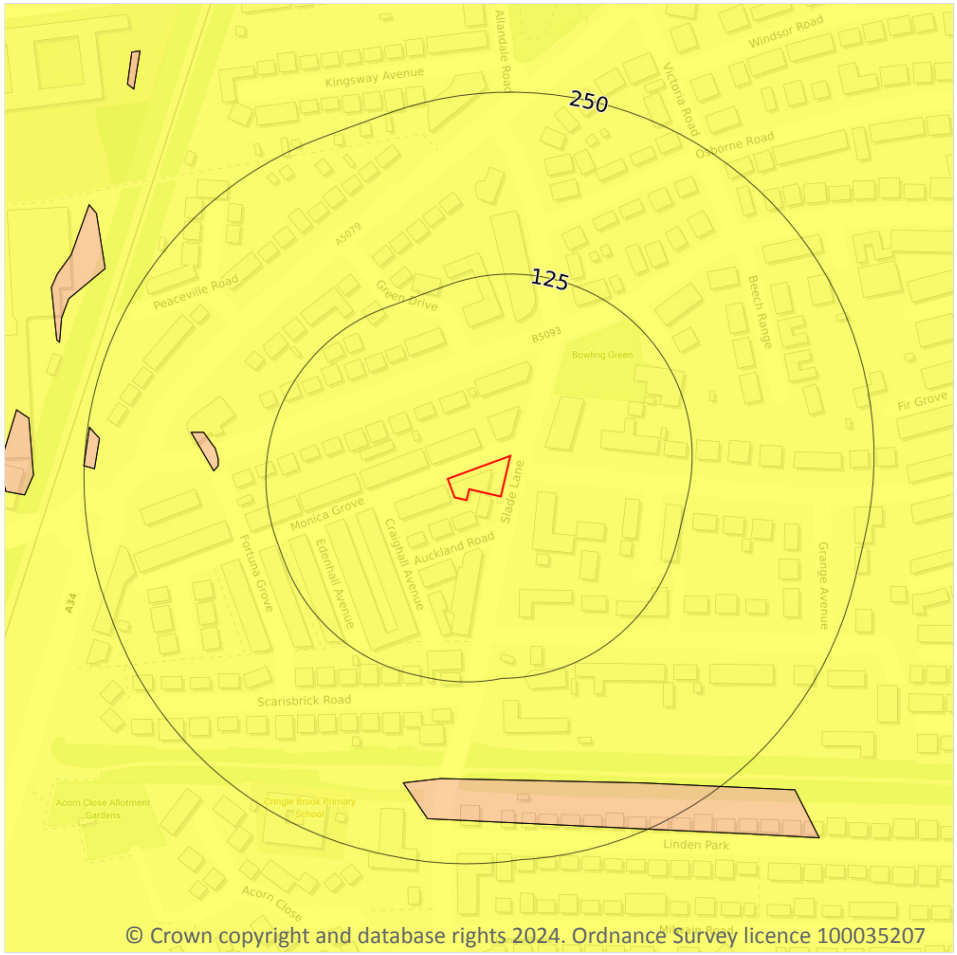
The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

Features are displayed on the Natural ground subsidence - Collapsible deposits map on **page 86 >**

Location	Hazard rating	Details
On site	**Very low**	**Deposits with potential to collapse when loaded and saturated are unlikely to be present.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Landslides



Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.5 Landslides

Records within 50m	1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

Features are displayed on the Natural ground subsidence - Landslides map on **page 87 >**

Location	Hazard rating	Details
On site	**Very low**	**Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.**

This data is sourced from the British Geological Survey.

Natural ground subsidence - Ground dissolution of soluble rocks



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Site Outline

Search buffers in metres (m)

- No data
- Negligible
- Very low
- Low
- Moderate
- High

17.6 Ground dissolution of soluble rocks

Records within 50m	1

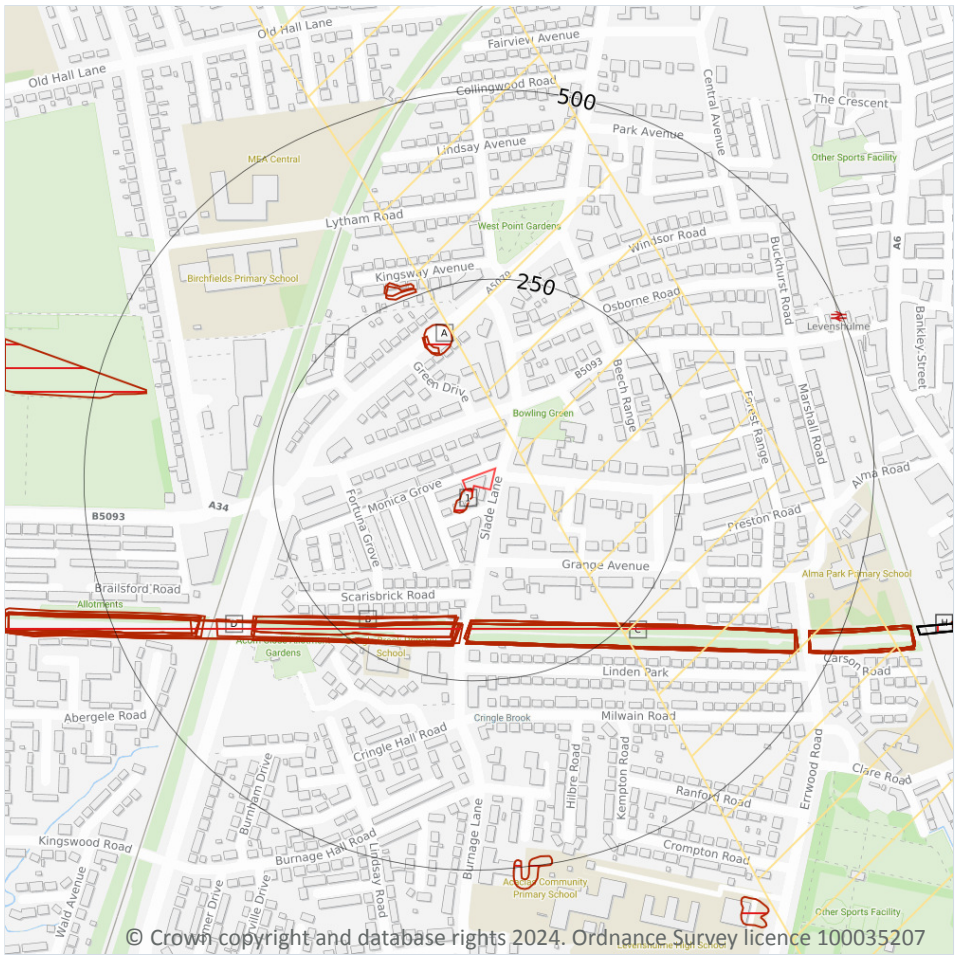
The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on **page 88 >**

Location	Hazard rating	Details
On site	**Negligible**	**Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.**

This data is sourced from the British Geological Survey.

18 Mining and ground workings



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Site Outline

Search buffers in metres (m)

- BritPits
- Surface ground workings
- Underground workings
- Underground mining extents
- Historical mineral planning areas
- TCA non-coal mining

Non Coal Mining

- Sporadic underground mining of restricted extent possible
- Localised small scale underground mining possible
- Small scale mining possible
- Underground mining known or likely within or in close proximity
- Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m	0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m	24

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Land Use	Year of mapping	Mapping scale
1	**On site**	**Pond**	**1905**	**1:10560**
A	166m N	Unspecified Pit	1905	1:10560
B	166m S	Cuttings	1974	1:10000
B	166m S	Cuttings	1983	1:10000
B	166m S	Cuttings	1989	1:10000
B	168m S	Cuttings	1955	1:10560
A	168m N	Unspecified Ground Workings	1916	1:10560
C	171m S	Cuttings	1955	1:10560
C	171m S	Cuttings	1965	1:10560
C	171m S	Cuttings	1974	1:10000
C	171m S	Cuttings	1983	1:10000
C	171m S	Cuttings	1989	1:10000
B	174m S	Cuttings	1916	1:10560
C	175m S	Cuttings	1923	1:10560
C	175m S	Cuttings	1938	1:10560
C	175m S	Cuttings	1934	1:10560
C	175m S	Cuttings	1916	1:10560
C	175m S	Cuttings	1905	1:10560
C	175m S	Cuttings	1892	1:10560
D	175m S	Cuttings	1923	1:10560
D	175m S	Cuttings	1905	1:10560
B	175m S	Cuttings	1938	1:10560
B	175m S	Cuttings	1934	1:10560

ID	Location	Land Use	Year of mapping	Mapping scale
D	177m S	Cuttings	1892	1:10560

This is data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m	**3**

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Land Use	Year of mapping	Mapping scale
H	592m E	Tunnel	1974	1:10000
H	592m E	Tunnel	1983	1:10000
H	592m E	Tunnel	1989	1:10000

This is data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m	**0**

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.

18.5 Historical Mineral Planning Areas

Records within 500m	**0**

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m	1

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

Features are displayed on the Mining and ground workings map on **page 90 >**

ID	Location	Name	Commodity	Class	Likelihood
2	38m NE	Not available	Vein Mineral	A	Underground mine workings are uncommon, although the geology is similar to that worked elsewhere. Potential for difficult ground conditions are unlikely and are at a level where they need not be considered.

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site	1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	**Whilst outside of an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) may have information such as mining plans and maps held within their archive that have occurred within 1km of this property. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.**

This data is sourced from Johnson Poole and Bloomer.

18.8 The Coal Authority non-coal mining

Records within 500m	0

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m	0

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m	0

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m	0

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.12 Coal mining

Records on site	0

Areas which could be affected by past, current or future coal mining.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).

19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m	0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m	0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m	0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m	0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.

This data is sourced from Groundsure.

19.5 National karst database

Records within 500m	0

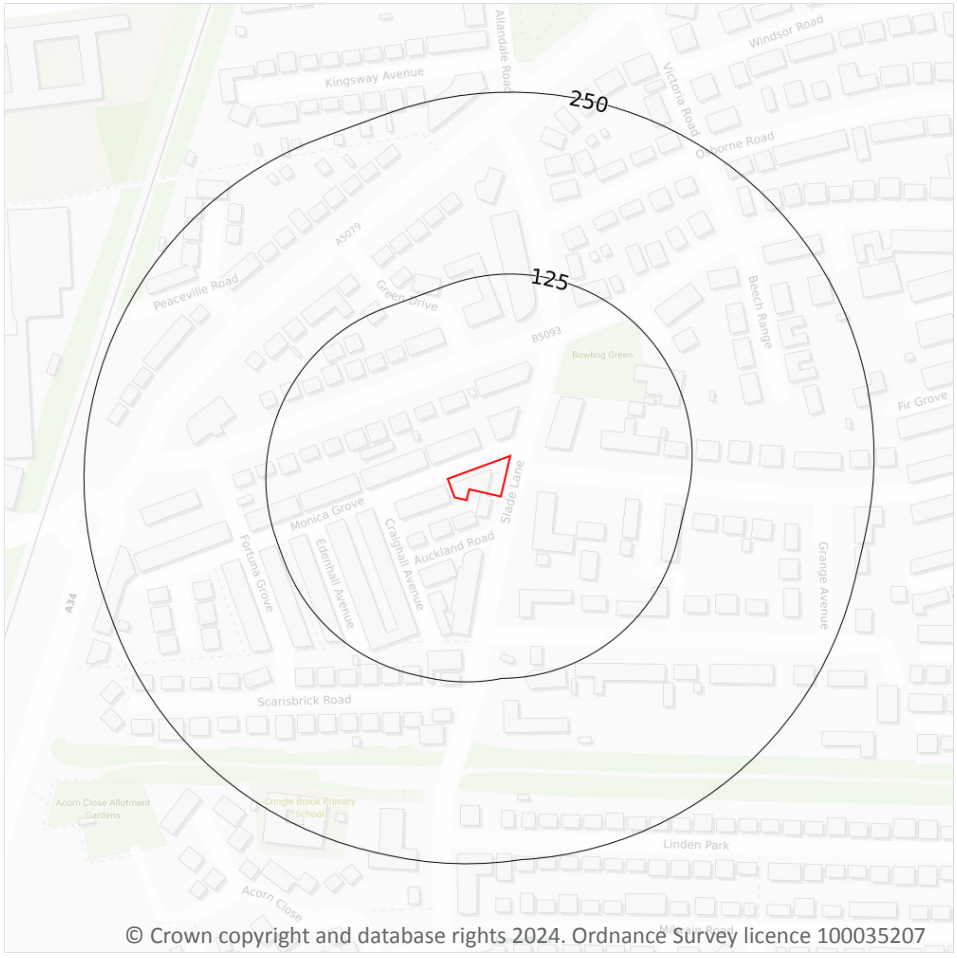
This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.

20 Radon



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20.1 Radon

Records on site	1

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on **page 98 >**

Location	Estimated properties affected	Radon Protection Measures required
On site	**Less than 1%**	**None**

This data is sourced from the British Geological Survey and UK Health Security Agency.

21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m	4

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km^2. In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km^2; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	**25 - 35 mg/kg**	**No data**	**100 mg/kg**	**60 mg/kg**	**1.8 mg/kg**	**60 - 90 mg/kg**	**15 - 30 mg/kg**
10m NE	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
38m NE	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg
39m NE	25 - 35 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	15 - 30 mg/kg

This data is sourced from the British Geological Survey.

21.2 BGS Estimated Urban Soil Chemistry

Records within 50m	0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km^2).

This data is sourced from the British Geological Survey.

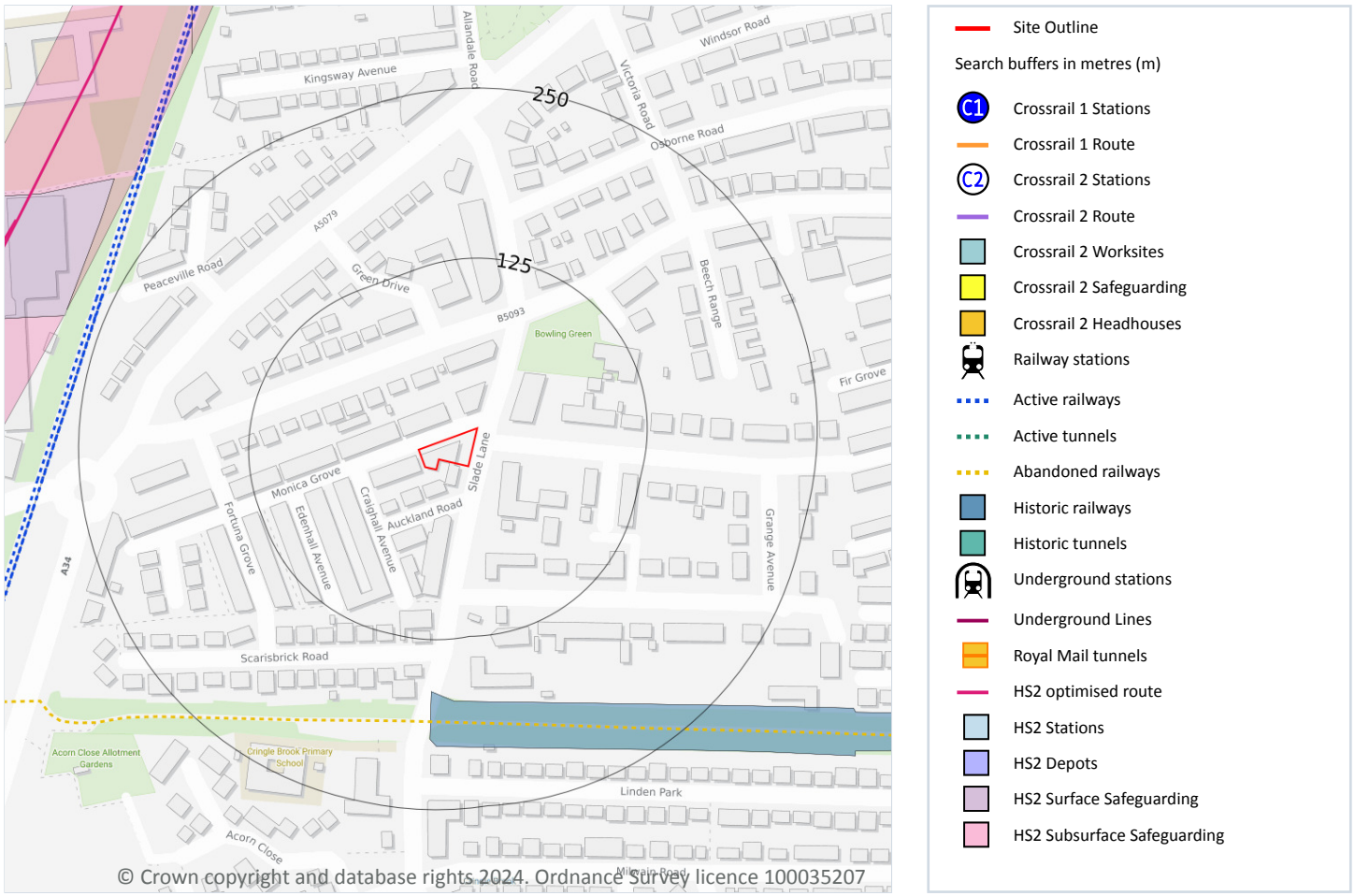
21.3 BGS Measured Urban Soil Chemistry

Records within 50m	0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km^2.

This data is sourced from the British Geological Survey.

22 Railway infrastructure and projects



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22.1 Underground railways (London)

Records within 250m	0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m	0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.

This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m	0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m	2

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Land Use	Year of mapping	Mapping scale
163m S	Railways	1903	-
163m S	Railways	1930	-

This data is sourced from Ordnance Survey/Groundsure.

22.5 Royal Mail tunnels

Records within 250m	0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m	1

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Description
185m S	Abandoned

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m	0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m	0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m	0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.

22.10 HS2

Records within 500m	2

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

Features are displayed on the Railway infrastructure and projects map on **page 102 >**

Location	Track Type	Speed (mph)	Speed (km/h)	Status
340m NW	Tunnel	143mph	230kph	Section is scheduled for cancellation

Location	Track Type	Speed (mph)	Speed (km/h)	Status
341m NW	Tunnel	143mph	230kph	Section is scheduled for cancellation

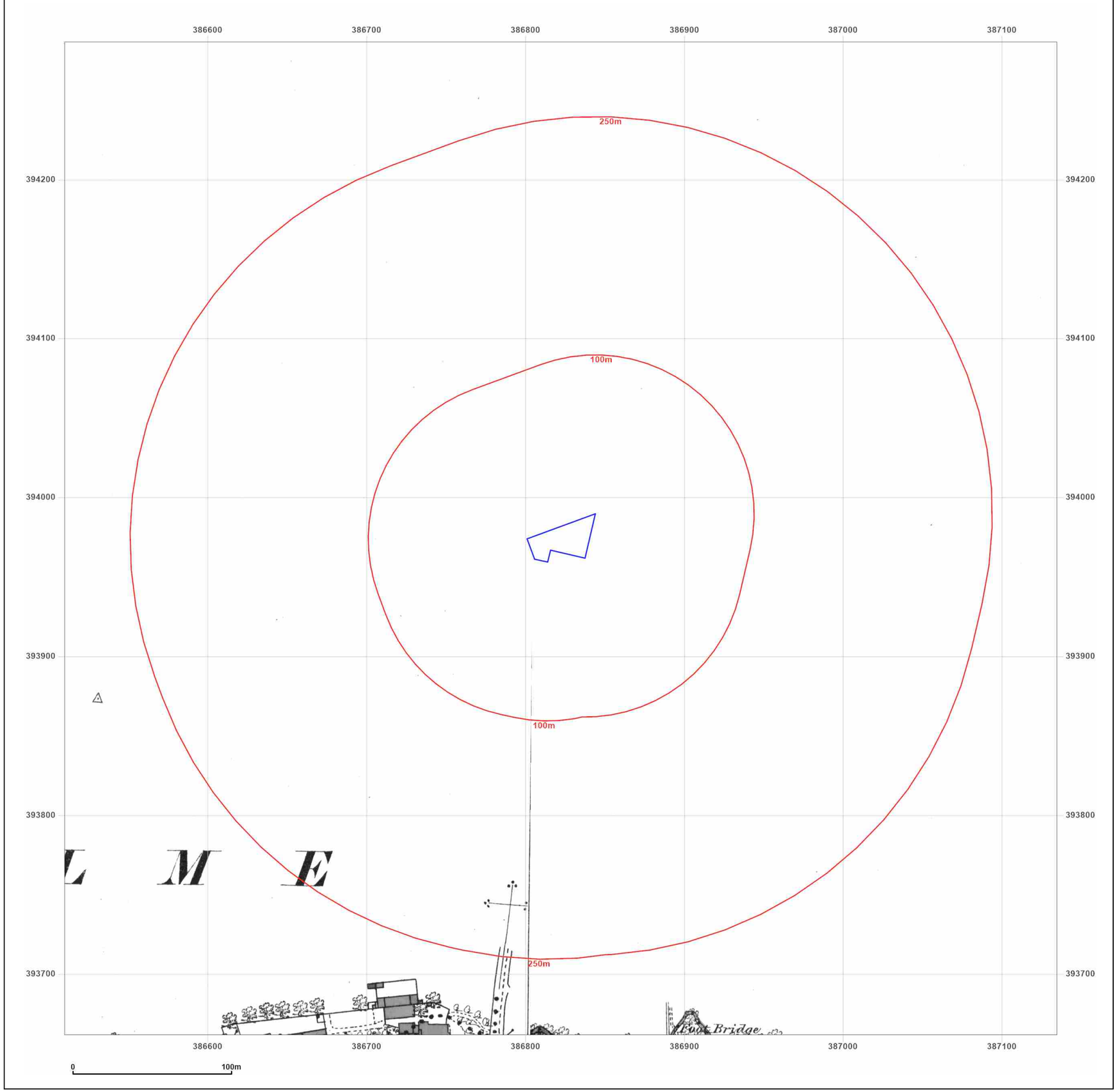
This data is sourced from HS2 ltd.

Data providers

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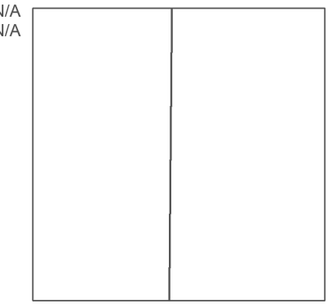
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Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: County Series
Map date: **1881**
Scale: 1:2,500
Printed at: 1:2,500

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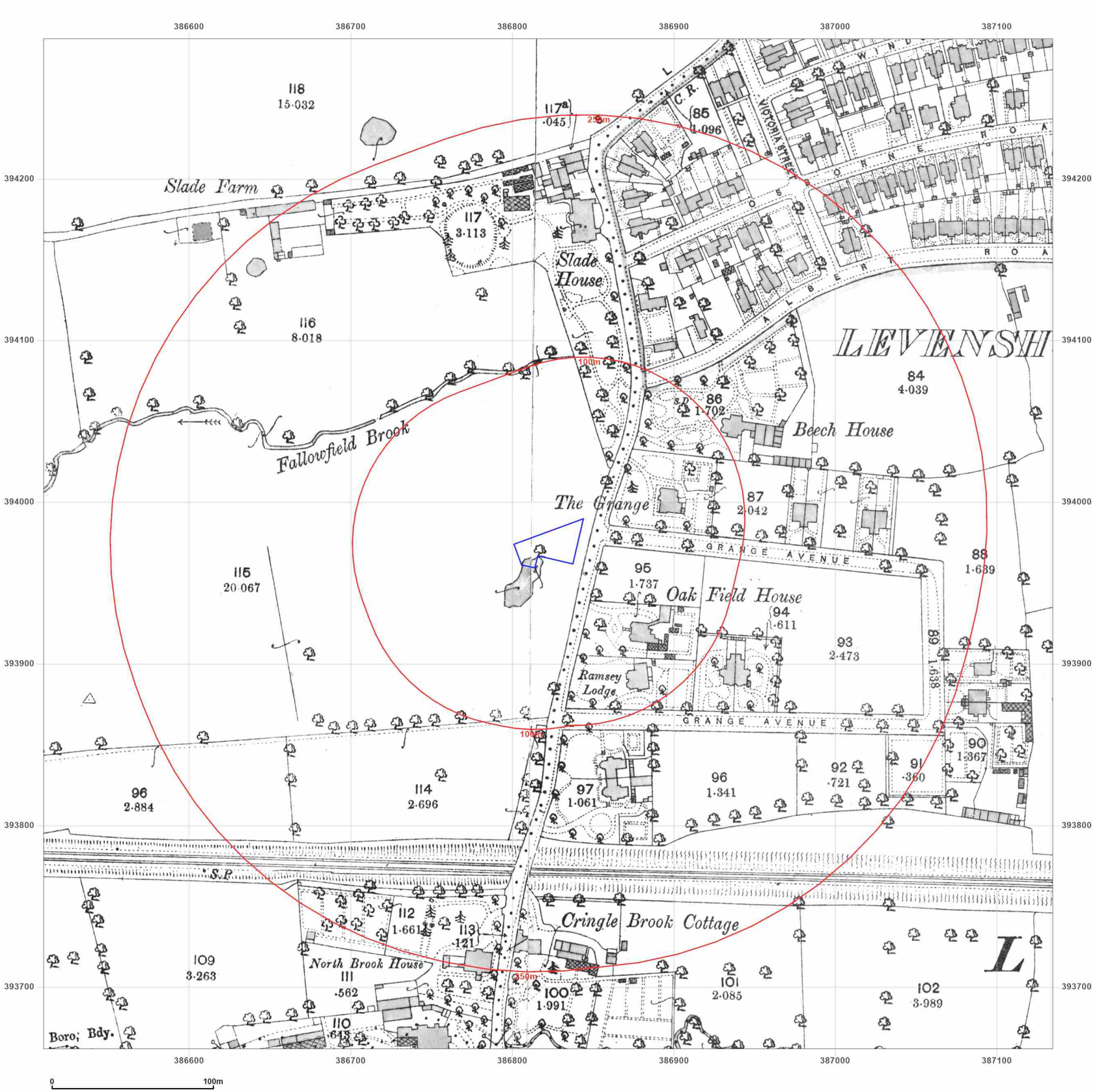
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Client Ref: Shah
Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: County Series

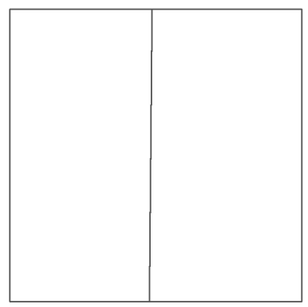
Map date: **1893**

Scale: 1:2,500

Printed at: 1:2,500

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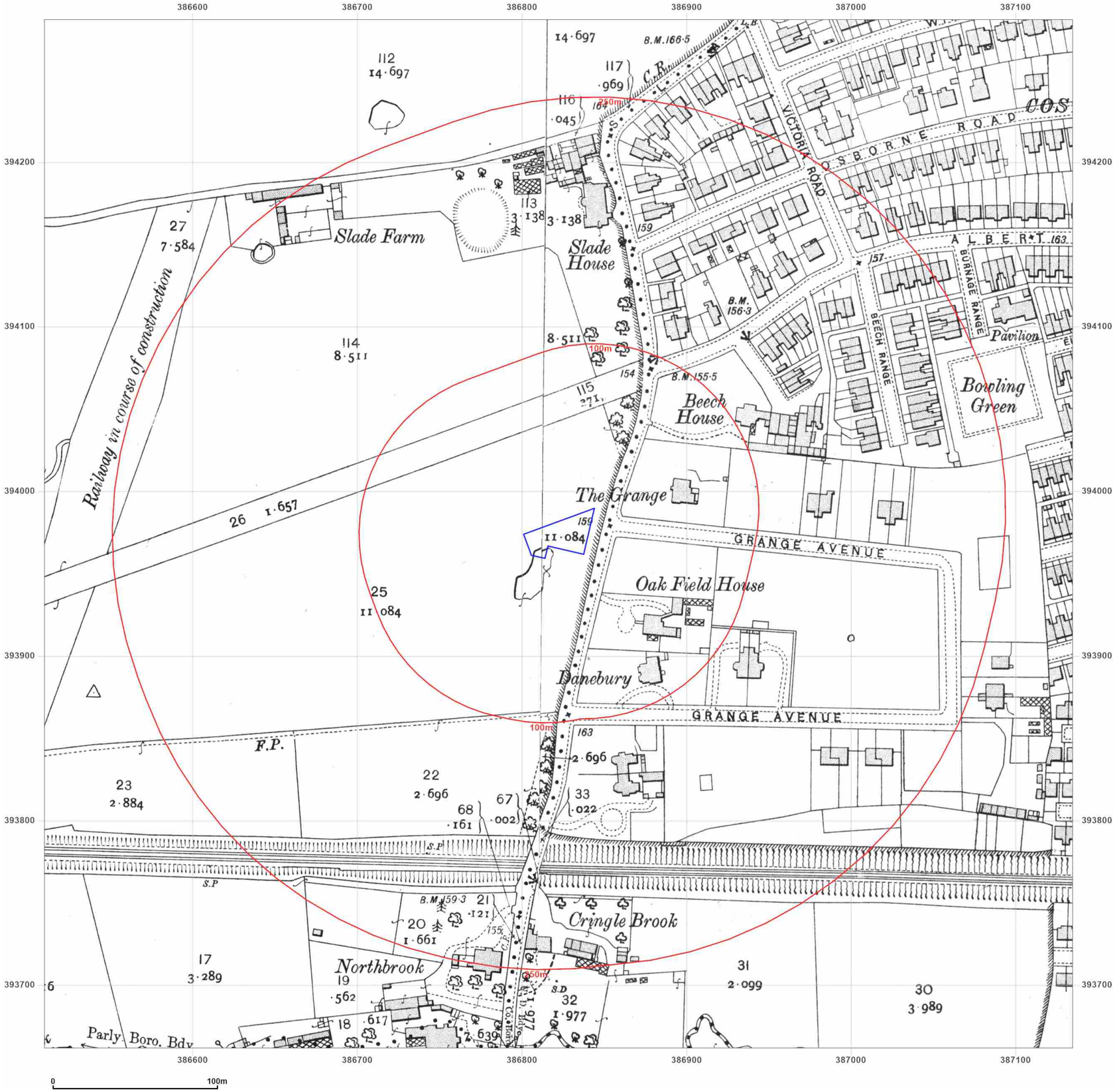
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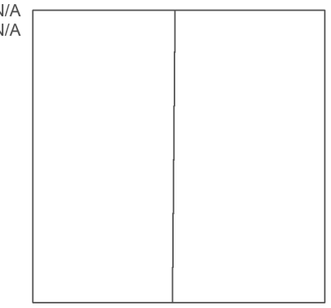
342, SLADE LANE,
MANCHESTER, M19 2BX

Client Ref: Shah
Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: County Series
Map date: **1907**
Scale: 1:2,500
Printed at: 1:2,500

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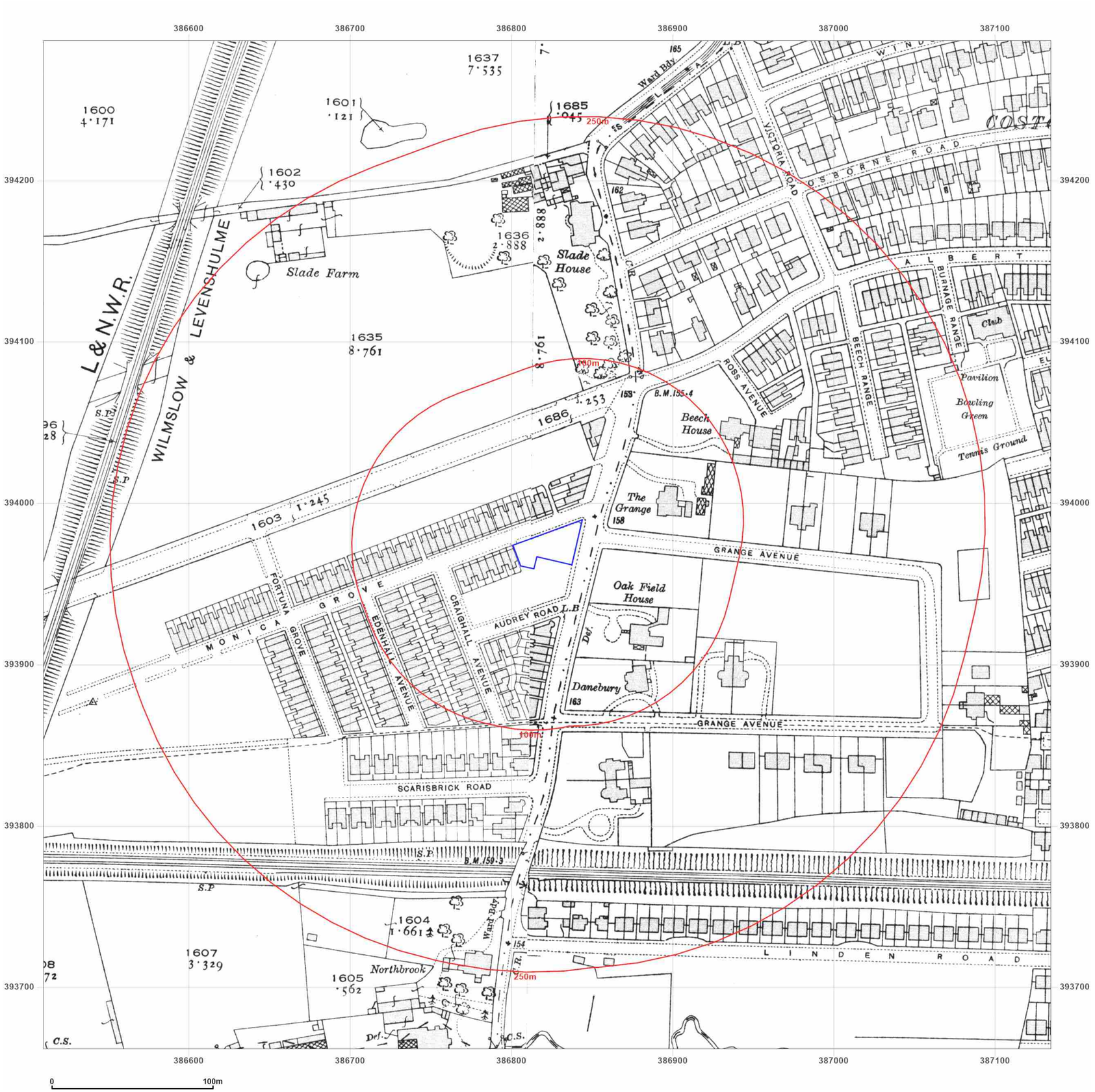
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Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: County Series
Map date: **1922**
Scale: 1:2,500
Printed at: 1:2,500

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Grid Ref: 386822, 393974

Map Name: County Series

Map date: **1933-1934**

Scale: 1:2,500

Printed at: 1:2,500

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Client Ref: Shah
Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1956-1957**

Scale: 1:1,250

Printed at: 1:2,000

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Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1956-1957**

Scale: 1:2,500

Printed at: 1:2,500

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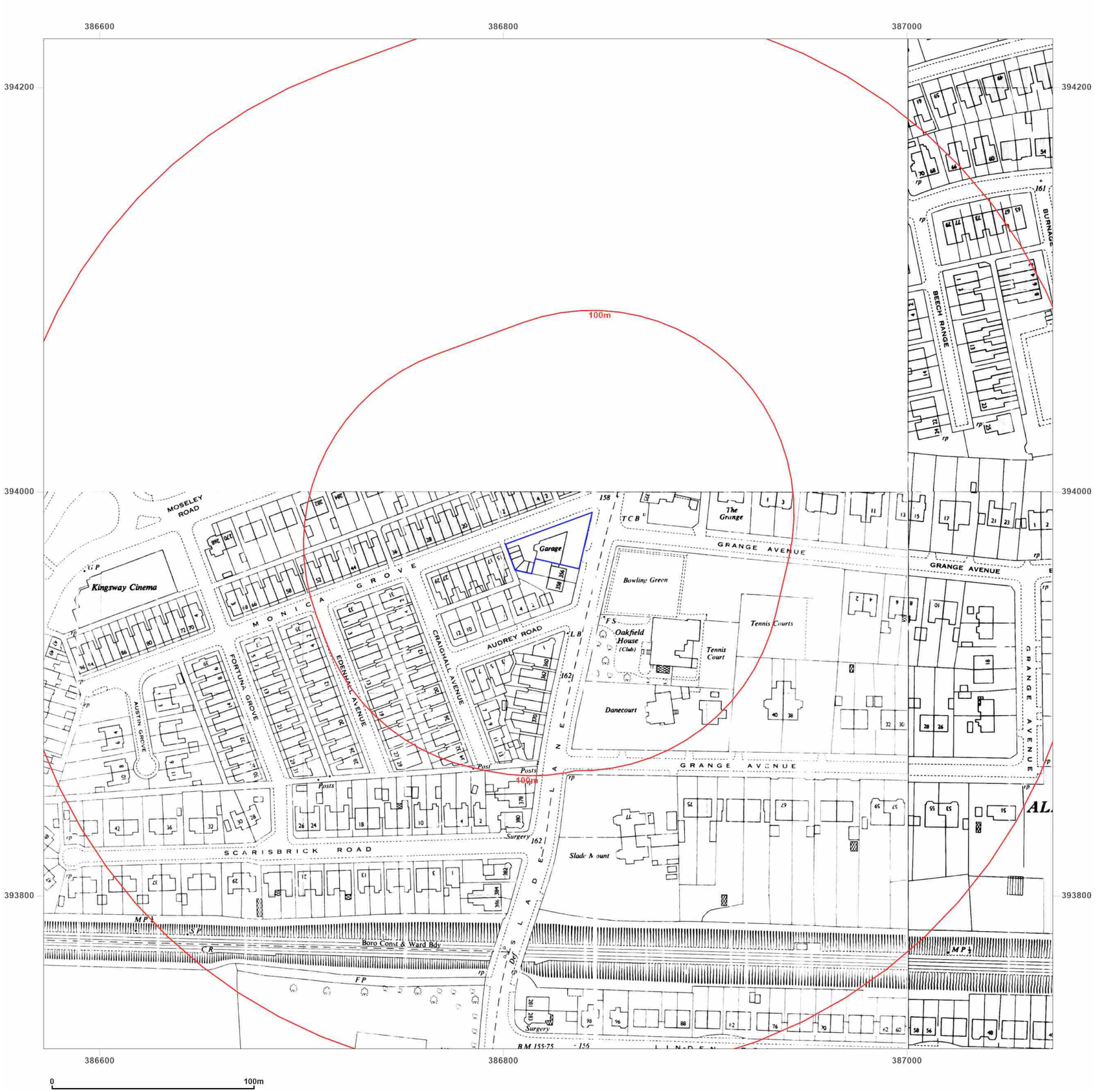
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Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1957-1958**

Scale: 1:1,250

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Grid Ref: 386822, 393974

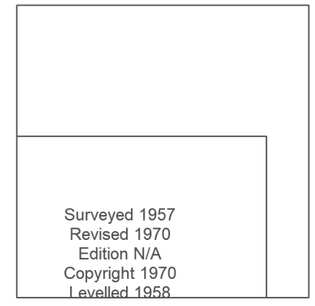
Map Name: National Grid

Map date: **1970**

Scale: 1:1,250

Printed at: 1:2,000

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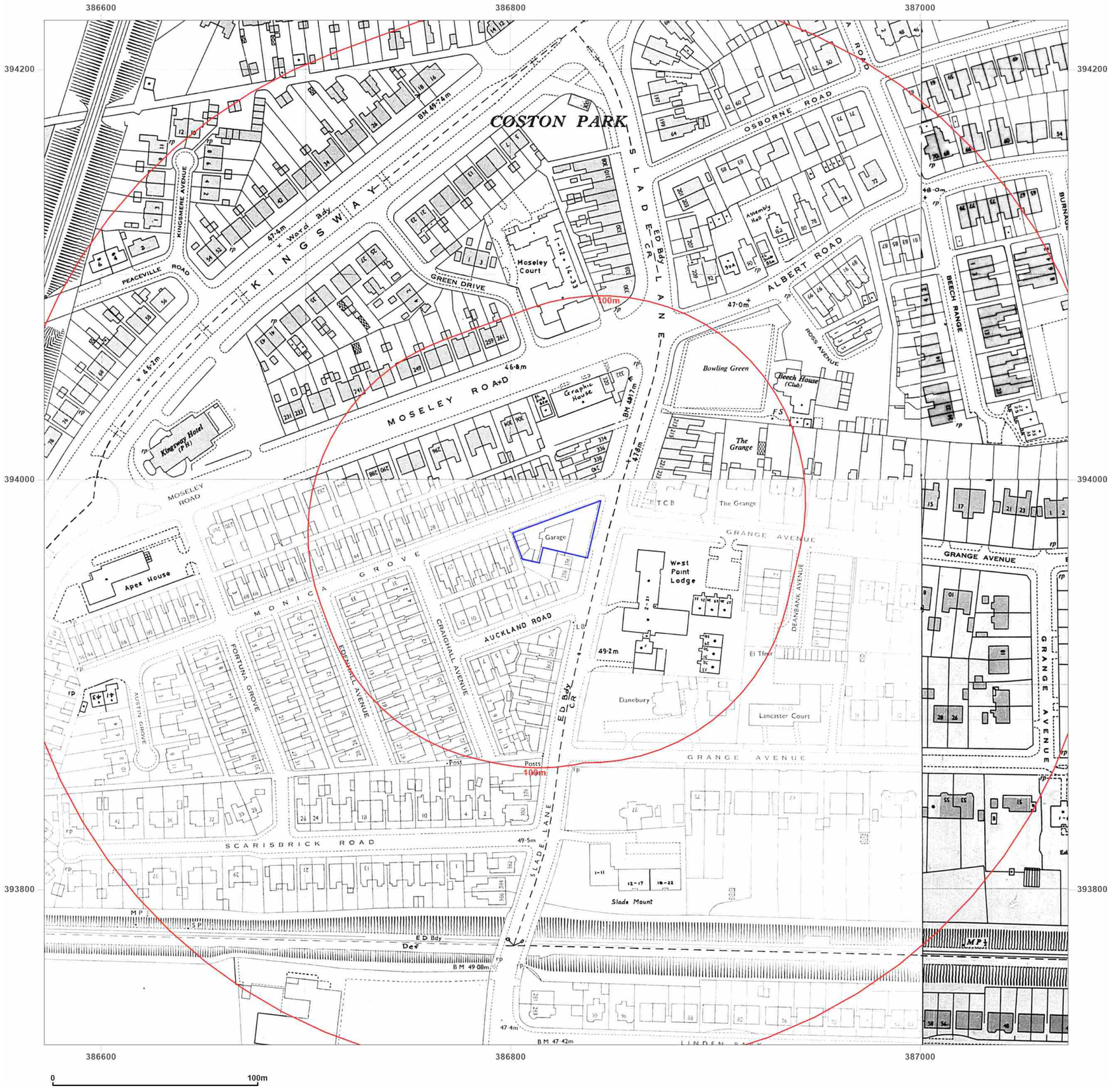
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Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1982-1984**

Scale: 1:1,250

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Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1988-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1989-1992**

Scale: 1:1,250

Printed at: 1:2,000

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Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

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Grid Ref: 386822, 393974

Map Name: National Grid

Map date: **1992-1995**

Scale: 1:1,250

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MANCHESTER, M19 2BX

Client Ref: Shah
Report Ref: GS-QUO-45N-7XD-6AV
Grid Ref: 386822, 393974

Map Name: LandLine
Map date: **2003**
Scale: 1:1,250
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APPENDIX 3

PHASE 2 GEOENVIRONMENTAL SITE INVESTIGATION REPORT FOR 342 SLADE LANE, MANCHESTER, BY EEG LTD (REFERENCED A7281/25/SI/INTERIM), DATED JUNE 2026.









EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

Phase 2 GeoEnvironmental Ground Investigation Report

342 Slade Lane

Manchester

June 2026

On behalf of

D Woodman Developments Ltd

Earth Environmental & Geotechnical Ltd
Houldsworth Mill Business & Arts Centre
Houldsworth Street
Stockport
SK5 6DA

Tel : 0161 975 6088

Email info@earthenvironmental.co.uk
www.earthenvironmental.co.uk

PHASE 2 GEOENVIRONMENTAL GROUND INVESTIGATION REPORT

342 SLADE LANE

MANCHESTER

FOR

D WOODMAN DEVELOPMENTS LTD

Earth Environmental & Geotechnical Ltd
Houldsworth Mill Business & Arts Centre
Houldsworth Street
Stockport
SK5 6DA

www.earthenvironmental.co.uk

Tel: 0161 975 6088

Report No. A7281/26/SI **JUNE 2026**

Report Title:	**342 Slade Lane, Manchester**	
Report Type:	**Phase 2 GeoEnvironmental Ground Investigation Report**	
Report Reference:	**A7281/26/SI**	**Version 2**
Client:	**D Woodman Developments Ltd**	
Issue Date:	**16th June 2026**	
Drafted By:	**Ross Page** **Senior GeoEnvironmental Consultant**	
Reviewed By:	**Luke Glover** **Principal GeoEnvironmental Consultant**	
Authorised By:	**Graham Boultbee** **Associate Director**	

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1.0 INTRODUCTION

1.1 Background

A site investigation has been commissioned by D Woodman Developments Ltd (the Client) to examine ground conditions for a proposed new development at 342 Slade Lane, Levenshulme.

1.2 Terms of Reference

The Client has commissioned Earth Environmental & Geotechnical Ltd (EEG) to undertake a site investigation in accordance with proposal A7056/25 dated 3rd September 2025. The objectives of this investigation are as follows:

- *Provide factual information on the work undertaken, including sampling location plan, borehole logs, geotechnical and chemical testing.*
- *Tier 1 (semi-quantitative) risk assessment will be undertaken. This will compare the concentrations of soil contaminants identified against current and appropriate published guidelines, in relation to identified receptors, e.g., existing/ future end users and site neighbours.*
- *Classification of soils for off-site disposal.*

1.3 Report Scope

This report presents complete factual records of the site work carried out, the ground conditions encountered in the exploratory holes, and the in situ and laboratory test results. All collected information has been used to interpret the ground conditions and to provide recommendations on geotechnical design and potential risks of ground contamination for the proposed development.

1.4 Limitations of the Study

The report is written within the agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEG reserves the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided solely for the client's use and is confidential to them.

Recommendations within this report are also based on exploratory records and examination of samples and, where applicable, laboratory tests. No liability can be accepted for conditions not revealed by the boreholes, particularly at intervening locations. Whilst every effort is made to ensure the accuracy of the data supplied, all opinions expressed regarding the spatial distribution of strata between sampling locations are for guidance only, and no responsibility is accepted for their accuracy.

1.5 Previous Investigations

1.5.1 A previous Phase one Desk study has been carried out for the site by Martin Enviromental Solutions Ltd in May 2024 Ref: 2715-1

This previous report should be read in conjunction with this report. A summary of this previous report is as follows:

From the earliest available historical mapping (1848) the site was undeveloped until 1934 when a small building was built in the centre of the site. In 1955 small garages were built and removed in the early 1990's. The layout and building on site today were built circa 2001.

The nearest water course is 87m to the south and the nearest abstraction license is 1883m to the south.

The site is not located in a Source Protection zone.

No active or historical landfills have been identified.

There are no mining activities in the immediate area.

No significant sources of contamination were identified in the surrounding area. However, due to the historical use on site, Made Ground is likely to be present and so should be tested for contaminants and was identified as a **MODERATE RISK** to future users**.**

Given the lack of identified ground-gas-generating sources, the risk to end users from ground/ gas was considered **LOW**.

The site is not located in a radon-affected area. Therefore, it was concluded that no radon protection measures are required in any new structures.

The Desk Study recommends that a further intrusive investigation be undertaken to establish the potential contamination on site from historical use by recovering soil samples for contamination testing to confirm potential risks.

2.0 SITE LOCATION & DESCRIPTION

The site (0.1 hectares) is currently occupied by a disused car garage and associated hardstanding.

The approximate National Grid Reference for the centre of the site is SJ 86829 93974 (X: 386829, Y: 393974) with the nearest postcode being M19 2BN.

The site is an irregular parcel of land with maximum dimensions of approximately 39m east-west and 48m northeast-southwest.

The site comprises a disused car sales garage, with associated small outbuildings and hardstanding areas.

Access to the site can be gained via heras fencing to the east of the site.

The site is situated in a residential area approximately 500m southwest of Levenshulme Train Station.

The site location is shown in the aerial photograph presented as Figure 1.

Figure 1: Site Location Plan



General site photographs are presented in Figure 2 overleaf.

Figure 2: General Site Photographs

Photograph facing north, showing the east of the site



Photograph facing east, showing the north of the site



2.1 Proposed Development

It is understood that the client proposes to construct 5no. residential properties across the site with associated hard and soft landscaping areas.

The proposed development layout details are shown in Figure 3 overleaf.

Figure 3: Proposed Development Plan



3.0 SITE INVESTIGATION

3.1 Exploratory Fieldwork

The fieldwork was carried out by EEG on the 26th March 2026 and comprised:

- 5no. window sample boreholes (designated BH1 to BH5) were sunk to a maximum depth of 4.60m below the existing ground level. The boreholes were targeted to reach 5.00m bgl; however, all locations were terminated early due to SPT refusals in very stiff clay. Exploratory hole logs are included in Appendix 1.

- Standard Penetration Tests (SPTs) were undertaken in the borehole in accordance with BS EN ISO 22476-3.

- Groundwater observations were noted where possible. These observations pertain only to the time of the investigation and do not necessarily reflect seasonal fluctuations.

Exploratory hole locations were selected by EEG Ltd prior to the site works, based on the proposed development, existing site layout and to avoid known services.

Each exploratory location was scanned with a Cable Avoidance Tool (CAT) to locate unrecorded underground services, and the locations were repositioned where necessary.

Table 1 below outlines the targeted features.

Table 1: Sampling Location Justification

Exploratory Hole	Sampling Location
BH1 – BH5	Within the accessible area of the current development

On completion, samples recovered from the site were taken to specialist laboratories for chemical and geotechnical testing.

Soil samples were recovered in 250g glass amber jars and 1kg plastic tubs. If collection was not possible the same day, then samples were stored in the sample storage at the EEG offices below 4˚C.

Samples were tracked using the appropriate Chain of Custody forms provided by DETS.

It should be noted that hexavalent chromium soil is analysed using the USEPA-recommended method of alkaline leach. This method limits chromium(VI) reduction to chromium(III).

All site investigation work was supervised full-time by an EEG representative. The logging of soils and rocks has been carried out in accordance with BS5930(2015+A1:2020) except where superseded by the soil and rock description methodology in BS EN14688-1(2002), BS EN 14688-2(2004) and BS EN 14689-1(2003).

The descriptive terminology, such as firm, etc., formerly used in older versions of BS5930 to describe strength, now relates solely to consistency. Shear strength is now defined in relation to

results obtained in the field (using a hand vane, for example) or in the laboratory (from triaxial tests), as detailed in Table 2 below.

Table 2: Shear Strength Definitions

Term based on measurement	Undrained Strength (c_u) definition in kN/m² (from BS EN ISO 14688-2: 2004, 5.3, Table 5)
Extremely Low Strength	<10
Very Low Strength	10 to 20
Low Strength	20 to 40
Medium Strength	40 to 75
High Strength	75 to 150
Very High Strength	150 to 300
Extremely High Strength	300 to 600

A summary of exploratory holes and tests conducted during the investigation is presented in Table 3.

Table 3: Summary of Exploratory Holes Undertaken

Hole/ Test	Type*	Depth (m)	Date Started	Date Finished	Easting (m)	Northing (m)	Backfill Details**
BH1	WS	4.60	26/03/26	26/03/26	386834	393967	A
BH2	WS	3.00	26/03/26	26/03/26	386838	393978	A
BH3	WS	2.50	26/03/26	26/03/26	386841	393989	A
BH4	WS	4.50	26/03/26	26/03/26	386826	393983	A
BH5	WS	3.70	26/03/26	26/03/26	386817	393979	A
*WS = Window Sample Borehole ** A = Arisings							

An Exploratory Hole Location Plan is presented as Figure 4, overleaf.

Figure 4: Exploratory Hole Location Plan



3.2 Laboratory Testing

3.2.1 Environmental Testing

The environmental chemistry of the ground was investigated through specialist chemical analysis of selected samples, scheduled by EEG and carried out by Normec DETS, a UKAS and MCERTS-accredited laboratory.

Chemical analyses were carried out on 5no. soil samples which were submitted for the following suite of determinants:

Asbestos Screen, Arsenic, Barium, Beryllium, Boron, Cadmium, Chromium, Copper, Lead, Mercury, Nickel, Selenium, Vanadium, Zinc, Cyanide, Phenol, Sulphate (SO_4), Sulphide, pH, Soil Organic Matter, Speciated Petroleum Hydrocarbons and Speciated Polycyclic Aromatic Hydrocarbons (PAH).

A total of 1no. soil sample was submitted for Waste Acceptance Criteria (WAC) testing.

The complete results of the laboratory contamination tests are discussed in Section 7 and presented in Appendix 3.

4.0 GROUND CONDITIONS ENCOUNTERED

4.1 Local Recorded Geology

BGS digital mapping shows that the site is underlain by superficial Devensian Till deposits, comprising Diamicton, i.e. clay and sand with occasional boulders.

The bedrock geology beneath the site is shown to be the Halesowen Formation, comprising mudstone, siltstone and sandstone.

4.2 Soil Profile Encountered

The sequence of strata identified on site is summarised in Table 4, and included in full as Appendix 1. The lithologies encountered were as follows:

- **Made Ground** was encountered in all exploratory boreholes between ground level and to a maximum depth of 1.15m bgl, generally comprising:
    - Concrete
    - Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.
    - Dark brown slightly clayey sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse angular to subangular of sandstone.

- **Superficial Deposits** were encountered in all exploratory holes, to a maximum depth of 4.60m bgl, generally comprising:
    - Firm to stiff brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone.
    - Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone

Table 4: Summary of Ground Conditions Encountered

Hole	Depth to Stratum (mbgl)				Groundwater Strike (mbgl)
	MADE GROUND			SUPERFICIAL DEPOSITS	
	CONCRETE	COHESIVE	GRANULAR	CLAY	
BH1	GL – 0.30	0.30 – 1.15	-	1.15 – 4.60	-
BH2	GL – 0.30	0.30 – 0.90	-	0.90 – 3.00	-
BH3	GL – 0.30	0.30 – 1.10	-	1.10 – 2.50	-
BH4	GL – 0.20	0.20 – 1.00	-	1.00 – 4.50	-
BH5	-	0.35 – 0.90	GL – 0.35	0.90 – 3.70	-

4.3 Observable Indications of Contamination

No observable indication of visual or olfactory evidence of contamination was encountered.

4.4 Obstructions

No man-made obstructions were encountered during this investigation.

4.5 Groundwater

Groundwater was not encountered during the ground investigation.

4.6 Temporary Works

Formations will be susceptible to damage from both weather and traffic, and should be protected immediately upon exposure, particularly in areas where construction plant will access the site.

Excavations in Made Ground are likely to be unstable and should be battered back to an angle of 1 in 2, or a system of close sheeting and shoring should be adopted to ensure stability, particularly where personnel are required to enter the excavations. All excavations should be adequately supported where personnel are required to enter.

Groundwater seepage may occur near the surface within excavations, particularly during the wetter months of the year. Pumping of excavations from a suitably located sump is likely to be required to keep excavations dry.

5.0 ENGINEERING PROPERTIES OF SOILS ENCOUNTERED

5.1 General

The following sections discuss the engineering properties of the strata encountered, based on results of in situ testing and laboratory testing obtained during this investigation.

The results of laboratory geotechnical testing are summarised in Table 5.

Table 5: Summary of Laboratory Geotechnical Test Results

LOCATION	DEPTH	MATERIAL	Moisture Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425µm (%)	Modified Plasticity Index	PSD Gravel (%)	PSD Sand (%)	PSD Silt (%)	PSD Clay (%)	pH Value	Water Soluble Sulphate SO_4 (mg/l)
BH1	1.50	CLAY	17.3	40	14	26	88	23	-	-	-	-	6.8	130
BH2	1.75	CLAY	13.2	32	13	19	90	17	-	-	-	-	7.1	180
BH3	1.50	CLAY	12.9	32	13	19	89	17	-	-	-	-	-	-
BH4	2.00	CLAY	14.9	33	13	20	91	18	-	-	-	-	7.3	90
BH5	1.50	CLAY	13	31	12	19	93	18	-	-	-	-	7.1	140

5.2 Made Ground

Made Ground was encountered in both exploratory boreholes between ground level and a maximum depth of 1.15m below ground level.

Due to the thickness and composition of the Made Ground, no geotechnical testing was conducted in this material.

5.3 Superficial Deposits

As discussed in Section 4, superficial material was encountered as variable clay in all exploratory hole locations.

5.3.1 Clay

Clay was encountered within all exploratory hole locations, below the Made Ground, between depths of 0.90m to 4.60m bgl.

SPT tests carried out in the clay resulted in **SPT N values** between 4 and 50, as shown on the SPT v Depth Plot in Figure 5 (overleaf). This result suggests the clay is soft to very stiff, generally becoming stiffer with depth.

Atterberg Limit tests were carried out on 5no. samples of the clay. The test results reported liquid limit values of 31% to 40% and plastic limit values of 12% to 14%, resulting in a plasticity index of 19% to 26%.

These results suggest that the clay is of **low** to **intermediate plasticity**.

Results are shown on the Plasticity Chart in Figure 6, overleaf.

The **water-soluble sulphate** content of 4no. tested clay samples ranged from 90mg/l to 180mg/l SO_4, together with **pH values** of 6.8 to 7.3.

Recommended N values and derived design values for the cohesive soils are summarised in Table 6, below.

Table 6: Summary of Design Parameters (Clay)

Depth	SPT N Value Range	Design N Value*	Equivalent Shear Strength** (kN/m²)	Coefficient of Volume Compressibility** (m²/MN)
1.20	5 - 9	8	42 (Medium Strength)	0.24 (Medium Compressibility)
2.00	6 - 25	15	57 (Medium Strength)	0.17 (Medium Compressibility)
3.00	4 - 50	34	147 (High Strength)	0.07 (Low Compressibility)
4.00	26 - 50	38	168 (Very High Strength)	0.06 (Low Compressibility)
5.00	50	50	262 (Very High Strength)	0.04 (Very Low Compressibility)
*Based on lower quartile N value and correlations by Peck Hanson and Thornburn(1974) **Based on correlation by Stroud & Butler (1975)				

It is recommended that, when assessing ultimate bearing capacities where lower values are critical, the lower quartile of N values be used. Based on the N Values in the above table, the equivalent shear strength values were between 42 and 262kN/m^2.

For design purposes, a plasticity index of 20% is recommended, based on the upper-quartile value of the results.

The **coefficient of volume compressibility (mv)** has been estimated using the following correlation from Stroud and Butler (1975): for a clay with a plasticity index of 20%, mv = 1/(0.525 × N-value). This correlation gives a value of the coefficient of volume compressibility of 0.24 to 0.04m^2/MN, as shown in Table 6, above. The results suggest the clay has a **medium to very low compressibility**.

In accordance with NHBC Chapter 4.2 Building Near Trees (2003), soils can be classified in terms of volume change potential, using the relationship:

$$I'_p = I_p \times \frac{\%\ \text{less than } 425\mu m}{100\%}$$

I'_p = modified plasticity index,
I_p = plasticity index.

Based on the laboratory test results, the above relationship and Table 1 in NHBC Chapter 4.2, the clay samples exhibit a **low to medium volume change potential**.

The **Natural Moisture Content** (NMC) and **Liquid Limit** (LL) of the soil can indicate soil desiccation. Specifically, when the NMC is less than 40% of the LL, the soil is inferred to be desiccated, as summarised in Table 7 overleaf.

Table 7: Soil Desiccation Indicators in Clay

Location	Depth (m)	Liquid Limit (%)	40% Liquid Limit (%)	Natural Moisture Content (%)	Desiccation
BH1	1.50	40	16	17.3	No
BH2	1.75	32	13	13.2	No
BH3	1.50	32	13	12.9	Yes
BH4	2.00	33	13	14.9	No
BH5	1.50	31	12	13	No

The results in the above table show that BH3 shows minor evidence of desiccation, however, this is not represented by the remaining clay samples.

Figure 5: SPT v Depth Plot

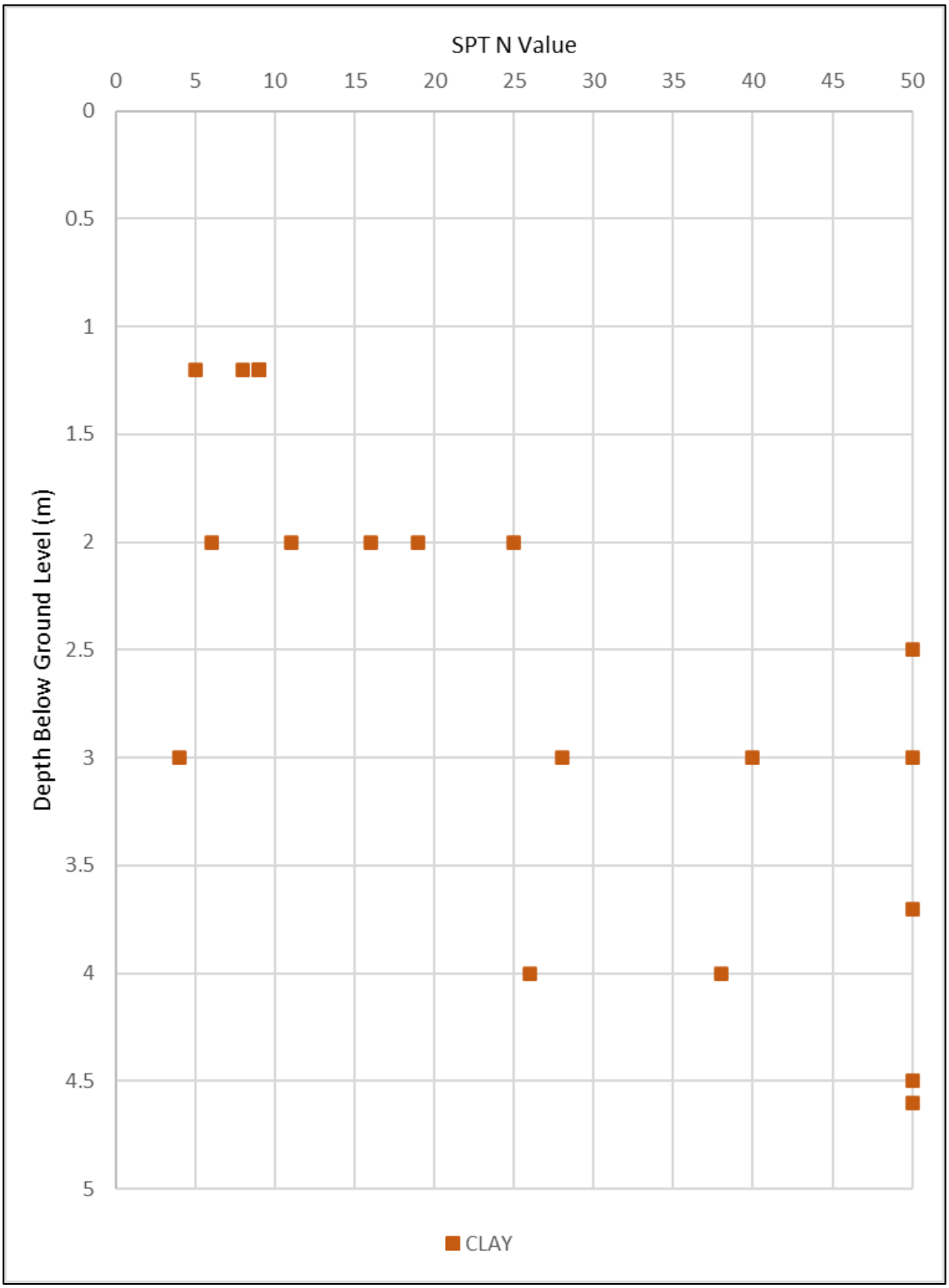
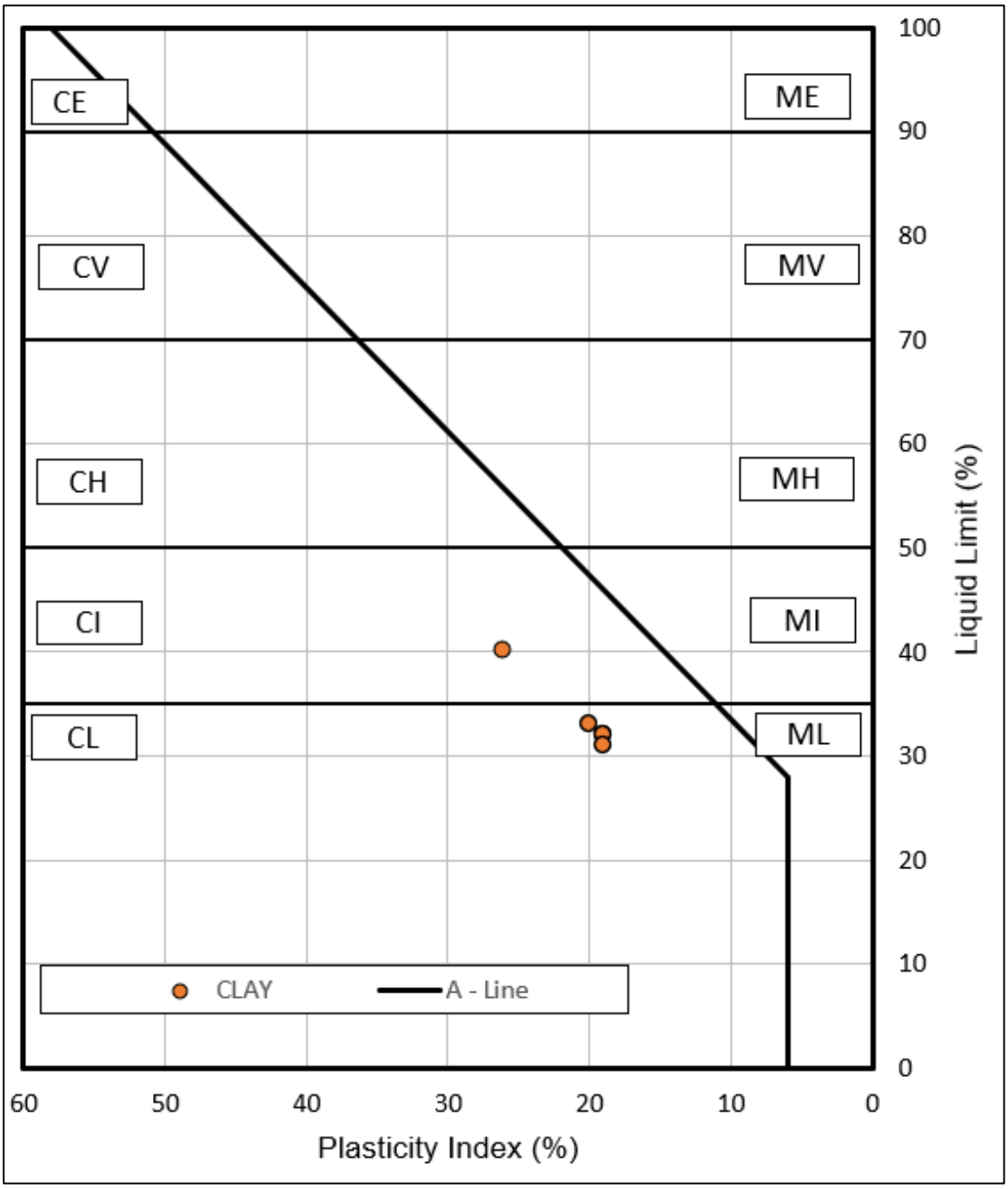


Figure 6: Plasticity Chart



6.0 GEOTECHNICAL ASSESSMENT

6.1 Proposed Development

It is understood that the client proposes to construct 5no. residential properties across the site with associated hard and soft landscaping areas.

Detailed information regarding structural loadings was not available at the time of authoring this report.

6.2 Ground Conditions Encountered

The exploratory holes generally encountered made ground between ground level and a maximum depth of 1.15mbgl, underlain by superficial deposits of clay to a maximum depth of 4.60mbgl.

Groundwater was not encountered during the ground investigation.

6.3 Foundation Considerations

Based on the ground conditions encountered, conventional shallow foundations (strip/pad or trench fill) placed in superficial deposits should be suitable for the proposed development, provided the anticipated structural loadings are relatively low and the structure is tolerant of settlement.

Should the allowable bearing pressure and settlement prove unfavourable, then alternative foundation options will need to be considered, such as ground improvement and piles.

6.3.1 Conventional Shallow-Depth Strip/Pad Foundations

Strip/pad foundations should be placed in the natural superficial deposits, below any topsoil or made ground.

If any Made Ground, particularly loose or soft material, is encountered at the foundation level, it should be excavated and replaced with suitable granular fill, or the foundation extended at least 150mm into suitable natural strata.

Foundations should be placed in materials with similar bearing and consolidation characteristics to avoid differential settlement. When foundations cross from cohesive to granular soils, nominal reinforcement should be incorporated to mitigate differential settlement.

Table 8 summarises anticipated allowable bearing pressures for strip/pad foundations placed in the superficial deposits. The bearing capacities are calculated based on Hansen's (1978) method and assuming a factor of safety against bearing capacity failure of 3.

For this calculation, groundwater is assumed to be at 4.60mbgl, based on worst case scenarios.

Table 8: Summary of Allowable Bearing Pressures

Foundation Strata	Design Value (Section 5)	Foundation Depth (m bgl)	Foundation Type	Foundation Size (m)	Allowable Bearing Pressure (kN/m²)
CLAY	c_u=42kN/m²	1.0	Strip	0.6	108
				0.9	102
			Pad	1.0 x 1.0	119
				2.0 x 2.0	108
	c_u=42kN/m²	1.5	Strip	0.6	115
				0.9	111
			Pad	1.0 x 1.0	129
				2.0 x 2.0	117
	c_u=57kN/m²	2.0	Strip	0.6	162
				0.9	157
			Pad	1.0 x 1.0	183
				2.0 x 2.0	167
	c_u=57kN/m²	2.5	Strip	0.6	167
				0.9	163
			Pad	1.0 x 1.0	189
				2.0 x 2.0	176

Table 9 summarises the anticipated settlements of the above foundations in cohesive soils, based on the design values discussed in Section 5. Settlement in cohesive soils typically comprises a small amount of immediate settlement as loads are applied and a larger proportion of consolidation settlement, which occurs over a longer period.

Foundations within the zone of influence of trees will need to be adjusted based on soil plasticity and the type of retained/felled trees or hedges.

As the proposed foundation loading is not known, for the purposes of these calculations a foundation loading of 75kN/m² has been used.

Table 9: Summary of Anticipated Settlement (Clay)

Foundation Depth (m bgl)	Foundation Strata	Foundation Type	Foundation Size (m)	Foundation Loading (kN/m²)	Settlement (mm)		
					At Centre	At Corner	Average
1.0	CLAY	Strip	0.6	75	-	-	**10**
			0.9	75	-	-	**12**
		Pad	1.0 x 1.0	75	17	4	**13**
			2.0 x 2.0	75	24	6	**18**
1.5		Strip	0.6	75	-	-	**9**
			0.9	75	-	-	**10**
		Pad	1.0 x 1.0	75	14	4	**11**
			2.0 x 2.0	75	19	5	**14**
2.0		Strip	0.6	75	-	-	**6**
			0.9	75	-	-	**8**
		Pad	1.0 x 1.0	75	11	3	**8**
			2.0 x 2.0	75	14	4	**11**
2.5		Strip	0.6	75	-	-	**5**
			0.9	75	-	-	**6**
		Pad	1.0 x 1.0	75	8	2	**6**
			2.0 x 2.0	75	11	3	**8**

Floor slabs should be designed as suspended if made ground of 600mm thickness or greater is present. Made ground is not considered an appropriate bearing stratum due to its variable nature. Floor slabs may be designed as ground-bearing when the ground is excavated and replaced with suitable granular fill.

A suitably qualified engineer should inspect all foundation excavations to confirm that the founding strata are suitable and uniform along the length of the foundation, and capable of carrying the anticipated structural loads. If foundations cross from granular to cohesive soils, nominal reinforcement should be incorporated.

6.4 Pavement Design

The ground investigation identified that the soil type at the subgrade level is typically made ground underlain by natural clay. Based on the recommendations for design CBR values provided in Interim advice note 73/06, Revision 1 (2009), a conservative design CBR value of 1% should be adopted in areas where made ground is encountered at the subgrade level.

If pavement design is altered so that the subgrade comprises natural strata (typically at depths in the region of 0.50mbgl), a CBR value of 3 - 4% can be inferred for the natural clay.

Consideration should be given to potential differences in ground conditions near the surface, which could require pavements to be constructed on variable-made ground. In this context, a flexible pavement design may be necessary.

Consideration should also be given to using geotextiles to reduce capping thickness. For example, biaxial geogrids such as Tensar SSLA20 and SSLA30 are often used to minimise capping thickness. Advice from a suitable contractor on the most appropriate type of geotextile for the ground conditions encountered at this site should be sought. For guidance, the following table compares granular layer thickness with and without a geotextile, in accordance with the requirements of HA25/94 Part 2.

Note that the construction type will depend on the proposed finished pavement levels across the site, and it is recommended that the pavement design be reviewed once these levels are known. In this context, it is essential that further in situ CBR testing is carried out once formation levels are known to confirm design CBR values.

Table 10: Comparison of Capping Thickness with and without Geotextile

CBR	Unreinforced			Reinforced with Tensar Geogrid				
	Sub-base	Capping	Total	Sub-base	Capping	No. of grids	Total	Thickness saving
0.5%	Design not suitable			200mm	400mm	2	600mm	-
1.0%	150mm	600mm	750mm	400mm	0	1	400mm	350mm
1.5%	150mm	600mm	750mm	310mm	0	1	310mm	440mm
2.0%	150mm	600mm	750mm	260mm	0	1	260mm	490mm
3.0%	150mm	350mm	500mm	210mm	0	1	210mm	290mm
4.0%	150mm	300mm	450mm	175mm	0	1	175mm	275mm
5.0%	150mm	250mm	400mm	160mm	0	1	160mm	240mm
These figures are suitable for light access roads and car parks, based on 1000 standard axles. For heavily loaded pavements, the advice of a specialist contractor should be sought.								

A suitably experienced engineer or inspector should examine all formation excavations to check for soft or unsuitable material, which should be removed and replaced with compacted granular fill. Also, to ensure good compaction and remove unevenness, the formation should be compacted using equipment suitable for the ground conditions encountered. Careful inspection of this work will also help identify any soft spots at or just below the formation level.

7.0 SOIL CONTAMINATION RISK ASSESSMENT

7.1 Tier I Human Health Soil Risk Assessment – Groundworkers During Development

To assess the risk of soil contamination to construction and ground workers during development, guidelines from the HSE Document 'Protection of workers and the general public during development of contaminated land' (1991) are used. The document assesses soil contamination test results and classifies the site as being uncontaminated or contaminated with varying degrees of contamination from 'slight' to 'unusually heavy.' The guideline values and laboratory test results are summarised in the following table:

Table 11: Summary of Guideline Values for Protection of Workers and the General Public During the Development of Contaminated Land

Determinant	Typical Values* for:					Test Results	Class
	Uncontaminated Soils	Slight Contamination	Contaminated	Heavy Contamination	Unusually Heavy Contamination		
	Class A	Class B	Class C	Class D	Class E		
pH (acid)	6 - 7	5 - 6	4 - 5	2 - 4	<2	-	-
pH (alkaline)	7 - 8	8 - 9	9 - 10	10 - 12	12	7.5 – 9.1	A – C
Arsenic	0 - 30	30 - 50	50 - 100	100 - 500	500	4.9 – 34	A – B
Cadmium	0 - 1	1 - 3	3 - 10	10 - 50	50	0.1 – 3.0	A – B
Chromium	0 - 100	100 - 200	200 - 500	500 - 2500	2500	10 – 31	A
Copper	0 - 100	100 - 200	200 - 500	500 - 2500	2500	24 – 59	A
Lead	0 - 500	500 - 1000	1000 - 2000	2000 – 1%	1.0%	31 – 120	A
Mercury	0 - 1	1 - 3	3 - 10	10 - 50	50	<0.05 – 0.15	A
Nickel	0 - 20	20 - 50	50 - 200	200 - 1000	1000	12 – 17	A
Zinc	0 - 250	250 - 500	500 - 1000	1000 - 5000	5000	46 – 140	A
Boron	0 - 2	2 - 5	5 - 50	50 - 250	250	0.3 – 0.4	A
Selenium	0 - 1	1 - 3	3 - 10	10 - 50	50	<0.5	A
Barium	0-500	500-1000	1000-2000	2000-1.0%	1.0%	72 – 220	A
Beryllium	0 - 5	5 - 10	10 - 20	20 - 50	50	0.6 – 1.0	A
Vanadium	0 - 100	100 - 200	200 - 500	500 - 2500	2500	19 – 27	A
Sulphate	0 - 2000	2000 - 5000	5000 – 1%	1% - 5%	5.05%	32 – 98	A
Sulphide	0 - 10	10 - 20	20 - 100	100 - 500	500	32 – 120	C – D
Cyanide (free)	0 - 1	1 - 5	5 - 50	50 - 100	100	<0.1	A
Phenol	0 - 2	2 - 5	5 - 50	50 - 250	250	<0.3 – 0.4	A

Based on the above results, the soils range from uncontaminated to contaminated. Therefore, there is a **LOW to MODERATE** risk of soil contamination to construction workers, ground workers, and members of the public during construction. Appropriate measures, such as PPE, site health plans, and proper disposal of materials arising, will mitigate any risk.

7.2 Tier I Human Health Soil Risk Assessment – Future Site Users

The following section provides a Human Health Soil Assessment for future site users.

Based on the proposed development type, the following section compares the results of contamination analyses with those for residential end developments as specified by Defra/LQM/CIEH.

As part of the contamination assessment, the chemical results obtained by EEG have been screened against accepted compliance criteria, namely:

- Defra C4SL Health Criteria Values (March 2014), where available; and
- Tier 1 assessment values - based on LQM/CIEH Suitable 4 Use Levels (2015) (S4ULs).

The contaminated land guidance has recently changed the risk evaluation from ‘minimal’ (SGVs) to ‘low’ (referred to as the Lowest Level of Toxicological Concern (LLTCs)). The policy companion document and supporting letter from DEFRA state that C4SLs may be used under the planning regime and within Part 2A.

Based on these comments, EEG considers the justifications and assumptions used to generate ‘low’ risk are suitable for the planning regime.

Where no C4SLs have been generated, EEG will use the LQM S4ULs. Similar assumptions and land-use patterns to C4SLs have been applied. However, toxicological information has been based on ‘minimal risk’ as per previous guidelines and assumptions. If contaminants are not present as C4SLs or S4ULs, then EEG will use CL:AIRE GACs. These follow the ‘minimal’ risk principle and more stringent exposure parameters and will be conservative.

EEG considers the main risk drivers for PAHs to be benzo(a)pyrene (B(a)P) and naphthalene.

This is due to B(a)P being a carcinogen and the most toxic of the PAHs, and to naphthalene being the most volatile and soluble. The new C4SLs indicate B(a)P as a surrogate marker for carcinogenic PAHs, since the risk from other non-carcinogenic PAHs is considered negligible. Naphthalene will be treated separately using the Defra C4SL (2024).

As a preliminary screening assessment, all results have been compared against residential end-use criteria for 2.5% soil organic matter content.

The soil chemical testing results are summarised in Table 12 overleaf.

Table 12: Soil Results Comparison with C4SL/S4UL Values

Determinant	C4SL/S4UL Levels Residential 2.5% SOM (mg/kg)	BH1 0.50m MG	BH2 0.40m MG	BH3 0.50m MG	BH4 0.30m MG	BH5 0.25m MG	No of Exceedances
Metals							
Arsenic	37	34	9.0	7.5	4.9	16	0
Beryllium	1.7	0.8	0.9	0.6	0.7	1.0	0
Boron	290	0.4	0.4	0.3	0.3	0.4	0
Cadmium	22	0.1	0.3	0.3	0.3	1.0	0
Chromium	910	31	15	13	10	15	0
Chromium VI	21	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	0
Copper	2400	47	57	26	24	59	0
Lead	200	100	46	31	42	120	0
Inorganic Mercury	200	0.14	0.07	< 0.05	< 0.05	0.15	0
Nickel	180	17	12	13	13	17	0
Selenium	250	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	0
Vanadium	410	24	24	19	19	27	0
Zinc	3700	81	72	51	46	140	0
Polycyclic Aromatic Hydrocarbons							
Naphthalene	36	< 0.10	0.61	< 0.10	< 0.10	**53**	**1**
Acenaphthylene	420	< 0.10	0.42	< 0.10	< 0.10	3.5	0
Acenaphthene	510	< 0.10	1.4	< 0.10	< 0.10	46	0
Fluorene	400	< 0.10	1.8	< 0.10	< 0.10	39	0
Phenanthrene	220	< 0.10	11	0.30	0.29	180	0
Anthracene	5400	< 0.10	2.6	< 0.10	< 0.10	43	0
Fluoranthene	560	< 0.10	18	0.66	0.95	200	0
Pyrene	1200	< 0.10	17	0.80	0.87	170	0
Benzo(a)anthracene	11	< 0.10	8.4	0.59	0.43	**73**	**1**
Chrysene	22	< 0.10	8.7	0.68	0.49	**81**	**1**
Benzo(a)pyrene	5.0	< 0.10	**9.8**	0.95	0.65	**71**	**2**
Benzo(b)fluoranthene	3.3	< 0.10	**7.4**	0.51	0.34	**53**	**2**
Benzo(k)fluoranthene	93	< 0.10	4.2	< 0.10	0.16	31	0
Indeno(1,2,3-cd) pyrene	36	< 0.10	8.4	0.73	0.60	**61**	**1**
Dibenzo (a, h) anthracene	0.28	< 0.10	**0.88**	< 0.10	< 0.10	**9.3**	**2**
Benzo(ghi)perylene	340	< 0.10	6.8	0.68	0.34	42	0
Petroleum Hydrocarbons							
Aliphatic EC >5-6	42	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >6-8	100	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >8-10	27	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >10-12	130	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >12-16	1100	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	0
Aliphatic EC >16-21	65000	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >21-35	65000	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	0
Aromatic EC >5-7	70	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aromatic EC >7-8	130	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aromatic EC >8-10	34	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aromatic EC >10-12	74	< 0.9	< 0.9	6.4	< 0.9	1.2	0
Aromatic EC >12-16	140	< 0.5	< 0.5	17	< 0.5	6.2	0
Aromatic EC >16-21	260	< 0.6	< 0.6	72	< 0.6	65	0
Aromatic EC >21-35	1100	< 1.4	< 1.4	100	< 1.4	120	0
Benzene	0.87	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Toluene	130	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Ethylbenzene	47	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
m & p-xylenes	56	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
o-xylenes	56	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Phenols							
Phenol	120	0.4	0.4	< 0.3	< 0.3	< 0.3	0

Based on the above table, 10no. contaminant concentrations exceed the screening criteria for a residential end use.

This refers to exceedances of multiple PAHs across exploratory hole locations BH2 (0.40m bgl) and BH5 (0.25m bgl).

Asbestos fibres and fragments were not identified during the site investigation.

7.3 Soil Waste Assessment

An assessment of the disposal characteristics of the soil, in accordance with Environment Agency guidance WM3.1 (edition of June 2018, "Guidance on the classification and assessment of waste"), has been carried out on soils recovered from the site using HazWasteOnline.

The results are summarised in Table 13 below and presented in full in Appendix 3.

Table 13: Waste Classification of Soils

Location	Depth (m bgl)	WM3.1 Classification	WAC Testing Classification	Comments
BH1	0.50	Non-Hazardous	-	-
BH2	0.40	Non-Hazardous	-	-
BH3	0.50	Non-Hazardous	Inert Waste	-
BH4	0.30	Non-Hazardous	-	-
BH5	0.25	Non-Hazardous	-	-

The table above shows that all tested samples collected from the site have been classified as **Non-Hazardous** in accordance with WM3.1.

A total of 1no. soil sample has been submitted for Waste Acceptance Criteria (WAC) testing. The sample tested from BH3 at 0.50m bgl was below all relevant waste screening criteria and was therefore classed as **Inert Waste.**

For Waste Acceptance Criteria (WAC) testing, EEG has compared solid waste and leachate values against guideline values in the Landfill Regulations. The following table summarises the results of the solid waste analysis and leachate testing, together with limit values for Non-Hazardous waste and Hazardous waste as described in the Landfill Regulations.

Table 14: Summary of WAC Test Results

Determinant	Landfill Regulations Limits (mg/kg unless otherwise indicated)			BH3 0.50m
	Inert Waste	Stable non-reactive hazardous waste	Hazardous Waste	
TOC (%)	3%	5%	6%	2.2
Loss on ignition (%)	-	-	10%	3.6
BTEX (mg/kg)	6	-	-	<0.04
Sum of PCBs (mg/kg)	1	-	-	<0.01
Mineral Oil (mg/kg)	500	-	-	<10
Total PAH (mg/kg)	100	-	-	5.9
pH (units)	-	< 6	-	7.5
Acid Neutralisation Capacity (mol/kg)	-	*To be evaluated*		<1.0
Arsenic	0.5	2	25	0.02
Barium	20	100	300	<0.1
Cadmium	0.04	1	5	<0.02
Chromium	0.5	10	70	<0.1
Copper	2	50	100	0.026
Mercury	0.01	0.2	2	<0.002
Molybdenum	0.5	10	30	<0.1
Nickel	0.4	10	40	<0.1
Lead	0.5	10	50	<0.05
Antimony	0.06	0.7	5	<0.05
Selenium	0.1	0.5	7	<0.03
Zinc	4	50	200	0.024
Chloride	800	15000	25000	<100
Fluoride	10	150	500	1.86
Sulphate	1000	20000	50000	<100
Total Dissolved Solids	4000	60000	100000	244.1
Phenol Index	1	-	-	<1
DOC	500	800	1000	<50

8.0 CONCLUSIONS & RECOMMENDATIONS

8.1 Soil Contamination

There is a **LOW to MODERATE** potential risk of soil contamination to construction and ground workers during development, and appropriate measures, such as PPE, site health plans, and proper disposal of material arisings, will be required to mitigate this risk.

Based on the results of the chemical testing, 10no. contaminant concentrations, including PAHs, exceeded the screening criteria for a residential end use with plant uptake. Therefore, the risk to future end users is **LOW** to **MODERATE.**

A remediation strategy will be needed for the proposed development, detailing the mitigation measures required to protect future residential end users. This will likely comprise a clean soil cover system in the site's garden areas.

8.2 Asbestos in soils

No asbestos fibres or fragments have been identified within the soil samples analysed.

8.3 Soil Disposal

Soils should be disposed of at a suitable site, registered to take the levels of contamination encountered. Soil samples collected have been classified as **Non-Hazardous** for the purpose of off-site disposal in accordance with Environment Agency guidance WM3.1.

A total of 1no. soil sample has been submitted for Waste Acceptance Criteria (WAC) testing. The sample tested from BH3 at 0.50m bgl was below all relevant waste screening criteria and was therefore classed as **Inert Waste**.

It is recommended that local landfill and waste-disposal facilities be consulted before disposing of any soil.

8.4 Foundations

Based on the ground conditions encountered, conventional shallow strip/pad foundations placed in the superficial deposits should be suitable for the site, provided the anticipated structural loadings are relatively low and the structure is tolerant of settlement.

Should the allowable bearing pressure and settlement prove unfavourable, then alternative foundation options will need to be considered, such as ground improvement and piles.

Foundations within the zone of influence of trees will need to be adjusted based on soil plasticity and the type of retained/felled trees or hedges.

It is recommended that for foundations and ground floor slabs in contact with the natural soils, the Design Sulphate Class should be taken as DS-1, and the Aggressive Chemical Environment for Concrete (ACEC) site classification should be taken as AC-1.

8.5 Pavement Design

Based on the site investigation findings, the soil type at the subgrade level was typically made ground underlain by variable clay. Based on the recommendations for design CBR values

provided in Interim advice note 73/06, Revision 1 (2009), a conservative design CBR value of 1% should be adopted in areas where made ground is encountered at the subgrade level or 3-4% if natural clay is present.

8.6 Risk to Buried (Water) Services

It is considered that, because the tested soils contain hydrocarbons, standard materials may not be suitable for new water pipes. Further advice should be sought from the local water company.

Previous guidance on buried water pipes was contained in Water Regulations Advisory Scheme (WRAS) Guidance Note No. 9-04-03(2002); however, this has been superseded by the UK Water Industry Research Report 'Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites' Ref 10/WM/03/21 (January 2011).

8.7 Site Personnel

As with all construction sites, personnel working on site during the construction period should be encouraged to maintain high standards of personal hygiene, and on-site washing facilities should be available.

8.8 Other Matters

Due diligence is required during the construction period, and should any further evidence of contamination be found, appropriate investigation and/or action should be taken. The significance of any contamination not discovered by this investigation is outside the scope of this report.

APPENDIX 1

EXPLORATORY HOLE LOGS

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

	Project Title: 342 Slade Lane, Manchester		**BH1**
	Project Number: A7281	Client: D Woodman Developments Ltd	Sheet 1 Of 1
	GL (mAOD): 51	N Coord: 393967	E Coord: 386834
Date: 26/03/2026	Method: Window Sampler	Driller: PM Sampling	Logged By: RP

Depth (m)	Type	Test Result	Level	Legend	Depth (m)	Description	Water	Standpipe
			50.7		0.30	MADE GROUND: Concrete		
0.50	ES					MADE GROUND: Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.		
			50.00		1.00			
		N=8 (2,2,2,2)	49.85		1.15			
1.50	D					Very soft brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone and mudstone.		
		N=6 (1,1,2,2)	49.00		2.00			
		N=4 (1,1,1,1)	48.00		3.00			
			47.75		3.25	Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone.		
		N=26 (5,6,7,8)	47.00		4.00			
		pp 50/135mm	46.4		4.60			
						End Of Borehole At 4.60 m		

KEY

D - Disturbed Sample
B - Bulk Sample
U - Undisturbed
W - Water Sample
S - Standard Penetration Test
C - Cone Penetration Test
N - Penetration Test 'N' Value
V - Hand Shear Vane kPa
▽ - Groundwater Strike
▼ - Groundwater Level

AGS

REMARKS

Scale: 1:30

Water Strikes

Date	Strike	Level	Minutes	Casing	Sealed

Daily Log Of Depths

Date	Casing	Water

Chiselling

From	To	Hours

Printed By GeoLogs (www.GeoLogs.com)

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

	Project Title: 342 Slade Lane, Manchester		**BH2**
	Project Number: A7281	Client: D Woodman Developments Ltd	Sheet 1 Of 1
	GL (mAOD): 51	N Coord: 393978	E Coord: 386838
Date: 26/03/2026	Method: Window Sampler	Driller: PM Sampling	Logged By: RP

Depth (m)	Type	Test Result	Level	Depth (m)	Description	Water	Standpipe
			50.7	0.30	MADE GROUND: Concrete		
0.40	ES				MADE GROUND: Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.		
			50.1	0.90			
			50.00	1.00	Soft to firm brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone and mudstone.		
		N=5 (1,1,1,2)					
1.75	D						
		N=11 (2,2,3,4)	49.00	2.00	Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone.		
		pp 50/260mm	48.00	3.00	End Of Borehole At 3.00 m		
			47.00	4.00			

KEY

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▼ - Groundwater Level

AGS

REMARKS

Scale: 1:30

Water Strikes

Date	Strike	Level	Minutes	Casing	Sealed

Daily Log Of Depths

Date	Casing	Water

Chiselling

From	To	Hours

Printed By GeoLogs (www.GeoLogs.com)

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

	Project Title: 342 Slade Lane, Manchester		**BH3**
	Project Number: A7281	Client: D Woodman Developments Ltd	Sheet 1 Of 1
	GL (mAOD): 51	N Coord: 393989	E Coord: 386841
Date: 26/03/2026	Method: Window Sampler	Driller: PM Sampling	Logged By: RP

Depth (m)	Type	Test Result	Level	Depth (m)	Description	Water	Standpipe
			50.7	0.30	MADE GROUND: Concrete		
0.50	ES				MADE GROUND: Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.		
			50.00	1.00			
		N=9 (2,2,2,3)	49.9	1.10	Firm brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone and mudstone.		
1.50	D						
		N=19 (3,4,6,6)	49.00	2.00			
			48.9	2.10	Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone.		
		pp 50/235mm	48.5	2.50	End Of Borehole At 2.50 m		
			48.00	3.00			
			47.00	4.00			

KEY

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N - Penetration Test 'N' Value
V - Hand Shear Vane kPa
▽ - Groundwater Strike
▼ - Groundwater Level

AGS

REMARKS

Scale: 1:30

Water Strikes

Date	Strike	Level	Minutes	Casing	Sealed

Daily Log Of Depths

Date	Casing	Water

Chiselling

From	To	Hours

Printed By GeoLogs (www.GeoLogs.com)

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

	Project Title: 342 Slade Lane, Manchester		**BH4**
	Project Number: A7281	Client: D Woodman Developments Ltd	Sheet 1 Of 1
	GL (mAOD): 51	N Coord: 393983	E Coord: 386826
Date: 26/03/2026	Method: Window Sampler	Driller: PM Sampling	Logged By: RP

Depth (m)	Type	Test Result	Level	Depth (m)	Description	Water	Standpipe
			50.8	0.20	MADE GROUND: Concrete		
0.30	ES				MADE GROUND: Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.		
			50.00	1.00			
		N=9 (2,2,2,3)			Firm to stiff brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone.		
2.00	D	N=25 (5,5,7,8)	49.00	2.00			
		N=28 (6,6,7,9)	48.00	3.00			
			47.55	3.45	Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone.		
		N=38 (8,9,11,10)	47.00	4.00			
		pp 50/55mm	46.5	4.50			
					End Of Borehole At 4.50 m		

KEY

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B - Bulk Sample
U - Undisturbed
W - Water Sample
S - Standard Penetration Test
C - Cone Penetration Test
N - Penetration Test 'N' Value
V - Hand Shear Vane kPa
▽ - Groundwater Strike
▼ - Groundwater Level

AGS

REMARKS

Scale: 1:30

Water Strikes

Date	Strike	Level	Minutes	Casing	Sealed

Daily Log Of Depths

Date	Casing	Water

Chiselling

From	To	Hours

Printed By GeoLogs (www.GeoLogs.com)

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

	Project Title: 342 Slade Lane, Manchester		BH5
	Project Number: A7281	Client: D Woodman Developments Ltd	Sheet 1 Of 1
	GL (mAOD): 51	N Coord: 393979	E Coord: 386817
Date: 26/03/2026	Method: Window Sampler	Driller: PM Sampling	Logged By: RP

Depth (m)	Type	Test Result	Level	Depth (m)	Description	Water	Standpipe
0.25	ES		50.65	0.35	MADE GROUND: Dark brown slightly clayey sandy fine to coarse angular to subangular GRAVEL if sandstone. Sand is fine to coarse.		
			50.1	0.90	MADE GROUND: Brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse angular of sandstone and brick.		
		N=9 (2,2,2,3)	50.00	1.00	Firm brown slightly silty sandy gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular sandstone and mudstone.		
1.50	D						
		N=16 (3,3,4,6)	49.00	2.00			
			48.4	2.60	Very stiff silty sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse subangular to subrounded of sandstone.		
		N=40 (8,8,10,14)	48.00	3.00			
		pp 50/235mm	47.3	3.70	End Of Borehole At 3.70 m		
			47.00	4.00			

KEY

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B - Bulk Sample
U - Undisturbed
W - Water Sample
S - Standard Penetration Test
C - Cone Penetration Test
N - Penetration Test 'N' Value
V - Hand Shear Vane kPa
▽ - Groundwater Strike
▼ - Groundwater Level

AGS

REMARKS

Scale: 1:30

Water Strikes

Date	Strike	Level	Minutes	Casing	Sealed

Daily Log Of Depths

Date	Casing	Water

Chiselling

From	To	Hours

Printed By GeoLogs (www.GeoLogs.com)

APPENDIX 2

SOIL CHEMICAL TESTING RESULTS

Certificate of Analysis

Certificate Number	26-07997	*Issued:*	15-Apr-26

Client Earth Environmental & Geotechnical Ltd
Ashbourne House
334 Wellington Road North
Stockport
Cheshire
SK4 5DA

Our Reference	26-07997
Client Reference ~	A7281
Order No ~	A7281/RP/01
Contract Title ~	Slade Lane
Description	5 Soil samples, 2 Leachate prepared by DETS samples.
Date Received	02-Apr-26
Date Started	02-Apr-26
Date Completed	15-Apr-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

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Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-07997
Client Ref ~ A7281
Contract Title ~ Slade Lane

Sample ID	Depth	Lab No	Completed	Matrix Description
BH1	0.5	2666128	15/04/2026	Dark brown very gravelly, sandy CLAY (Possible made ground - brick)
BH2	0.4	2666129	15/04/2026	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
BH3	0.5	2666130	15/04/2026	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
BH4	0.3	2666131	15/04/2026	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
BH5	0.25	2666132	15/04/2026	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)

Summary of Chemical Analysis
Soil Samples

Our Ref 26-07997
Client Ref ~ A7281
Contract Title ~ Slade Lane

	Lab No	2666128	2666129	2666130	2666131	2666132
	Sample ID ~	BH1	BH2	BH3	BH4	BH5
	Depth ~	0.50	0.40	0.50	0.30	0.25
	Other ID ~					
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**			
Preparation						
Moisture Content	DETSC 1004	0.1	%	18	13	13	13	18
Metals						
Arsenic	DETSC 2301#	0.2	mg/kg	34	9.0	7.5	4.9	16
Barium	DETSC 2301#	1.5	mg/kg	97	160	72	74	220
Beryllium	DETSC 2301#	0.2	mg/kg	0.8	0.9	0.6	0.7	1.0
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.4	0.4	0.3	0.3	0.4
Cadmium	DETSC 2301#	0.1	mg/kg	0.1	0.3	0.3	0.3	1.0
Chromium	DETSC 2301#	0.15	mg/kg	31	15	13	10	15
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	47	57	26	24	59
Lead	DETSC 2301#	0.3	mg/kg	100	46	31	42	120
Mercury	DETSC 2325#	0.05	mg/kg	0.14	0.07	< 0.05	< 0.05	0.15
Nickel	DETSC 2301#	1	mg/kg	17	12	13	13	17
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg	24	24	19	19	27
Zinc	DETSC 2301#	1	mg/kg	81	72	51	46	140
Inorganics						
pH	DETSC 2008#		pH	8.1	9.1	7.5	8.9	7.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.2	0.1	0.1	0.1	0.1
Cyanide, Free	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Cyanide, Complex	DETSC 2130*	0.2	mg/kg	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Organic matter	DETSC 2002#	0.1	%	1.9	2.9	1.8	2.7	3.0
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	44	98	45	66	32
Sulphide	DETSC 2024*	10	mg/kg	48	120	40	44	32
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.03	0.07	0.02	0.03	0.05
Petroleum Hydrocarbons						
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C12-C16	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9	6.4	< 0.9	1.2
Aromatic C12-C16	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5	17	< 0.5	6.2
Aromatic C16-C21	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6	72	< 0.6	65
Aromatic C21-C35	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4	100	< 1.4	120

Summary of Chemical Analysis
Soil Samples

Our Ref 26-07997
Client Ref ~ A7281
Contract Title ~ Slade Lane

	Lab No	2666128	2666129	2666130	2666131	2666132
	Sample ID ~	BH1	BH2	BH3	BH4	BH5
	Depth ~	0.50	0.40	0.50	0.30	0.25
	Other ID ~					
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**			
Aromatic C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	200	< 10	200
TPH Ali/Aro Total C5-C35	DETSC 3072*	10	mg/kg	< 10	< 10	200	< 10	200
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
PAHs								
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	0.61	< 0.10	< 0.10	53
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	0.42	< 0.10	< 0.10	3.5
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	1.4	< 0.10	< 0.10	46
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	1.8	< 0.10	< 0.10	39
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	11	0.30	0.29	180
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	2.6	< 0.10	< 0.10	43
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	18	0.66	0.95	200
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	17	0.80	0.87	170
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	8.4	0.59	0.43	73
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	8.7	0.68	0.49	81
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	7.4	0.51	0.34	53
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	4.2	< 0.10	0.16	31
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	9.8	0.95	0.65	71
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	8.4	0.73	0.60	61
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	0.88	< 0.10	< 0.10	9.3
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	6.8	0.68	0.34	42
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	110	5.9	5.1	1200
Phenols								
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.4	0.4	< 0.3	< 0.3	< 0.3

WASTE ACCEPTANCE CRITERIA TESTING
v20.25.02.03

Our Ref 26-07997
Client Ref A7281
Contract Title Slade Lane
Sample Id BH3 0.50

Sample Numbers 2666130 2666133 2666134
Date Analysed 15/04/2026

Test Results On Waste

Determinand and Method Reference	Units	Result	WAC Limit Values: Inert Waste	SNRHW	Hazardous Waste
DETSC 2084# Total Organic Carbon	%	2.2	3	5	6
DETSC 2003# Loss On Ignition	%	3.6	n/a	n/a	10
DETSC 3321# BTEX	mg/kg	< 0.04	6	n/a	n/a
DETSC 3401# PCBs (7 congeners)	mg/kg	< 0.01	1	n/a	n/a
DETSC 3311* Mineral Oil (C10 - C40)	mg/kg	< 10	500	n/a	n/a
DETSC 3301 PAHs	mg/kg	5.9	100	n/a	n/a
DETSC 2008# pH	pH Units	7.5	n/a	>6	n/a
DETSC 2073* Acid Neutralisation Capacity (pH4)	mol/kg	< 1.0	n/a	TBE	TBE
DETSC 2073* Acid Neutralisation Capacity (pH7)	mol/kg	< 1.0	n/a	TBE	TBE

Test Results On Leachate

Determinand and Method Reference	Conc in Eluate ug/l		Amount Leached mg/kg		WAC Limit Values (Limit values for LS10 Leachate): Inert Waste	SNRHW	Hazardous Waste
	2:1	8:1	LS2	LS10			
DETSC 2306 Arsenic as As	1.46	2.065	0.003	0.02	0.5	2	25
DETSC 2306 Barium as Ba	10.95	3.071	0.02	< 0.1	20	100	300
DETSC 2306 Cadmium as Cd	< 0.0300	< 0.0300	< 0.004	< 0.02	0.04	1	5
DETSC 2306 Chromium as Cr	2.063	0.6161	< 0.02	< 0.1	0.5	10	70
DETSC 2306 Copper as Cu	2.09	2.686	0.004	0.026	2	50	100
DETSC 2306 Mercury as Hg	< 0.0100	< 0.0100	< 0.0004	< 0.002	0.01	0.2	2
DETSC 2306 Molybdenum as Mo	< 1.10	< 1.10	< 0.02	< 0.1	0.5	10	30
DETSC 2306 Nickel as Ni	1.309	0.922	< 0.02	< 0.1	0.4	10	40
DETSC 2306 Lead as Pb	1.056	0.5661	< 0.01	< 0.05	0.5	10	50
DETSC 2306 Antimony as Sb	0.2974	0.5295	< 0.01	< 0.05	0.06	0.7	5
DETSC 2306 Selenium as Se	0.3081	0.3807	< 0.006	< 0.03	0.1	0.5	7
DETSC 2306 Zinc as Zn	2.79	2.34	0.006	0.024	4	50	200
DETSC 2055 Chloride as Cl	830	600	< 20	< 100	800	15,000	25,000
DETSC 2055* Fluoride as F	140	190	0.28	1.86	10	150	500
DETSC 2055 Sulphate as SO4	1400	2500	< 20	< 100	1000	20,000	50,000
DETSC 2009* Total Dissolved Solids	17000	25000	34	244.1	4000	60,000	100,000
DETSC 2130 Phenol Index	< 100	< 100	< 0.2	< 1	1	n/a	n/a
DETSC 2085 Dissolved Organic Carbon	4400	4800	< 10	< 50	500	800	1000

TBE - To Be Evaluated
SNRHW - Stable Non-Reactive Hazardous Waste

Additional Information

DETSC 2008 pH	6.6	6.4
DETSC 2009 Conductivity uS/cm	23.8	35.9
* Temperature*	19.0	19.0

Mass of Sample Kg	0.200
Mass of dry Sample Kg	0.175

Stage 1

Volume of Leachant L2	0.325
Volume of Eluate VE1	0.13

Stage 2

Volume of Leachant L8	1.4
Volume of Eluate VE2	0.62

Disclaimer: *The WAC limit values are provided for guidance only. Normec DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.*

V.2.07

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-07997
Client Ref ~ A7281
Contract Title ~ Slade Lane

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2666128	BH1 0.50	SOIL	NAD	none	Lucy Lindsley
2666129	BH2 0.40	SOIL	NAD	none	Lucy Lindsley
2666130	BH3 0.50	SOIL	NAD	none	Lucy Lindsley
2666131	BH4 0.30	SOIL	NAD	none	Lucy Lindsley
2666132	BH5 0.25	SOIL	NAD	none	Lucy Lindsley

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-07997
Client Ref ~ A7281
Contract ~ Slade Lane

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2666128	BH1 0.50 SOIL	27/03/26	GJ 250ml, GJ 30ml, PT 1L		
2666129	BH2 0.40 SOIL	27/03/26	GJ 250ml, GJ 30ml, PT 1L		
2666130	BH3 0.50 SOIL	27/03/26	GJ 250ml, GJ 30ml, PT 1L x2		
2666131	BH4 0.30 SOIL	27/03/26	GJ 250ml, GJ 30ml, PT 1L		
2666132	BH5 0.25 SOIL	27/03/26	GJ 250ml, GJ 30ml, PT 1L		
2666133	BH3 0.50 LEACHATE	27/03/26	GJ 250ml, GJ 30ml, PT 1L x2		
2666134	BH3 0.50 LEACHATE	27/03/26	GJ 250ml, GJ 30ml, PT 1L x2		

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

APPENDIX 3

SOIL WASTE ASSESSMENT

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

a) understand the origin of the waste
b) select the correct List of Waste code(s)
c) confirm that the list of determinands, results and sampling plan are fit for purpose
d) select and justify the chosen metal species (Appendix B)
e) correctly apply moisture correction and other available corrections
f) add the meta data for their user-defined substances (Appendix A)
g) check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

GTJJY-P5KMX-2QYOQ

Report is invalid if pages are removed.

Job name

A7281 342 Slade Lane, Manchester

Description/Comments

Project

A7281

Site

342 Slade Lane, Manchester

Classified by

Name:
Luke Glover
Company:
Earth Environmental & Geotechnical Ltd
Date:
24 Apr 2026 10:29 GMT
Telephone:

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification: -

Course	Date
Hazardous Waste Classification	-

Purpose of classification

2 - Material Characterisation

Address of the waste

342 Slade Ln, Manchester **Post Code** M19 2BX

SIC for the process giving rise to the waste

Description of industry/producer giving rise to the waste

Existing material on site.

Description of the specific process, sub-process and/or activity that created the waste

Site investigation.

Description of the waste

Made ground.

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	BH1	0.50	Non Hazardous		3
2	BH2	0.40	Non Hazardous		6
3	BH3	0.50	Non Hazardous		9
4	BH4	0.30	Non Hazardous		12
5	BH5	0.25	Non Hazardous		15

Related documents

#	Name	Description
1	Example worst case waste stream template: 17 05 04 or 17 05 03 *	waste stream template used to create this Job

Report

Created by: Luke Glover

Created date: 24 Apr 2026 10:29 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	18
Appendix B: Rationale for selection of metal species	19
Appendix C: Version	20

Classification of sample: BH1

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
BH1
Sample Depth:
0.50 m
Moisture content:
18%
(dry weight correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 18% Dry Weight Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				34 mg/kg	1.895	54.588 mg/kg	0.00546 %	✓	
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		97 mg/kg	1.437	118.124 mg/kg	0.0118 %	✓	
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.8 mg/kg	8.868	6.012 mg/kg	0.000601 %	✓	
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.4 mg/kg	5.719	1.939 mg/kg	0.000194 %	✓	
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		0.1 mg/kg	1.855	0.157 mg/kg	0.0000157 %	✓	
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		31 mg/kg	1.462	38.397 mg/kg	0.00384 %	✓	
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		47 mg/kg	3.929	156.496 mg/kg	0.0156 %	✓	
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	100 mg/kg	1.56	132.188 mg/kg	0.00847 %	✓	
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		0.14 mg/kg	1.353	0.161 mg/kg	0.0000161 %	✓	
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		17 mg/kg	5.358	77.196 mg/kg	0.00772 %	✓	
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
14		vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		24	mg/kg	1.785	36.309	mg/kg	0.00363 %	✓	
15		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		81	mg/kg	2.774	190.429	mg/kg	0.019 %	✓	
16		TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<LOD
17		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
18		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
19		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
20		ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
21		xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
22		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }	006-007-00-5				<0.01	mg/kg	1.884	<0.0188	mg/kg	<0.00000188 %		<LOD
23		pH			PH		8.1	pH		8.1	pH	8.1 pH		
24		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
25		acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
26		acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
27		fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
28		phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
29		anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
30		fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
31		pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
32		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
33		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
34		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
35		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
36		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
37		indeno[123-cd]pyrene		205-893-2	193-39-5		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
38		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
39		benzo[ghi]perylene		205-883-8	191-24-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number							
40		phenol				0.4 mg/kg		0.339 mg/kg	0.0000339 %	✓	
		604-001-00-2	203-632-7	108-95-2							
								Total:	0.0765 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: BH2

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
BH2
Sample Depth:
0.40 m
Moisture content:
13%
(dry weight correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 13% Dry Weight Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				9 mg/kg	1.895	15.089 mg/kg	0.00151 %	✓	
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		160 mg/kg	1.437	203.466 mg/kg	0.0203 %	✓	
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.9 mg/kg	8.868	7.063 mg/kg	0.000706 %	✓	
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.4 mg/kg	5.719	2.024 mg/kg	0.000202 %	✓	
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		0.3 mg/kg	1.855	0.492 mg/kg	0.0000492 %	✓	
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		15 mg/kg	1.462	19.401 mg/kg	0.00194 %	✓	
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		57 mg/kg	3.929	198.191 mg/kg	0.0198 %	✓	
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	46 mg/kg	1.56	63.497 mg/kg	0.00407 %	✓	
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		0.07 mg/kg	1.353	0.0838 mg/kg	0.00000838 %	✓	
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		12 mg/kg	5.358	56.902 mg/kg	0.00569 %	✓	
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
14		vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		24	mg/kg	1.785	37.915	mg/kg	0.00379 %	✓	
15		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		72	mg/kg	2.774	176.76	mg/kg	0.0177 %	✓	
16		TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
17		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
18		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
19		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
20		ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
21		xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
22		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }	006-007-00-5				<0.01	mg/kg	1.884	<0.0188	mg/kg	<0.00000188 %		<**LOD**
23		pH			PH		9.1	pH		9.1	pH	9.1 pH		
24		naphthalene	601-052-00-2	202-049-5	91-20-3		0.61	mg/kg		0.54	mg/kg	0.000054 %	✓	
25		acenaphthylene		205-917-1	208-96-8		0.42	mg/kg		0.372	mg/kg	0.0000372 %	✓	
26		acenaphthene		201-469-6	83-32-9		1.4	mg/kg		1.239	mg/kg	0.000124 %	✓	
27		fluorene		201-695-5	86-73-7		1.8	mg/kg		1.593	mg/kg	0.000159 %	✓	
28		phenanthrene		201-581-5	85-01-8		11	mg/kg		9.735	mg/kg	0.000973 %	✓	
29		anthracene		204-371-1	120-12-7		2.6	mg/kg		2.301	mg/kg	0.00023 %	✓	
30		fluoranthene		205-912-4	206-44-0		18	mg/kg		15.929	mg/kg	0.00159 %	✓	
31		pyrene		204-927-3	129-00-0		17	mg/kg		15.044	mg/kg	0.0015 %	✓	
32		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		8.4	mg/kg		7.434	mg/kg	0.000743 %	✓	
33		chrysene	601-048-00-0	205-923-4	218-01-9		8.7	mg/kg		7.699	mg/kg	0.00077 %	✓	
34		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		7.4	mg/kg		6.549	mg/kg	0.000655 %	✓	
35		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		4.2	mg/kg		3.717	mg/kg	0.000372 %	✓	
36		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		9.8	mg/kg		8.673	mg/kg	0.000867 %	✓	
37		indeno[123-cd]pyrene		205-893-2	193-39-5		8.4	mg/kg		7.434	mg/kg	0.000743 %	✓	
38		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		0.88	mg/kg		0.779	mg/kg	0.0000779 %	✓	
39		benzo[ghi]perylene		205-883-8	191-24-2		6.8	mg/kg		6.018	mg/kg	0.000602 %	✓	

#		Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number							
40		phenol				0.4 mg/kg		0.354 mg/kg	0.0000354 %	✓	
		604-001-00-2	203-632-7	108-95-2							
								Total:	0.0854 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: BH3

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
BH3
Sample Depth:
0.50 m
Moisture content:
13%
(dry weight correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 13% Dry Weight Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				7.5 mg/kg	1.895	12.574 mg/kg	0.00126 %	✓	
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		72 mg/kg	1.437	91.56 mg/kg	0.00916 %	✓	
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.6 mg/kg	8.868	4.709 mg/kg	0.000471 %	✓	
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.3 mg/kg	5.719	1.518 mg/kg	0.000152 %	✓	
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		0.3 mg/kg	1.855	0.492 mg/kg	0.0000492 %	✓	
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		13 mg/kg	1.462	16.814 mg/kg	0.00168 %	✓	
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		26 mg/kg	3.929	90.403 mg/kg	0.00904 %	✓	
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	31 mg/kg	1.56	42.791 mg/kg	0.00274 %	✓	
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.05 mg/kg	1.353	<0.0677 mg/kg	<0.00000677 %		<**LOD**
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		13 mg/kg	5.358	61.644 mg/kg	0.00616 %	✓	
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
14		vanadium { divanadium pentaoxide; vanadium pentoxide }				19	mg/kg	1.785	30.016	mg/kg	0.003 %	✓	
		023-001-00-8	215-239-8	1314-62-1									
15		zinc { zinc chromate }				51	mg/kg	2.774	125.205	mg/kg	0.0125 %	✓	
		024-007-00-3	236-878-9	13530-65-9									
16		TPH (C6 to C40) petroleum group				200	mg/kg		176.991	mg/kg	0.0177 %	✓	
				TPH									
17		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
		603-181-00-X	216-653-1	1634-04-4									
18		benzene				<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
		601-020-00-8	200-753-7	71-43-2									
19		toluene				<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
		601-021-00-3	203-625-9	108-88-3									
20		ethylbenzene				<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
		601-023-00-4	202-849-4	100-41-4									
21		xylene				<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<LOD
		601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]									
22		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }				<0.01	mg/kg	1.884	<0.0188	mg/kg	<0.00000188 %		<LOD
		006-007-00-5											
23		pH				7.5	pH		7.5	pH	7.5 pH		
				PH									
24		naphthalene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-052-00-2	202-049-5	91-20-3									
25		acenaphthylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-917-1	208-96-8									
26		acenaphthene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			201-469-6	83-32-9									
27		fluorene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			201-695-5	86-73-7									
28		phenanthrene				0.3	mg/kg		0.265	mg/kg	0.0000265 %	✓	
			201-581-5	85-01-8									
29		anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			204-371-1	120-12-7									
30		fluoranthene				0.66	mg/kg		0.584	mg/kg	0.0000584 %	✓	
			205-912-4	206-44-0									
31		pyrene				0.8	mg/kg		0.708	mg/kg	0.0000708 %	✓	
			204-927-3	129-00-0									
32		benzo[a]anthracene				0.59	mg/kg		0.522	mg/kg	0.0000522 %	✓	
		601-033-00-9	200-280-6	56-55-3									
33		chrysene				0.68	mg/kg		0.602	mg/kg	0.0000602 %	✓	
		601-048-00-0	205-923-4	218-01-9									
34		benzo[b]fluoranthene				0.51	mg/kg		0.451	mg/kg	0.0000451 %	✓	
		601-034-00-4	205-911-9	205-99-2									
35		benzo[k]fluoranthene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-036-00-5	205-916-6	207-08-9									
36		benzo[a]pyrene; benzo[def]chrysene				0.95	mg/kg		0.841	mg/kg	0.0000841 %	✓	
		601-032-00-3	200-028-5	50-32-8									
37		indeno[123-cd]pyrene				0.73	mg/kg		0.646	mg/kg	0.0000646 %	✓	
			205-893-2	193-39-5									
38		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-041-00-2	200-181-8	53-70-3									
39		benzo[ghi]perylene				0.68	mg/kg		0.602	mg/kg	0.0000602 %	✓	
			205-883-8	191-24-2									

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
40		phenol				<0.3	mg/kg		<0.3	mg/kg	<0.00003 %		<**LOD**
		604-001-00-2	203-632-7	108-95-2									
										Total:	0.0645 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.0177%)

Classification of sample: BH4

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
BH4
Sample Depth:
0.30 m
Moisture content:
13%
(dry weight correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 13% Dry Weight Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				4.9 mg/kg	1.895	8.215 mg/kg	0.000822 %	✓	
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		74 mg/kg	1.437	94.103 mg/kg	0.00941 %	✓	
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.7 mg/kg	8.868	5.493 mg/kg	0.000549 %	✓	
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.3 mg/kg	5.719	1.518 mg/kg	0.000152 %	✓	
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		0.3 mg/kg	1.855	0.492 mg/kg	0.0000492 %	✓	
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		10 mg/kg	1.462	12.934 mg/kg	0.00129 %	✓	
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		24 mg/kg	3.929	83.449 mg/kg	0.00834 %	✓	
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	42 mg/kg	1.56	57.975 mg/kg	0.00372 %	✓	
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.05 mg/kg	1.353	<0.0677 mg/kg	<0.00000677 %		<**LOD**
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		13 mg/kg	5.358	61.644 mg/kg	0.00616 %	✓	
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
14		vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		19	mg/kg	1.785	30.016	mg/kg	0.003 %	✓	
15		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		46	mg/kg	2.774	112.93	mg/kg	0.0113 %	✓	
16		TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
17		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
18		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
19		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
20		ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
21		xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
22		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }	006-007-00-5				<0.01	mg/kg	1.884	<0.0188	mg/kg	<0.00000188 %		<**LOD**
23		pH			PH		8.9	pH		8.9	pH	8.9 pH		
24		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
25		acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
26		acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
27		fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
28		phenanthrene		201-581-5	85-01-8		0.29	mg/kg		0.257	mg/kg	0.0000257 %	✓	
29		anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
30		fluoranthene		205-912-4	206-44-0		0.95	mg/kg		0.841	mg/kg	0.0000841 %	✓	
31		pyrene		204-927-3	129-00-0		0.87	mg/kg		0.77	mg/kg	0.000077 %	✓	
32		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		0.43	mg/kg		0.381	mg/kg	0.0000381 %	✓	
33		chrysene	601-048-00-0	205-923-4	218-01-9		0.49	mg/kg		0.434	mg/kg	0.0000434 %	✓	
34		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		0.34	mg/kg		0.301	mg/kg	0.0000301 %	✓	
35		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		0.16	mg/kg		0.142	mg/kg	0.0000142 %	✓	
36		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		0.65	mg/kg		0.575	mg/kg	0.0000575 %	✓	
37		indeno[123-cd]pyrene		205-893-2	193-39-5		0.6	mg/kg		0.531	mg/kg	0.0000531 %	✓	
38		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
39		benzo[ghi]perylene		205-883-8	191-24-2		0.34	mg/kg		0.301	mg/kg	0.0000301 %	✓	

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
40		phenol				<0.3	mg/kg		<0.3	mg/kg	<0.00003 %		<**LOD**
		604-001-00-2	203-632-7	108-95-2									
										Total:	0.0452 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: BH5

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
BH5
Sample Depth:
0.25 m
Moisture content:
18%
(dry weight correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 18% Dry Weight Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				16 mg/kg	1.895	25.688 mg/kg	0.00257 %	✓	
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		220 mg/kg	1.437	267.911 mg/kg	0.0268 %	✓	
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				1 mg/kg	8.868	7.515 mg/kg	0.000752 %	✓	
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.4 mg/kg	5.719	1.939 mg/kg	0.000194 %	✓	
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		1 mg/kg	1.855	1.572 mg/kg	0.000157 %	✓	
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		15 mg/kg	1.462	18.579 mg/kg	0.00186 %	✓	
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		59 mg/kg	3.929	196.453 mg/kg	0.0196 %	✓	
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	120 mg/kg	1.56	158.625 mg/kg	0.0102 %	✓	
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		0.15 mg/kg	1.353	0.172 mg/kg	0.0000172 %	✓	
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		17 mg/kg	5.358	77.196 mg/kg	0.00772 %	✓	
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
14		vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		27	mg/kg	1.785	40.847	mg/kg	0.00408 %	✓	
15		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		140	mg/kg	2.774	329.136	mg/kg	0.0329 %	✓	
16		TPH (C6 to C40) petroleum group			TPH		200	mg/kg		169.492	mg/kg	0.0169 %	✓	
17		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
18		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
19		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
20		ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
21		xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
22		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }	006-007-00-5				<0.01	mg/kg	1.884	<0.0188	mg/kg	<0.00000188 %		<**LOD**
23		pH			PH		7.9	pH		7.9	pH	7.9 pH		
24		naphthalene	601-052-00-2	202-049-5	91-20-3		53	mg/kg		44.915	mg/kg	0.00449 %	✓	
25		acenaphthylene		205-917-1	208-96-8		3.5	mg/kg		2.966	mg/kg	0.000297 %	✓	
26		acenaphthene		201-469-6	83-32-9		46	mg/kg		38.983	mg/kg	0.0039 %	✓	
27		fluorene		201-695-5	86-73-7		39	mg/kg		33.051	mg/kg	0.00331 %	✓	
28		phenanthrene		201-581-5	85-01-8		180	mg/kg		152.542	mg/kg	0.0153 %	✓	
29		anthracene		204-371-1	120-12-7		43	mg/kg		36.441	mg/kg	0.00364 %	✓	
30		fluoranthene		205-912-4	206-44-0		200	mg/kg		169.492	mg/kg	0.0169 %	✓	
31		pyrene		204-927-3	129-00-0		170	mg/kg		144.068	mg/kg	0.0144 %	✓	
32		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		73	mg/kg		61.864	mg/kg	0.00619 %	✓	
33		chrysene	601-048-00-0	205-923-4	218-01-9		81	mg/kg		68.644	mg/kg	0.00686 %	✓	
34		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		53	mg/kg		44.915	mg/kg	0.00449 %	✓	
35		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		31	mg/kg		26.271	mg/kg	0.00263 %	✓	
36		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		71	mg/kg		60.169	mg/kg	0.00602 %	✓	
37		indeno[123-cd]pyrene		205-893-2	193-39-5		61	mg/kg		51.695	mg/kg	0.00517 %	✓	
38		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		9.3	mg/kg		7.881	mg/kg	0.000788 %	✓	
39		benzo[ghi]perylene		205-883-8	191-24-2		42	mg/kg		35.593	mg/kg	0.00356 %	✓	

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
40		phenol				<0.3	mg/kg		<0.3	mg/kg	<0.00003 %		<**LOD**
		604-001-00-2	203-632-7	108-95-2									
										Total:	0.222 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.0169%)

Appendix A: Classifier defined and non GB MCL determinands

asbestos fibres detected (Yes/No) (CAS Number: ACM_FIBRES)

Description/Comments: not classified, information only
Data source: N/A
Data source date: 15 Jan 2020
Hazard Statements: None.

chromium(III) oxide (worst case) (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database
Data source: https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H332 , Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Resp. Sens. 1; H334 , Skin Sens. 1; H317 , Repr. 1B; H360FD , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

ethylbenzene (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments:
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex

GB MCL index number: 006-007-00-5
Description/Comments: Conversion factor based on a worst case compound: sodium cyanide
Additional Hazard Statement(s): EUH032 >= 0.2 %
Reason for additional Hazards Statement(s):
20 Nov 2021 - EUH032 >= 0.2 % hazard statement sourced from:: WM3, Table C12.2

pH (CAS Number: PH)

Description/Comments: Appendix C4
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: None.

acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H330 , Acute Tox. 1; H310 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315

acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Aquatic Chronic 2; H411

fluorene (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

phenanthrene (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Carc. 2; H351 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Skin Irrit. 2; H315

anthracene (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

fluoranthene (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 21 Aug 2015
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

pyrene (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 21 Aug 2015
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

indeno[123-cd]pyrene (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Carc. 2; H351

benzo[ghi]perylene (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 23 Jul 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

Appendix B: Rationale for selection of metal species

arsenic {arsenic acid and its salts with the exception of those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for arsenic acid H3AsO4. (edit as required)

barium {barium carbonate}

No chromium (VI) detected.

beryllium {beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for beryllium chloride. (edit as required)

boron {boric acid; [1] boric acid; [2]}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming water is or has been present. (edit as required)

cadmium {cadmium sulfate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

No chromium (VI) detected.

chromium in Cr(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case species based on hazard statements/molecular weight (edit as required)

copper {copper sulphate pentahydrate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

lead {lead chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

mercury {mercury dichloride}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming no evidence for the use of explosives. (edit as required)

nickel {nickel dibromate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

selenium {nickel selenate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

vanadium {divanadium pentaoxide; vanadium pentoxide}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

zinc {zinc chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

cyanides {salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex}

Harmonised group entry used as most reasonable case as complex cyanides and those specified elsewhere in the annex are not likely to be present in this soil: [Note conversion factor based on a worst case compound: sodium cyanide] (edit as required)

Appendix C: Version

HazWasteOnline Classification Engine: WM3 1st Edition v1.2.GB - Oct 2021
HazWasteOnline Classification Engine Version: 2026.83.7020.12656 (25 Mar 2026)
HazWasteOnline Database: 2026.83.7020.12656 (25 Mar 2026)

This classification utilises the following guidance and legislation:
WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021
CLP Regulation - Regulation 1272/2008/EC of 16 December 2008
1st ATP - Regulation 790/2009/EC of 10 August 2009
2nd ATP - Regulation 286/2011/EC of 10 March 2011
3rd ATP - Regulation 618/2012/EU of 10 July 2012
4th ATP - Regulation 487/2013/EU of 8 May 2013
Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013
5th ATP - Regulation 944/2013/EU of 2 October 2013
6th ATP - Regulation 605/2014/EU of 5 June 2014
WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014
Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014
7th ATP - Regulation 2015/1221/EU of 24 July 2015
8th ATP - Regulation (EU) 2016/918 of 19 May 2016
9th ATP - Regulation (EU) 2016/1179 of 19 July 2016
10th ATP - Regulation (EU) 2017/776 of 4 May 2017
HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017
13th ATP - Regulation (EU) 2018/1480 of 4 October 2018
14th ATP - Regulation (EU) 2020/217 of 4 October 2019
15th ATP - Regulation (EU) 2020/1182 of 19 May 2020
The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020
The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1540 of 16th December 2020
GB MCL List - version 1.1 of 09 June 2021
GB MCL List v2.0 - version 2.0 of 20th October 2023
GB MCL List v3.0 - version 3.0 of 11th January 2024
GB MCL List v4.0 - version 4.0 of 2nd March 2024
GB MCL List v5.0 - version 5.0 of 26th June 2024
GB MCL List v6.0 - version 6.0 of 15th February 2025
GB MCL List v7.0 - version 7.0 of 23rd September 2025

APPENDIX 4

GEOTECHNICAL TESTING RESULTS

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Earth Environmental & Geotechnical Ltd

Address Houldsworth Mill Business & Arts Centre
Houldsworth Mill
Reddish
Stockport
SK5 6DA

Contract Slade Lane

Job Number MRN 26043/32
Date of Issue 14 May 2026

Approved Signatories

S J Hutchings, O P Davies

Notes

1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.

2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.

3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.

4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.

5 The results included within the report are representative of the samples submitted for analysis.

6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.

MURRAY RIX

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

UKAS TESTING 1580

TEST CERTIFICATE

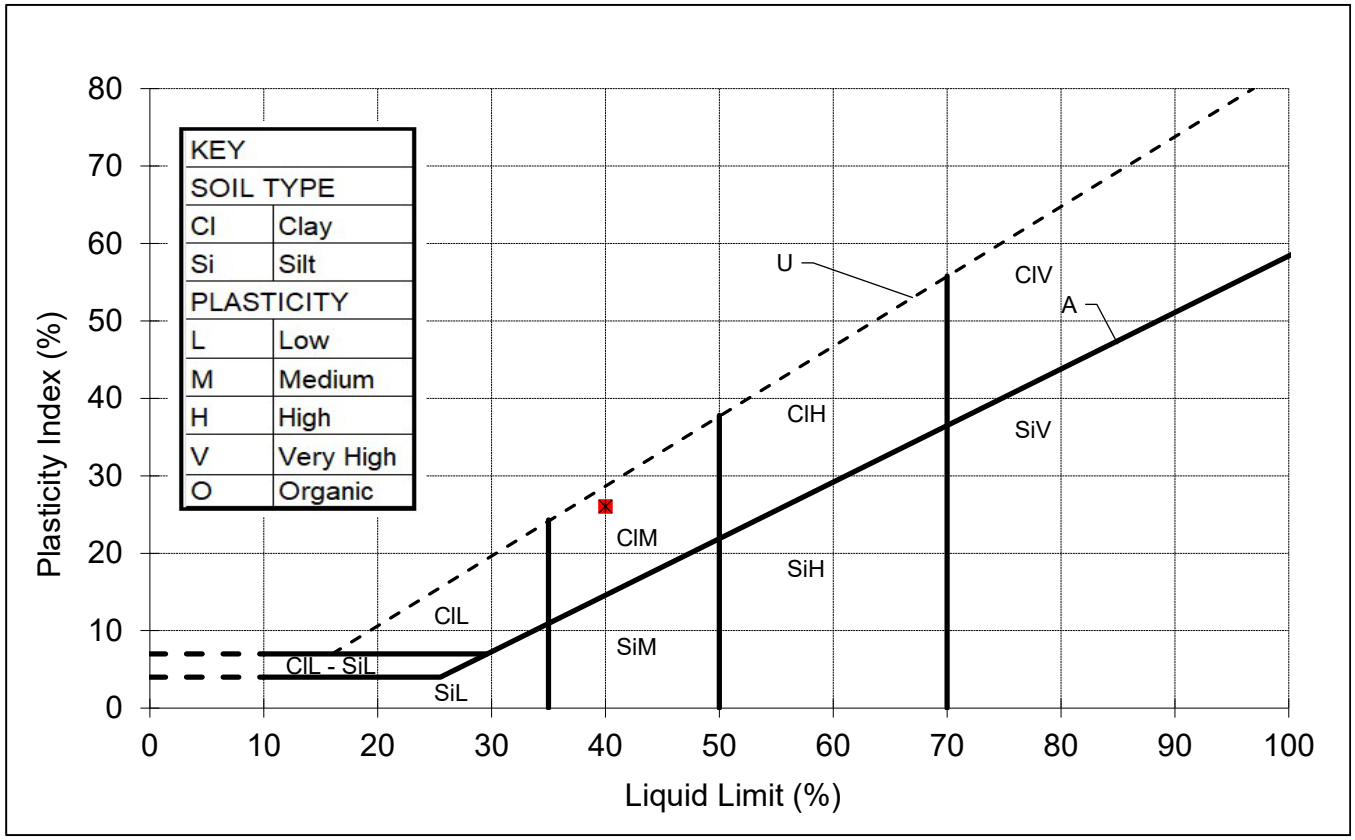
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PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5
WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

SAMPLE LABEL	BH1 1.5m	DATE SAMPLED	27-Mar-26
SAMPLE No.	6066301	DATE RECEIVED	31-Mar-26
DATE TESTED	08-Apr-26	SAMPLED BY	Client

MATERIAL	Orange grey brown silty slightly sandy slightly gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
SAMPLE HISTORY	Natural State	% RET. 425um BY	Wet Sieved

Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
17.3	40	14	26	88



REMARKS

SIGNED

NAME O.P. Davies BA (Hons) DATE 14-May-26
(Director / Head of Laboratory)

MURRAY RIX

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DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

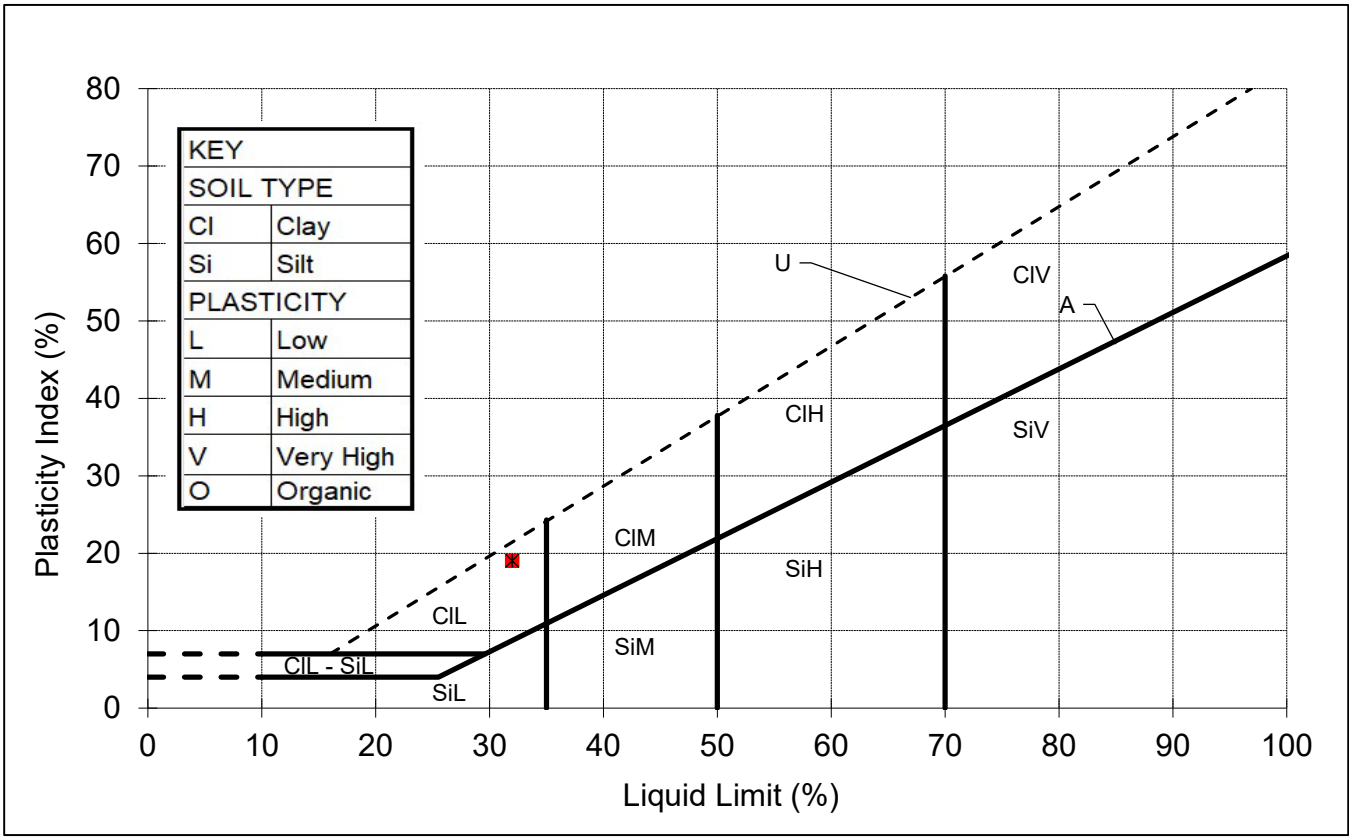
LIQUID LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.3 (30° FALL CONE) 4 POINT METHOD
PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5
WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

SAMPLE LABEL	BH2 1.75m	DATE SAMPLED	27-Mar-26
SAMPLE No.	6066302	DATE RECEIVED	31-Mar-26
DATE TESTED	08-Apr-26	SAMPLED BY	Client

MATERIAL	Orange brown silty slightly sandy slightly gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
SAMPLE HISTORY	Natural State	% RET. 425um BY	Wet Sieved

Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
13.2	32	13	19	90



REMARKS

SIGNED

NAME O.P. Davies BA (Hons) DATE 14-May-26
(Director / Head of Laboratory)

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UKAS TESTING 1580

TEST CERTIFICATE

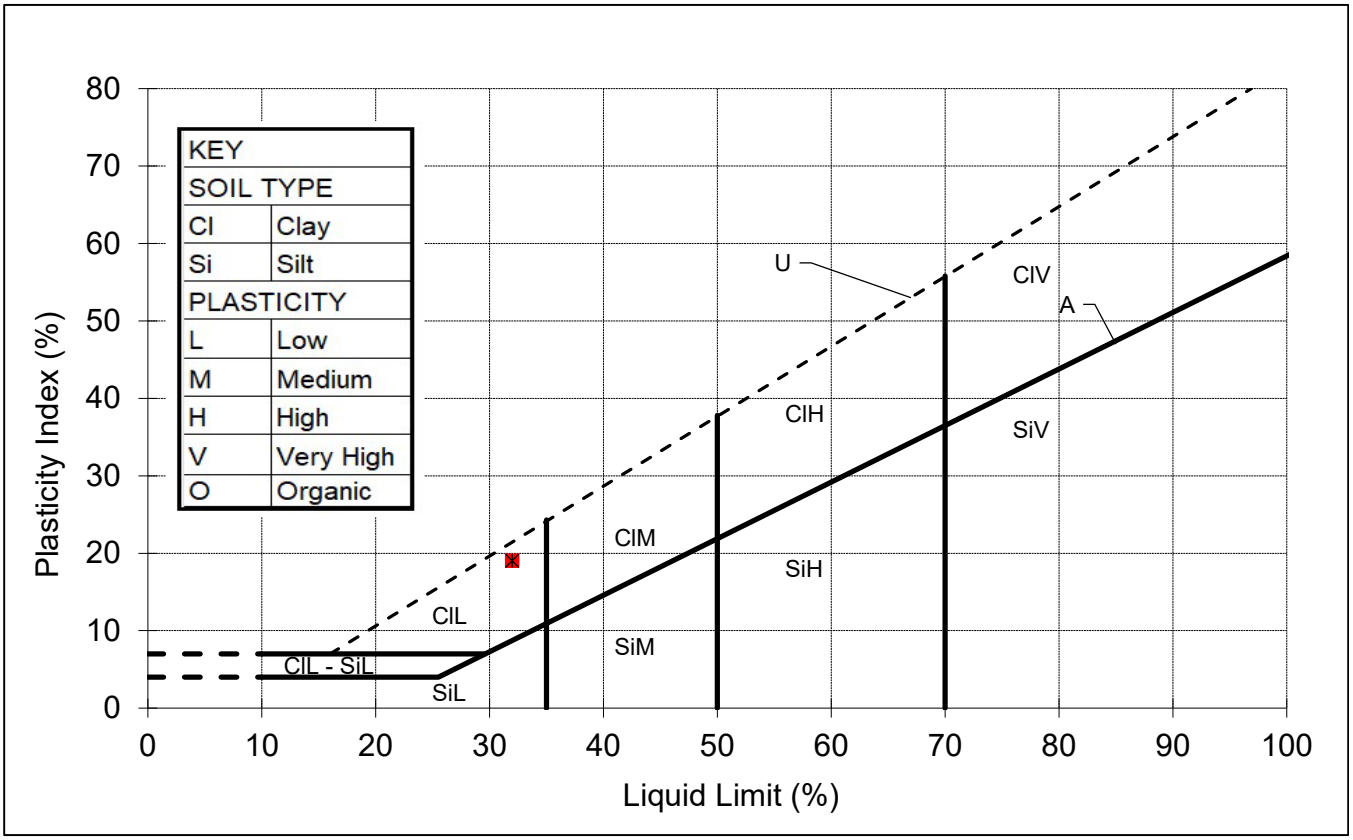
LIQUID LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.3 (30° FALL CONE) 4 POINT METHOD
PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5
WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

SAMPLE LABEL	BH3 1.5m	DATE SAMPLED	27-Mar-26
SAMPLE No.	6066303	DATE RECEIVED	31-Mar-26
DATE TESTED	08-Apr-26	SAMPLED BY	Client

MATERIAL	Grey brown silty slightly sandy slightly gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
SAMPLE HISTORY	Natural State	% RET. 425um BY	Wet Sieved

Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
12.9	32	13	19	89



REMARKS

SIGNED

NAME O.P. Davies BA (Hons) DATE 14-May-26
(Director / Head of Laboratory)

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UKAS TESTING 1580

TEST CERTIFICATE

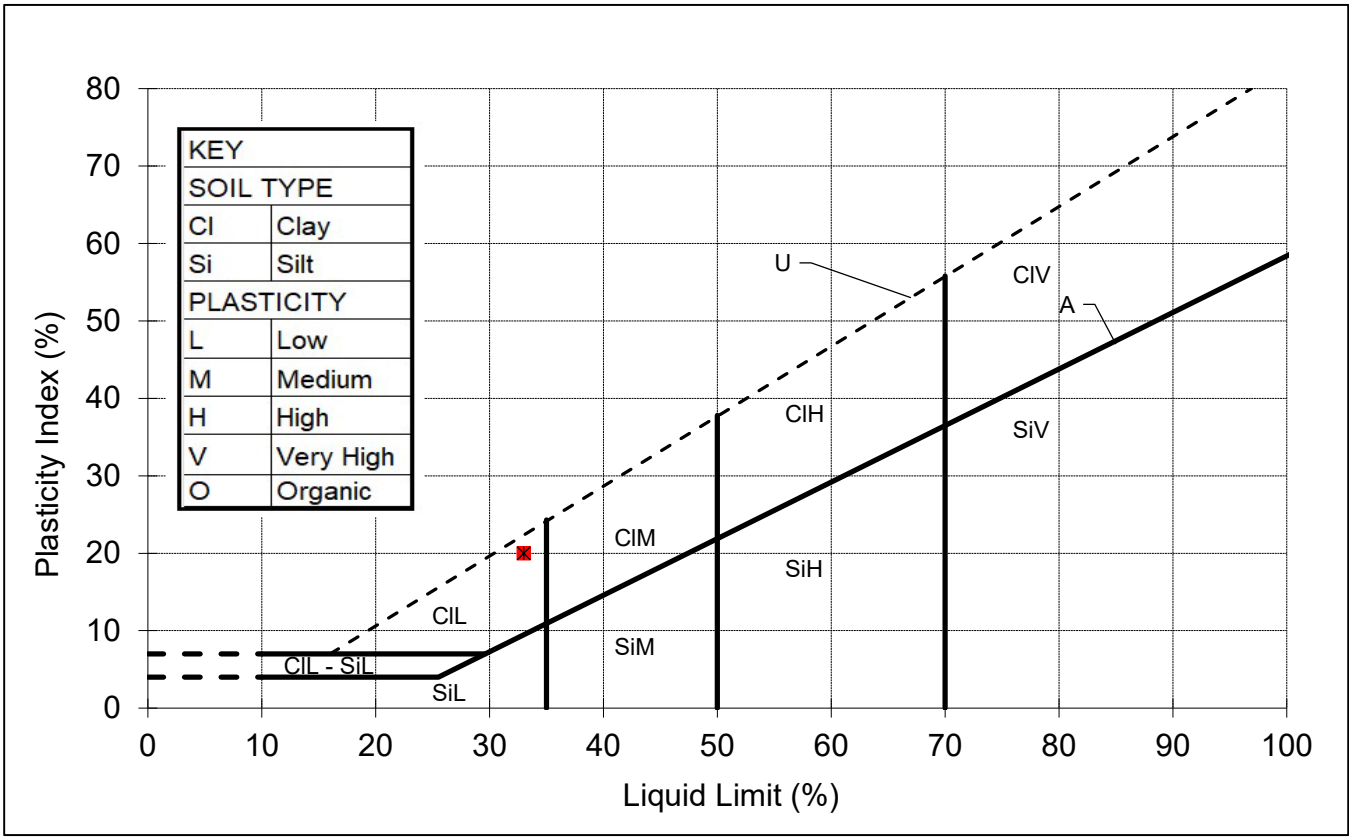
LIQUID LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.3 (30° FALL CONE) 4 POINT METHOD
PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5
WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

SAMPLE LABEL	BH4 2.0m	DATE SAMPLED	27-Mar-26
SAMPLE No.	6066304	DATE RECEIVED	31-Mar-26
DATE TESTED	08-Apr-26	SAMPLED BY	Client

MATERIAL	Grey brown silty slightly sandy slightly gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
SAMPLE HISTORY	Natural State	% RET. 425um BY	Wet Sieved

Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
14.9	33	13	20	91



REMARKS

SIGNED

NAME O.P. Davies BA (Hons) (Director / Head of Laboratory) DATE 14-May-26

MURRAY RIX

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DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

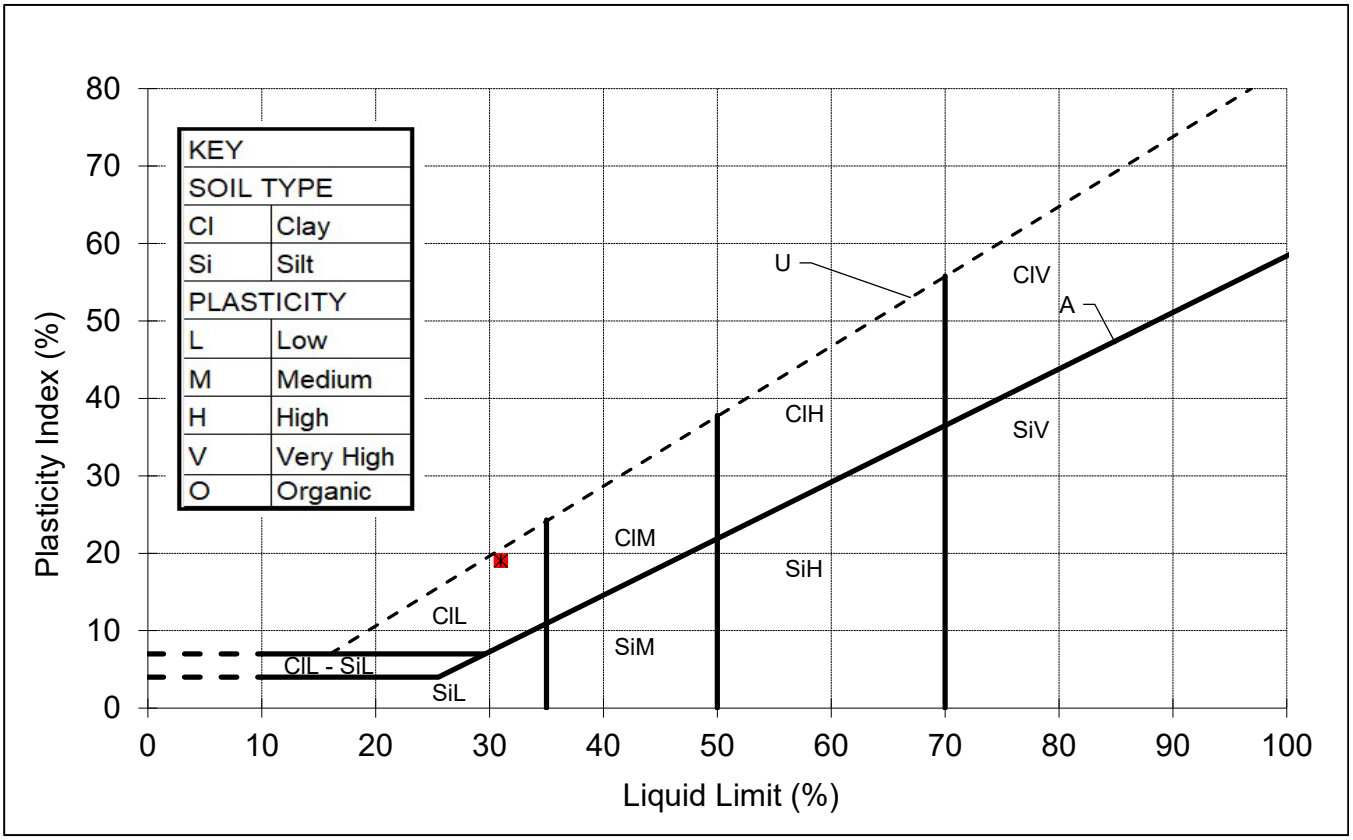
LIQUID LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.3 (30° FALL CONE) 4 POINT METHOD
PLASTIC LIMIT BS EN ISO 17892-12:2018+A2:2022 Clause 5.5
WATER CONTENT METHOD BS EN ISO 17892-1:2014+A1:2022

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

SAMPLE LABEL	BH5 1.5m	DATE SAMPLED	27-Mar-26
SAMPLE No.	6066305	DATE RECEIVED	31-Mar-26
DATE TESTED	08-Apr-26	SAMPLED BY	Client

MATERIAL	Grey brown silty slightly sandy slightly gravelly CLAY		
ADVISED SOURCE	Site Investigation Sample	WATER CONTENT	Increasing
SAMPLE HISTORY	Natural State	% RET. 425um BY	Wet Sieved

Natural Water Content (%)	Liquid Limit (%)	Plastic Limit (%)	Plasticity Index (%)	Passing 425 micron (%)
13.0	31	12	19	93



REMARKS

SIGNED

NAME O.P. Davies BA (Hons) DATE 14-May-26
(Director / Head of Laboratory)

MURRAY RIX

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

TEST CERTIFICATE

DETERMINATION OF WATER-SOLUBLE SULPHATE IN SOIL
& DETERMINATION OF THE pH VALUE
BS 1377-3:2018+A1:2021, Cl. 7.3 & Cl. 12

CLIENT	Earth Environmental & Geotechnical Ltd
SITE	Slade Lane
JOB NUMBER	MRN 26043/32

DATE TESTED	#REF!	DATE SAMPLED	27-Mar-26
SAMPLED BY	Client	DATE RECEIVED	31-Mar-26
PRE-TREATMENT	Air Dried	ADVISED SOURCE	Site Investigation Samples

Sample Number	Sample Label	Material	% Ret. 2mm	pH Value	Water Soluble Sulphate as SO_4 (mg/l)
6066301	BH1 1.5m	Orange grey brown silty slightly sandy slightly gravelly CLAY	3	6.8	130
6066302	BH2 1.75m	Orange brown silty slightly sandy slightly gravelly CLAY	7	7.1	180
6066304	BH4 2.0m	Grey brown silty slightly sandy slightly gravelly CLAY	4	7.3	90
6066305	BH5 1.5m	Grey brown silty slightly sandy slightly gravelly CLAY	3	7.1	140

REMARKS

SIGNED

NAME O.P. Davies BA (Hons) DATE 14-May-26
(Director / Head of Laboratory)

APPENDIX 5

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd under a defined programme, scope of works, and terms and conditions agreed with the client. This report was compiled with all reasonable skill and care, taking into account the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and the staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty, whether express or implied, in relation to the services. Unless otherwise agreed, this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid, and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time, and further investigation or assessment should be conducted if there is any significant delay in acting on the findings of this report. The passage of time may result in changes to site conditions, regulatory or other legal provisions, technology, or economic conditions that could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice from Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not explicitly set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd's observations of existing physical conditions at the site, gained from a walkover survey of the site, together with Earth Environmental & Geotechnical Ltd's interpretation of information, including documentation,

obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy of that information, it has not been verified.

No responsibility can be accepted for errors within third-party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out, they have been restricted to the level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable, and investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered that differ from those considered in this report. The extent of the limited area depends on soil and groundwater conditions, the positions of any current structures and underground facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited set of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd], based on the available operational and historical information, and it should not be inferred that other chemical species are absent.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels vary seasonally and with local drainage conditions, and higher levels may occur at other times of the year than those recorded during this investigation.

Any site drawing(s) provided in this report are not meant to be an accurate base plan but are used to present the general relative locations of features on and surrounding the site.

APPENDIX 1

EXPLORATORY HOLE LOGS

APPENDIX 2

SOIL CHEMICAL TESTING RESULTS

APPENDIX 3

SOIL WASTE ASSESSMENT

APPENDIX 4

GEOTECHNICAL TESTING RESULTS

APPENDIX 5

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd under a defined programme, scope of works, and terms and conditions agreed with the client. This report was compiled with all reasonable skill and care, taking into account the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and the staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty, whether express or implied, in relation to the services. Unless otherwise agreed, this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid, and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time, and further investigation or assessment should be conducted if there is any significant delay in acting on the findings of this report. The passage of time may result in changes to site conditions, regulatory or other legal provisions, technology, or economic conditions that could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice from Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not explicitly set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd's observations of existing physical conditions at the site, gained from a walkover survey of the site, together with Earth Environmental & Geotechnical Ltd's interpretation of information, including documentation,

obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy of that information, it has not been verified.

No responsibility can be accepted for errors within third-party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out, they have been restricted to the level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable, and investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered that differ from those considered in this report. The extent of the limited area depends on soil and groundwater conditions, the positions of any current structures and underground facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited set of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd], based on the available operational and historical information, and it should not be inferred that other chemical species are absent.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels vary seasonally and with local drainage conditions, and higher levels may occur at other times of the year than those recorded during this investigation.

Any site drawing(s) provided in this report are not meant to be an accurate base plan but are used to present the general relative locations of features on and surrounding the site.

APPENDIX 4

PHASE 2 SITE INVESTIGATION-ADDITIONAL SOIL CHEMICAL TESTING REPORT (REFERENCED A7281/26/ADD CHEM TESTING), DATED JULY 2026.

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

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Geology
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Guildford, GU4 7WA

OUR REF: A7281/26/add Chem testing
YOUR REF:

7th July 2026

Hannah Beattie
D Woodman Developments Limited

By Email (dwoodmandevelopments@hotmail.com)

Dear Hannah,

342 Slade Lane, Manchester, M19 2BX
Phase 2 Site Investigation- Additional Soil Chemical Testing Report

Background and Terms of Reference

This report should be read in conjunction with the Earth Environmental & Geotechnical Phase 2 GeoEnvironmental Ground Investigation Report dated June 2026 (ref: A7281/26/SI).

Following the submission of the previous Phase 2 GeoEnvironmental Ground Investigation Report dated June 2026 (A7281/26/SI), the following comment was received from the Environmental Health Officer at Manchester City Council:

Condition 14 cannot be discharged as the phase II report does not address ground gas; there is no mention of gas monitoring in the report and no information as to why that has not been undertaken. Additional information/comment on this is required.

The site investigation work has only been carried out around the existing buildings; additional investigation work is required in the area under the existing building once they have been demolished.

The phase II report and remediation strategy must then be updated accordingly.

As such, the Phase 2 GeoEnvironmental Ground Investigation Report was updated as A7281/26/SI V2 to reflect the CLO comments. EEG concluded that it would be prudent to conduct soil sampling inside the building, in order to provide the council with confidence for any future developments which may include the implementation of soft landscaping.

This report provides a summary of the chemical analysis of the additional soil samples recovered from inside the building at 342 Slade Lane, Manchester.

Scope of Work

A site visit was conducted on the 16th June 2026 to undertake a hand-pitting exercise, with the objective of recovering soil samples from below the existing hardstanding for laboratory chemical analysis.

A total of 3no. hand-dug pits were undertaken across the site within the existing

buildings to a maximum depth of 1.00m. The objective of this was to identify any potential contamination within the influencing range of receptors (dermal contact).

Chemical testing has been performed by Normec DETS, a UKAS and MCERTS accredited laboratory. Appendix B provides a copy of the testing results.

The results have been compared to a residential end-use (with plant uptake) criteria for the long-term protection of human health.

The hand-dug pit sampling locations marked with red 'X' are shown in Figure 1 overleaf.

Local Recorded Geology

BGS digital mapping shows that the site is underlain by superficial Devensian Till deposits comprising clay and sand with occasional boulders. The bedrock geology beneath the site is shown to be the Halesowen Formation, comprising mudstone, siltstone and sandstone.

Soil Profile Encountered

The sequence of strata identified on site in each exploratory hole location is as follows:

- TP01 encountered between ground level and 0.10m, comprising concrete, overlying grey and brown, slightly sandy GRAVEL, of concrete, brick, to a depth of 0.20m. This was underlain by firm reddish and dark brown gravelly CLAY, with gravel of brick, ash and concrete, to a maximum depth of 0.95m.
- TP02 encountered hardstanding between ground level and 0.10m, comprising concrete, overlying reddish and dark brown gravelly SAND to a depth of 0.30m, overlying soft grey slightly clayey slightly gravelly SILT, with gravel of concrete, ash and brick to a maximum depth of 0.40m. This was underlain by soft to firm grey gravelly CLAY, with gravel of brick and ash, to a maximum depth of 1.00m.
- TP03 encountered hardstanding between ground level and 0.10m, comprising concrete, overlying dark brown slightly clayey gravelly SAND, with gravel of brick, sandstone and concrete to a maximum depth of 0.70m. This was underlain by soft to firm reddish brown slightly sandy slightly gravelly CLAY, with gravel of brick to a maximum depth of 1.00m

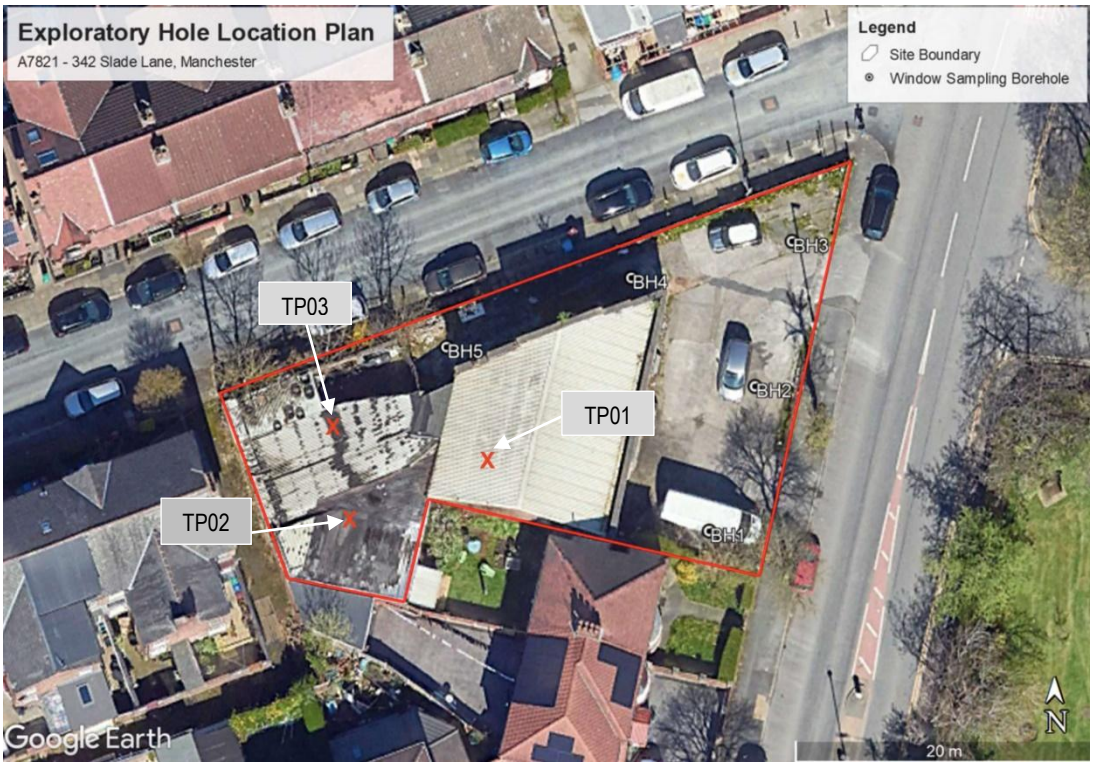
Appendix A provides a description of the soil profile at each location.
There was no visual or olfactory evidence of contamination observed during the site sampling process.

Table 1 overleaf provides a summary of the ground conditions at each plot location.

Table 1: Summary of Ground Conditions Encountered

Location	Depth to Stratum (m)		Groundwater (m)
	Hardstanding	Made Ground	
TP01	GL - 0.10	0.10-0.95	-
TP02	GL - 0.10	0.10 – 1.00	0.60
TP03	GL - 0.10	0.10 – 1.00	-

Figure 1: Sampling Location Plan



Chemical Testing

3no. samples were obtained in total from the hand-dug pit locations, from the made ground soil profile below the encountered hardstanding.

Chemical testing has been performed for a wide range of analytes including asbestos screen, pH, total organic carbon, total sulphate, sulphide, total cyanide, arsenic, chromium, hexavalent chromium, copper, lead, selenium, zinc, cadmium, mercury, nickel, vanadium, barium, beryllium, water soluble boron, mono phenol, speciated hydrocarbons and speciated PAH's.

At a Tier I stage, the long-term (chronic) human health toxicity of the soil has been assessed with reference to DEFRA/Environment Agency Contaminated Land Exposure Assessment (CLEA) Soil Guideline Values (SGV) for generic site land uses, soils, and exposure.

Where Environment Agency generic guidance is absent, reference has been made to the Chartered Institute of Environmental Health (CIEH) S4ULs for human health risk assessment. In the case of arsenic, cadmium, hexavalent chromium, lead, benzene, naphthalene, and benzo(a)pyrene, DEFRA Category 4 Screening Levels have been adopted. The results have been compared to residential with plant uptake and 1% soil organic matter (SOM).

The soil chemical testing results are summarised in Table 2 overleaf.

Table 2: Soil Results Comparison with C4SL/S4UL Values

Determinant	C4SL/S4UL Levels Residential 1% SOM (mg/kg)	TP01 0.50m MG	TP02 0.30m MG	TP03 0.40m MG	No of Exceedances
Metals					
Arsenic	37	8.4	4.5	24	0
Beryllium	1.7	0.8	0.6	3.4	1
Boron	290	1.4	0.5	1.0	0
Cadmium	22	0.2	0.3	0.4	0
Chromium	910	25	17	20	0
Chromium VI	21	< 1.0	< 1.0	< 1.0	0
Copper	2400	26	26	620	0
Lead	200	26	20	120	0
Inorganic Mercury	200	0.06	< 0.05	0.14	0
Nickel	180	26	21	45	0
Selenium	250	0.9	0.6	< 0.5	0
Vanadium	410	42	25	65	0
Zinc	3700	63	66	170	0
Polycyclic Aromatic Hydrocarbons					
Naphthalene	15	< 0.10	< 0.10	0.22	0
Acenaphthylene	170	< 0.10	< 0.10	0.23	0
Acenaphthene	210	< 0.10	< 0.10	< 0.10	0
Fluorene	170	< 0.10	< 0.10	0.48	0
Phenanthrene	95	0.73	< 0.10	3.2	0
Anthracene	2400	0.29	< 0.10	0.72	0
Fluoranthene	280	2.0	< 0.10	9.3	0
Pyrene	620	1.9	< 0.10	8.5	0
Benzo(a)anthracene	7.2	0.93	< 0.10	4.4	0
Chrysene	15	0.83	< 0.10	5.1	0
Benzo(b)fluoranthene	2.6	0.73	< 0.10	5.3	1
Benzo(k)fluoranthene	77	0.29	< 0.10	3.3	0
Benzo(a)pyrene	5	1.2	< 0.10	5.7	1
Indeno(1,2,3-cd) pyrene	27	0.66	< 0.10	4.3	0
Dibenz (a, h) anthracene	0.24	< 0.10	< 0.10	0.45	1
Benzo(ghi)perylene	320	0.45	< 0.10	3.9	0
Petroleum Hydrocarbons					
Aliphatic EC >5-6	42	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >6-8	100	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >8-10	27	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >10-12	130	3.2	2.6	3.0	0
Aliphatic EC >12-16	1100	6.8	6.2	7.4	0
Aliphatic EC >16-21	65000	9.2	8.9	13	0
Aliphatic EC >21-35	65000	24	22	33	0
Aromatic EC >5-7	70	< 0.01	< 0.01	< 0.01	0
Aromatic EC >7-8	130	< 0.01	< 0.01	< 0.01	0
Aromatic EC >8-10	34	< 0.01	< 0.01	< 0.01	0
Aromatic EC >10-12	74	1.8	< 0.9	< 0.9	0
Aromatic EC >12-16	140	3.9	< 0.5	< 0.5	0
Aromatic EC >16-21	260	9.0	2.9	27	0
Aromatic EC >21-35	1100	20	9.5	45	0
Benzene	0.87	< 0.01	< 0.01	< 0.01	0
Toluene	130	< 0.01	< 0.01	< 0.01	0
Ethylbenzene	47	< 0.01	< 0.01	< 0.01	0
m & p-xylenes	56	< 0.01	< 0.01	< 0.01	0
o-xylenes	56	< 0.01	< 0.01	< 0.01	0
Phenols					
Phenol	120	< 0.3	< 0.3	< 0.3	0

Based on the chemical testing results, four contaminants tested from the soil material contained concentrations of determinants in exceedance of the screening criteria relevant to residential end use with plant uptake (1% SOM).

This refers to exceedances of beryllium, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene and dibenzo (a, h) anthracene all within the sample taken from TP03 at 0.40m bgl.

No asbestos fibres or fragments were identified in any of the samples tested.

Conclusions & Recommendations

A soil sampling exercise has been completed at the 342 Slade Lane, Manchester site, and samples of the existing material below the hardstanding have been recovered and submitted for laboratory chemical analysis.

The encountered material was generally described as variable CLAY and SAND made ground, with multiple inclusions of inert material such as concrete, brick, sandstone and coal. No visual or olfactory evidence of contamination was observed across the exploratory holes.

The tested samples were compared to a conservative soil assessment criterion for the long-term protection of human health for residential end use. The sample tested from TP03 at 0.40m contained concentrations of metals and PAHs that exceeded the residential end use screening criteria.

Based on the results of the chemical testing, 4no. contaminant concentrations, including PAHs, exceeded the screening criteria for a residential end use with plant uptake. Therefore, the risk to future end users is **LOW** to **MODERATE.**

A remediation strategy has previously been developed based on the findings of the of the previous Phase 2 Ground Investigation report. The remediation strategy will require updating to now include the area of TP03.

Sustainable Drainage

Based on the ground conditions encountered within the previous investigation, it is unlikely that sustainable drainage would be suitable at the site due to the generally impermeable natural strata of clay underlying the site.

If sustainable drainage is to be considered, it is recommended that soakaway testing is carried out in accordance with BRE 365 at the site to establish the sites suitability for sustainable drainage.

Should you have any queries regarding the contents of this report, please feel free to contact me.

Yours Sincerely,



Graham Boultbee
Associate Director

For and on behalf of Earth Environmental & Geotechnical Ltd

Appendix A Hand Dug Pit Logs
Appendix B Soil Chemical Testing Results

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A Technics Group Company

APPENDIX A

HAND DUG PIT LOGS

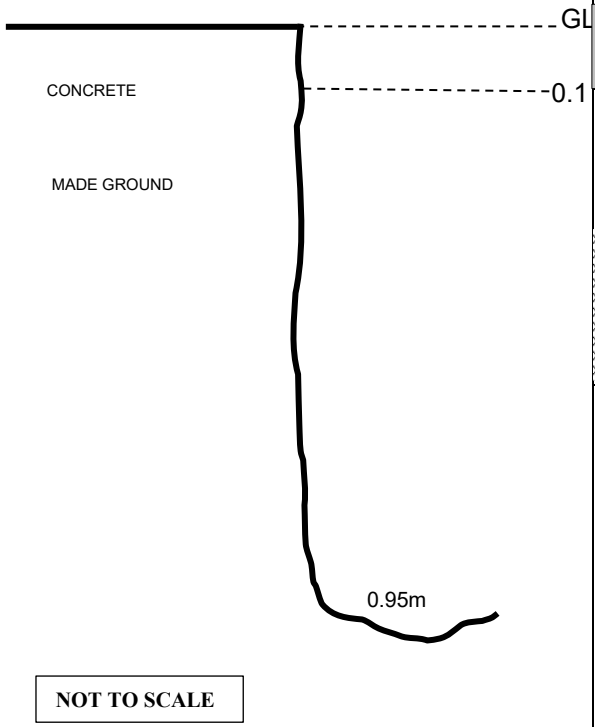
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A Technics Group Company

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TRIAL PIT LOG

Project Name: Slade Lane, Manchester	**Hole Number: TP01**
Date: 16/06/2026	**Logged By: R. S**
Project No: A7281	**Total Depth: 0.95m**
Client: D Woodman Developments Limited	**Remarks:**
Easting: 386817	**Northing: 393973**
Elevation:	

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.10	MADE GROUND: Concrete
	0.10-0.20	MADE GROUND: Grey and brown slightly sandy angular to subangular fine to coarse GRAVEL of concrete, brick.
	0.20-0.95	MADE GROUND: Firm reddish and dark brown gravelly CLAY with occasional cobble content of brick and sandstone. Gravel is angular to subangular fine to coarse, of brick, ash, and concrete.

Trial pit terminated at 0.95m.
ES=Environmental Sample, D=Disturbed Sample
HP=Hand Pen Reading, SV=Shear Vane Reading

ES at 0.50m, 0.90m

Pictures:



Trial Pit 01: Internal view of excavation



Trial Pit 01: Overview of excavated soils

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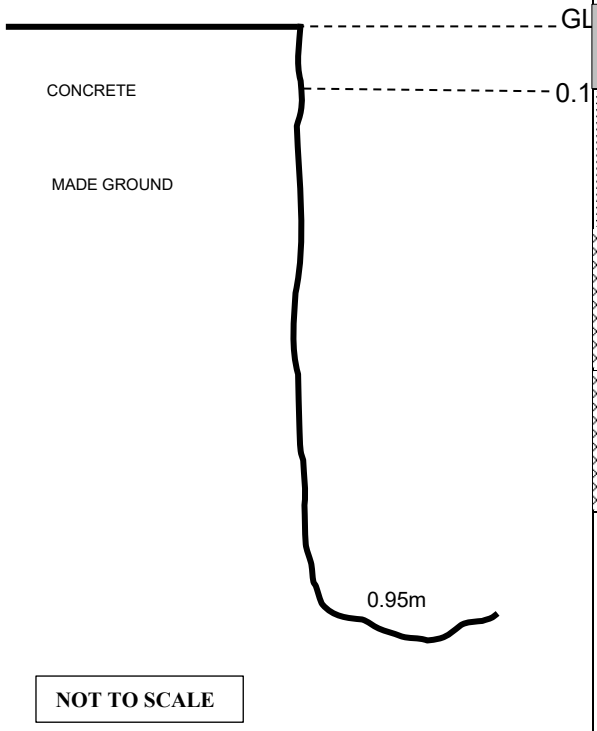
TRIAL PIT LOG

Project Name: Slade Lane, Manchester
Date: 16/06/2026
Project No: A7281
Client: D Woodman Developments Limited

Hole Number: TP02
Logged By: R. S
Total Depth: 1.00m
Remarks: Groundwater strike at 0.60m

Easting: 386811
Northing: 393964
Elevation:

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.10	MADE GROUND: Concrete
	0.10-0.30	MADE GROUND: Reddish and dark brown gravelly fine to coarse SAND. Gravel is angular to subrounded, fine to coarse, of brick and asphalt.
	0.30-0.40	MADE GROUND: Soft grey, slightly clayey, slightly gravelly SILT. Gravel is subrounded, fine to coarse of ash and brick.
	0.40-1.00	MADE GROUND: Soft to firm grey gravelly CLAY with occasional Copple content of brick. Gravel is subangular to subrounded, fine to coarse of ash and brick.

Trial pit terminated at 1.00m.
ES=Environmental Sample, D=Disturbed Sample
HP=Hand Pen Reading, SV=Shear Vane Reading

ES at 0.30m, 1.00m

Pictures:



Trial Pit 02: Internal view of excavation



Trial Pit 02: Overview of excavated soils

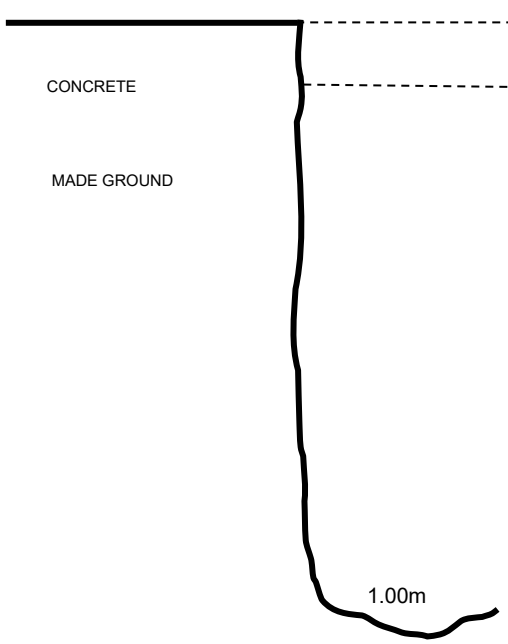
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TRIAL PIT LOG

Project Name: Slade Lane, Manchester	**Hole Number:** TP03
Date: 16/06/2026	**Logged By:** R. S
Project No: A7281	**Total Depth:** 1.00m
Client: D Woodman Developments Limited	**Remarks:**
Easting: 386811	**Northing: 393974**
Elevation:	

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.10	MADE GROUND: Concrete
	0.10-0.70	MADE GROUND: Dark brown, slightly clayey gravelly fine to medium SAND with rootlets. Gravel is angular to subangular fine to coarse, of brick, sandstone, and concrete.
	0.70-1.00	MADE GROUND: Soft to firm reddish brown slightly gravelly, slightly sandy CLAY. Gravel is angular to subrounded, fine to coarse of brick.

Trial pit terminated at 1.00m.
ES=Environmental Sample, D=Disturbed Sample
HP=Hand Pen Reading, SV=Shear Vane Reading

ES at 0.40m, 0.80m

Pictures:



Trial Pit 03: Internal view of excavation



Trial Pit 03: Overview of excavated soils

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A Technics Group Company

APPENDIX B

SOIL CHEMICAL TESTING RESULTS

Certificate of Analysis

Certificate Number	26-14804	*Issued:*	03-Jul-26

Client Earth Environmental & Geotechnical Ltd
Ashbourne House
334 Wellington Road North
Stockport
Cheshire
SK4 5DA

Our Reference	26-14804
Client Reference ~	A7281
Order No ~	A7281/RS/01
Contract Title ~	Slade Lane
Description	3 Soil samples.
Date Received	18-Jun-26
Date Started	18-Jun-26
Date Completed	03-Jul-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

2139

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-14804
Client Ref ~ A7281
Contract Title ~ Slade Lane

Sample ID	Depth	Lab No	Completed	Matrix Description
TP01	0.5	2704503	03/07/2026	Brown gravelly, sandy CLAY (Possible made ground - brick)
TP02	0.3	2704504	03/07/2026	Brown slightly gravelly, sandy CLAY
TP03	0.4	2704505	03/07/2026	Brown gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)

Summary of Chemical Analysis
Soil Samples

Our Ref 26-14804
Client Ref ~ A7281
Contract Title ~ Slade Lane

	Lab No	2704503	2704504	2704505
	Sample ID ~	TP01	TP02	TP03
	Depth ~	0.50	0.30	0.40
	Other ID ~			
	Sample Type ~	SOIL	SOIL	SOIL
	Sampling Date ~	16/06/2026	16/06/2026	16/06/2026
	Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units			
Preparation						
Moisture Content	DETSC 1004	0.1	%	13	16	11
Metals						
Arsenic	DETSC 2301#	0.2	mg/kg	8.4	4.5	24
Barium	DETSC 2301#	1.5	mg/kg	80	180	690
Beryllium	DETSC 2301#	0.2	mg/kg	0.8	0.6	3.4
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	1.4	0.5	1.0
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.3	0.4
Chromium	DETSC 2301#	0.15	mg/kg	25	17	20
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	26	26	620
Lead	DETSC 2301#	0.3	mg/kg	26	20	120
Mercury	DETSC 2325#	0.05	mg/kg	0.06	< 0.05	0.14
Nickel	DETSC 2301#	1	mg/kg	26	21	45
Selenium	DETSC 2301#	0.5	mg/kg	0.9	0.6	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg	42	25	65
Zinc	DETSC 2301#	1	mg/kg	63	66	170
Inorganics						
pH	DETSC 2008#		pH	7.9	8.1	10.0
Cyanide, Total	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Cyanide, Free	DETSC 2130#	0.1	mg/kg	< 0.1	< 0.1	< 0.1
Cyanide, Complex	DETSC 2130*	0.2	mg/kg	< 0.2	< 0.2	< 0.2
Organic matter	DETSC 2002#	0.1	%	0.9	1.4	2.1
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	300	71	190
Sulphide	DETSC 2024*	10	mg/kg	24	40	88
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.02	0.14	< 0.01
Petroleum Hydrocarbons						
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	3.2	2.6	3.0
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	6.8	6.2	7.4
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	9.2	8.9	13
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	24	22	33
Aliphatic C5-C35: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	43	40	57
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	1.8	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	3.9	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	9.0	2.9	27
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	20	9.5	45

Summary of Chemical Analysis
Soil Samples

Our Ref 26-14804
Client Ref ~ A7281
Contract Title ~ Slade Lane

			Lab No	2704503	2704504	2704505
			Sample ID ~	TP01	TP02	TP03
			Depth ~	0.50	0.30	0.40
			Other ID ~			
			Sample Type ~	SOIL	SOIL	SOIL
			Sampling Date ~	16/06/2026	16/06/2026	16/06/2026
			Sampling Time ~	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**			
Aromatic C5-C35: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	34	12	72
TPH Ali/Aro Total C5-C35: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	78	52	130
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01
PAHs						
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.22
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.23
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.48
Phenanthrene	DETSC 3301	0.1	mg/kg	0.73	< 0.10	3.2
Anthracene	DETSC 3301	0.1	mg/kg	0.29	< 0.10	0.72
Fluoranthene	DETSC 3301	0.1	mg/kg	2.0	< 0.10	9.3
Pyrene	DETSC 3301	0.1	mg/kg	1.9	< 0.10	8.5
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.93	< 0.10	4.4
Chrysene	DETSC 3301	0.1	mg/kg	0.83	< 0.10	5.1
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.73	< 0.10	5.3
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.29	< 0.10	3.3
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	1.2	< 0.10	5.7
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	0.66	< 0.10	4.3
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.45
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	0.45	< 0.10	3.9
PAH 16 Total	DETSC 3301	1.6	mg/kg	8.7	< 1.6	49
Phenols						
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	< 0.3

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-14804
Client Ref ~ A7281
Contract Title ~ Slade Lane

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2704503	TP01 0.50	SOIL	NAD	none	James Heath
2704504	TP02 0.30	SOIL	NAD	none	James Heath
2704505	TP03 0.40	SOIL	NAD	none	James Heath

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-14804
Client Ref ~ A7281
Contract ~ Slade Lane

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2704503	TP01 0.50 SOIL	16/06/26	GJ 250ml, GJ 30ml, PT 1L		
2704504	TP02 0.30 SOIL	16/06/26	GJ 250ml, GJ 30ml, PT 1L		
2704505	TP03 0.40 SOIL	16/06/26	GJ 250ml, GJ 30ml, PT 1L		

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

APPENDIX 5

UNDERGROUND TANK REMOVAL VALIDATION, FOR 342 SLADE LANE, MANCHESTER, BY EEG LTD (REFERENCED A7281/26/TANK REMOVAL), DATED AUGUST 2026.

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

CONSULTING ENGINEERS
Geotechnical
Environmental
Ecology
Geology
Drainage
Mining

Earth Environmental & Geotechnical Ltd
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Earth Environmental & Geotechnical Ltd
Registered Office:
Mentor House, Ainsworth Street, Blackburn, Lancashire, BB1 6AY

OUR REF: A7281-26 Tank Removal

28th August 2026

Hannah Beattie
D Woodman Developments

By Email (dwoodmandevelopments@hotmail.co.uk)

Dear Hannah,

Underground Tank Farm Validation
342 Slade Lane, Manchester

Background & Scope of Work

A site investigation has been commissioned by D Woodman Developments (the Client), to undertake soil sampling of an excavation where two fuel tanks have recently been removed.

Fieldwork

A site visit was conducted on the 7th of August 2026 to conduct the tank farm sampling.

Before Earth Environmental & Geotechnical Ltd (EEG) attended the site, the fuel tanks had already been removed. The soil material from around the tanks had then been placed back into the excavation due to limited space on site.

The area of the tank farm was then re-excavated under EEG supervision to determine the extent of visually and olfactory impacted soil material associated with the tank farm.

During the excavation, the volatile organic compounds (VOCs) of the soil material were measured using a photo ionisation detector (10.6eV lamp). Material deemed to be impacted by the tank farm was stockpiled for later offsite removal.

A concrete and red brick foundation platform, on which the tanks had previously been positioned, was removed from the base of the pit.

The natural clay material below the platform was exposed and soil samples retrieved from the base and the sidewalls of the excavation for chemical testing, following removal of all the visually and olfactory impacted material.

Additionally, 2no. samples were obtained from the visually and olfactory impacted soil material stockpiled during the excavation.

All soil samples were sealed in 1 litre plastic tubs and 250ml glass jars and stored in an iced cool box.

The logging of soils was carried out in accordance with BS5930(2020) except where superseded by the soil and rock description methodology in BS EN14688-1(2002), BS EN 14688-2(2004) and BS EN 14689-1(2003).

Figure 1: Site location and sampling plan of tank and arisings stockpile

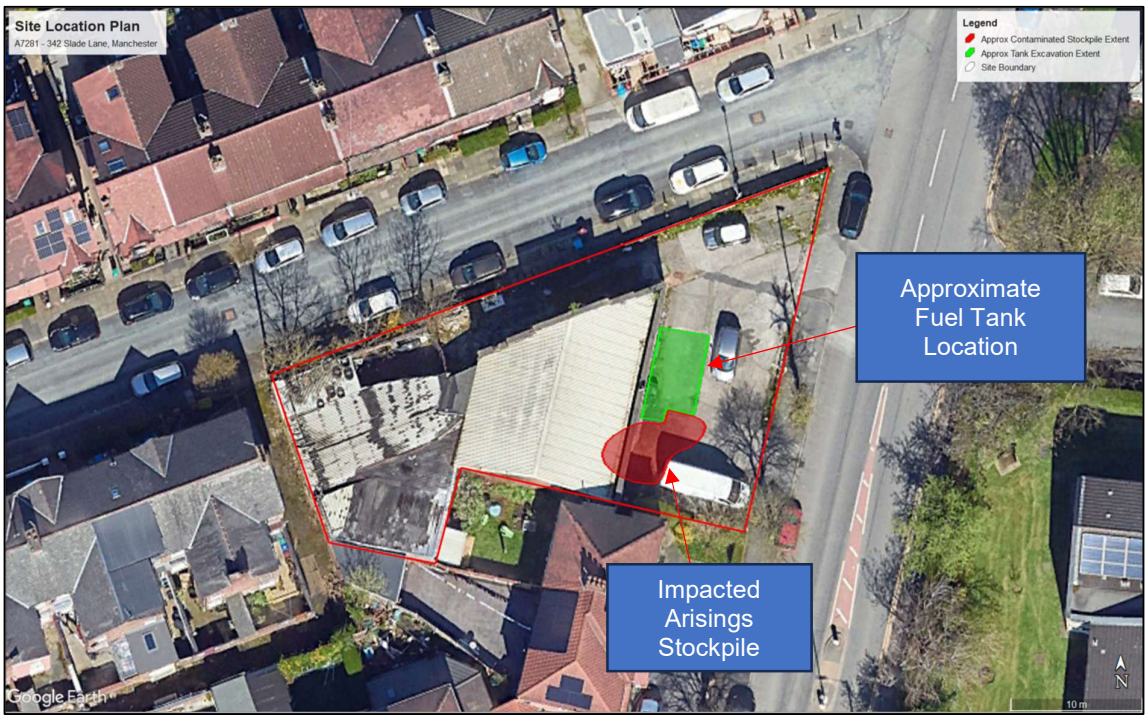
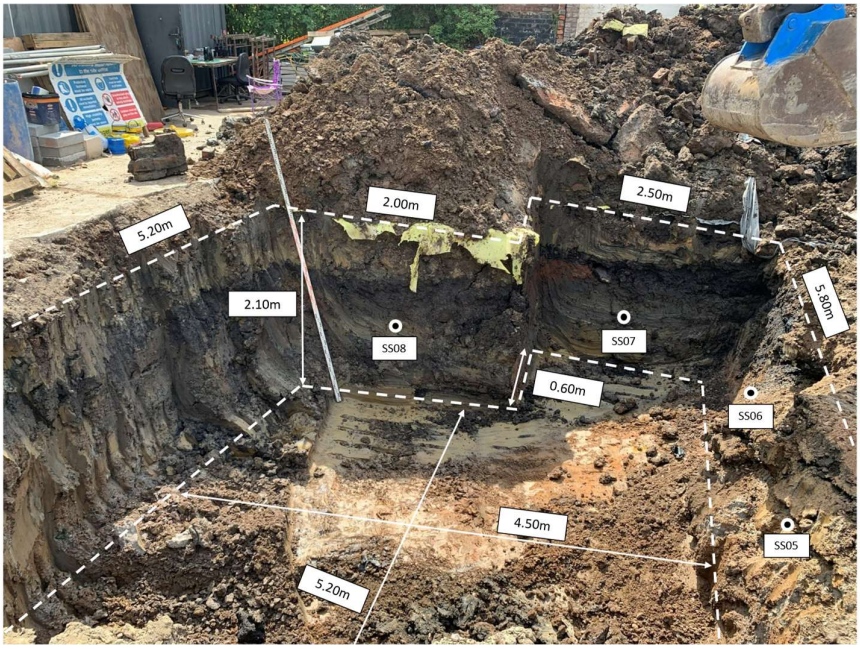


Figure 2: Excavation Photographs

Photograph facing east, showing excavation and sampling locations



Photograph facing south, showing excavation and sampling locations



Ground Conditions

Generally, the ground conditions encountered during the excavation were as follows.

Made Ground was encountered in the area of the tank farm. This was described as blackish brown, slightly sandy, gravelly CLAY with occasional subangular cobbles of red brick. Gravel was angular to subrounded of red brick, ceramic, metal, plastic, sandstone and mudstone. A strong diesel odour was noted. This was underlain by a foundation platform composed of concrete and red brick.

The natural material surrounding the tank farm walls and in the base of the excavated pit below the foundation platform was generally a firm, orangish brown, slightly sandy, slightly gravelly CLAY. Gravel was angular to rounded, fine to coarse of sandstone and mudstone.

The visually and olfactory impacted soil material had ambient readings of volatile organic compounds (VOCs), measured using a photo ionisation detector (10.6eV lamp), which were detected to be in excess of 100ppm.

The material deemed to be natural, once all visually and olfactorily impacted soil material had been removed and stockpiled, had readings of volatile organic compounds (VOCs) of < 10 ppm.

A trial pit log of the excavation can be found as Appendix A.

Laboratory Testing

The environmental chemistry of the ground was investigated by specialist analysis of selected samples, scheduled by EEG, and carried out by DETS a UKAS and MCERTS accredited laboratory.

Chemical analyses were carried out on 10no. soil samples from around the edge of the fuel tanks and base and were tested for the following suite of determinants: S*peciated PAH's, BTEX and Speciated Petroleum Hydrocarbons.*

2no. soil samples taken from the visually and olfactorily impacted stockpile were submitted for WAC testing.

Soil Contamination Assessment

At a Tier I stage, the long-term (chronic) human health toxicity of the soil has been assessed with reference to DEFRA/Environment Agency Contaminated Land Exposure Assessment (CLEA) Soil Guideline Values (SGV) for generic site land uses, soils, and exposure. Where Environment Agency generic guidance is absent, reference has been made to the Chartered Institute of Environmental Health (CIEH) S4ULs for human health risk assessment.

As the retrieved samples were located beneath the proposed building structure, it is considered that no future plant uptake will occur in this location. Therefore, a Soil Organic Matter (SOM) of 2.5% has been assumed for the purposes of the initial assessment against a residential end use without plant uptake.

Table 1: Soil Results Comparison with C4SL/S4UL Values (Tank Farm Walls)

Determinand	C4SL/S4UL Levels Resi wo/ HP SOM 2.5% (mg/kg)	SS01 1.70m	SS02 1.50m	SS03 1.20m	SS04 1.30m	SS05 1.00m	No of Exceedances
Petroleum Hydrocarbons							
Benzene	3.3	0.01	< 0.10	< 0.10	0.03	< 0.01	0
Toluene	1900	0.27	3.8	< 0.10	0.03	< 0.01	0
Ethylbenzene	190	0.30	5.7	< 0.10	< 0.01	< 0.01	0
Xylenes	190	1.1	9.8	< 0.10	0.03	< 0.01	0
Aliphatic EC >5-6	78	0.18	61	< 0.10	< 0.01	< 0.01	0
Aliphatic EC >6-8	230	1.6	99	< 0.10	< 0.01	< 0.01	0
Aliphatic EC >8-10	65	1.7	38	< 0.10	< 0.01	0.92	0
Aliphatic EC >10-12	330	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >12-16	2400[l]	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	0
Aliphatic EC >16-21	92000[sol]	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >21-35	92000[sol]	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	0
Aromatic EC >5-7	690	0.01	< 0.10	< 0.10	0.03	< 0.01	0
Aromatic EC >7-8	1800	0.30	5.7	< 0.10	< 0.01	< 0.01	0
Aromatic EC >8-10	110	3.0	29	< 0.10	0.09	0.49	0
Aromatic EC >10-12	590	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	0
Aromatic EC >12-16	2300	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	0
Aromatic EC >16-21	1900	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	0
Aromatic EC >21-35	1900	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	0
Polycyclic Aromatic Hydrocarbons							
Naphthalene	36	< 0.10	< 0.10	< 0.10	0.50	< 0.10	0
Acenaphthylene	4600	< 0.10	< 0.10	< 0.10	1.1	< 0.10	0
Acenaphthene	4700	< 0.10	< 0.10	< 0.10	0.66	< 0.10	0
Fluorene	3800	< 0.10	< 0.10	< 0.10	2.1	< 0.10	0
Phenanthrene	1500	< 0.10	< 0.10	< 0.10	12	< 0.10	0
Anthracene	35000	< 0.10	< 0.10	< 0.10	3.2	< 0.10	0
Fluoranthene	1600	< 0.10	< 0.10	< 0.10	12	< 0.10	0
Pyrene	3800	< 0.10	< 0.10	< 0.10	11	< 0.10	0
Benzo(a)anthracene	14	< 0.10	< 0.10	< 0.10	4.6	< 0.10	0
Chrysene	31	< 0.10	< 0.10	< 0.10	5.2	< 0.10	0
Benzo(b)fluoranthene	4	< 0.10	< 0.10	< 0.10	3.1	< 0.10	0
Benzo(k)fluoranthene	110	< 0.10	< 0.10	< 0.10	1.8	< 0.10	0
Benzo(a)pyrene	5.3	< 0.10	< 0.10	< 0.10	4.9	< 0.10	0
Indeno(1,2,3-cd) pyrene	46	< 0.10	< 0.10	< 0.10	2.5	< 0.10	0
Dibenzo (a, h) anthracene	0.32	< 0.10	< 0.10	< 0.10	0.30	< 0.10	0
Benzo(ghi)perylene	360	< 0.10	< 0.10	< 0.10	2.7	< 0.10	0

Full results of the chemical analyses are presented in Appendix B and summarised in Tables 1 and Table 2 above and below.

Table 2: Soil Results Comparison with C4SL/S4UL Values (Tank Farm Pit Walls and Base)

Determinand	C4SL/S4UL Levels Resi wo/ HP SOM 2.5% (mg/kg)	SS06 1.20m	SS07 1.00m	SS08 1.50m	SS09 2.30m	SS10 2.50m	No of Exceedances
Petroleum Hydrocarbons							
Benzene	0.20	< 0.01	< 0.01	0.02	< 0.01	< 0.01	0
Toluene	130	< 0.01	< 0.01	0.05	< 0.01	< 0.01	0
Ethylbenzene	47	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Xylenes	60	< 0.01	< 0.01	0.30	< 0.01	< 0.01	0
Aliphatic EC >5-6	42	< 0.01	< 0.01	0.23	< 0.01	< 0.01	0
Aliphatic EC >6-8	100	< 0.01	< 0.01	0.19	< 0.01	< 0.01	0
Aliphatic EC >8-10	27	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aliphatic EC >10-12	130	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >12-16	1100	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	0
Aliphatic EC >16-21	65000	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	0
Aliphatic EC >21-35	65000	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	0
Aromatic EC >5-7	70	< 0.01	< 0.01	0.02	< 0.01	< 0.01	0
Aromatic EC >7-8	130	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0
Aromatic EC >8-10	34	< 0.01	< 0.01	0.56	< 0.01	< 0.01	0
Aromatic EC >10-12	74	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	0
Aromatic EC >12-16	140	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	0
Aromatic EC >16-21	260	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	0
Aromatic EC >21-35	1100	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	0
Polycyclic Aromatic Hydrocarbons							
Naphthalene	15	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Acenaphthylene	170	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Acenaphthene	210	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Fluorene	170	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Phenanthrene	95	< 0.10	0.41	< 0.10	< 0.10	< 0.10	0
Anthracene	2400	< 0.10	0.15	< 0.10	< 0.10	< 0.10	0
Fluoranthene	280	< 0.10	0.52	< 0.10	< 0.10	< 0.10	0
Pyrene	620	< 0.10	0.57	< 0.10	< 0.10	< 0.10	0
Benzo(a)anthracene	7.2	< 0.10	0.23	< 0.10	< 0.10	< 0.10	0
Chrysene	15	< 0.10	0.22	< 0.10	< 0.10	< 0.10	0
Benzo(b)fluoranthene	2.6	< 0.10	0.16	< 0.10	< 0.10	< 0.10	0
Benzo(k)fluoranthene	77	< 0.10	0.12	< 0.10	< 0.10	< 0.10	0
Benzo(a)pyrene	5.3	< 0.10	0.29	< 0.10	< 0.10	< 0.10	0
Indeno(1,2,3-cd) pyrene	27	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Dibenzo (a, h) anthracene	0.24	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0
Benzo(ghi)perylene	320	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0

Based on the above table, no contaminant concentrations from the 10no. soil samples tested were found to exceed the screening criteria relevant to a residential without plant uptake end use.

Soil Waste Assessment

An assessment of the disposal characteristics of the soil in accordance with Environment Agency guidance WM3.1, edition of June 2018, “Guidance on the classification and assessment of waste” has been carried out on soils recovered from the site, using HazWasteOnline.

The results are summarised in Table 3 below and presented in full in Appendix C.

Table 3: Waste Classification of Soils

Location	Depth (m bgl)	WM3.1 Classification	Comments
SP01	N/A	Non-Hazardous	-
SP02	N/A	Non-Hazardous	-

All soils have been classified as non-hazardous. The soil samples taken from the side walls and base of the tank farm have also been classified as non-hazardous for TPH and PAHs.

Table 4: Summary of WAC Test Results

Determinand	Landfill Regulations Limits (mg/kg unless otherwise indicated)			SP01 (mg/kg)	SP02 (mg/kg)
	Inert Waste	Stable Non-Reactive non-hazardous waste	Hazardous Waste		
pH (units)	-	< 6	-	7.8	7.9
Acid Neutralisation Capacity to pH 4 (mol/kg)	-	*To be evaluated*		< 1.0	2.0
Acid Neutralisation Capacity to pH 6 (mol/kg)	-	*To be evaluated*		< 1.0	< 1.0
Loss on ignition (%)	-	-	10%	4.0	4.1
TOC (%)	3%	5%	6%	1.4	2.7
Total PAH (mg/kg)	100	-	-	< 1.6	5.9
Mineral Oil (mg/kg)	500	-	-	< 10	97.0
Sum of PCBs (mg/kg)	1	-	-	< 0.01	< 0.01
BTEX (mg/kg)	6	-		0.40	0.74
Arsenic	0.5	2	25	0.01	0.038
Barium	20	100	300	0.91	1.04
Cadmium	0.04	1	5	< 0.02	< 0.02
Chromium	0.5	10	70	< 0.1	< 0.1
Copper	2	50	100	0.036	0.03
Mercury	0.01	0.2	2	< 0.002	< 0.002
Molybdenum	0.5	10	30	< 0.1	0.14
Nickel	0.4	10	40	< 0.1	< 0.1
Lead	0.5	10	50	< 0.05	< 0.05
Antimony	0.06	0.7	5	< 0.05	< 0.05
Selenium	0.1	0.5	7	< 0.03	< 0.03
Zinc	4	50	200	0.566	0.348
Chloride	800	15000	25000	< 100	< 100
Fluoride	10	150	500	2.43	6.19
Sulphate	1000	20000	50000	< 100	190
Total Dissolved Solids	4000	60000	100000	240	1893.1
Phenol Index	1	-	-	< 1	< 1
DOC	500	800	1000	57.2	178.6

Two soil samples (SP01 & SP02) taken from the visually and olfactory impacted stockpile have been submitted for Waste Acceptance Criteria (WAC) testing. The samples have been classified as Inert Waste.

For Waste Acceptance Criteria (WAC) testing, EEG have compared solid waste and leachate values with guideline values in Landfill Regulations.

Table 4 summarises the results of the solid waste analysis and leachate testing, together with limit values for Non-Hazardous waste and Hazardous waste as described in the Landfill Regulations.

Conclusions & Recommendations

Based on the results of the laboratory chemical testing, none of the samples collected from the side walls and base of the tank farm contain concentrations of contaminants in exceedance of the screening criteria relevant to a residential end use.

It is considered that soil contamination associated with the former tank farm has been removed.

The excavation should be backfilled with suitable clean material, and the visually and olfactory impacted soil material that has been stockpiled should be removed off site. This material has been classified as non-hazardous inert waste and should be sent to a suitable waste disposal site.

Should you have any queries with respect to this letter report, please do not hesitate to contact me.

Yours sincerely,

Tom Pudifoot
Geoenvironmental Consultant

Reviewed and approved by

Lewis Waller
Senior Geoenvironmental Consultant
For and on behalf of Earth Environmental & Geotechnical Ltd

Enclosed: *Appendix A Trial Pit Log*
Appendix B Chemical Testing Results
Appendix C Soil Waste Assessment
Appendix D Photographs

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

APPENDIX A

TRIAL PIT LOG

EARTH ENVIRONMENTAL & GEOTECHNICAL
Houldsworth Mill Business & Arts Centre, Houldsworth Street,
Stockport, SK5 6DA
Tel: 0161 975 6088
Email: info@earthenvironmental.co.uk
Web: www.earthenvironmental.co.uk

TRIAL PIT LOG

Project Name: 342 Slade Lane, Manchester

Date: 07/08/2026

Project No.: A7281

Client: D Woodman Developments

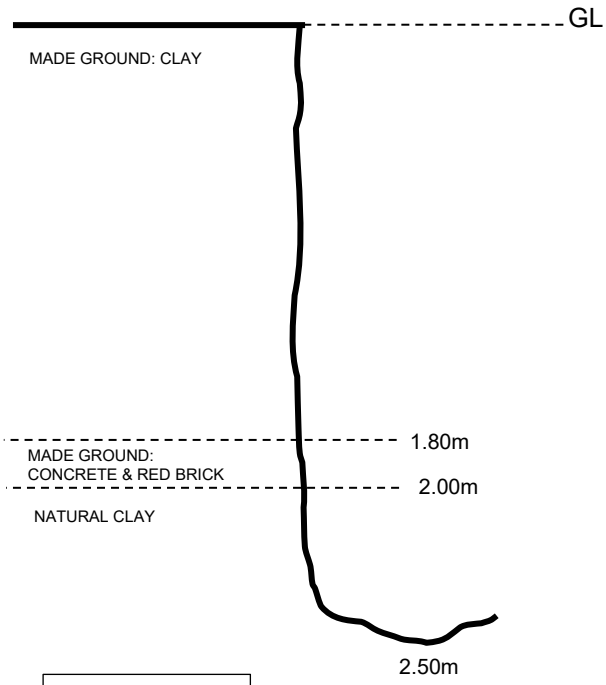
Hole Number: TP1

Logged By: T Pudifoot

Total Depth: 2.50m

Remarks: Trial pit stable
Dimensions: 5.80m x 4.50m x 2.50m

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-1.80	MADE GROUND: Blackish brown, slightly sandy, gravelly CLAY with occasional subangular cobbles of red brick. Gravel is angular to subrounded of red brick, ceramic, metal, plastic, sandstone and mudstone. Strong diesel odour.
	1.80-2.00	MADE GROUND: Dark grey concrete slab and dark reddish brown red brick.
	2.00-2.50	Firm, orangish brown, slightly sandy, slightly gravelly CLAY. Gravel is subangular to rounded, fine to coarse of sandstone and mudstone.

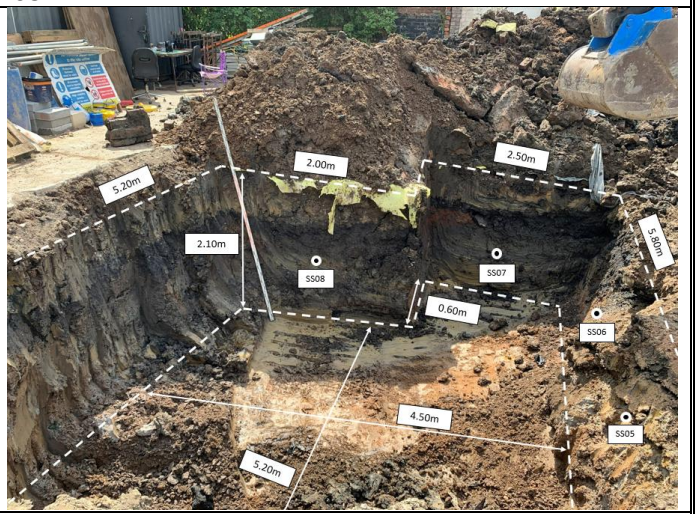
Trial pit terminated at 2.50m.

Trial pit stable. Terminated at 2.50m bgl at the target depth.

Pictures:



Trial Pit 1: Overview of excavation facing east



Trial Pit 1: Overview of excavation facing south

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

APPENDIX B

CHEMICAL TESTING RESULTS

Certificate of Analysis

Certificate Number	26-19849	*Issued:*	27-Aug-26

Client Earth Environmental & Geotechnical Ltd
Ashbourne House
334 Wellington Road North
Stockport
Cheshire
SK4 5DA

Our Reference	26-19849
Client Reference ~	A7281
Order No ~	A7281/TP/01
Contract Title ~	342 Slade Lane, Manchester
Description	12 Soil samples, 4 Leachate prepared by DETS samples.
Date Received	11-Aug-26
Date Started	11-Aug-26
Date Completed	27-Aug-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

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Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

Sample ID	Lab No	Completed	Matrix Description
SP01	2733287	27/08/2026	Brown sandy CLAY brown sandy CLAY
SP02	2733288	27/08/2026	Brown sandy CLAY

Summary of Chemical Analysis
Soil Samples

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

	Lab No	2733277	2733278	2733279	2733280	2733281	2733282
	Sample ID ~	SS01	SS02	SS03	SS04	SS05	SS06
	Depth ~	1.70	1.50	1.20	1.30	1.00	1.20
	Other ID ~						
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Preparation									
Moisture Content	DETSC 1004	0.1	%						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg						
Barium	DETSC 2301#	1.5	mg/kg						
Beryllium	DETSC 2301#	0.2	mg/kg						
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg						
Cadmium	DETSC 2301#	0.1	mg/kg						
Chromium	DETSC 2301#	0.15	mg/kg						
Chromium, Hexavalent	DETSC 2204*	1	mg/kg						
Copper	DETSC 2301#	0.2	mg/kg						
Lead	DETSC 2301#	0.3	mg/kg						
Mercury	DETSC 2325#	0.05	mg/kg						
Nickel	DETSC 2301#	1	mg/kg						
Selenium	DETSC 2301#	0.5	mg/kg						
Vanadium	DETSC 2301#	0.8	mg/kg						
Zinc	DETSC 2301#	1	mg/kg						
Inorganics									
pH	DETSC 2008#		pH						
Cyanide, Total	DETSC 2130#	0.1	mg/kg						
Cyanide, Free	DETSC 2130#	0.1	mg/kg						
Cyanide, Complex	DETSC 2130*	0.2	mg/kg						
Organic matter	DETSC 2002#	0.1	%						
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l						
Sulphide	DETSC 2024*	10	mg/kg						
Sulphate as SO4, Total	DETSC 2321#	0.01	%						
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	0.18	61	< 0.10	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	1.6	99	< 0.10	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	1.7	38	< 0.10	< 0.01	0.92	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
Aliphatic C5-C35: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg						
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10	200	< 110.3	< 10	< 10	< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10	200	< 110.3	< 10	< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	0.01	< 0.10	< 0.10	0.03	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	0.30	5.7	< 0.10	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	3.0	29	< 0.10	0.09	0.49	< 0.01

Summary of Chemical Analysis
Soil Samples

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

	Lab No	2733277	2733278	2733279	2733280	2733281	2733282
	Sample ID ~	SS01	SS02	SS03	SS04	SS05	SS06
	Depth ~	1.70	1.50	1.20	1.30	1.00	1.20
	Other ID ~						
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C5-C35: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg						
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 48.3	< 48.3	< 10	< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 48.3	< 48.3	< 10	< 10	< 10
TPH Ali/Aro Total C5-C35: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg						
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10	250	160	< 10	< 10	< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 246.7	< 158.6	< 10	< 10	< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg	0.01	< 0.10	< 0.10	0.03	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	0.27	3.8	< 0.10	0.03	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	0.30	5.7	< 0.10	< 0.01	< 0.01	< 0.01
Xylene	DETSC 3321#	0.01	mg/kg	1.1	9.8	< 0.10	0.03	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg						
o Xylene	DETSC 3321#	0.01	mg/kg						
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	0.31	< 0.10	< 0.01	< 0.01	< 0.01
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	0.50	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	1.1	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	0.66	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	2.1	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	12	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	3.2	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	12	< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	11	< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	4.6	< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	5.2	< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	3.1	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	1.8	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	4.9	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	2.5	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	0.30	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	2.7	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	< 1.6	< 1.6	61	< 1.6	< 1.6
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg						

Summary of Chemical Analysis
Soil Samples

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

				Lab No	2733283	2733284	2733285	2733286	2733287	2733288
				Sample ID ~	SS07	SS08	SS09	SS10	SP01	SP02
				Depth ~	1.00	1.50	2.30	2.50		
				Other ID ~						
				Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sampling Date ~	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026
				Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**							
Preparation										
Moisture Content	DETSC 1004	0.1	%						21	19
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg						6.0	9.0
Barium	DETSC 2301#	1.5	mg/kg						73	78
Beryllium	DETSC 2301#	0.2	mg/kg						0.7	0.8
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg						0.7	0.5
Cadmium	DETSC 2301#	0.1	mg/kg						< 0.1	0.4
Chromium	DETSC 2301#	0.15	mg/kg						19	15
Chromium, Hexavalent	DETSC 2204*	1	mg/kg						< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg						18	29
Lead	DETSC 2301#	0.3	mg/kg						16	37
Mercury	DETSC 2325#	0.05	mg/kg						0.05	0.18
Nickel	DETSC 2301#	1	mg/kg						14	14
Selenium	DETSC 2301#	0.5	mg/kg						< 0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg						35	26
Zinc	DETSC 2301#	1	mg/kg						32	84
Inorganics										
pH	DETSC 2008#		pH						7.8	7.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg						0.2	0.3
Cyanide, Free	DETSC 2130#	0.1	mg/kg						0.1	< 0.1
Cyanide, Complex	DETSC 2130*	0.2	mg/kg						< 0.2	0.2
Organic matter	DETSC 2002#	0.1	%						2.2	2.1
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l						18	81
Sulphide	DETSC 2024*	10	mg/kg						32	64
Sulphate as SO4, Total	DETSC 2321#	0.01	%						4.2	2.4
Petroleum Hydrocarbons										
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	0.23	< 0.01	< 0.01	0.22	1.6	
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	0.19	< 0.01	< 0.01	0.59	3.2	
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	1.1	
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	18	
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	24	
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	3.6	
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	46	
Aliphatic C5-C35: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg					< 10	51	
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	51	
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	52	
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	0.02	< 0.01	< 0.01	0.02	0.04	
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.16	
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	0.56	< 0.01	< 0.01	0.83	1.2	

Summary of Chemical Analysis
Soil Samples

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

	Lab No	2733283	2733284	2733285	2733286	2733287	2733288
	Sample ID ~	SS07	SS08	SS09	SS10	SP01	SP02
	Depth ~	1.00	1.50	2.30	2.50		
	Other ID ~						
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026	07/08/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C5-C35: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg					< 10	< 10
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
TPH Ali/Aro Total C5-C35: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg					< 10	51
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	51
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	53
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	46
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01	0.02	< 0.01	< 0.01	0.02	0.04
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01	0.05	< 0.01	< 0.01	0.06	0.09
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.16
Xylene	DETSC 3321#	0.01	mg/kg	< 0.01	0.30	< 0.01	< 0.01	0.33	0.45
m+p Xylene	DETSC 3321#	0.01	mg/kg					0.29	0.22
o Xylene	DETSC 3321#	0.01	mg/kg					0.04	0.23
MTBE	DETSC 3321	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.02
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.15
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.41	< 0.10	< 0.10	< 0.10	< 0.10	1.6
Anthracene	DETSC 3301	0.1	mg/kg	0.15	< 0.10	< 0.10	< 0.10	< 0.10	0.46
Fluoranthene	DETSC 3301	0.1	mg/kg	0.52	< 0.10	< 0.10	< 0.10	< 0.10	1.5
Pyrene	DETSC 3301	0.1	mg/kg	0.57	< 0.10	< 0.10	< 0.10	< 0.10	1.3
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.23	< 0.10	< 0.10	< 0.10	< 0.10	0.68
Chrysene	DETSC 3301	0.1	mg/kg	0.22	< 0.10	< 0.10	< 0.10	< 0.10	0.66
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.16	< 0.10	< 0.10	< 0.10	< 0.10	0.30
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.12	< 0.10	< 0.10	< 0.10	< 0.10	0.16
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	0.29	< 0.10	< 0.10	< 0.10	< 0.10	0.54
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	2.1	< 1.6	< 1.6	< 1.6	< 1.6	5.9
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg					< 0.3	< 0.3

WASTE ACCEPTANCE CRITERIA TESTING
v20.26.05.07

Our Ref 26-19849
Client Ref A7281
Contract Title 342 Slade Lane, Manchester
Sample Id SP01

Sample Numbers 2733287 2733289 2733290
Date Analysed 27/08/2026

Test Results On Waste

Determinand and Method Reference	Units	Result	WAC Limit Values: Inert Waste	SNRHW	Hazardous Waste
DETSC 2084# Total Organic Carbon	%	1.4	3	5	6
DETSC 2003# Loss On Ignition	%	4.0	n/a	n/a	10
DETSC 3321# BTEX	mg/kg	0.40	6	n/a	n/a
DETSC 3401# PCBs (7 congeners)	mg/kg	< 0.01	1	n/a	n/a
DETSC 3311* Mineral Oil (C10 - C40)	mg/kg	< 10	500	n/a	n/a
DETSC 3301 PAHs	mg/kg	< 1.6	100	n/a	n/a
DETSC 2008# pH	pH Units	7.8	n/a	>6	n/a
DETSC 2073* Acid Neutralisation Capacity (pH4)	mol/kg	< 1.0	n/a	TBE	TBE
DETSC 2073* Acid Neutralisation Capacity (pH7)	mol/kg	< 1.0	n/a	TBE	TBE

Test Results On Leachate

Determinand and Method Reference	Conc in Eluate ug/l		Amount Leached mg/kg		WAC Limit Values (Limit values for LS10 Leachate): Inert Waste	SNRHW	Hazardous Waste
	2:1	8:1	LS2	LS10			
DETSC 2306 Arsenic as As	1.678	0.9955	0.003	0.01	0.5	2	25
DETSC 2306 Barium as Ba	177.7	84.9	0.36	0.91	20	100	300
DETSC 2306 Cadmium as Cd	< 0.0300	< 0.0300	< 0.004	< 0.02	0.04	1	5
DETSC 2306 Chromium as Cr	2.707	4.604	< 0.02	< 0.1	0.5	10	70
DETSC 2306 Copper as Cu	6.447	3.373	0.013	0.036	2	50	100
DETSC 2306 Mercury as Hg	< 0.0100	< 0.0100	< 0.0004	< 0.002	0.01	0.2	2
DETSC 2306 Molybdenum as Mo	1.19	< 1.10	< 0.02	< 0.1	0.5	10	30
DETSC 2306 Nickel as Ni	1.805	1.874	< 0.02	< 0.1	0.4	10	40
DETSC 2306 Lead as Pb	5.512	2.886	0.01	< 0.05	0.5	10	50
DETSC 2306 Antimony as Sb	0.5688	0.2957	< 0.01	< 0.05	0.06	0.7	5
DETSC 2306 Selenium as Se	0.2661	< 0.2500	< 0.006	< 0.03	0.1	0.5	7
DETSC 2306 Zinc as Zn	121.8	51.81	0.244	0.566	4	50	200
DETSC 2055 Chloride as Cl	12000	5300	24	< 100	800	15,000	25,000
DETSC 2055* Fluoride as F	280	240	0.56	2.43	10	150	500
DETSC 2055 Sulphate as SO4	960	500	< 20	< 100	1000	20,000	50,000
DETSC 2009* Total Dissolved Solids	24000	24000	48	240	4000	60,000	100,000
DETSC 2130 Phenol Index	< 100	< 100	< 0.2	< 1	1	n/a	n/a
DETSC 2085 Dissolved Organic Carbon	10000	5400	20	57.2	500	800	1000

TBE - To Be Evaluated
SNRHW - Stable Non-Reactive Hazardous Waste

Additional Information

DETSC 2008 pH	8.2	7.9
DETSC 2009 Conductivity uS/cm	34.0	34.1
* Temperature*	20.0	20.0

Mass of Sample Kg	0.221
Mass of dry Sample Kg	0.175

Stage 1

Volume of Leachant L2	0.304
Volume of Eluate VE1	0.12

Stage 2

Volume of Leachant L8	1.4
Volume of Eluate VE2	0.62

Disclaimer: *The WAC limit values are provided for guidance only. Normec DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.*

V.2.07

WASTE ACCEPTANCE CRITERIA TESTING
v20.26.05.07

Our Ref 26-19849
Client Ref A7281
Contract Title 342 Slade Lane, Manchester
Sample Id SP02

Sample Numbers 2733288 2733291 2733292
Date Analysed 27/08/2026

Test Results On Waste

Determinand and Method Reference	Units	Result	WAC Limit Values: Inert Waste	SNRHW	Hazardous Waste
DETSC 2084# Total Organic Carbon	%	2.7	3	5	6
DETSC 2003# Loss On Ignition	%	4.1	n/a	n/a	10
DETSC 3321# BTEX	mg/kg	0.74	6	n/a	n/a
DETSC 3401# PCBs (7 congeners)	mg/kg	< 0.01	1	n/a	n/a
DETSC 3311* Mineral Oil (C10 - C40)	mg/kg	97.0	500	n/a	n/a
DETSC 3301 PAHs	mg/kg	5.9	100	n/a	n/a
DETSC 2008# pH	pH Units	7.9	n/a	>6	n/a
DETSC 2073* Acid Neutralisation Capacity (pH4)	mol/kg	2.0	n/a	TBE	TBE
DETSC 2073* Acid Neutralisation Capacity (pH7)	mol/kg	< 1.0	n/a	TBE	TBE

Test Results On Leachate

Determinand and Method Reference	Conc in Eluate ug/l		Amount Leached mg/kg		WAC Limit Values (Limit values for LS10 Leachate): Inert Waste	SNRHW	Hazardous Waste
	2:1	8:1	LS2	LS10			
DETSC 2306 Arsenic as As	4.244	3.776	0.008	0.038	0.5	2	25
DETSC 2306 Barium as Ba	113.5	102.9	0.23	1.04	20	100	300
DETSC 2306 Cadmium as Cd	< 0.0300	< 0.0300	< 0.004	< 0.02	0.04	1	5
DETSC 2306 Chromium as Cr	0.9471	0.8544	< 0.02	< 0.1	0.5	10	70
DETSC 2306 Copper as Cu	3.371	2.975	0.007	0.03	2	50	100
DETSC 2306 Mercury as Hg	< 0.0100	< 0.0100	< 0.0004	< 0.002	0.01	0.2	2
DETSC 2306 Molybdenum as Mo	16.02	14.37	0.03	0.14	0.5	10	30
DETSC 2306 Nickel as Ni	1.774	1.552	< 0.02	< 0.1	0.4	10	40
DETSC 2306 Lead as Pb	2.902	2.607	< 0.01	< 0.05	0.5	10	50
DETSC 2306 Antimony as Sb	2.118	1.891	< 0.01	< 0.05	0.06	0.7	5
DETSC 2306 Selenium as Se	0.7096	0.5972	< 0.006	< 0.03	0.1	0.5	7
DETSC 2306 Zinc as Zn	38.89	34.47	0.078	0.348	4	50	200
DETSC 2055 Chloride as Cl	7100	5800	< 20	< 100	800	15,000	25,000
DETSC 2055* Fluoride as F	610	620	1.22	6.19	10	150	500
DETSC 2055 Sulphate as SO4	19000	19000	38	190	1000	20,000	50,000
DETSC 2009* Total Dissolved Solids	180000	190000	360	1893.1	4000	60,000	100,000
DETSC 2130 Phenol Index	< 100	< 100	< 0.2	< 1	1	n/a	n/a
DETSC 2085 Dissolved Organic Carbon	16000	18000	32	178.6	500	800	1000

TBE - To Be Evaluated
SNRHW - Stable Non-Reactive Hazardous Waste

Additional Information

DETSC 2008 pH	7.8	7.9
DETSC 2009 Conductivity uS/cm	264.0	265.0
* Temperature*	20.0	19.0

Mass of Sample Kg	0.217
Mass of dry Sample Kg	0.175

Stage 1

Volume of Leachant L2	0.308
Volume of Eluate VE1	0.12

Stage 2

Volume of Leachant L8	1.4
Volume of Eluate VE2	0.62

Disclaimer: *The WAC limit values are provided for guidance only. Normec DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.*

V.2.07

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-19849
Client Ref ~ A7281
Contract Title ~ 342 Slade Lane, Manchester

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2733287	SP01	SOIL	NAD	none	Vicky Convery
2733288	SP02	SOIL	NAD	none	Vicky Convery

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-19849
Client Ref ~ A7281
Contract ~ 342 Slade Lane, Manchester

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2733277	SS01 1.70 SOIL	07/08/26	GJ 250ml		
2733278	SS02 1.50 SOIL	07/08/26	GJ 250ml		
2733279	SS03 1.20 SOIL	07/08/26	GJ 250ml		
2733280	SS04 1.30 SOIL	07/08/26	GJ 250ml		
2733281	SS05 1.00 SOIL	07/08/26	GJ 250ml		
2733282	SS06 1.20 SOIL	07/08/26	GJ 250ml		
2733283	SS07 1.00 SOIL	07/08/26	GJ 250ml		
2733284	SS08 1.50 SOIL	07/08/26	GJ 250ml		
2733285	SS09 2.30 SOIL	07/08/26	GJ 250ml		
2733286	SS10 2.50 SOIL	07/08/26	GJ 250ml		
2733287	SP01 SOIL	07/08/26	GJ 250ml, PT 1L x2		
2733288	SP02 SOIL	07/08/26	GJ 250ml, PT 1L x2		
2733289	SP01 LEACHATE	07/08/26	GJ 250ml, PT 1L x2		
2733290	SP01 LEACHATE	07/08/26	GJ 250ml, PT 1L x2		
2733291	SP02 LEACHATE	07/08/26	GJ 250ml, PT 1L x2		
2733292	SP02 LEACHATE	07/08/26	GJ 250ml, PT 1L x2		

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

APPENDIX C

SOIL WASTE ASSESSMENT

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

a) understand the origin of the waste
b) select the correct List of Waste code(s)
c) confirm that the list of determinands, results and sampling plan are fit for purpose
d) select and justify the chosen metal species (Appendix B)
e) correctly apply moisture correction and other available corrections
f) add the meta data for their user-defined substances (Appendix A)
g) check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

UI8PL-ZCIDR-9JDFN

Report is invalid if pages are removed.

Job name

A7281 Slade Lane, Manchester

Description/Comments

Project

A7281

Site

Slade Lane, Manchester

Classified by

Name:
Luke Glover
Company:
Earth Environmental & Geotechnical Ltd
Date:
28 Aug 2026 09:23 GMT
Telephone:

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification: -

Course	Date
Hazardous Waste Classification	-

Purpose of classification

2 - Material Characterisation

Address of the waste

342 Slade Lane, Manchester **Post Code** M19 2BX

SIC for the process giving rise to the waste

Description of industry/producer giving rise to the waste

Existing material on site.

Description of the specific process, sub-process and/or activity that created the waste

Site investigation.

Description of the waste

Made ground and natural soils.

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	SS01	1.70	Non Hazardous		3
2	SS02	1.50	Non Hazardous		5
3	SS03	1.20	Non Hazardous		7
4	SS04	1.30	Non Hazardous		9
5	SS05	1.00	Non Hazardous		11
6	SS06	1.20	Non Hazardous		13
7	SS07	1.00	Non Hazardous		15
8	SS08	1.50	Non Hazardous		17
9	SS09	2.30	Non Hazardous		19
10	SS10	2.50	Non Hazardous		21
11	SP01		Non Hazardous		23
12	SP02		Non Hazardous		26

Related documents

#	Name	Description
1	Example worst case waste stream template: 17 05 04 or 17 05 03 *	waste stream template used to create this Job

Report

Created by: Luke Glover

Created date: 28 Aug 2026 09:23 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	29
Appendix B: Rationale for selection of metal species	30
Appendix C: Version	31

Classification of sample: SS01

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS01
Sample Depth:
1.70 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<LOD
3		benzene	601-020-00-8	200-753-7	71-43-2		0.01	mg/kg		0.01	mg/kg	0.000001 %		
4		toluene	601-021-00-3	203-625-9	108-88-3		0.3	mg/kg		0.3	mg/kg	0.00003 %		
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		0.27	mg/kg		0.27	mg/kg	0.000027 %		
6		xylene	601-022-00-9	215-535-7	1330-20-7		1.1	mg/kg		1.1	mg/kg	0.00011 %		
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
11	●	phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
12	●	anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
13	●	fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
14	●	pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	•	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	•	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0.00016 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"
Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 1.0e-06%)
toluene (conc.: 0.00003%)
ethylbenzene (conc.: 0.00002%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

xylene (conc.: 0.00011%)

Classification of sample: SS02

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS02
Sample Depth:
1.50 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		250	mg/kg		250	mg/kg	0.025 %		
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
4		toluene	601-021-00-3	203-625-9	108-88-3		5.7	mg/kg		5.7	mg/kg	0.00057 %		
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		3.8	mg/kg		3.8	mg/kg	0.00038 %		
6		xylene	601-022-00-9	215-535-7	1330-20-7		9.8	mg/kg		9.8	mg/kg	0.00098 %		
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
11	●	phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
12	●	anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
13	●	fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
14	●	pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	•	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	•	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0.0269 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

toluene (conc.: 0.00057%)
ethylbenzene (conc.: 0.00038%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

TPH (C6 to C40) petroleum group (conc.: 0.025%)
xylene (conc.: 0.00098%)

Classification of sample: SS03

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS03
Sample Depth:
1.20 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	●	TPH (C6 to C40) petroleum group			TPH		160 mg/kg		160 mg/kg	0.016 %		
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
8	●	acenaphthylene		205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
9	●	acenaphthene		201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
10	●	fluorene		201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
11	●	phenanthrene		201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
12	●	anthracene		204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
13	●	fluoranthene		205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
14	●	pyrene		204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-032-00-3	200-028-5	50-32-8									
20	•	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-041-00-2	200-181-8	53-70-3									
22	•	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-883-8	191-24-2									
										Total:	0.016 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.016%)

Classification of sample: SS04

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS04
Sample Depth:
1.30 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1		asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2		TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
3		benzene	601-020-00-8	200-753-7	71-43-2		0.03	mg/kg		0.03	mg/kg	0.000003 %		
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
5		ethylbenzene	601-023-00-4	202-849-4	100-41-4		0.03	mg/kg		0.03	mg/kg	0.000003 %		
6		xylene	601-022-00-9	215-535-7	1330-20-7		0.03	mg/kg		0.03	mg/kg	0.000003 %		
7		naphthalene	601-052-00-2	202-049-5	91-20-3		0.5	mg/kg		0.5	mg/kg	0.00005 %		
8		acenaphthylene		205-917-1	208-96-8		1.1	mg/kg		1.1	mg/kg	0.00011 %		
9		acenaphthene		201-469-6	83-32-9		0.66	mg/kg		0.66	mg/kg	0.000066 %		
10		fluorene		201-695-5	86-73-7		2.1	mg/kg		2.1	mg/kg	0.00021 %		
11		phenanthrene		201-581-5	85-01-8		12	mg/kg		12	mg/kg	0.0012 %		
12		anthracene		204-371-1	120-12-7		3.2	mg/kg		3.2	mg/kg	0.00032 %		
13		fluoranthene		205-912-4	206-44-0		12	mg/kg		12	mg/kg	0.0012 %		
14		pyrene		204-927-3	129-00-0		11	mg/kg		11	mg/kg	0.0011 %		
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		4.6	mg/kg		4.6	mg/kg	0.00046 %		
16		chrysene	601-048-00-0	205-923-4	218-01-9		5.2	mg/kg		5.2	mg/kg	0.00052 %		
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		3.1	mg/kg		3.1	mg/kg	0.00031 %		
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		1.8	mg/kg		1.8	mg/kg	0.00018 %		

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				4.9	mg/kg		4.9	mg/kg	0.00049 %		
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				2.5	mg/kg		2.5	mg/kg	0.00025 %		
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				0.3	mg/kg		0.3	mg/kg	0.00003 %		
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				2.7	mg/kg		2.7	mg/kg	0.00027 %		
			205-883-8	191-24-2									
										Total:	0.00678 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 3.0e-06%)
ethylbenzene (conc.: 3.0e-06%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

xylene (conc.: 3.0e-06%)

Classification of sample: SS05

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS05
Sample Depth:
1.00 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
11	●	phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
12	●	anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
13	●	fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
14	●	pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0%		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

Classification of sample: SS06

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS06
Sample Depth:
1.20 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	●	TPH (C6 to C40) petroleum group			TPH		<10 mg/kg		<10 mg/kg	<0.001 %		<LOD
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
8	●	acenaphthylene		205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
9	●	acenaphthene		201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
10	●	fluorene		201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
11	●	phenanthrene		201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
12	●	anthracene		204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
13	●	fluoranthene		205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
14	●	pyrene		204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0%		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

Classification of sample: SS07

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS07
Sample Depth:
1.00 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		**<LOD**
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		**<LOD**
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		**<LOD**
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		**<LOD**
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		**<LOD**
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		**<LOD**
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		**<LOD**
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		**<LOD**
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		**<LOD**
11	●	phenanthrene		201-581-5	85-01-8		0.41	mg/kg		0.41	mg/kg	0.000041 %		
12	●	anthracene		204-371-1	120-12-7		0.15	mg/kg		0.15	mg/kg	0.000015 %		
13	●	fluoranthene		205-912-4	206-44-0		0.52	mg/kg		0.52	mg/kg	0.000052 %		
14	●	pyrene		204-927-3	129-00-0		0.57	mg/kg		0.57	mg/kg	0.000057 %		
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		0.23	mg/kg		0.23	mg/kg	0.000023 %		
16		chrysene	601-048-00-0	205-923-4	218-01-9		0.22	mg/kg		0.22	mg/kg	0.000022 %		
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		0.16	mg/kg		0.16	mg/kg	0.000016 %		
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		0.12	mg/kg		0.12	mg/kg	0.000012 %		

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				0.29	mg/kg		0.29	mg/kg	0.000029 %		
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0.00026 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

Classification of sample: SS08

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS08
Sample Depth:
1.50 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
3		benzene	601-020-00-8	200-753-7	71-43-2		0.02	mg/kg		0.02	mg/kg	0.000002 %		
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		0.05	mg/kg		0.05	mg/kg	0.000005 %		
6		xylene	601-022-00-9	215-535-7	1330-20-7		0.3	mg/kg		0.3	mg/kg	0.00003 %		
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
11	●	phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
12	●	anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
13	●	fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
14	●	pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0.00003 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"
Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 2.0e-06%)
ethylbenzene (conc.: 5.0e-06%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

xylene (conc.: 0.00003%)

Classification of sample: SS09

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS09
Sample Depth:
2.30 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	●	TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
8	●	acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
9	●	acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
10	●	fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
11	●	phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
12	●	anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
13	●	fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
14	●	pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0%		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

Classification of sample: SS10

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SS10
Sample Depth:
2.50 m

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	●	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	●	TPH (C6 to C40) petroleum group			TPH		<10 mg/kg		<10 mg/kg	<0.001 %		<LOD
3		benzene	601-020-00-8	200-753-7	71-43-2		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
4		toluene	601-021-00-3	203-625-9	108-88-3		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
5	●	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
6		xylene	601-022-00-9	215-535-7	1330-20-7		<0.01 mg/kg		<0.01 mg/kg	<0.000001 %		<LOD
7		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
8	●	acenaphthylene		205-917-1	208-96-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
9	●	acenaphthene		201-469-6	83-32-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
10	●	fluorene		201-695-5	86-73-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
11	●	phenanthrene		201-581-5	85-01-8		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
12	●	anthracene		204-371-1	120-12-7		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
13	●	fluoranthene		205-912-4	206-44-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
14	●	pyrene		204-927-3	129-00-0		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
15		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
16		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
17		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
18		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
19		benzo[a]pyrene; benzo[def]chrysene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
20	●	indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-893-2	193-39-5									
21		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
22	●	benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
			205-883-8	191-24-2									
										Total:	0%		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
●	Determinand defined or amended by HazWasteOnline (see Appendix A)
<LOD	Below limit of detection

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinand:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

Classification of sample: SP01

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SP01

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				6 mg/kg	1.895	11.367 mg/kg	0.00114 %		
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		73 mg/kg	1.437	104.899 mg/kg	0.0105 %		
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.7 mg/kg	8.868	6.208 mg/kg	0.000621 %		
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.7 mg/kg	5.719	4.003 mg/kg	0.0004 %		
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		<0.1 mg/kg	1.855	<0.185 mg/kg	<0.0000185 %		<**LOD**
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		19 mg/kg	1.462	27.77 mg/kg	0.00278 %		
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1 mg/kg	2.27	<2.27 mg/kg	<0.000227 %		<**LOD**
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		18 mg/kg	3.929	70.723 mg/kg	0.00707 %		
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	16 mg/kg	1.56	24.957 mg/kg	0.0016 %		
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		0.05 mg/kg	1.353	0.0677 mg/kg	0.00000677 %		
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		14 mg/kg	5.358	75.016 mg/kg	0.0075 %		
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5 mg/kg	2.554	<1.277 mg/kg	<0.000128 %		<**LOD**
14	vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		35 mg/kg	1.785	62.481 mg/kg	0.00625 %		

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
15		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		32	mg/kg	2.774	88.773	mg/kg	0.00888 %		
16		TPH (C6 to C40) petroleum group			TPH		<10	mg/kg		<10	mg/kg	<0.001 %		<**LOD**
17		benzene	601-020-00-8	200-753-7	71-43-2		0.02	mg/kg		0.02	mg/kg	0.000002 %		
18		toluene	601-021-00-3	203-625-9	108-88-3		<0.01	mg/kg		<0.01	mg/kg	<0.000001 %		<**LOD**
19		ethylbenzene	601-023-00-4	202-849-4	100-41-4		0.06	mg/kg		0.06	mg/kg	0.000006 %		
20		xylene	601-022-00-9	215-535-7	1330-20-7		0.33	mg/kg		0.33	mg/kg	0.000033 %		
21		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }	006-007-00-5				0.2	mg/kg	1.884	0.377	mg/kg	0.0000377 %		
22		pH			PH		7.8	pH		7.8	pH	7.8 pH		
23		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
24		acenaphthylene		205-917-1	208-96-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
25		acenaphthene		201-469-6	83-32-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
26		fluorene		201-695-5	86-73-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
27		phenanthrene		201-581-5	85-01-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
28		anthracene		204-371-1	120-12-7		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
29		fluoranthene		205-912-4	206-44-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
30		pyrene		204-927-3	129-00-0		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
31		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
32		chrysene	601-048-00-0	205-923-4	218-01-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
33		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
34		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
35		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
36		indeno[123-cd]pyrene		205-893-2	193-39-5		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
37		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
38		benzo[ghi]perylene		205-883-8	191-24-2		<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<**LOD**
39		phenol	604-001-00-2	203-632-7	108-95-2		<0.3	mg/kg		<0.3	mg/kg	<0.00003 %		<**LOD**
											Total:	0.0468 %		

Key	
	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"
Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 2.0e-06%)
ethylbenzene (conc.: 6.0e-06%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

xylene (conc.: 0.00003%)

Classification of sample: SP02

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
SP02

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: None

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No							
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				9	mg/kg	1.895	17.051	mg/kg	0.00171 %		
3	barium { barium carbonate }	056-003-00-2	208-167-3	513-77-9		78	mg/kg	1.437	112.084	mg/kg	0.0112 %		
4	beryllium { beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex }	004-002-00-2				0.8	mg/kg	8.868	7.094	mg/kg	0.000709 %		
5	boron { boric acid; [1] boric acid; [2] }	005-007-00-2	233-139-2 [1] 234-343-4 [2]	10043-35-3 [1] 11113-50-1 [2]		0.5	mg/kg	5.719	2.86	mg/kg	0.000286 %		
6	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		0.4	mg/kg	1.855	0.742	mg/kg	0.0000742 %		
7	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		15	mg/kg	1.462	21.923	mg/kg	0.00219 %		
8	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<1	mg/kg	2.27	<2.27	mg/kg	<0.000227 %		<LOD
9	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		29	mg/kg	3.929	113.943	mg/kg	0.0114 %		
10	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	37	mg/kg	1.56	57.713	mg/kg	0.0037 %		
11	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		0.18	mg/kg	1.353	0.244	mg/kg	0.0000244 %		
12	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		14	mg/kg	5.358	75.016	mg/kg	0.0075 %		
13	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<0.5	mg/kg	2.554	<1.277	mg/kg	<0.000128 %		<LOD
14	vanadium { divanadium pentaoxide; vanadium pentoxide }	023-001-00-8	215-239-8	1314-62-1		26	mg/kg	1.785	46.415	mg/kg	0.00464 %		

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
15		zinc { zinc chromate }				84	mg/kg	2.774	233.028	mg/kg	0.0233 %		
		024-007-00-3	236-878-9	13530-65-9									
16		TPH (C6 to C40) petroleum group				51	mg/kg		51	mg/kg	0.0051 %		
				TPH									
17		benzene				0.04	mg/kg		0.04	mg/kg	0.000004 %		
		601-020-00-8	200-753-7	71-43-2									
18		toluene				0.16	mg/kg		0.16	mg/kg	0.000016 %		
		601-021-00-3	203-625-9	108-88-3									
19		ethylbenzene				0.09	mg/kg		0.09	mg/kg	0.000009 %		
		601-023-00-4	202-849-4	100-41-4									
20		xylene				0.45	mg/kg		0.45	mg/kg	0.000045 %		
		601-022-00-9	215-535-7	1330-20-7									
21		cyanides { salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex }				0.3	mg/kg	1.884	0.565	mg/kg	0.0000565 %		
		006-007-00-5											
22		pH				7.9	pH		7.9	pH	7.9 pH		
				PH									
23		naphthalene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-052-00-2	202-049-5	91-20-3									
24		acenaphthylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-917-1	208-96-8									
25		acenaphthene				0.15	mg/kg		0.15	mg/kg	0.000015 %		
			201-469-6	83-32-9									
26		fluorene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			201-695-5	86-73-7									
27		phenanthrene				1.6	mg/kg		1.6	mg/kg	0.00016 %		
			201-581-5	85-01-8									
28		anthracene				0.46	mg/kg		0.46	mg/kg	0.000046 %		
			204-371-1	120-12-7									
29		fluoranthene				1.5	mg/kg		1.5	mg/kg	0.00015 %		
			205-912-4	206-44-0									
30		pyrene				1.3	mg/kg		1.3	mg/kg	0.00013 %		
			204-927-3	129-00-0									
31		benzo[a]anthracene				0.68	mg/kg		0.68	mg/kg	0.000068 %		
		601-033-00-9	200-280-6	56-55-3									
32		chrysene				0.66	mg/kg		0.66	mg/kg	0.000066 %		
		601-048-00-0	205-923-4	218-01-9									
33		benzo[b]fluoranthene				0.3	mg/kg		0.3	mg/kg	0.00003 %		
		601-034-00-4	205-911-9	205-99-2									
34		benzo[k]fluoranthene				0.16	mg/kg		0.16	mg/kg	0.000016 %		
		601-036-00-5	205-916-6	207-08-9									
35		benzo[a]pyrene; benzo[def]chrysene				0.54	mg/kg		0.54	mg/kg	0.000054 %		
		601-032-00-3	200-028-5	50-32-8									
36		indeno[123-cd]pyrene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-893-2	193-39-5									
37		dibenz[a,h]anthracene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
		601-041-00-2	200-181-8	53-70-3									
38		benzo[ghi]perylene				<0.1	mg/kg		<0.1	mg/kg	<0.00001 %		<LOD
			205-883-8	191-24-2									
39		phenol				<0.3	mg/kg		<0.3	mg/kg	<0.00003 %		<LOD
		604-001-00-2	203-632-7	108-95-2									
										Total:	0.0727 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: No free phase product.

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 4.0e-06%)
toluene (conc.: 0.00001%)
ethylbenzene (conc.: 9.0e-06%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

TPH (C6 to C40) petroleum group (conc.: 0.0051%)
xylene (conc.: 0.00004%)

Appendix A: Classifier defined and non GB MCL determinands

asbestos fibres detected (Yes/No) (CAS Number: ACM_FIBRES)

Description/Comments: not classified, information only
Data source: N/A
Data source date: 15 Jan 2020
Hazard Statements: None.

TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil
Hazard statements taken from WM3 version 1.1.NI and 1.2.GB 2021
Data source: WM3 version 1.1.NI and 1.2.GB 2021
Data source date: 30 Jan 2021
Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

ethylbenzene (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments: IARC considers ethylbenzene Group 2B; Possibly carcinogenic to humans;
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
03 Jun 2026 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from ECHACHEM; CLP submissions;
SDS Sigma Aldrich v6.7 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.005.380/overview
https://www.sigmaaldrich.com/GB/en/sds/aldrich/416703
Data source date: 02 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H310 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Acute Tox. 1; H330 , STOT SE 3; H335

acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from ECHACHEM; CLP submissions;
SDS Sigma Aldrich v6.8 dated 12/12/2025
Data source: https://chem.echa.europa.eu/100.001.336/industry/113817?searchText=83-32-9
https://www.sigmaaldrich.com/GB/en/sds/aldrich/215376
Data source date: 02 Mar 2026
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

fluorene (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from ECHACHEM; CLP submissions;
SDS Sigma Aldrich v6.6 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.001.541/overview
https://www.sigmaaldrich.com/GB/en/sds/aldrich/128333
Data source date: 02 Mar 2026
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

phenanthrene (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from ECHACHEM; CLP submissions;
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.001.437/overview
https://www.sigmaaldrich.com/GB/en/sds/supelco/48569
Data source date: 02 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , EUH441

anthracene (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v9.3 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.003.974/overview
https://www.sigmaaldrich.com/GB/en/sds/supelco/48567
Data source date: 03 Mar 2026
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440

fluoranthene (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.005.376/overview
https://www.sigmaaldrich.com/GB/en/sds/aldrich/f807
Data source date: 03 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440 , EUH441

- **pyrene** (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from ECHACHEM; CLP submissions
SDS Sigma Aldrich v7.2 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.004.481/overview
https://www.sigmaaldrich.com/GB/en/sds/aldrich/185515
Data source date: 03 Mar 2026
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , PBT; EUH440 , EUH441

- **indeno[123-cd]pyrene** (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from ECHACHEM database; CLP submissions
SDS Sigma Aldrich v6.8 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.005.359/overview
https://www.sigmaaldrich.com/GB/en/sds/supelco/48499
Data source date: 03 Mar 2026
Hazard Statements: Carc. 2; H351 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

- **benzo[ghi]perylene** (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from ECHACHEM; CLP submissions; Sigma Aldrich SDS v7.1 dated 25/12/2025
Data source: https://chem.echa.europa.eu/100.005.350/overview
https://www.sigmaaldrich.com/GB/en/sds/aldrich/b9009
Data source date: 18 May 2026
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , vPvB; EUH441 , PBT; EUH440

- **chromium(III) oxide (worst case)** (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from ECHACHEM; notifications <1% & outliers (H360, H413) ignored
Data source: https://chem.echa.europa.eu/100.013.783/overview
Data source date: 16 Mar 2026
Hazard Statements: Acute Tox. 4; H302 , Skin Sens. 1; H317 , Eye Irrit. 2; H319 , Resp. Sens. 1; H334

- **salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex**

GB MCL index number: 006-007-00-5
Description/Comments: Conversion factor based on a worst case compound: sodium cyanide
Additional Hazard Statement(s): EUH032 >= 0.2 %
Reason for additional Hazards Statement(s):
20 Nov 2021 - EUH032 >= 0.2 % hazard statement sourced from:: WM3, Table C12.2

- **pH** (CAS Number: PH)

Description/Comments: Appendix C4
Data source: WM3 version 1.1.NI and 1.2.GB 2021
Data source date: 30 Jan 2021
Hazard Statements: None.

Appendix B: Rationale for selection of metal species

arsenic {arsenic acid and its salts with the exception of those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for arsenic acid H3AsO4. (edit as required)

barium {barium carbonate}

No chromium (VI) detected.

beryllium {beryllium compounds with the exception of aluminium beryllium silicates, and with those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for beryllium chloride. (edit as required)

boron {boric acid; [1] boric acid; [2]}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming water is or has been present. (edit as required)

cadmium {cadmium sulfate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

No chromium (VI) detected.

chromium in Cr(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case species based on hazard statements/molecular weight (edit as required)

copper {copper sulphate pentahydrate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

lead {lead chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

mercury {mercury dichloride}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming no evidence for the use of explosives. (edit as required)

nickel {nickel dibromate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

selenium {nickel selenate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

vanadium {divanadium pentaoxide; vanadium pentoxide}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

zinc {zinc chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

cyanides {salts of hydrogen cyanide with the exception of complex cyanides such as ferrocyanides, ferricyanides and mercuric oxycyanide and those specified elsewhere in this Annex}

Harmonised group entry used as most reasonable case as complex cyanides and those specified elsewhere in the annex are not likely to be present in this soil: [Note conversion factor based on a worst case compound: sodium cyanide] (edit as required)

Appendix C: Version

HazWasteOnline Classification Engine: WM3 1st Edition v1.2.GB - Oct 2021
HazWasteOnline Classification Engine Version: 2026.223.7324.7700c83 (11 Aug 2026)
HazWasteOnline Database: 2026.223.7324.7700c83 (11 Aug 2026)

This classification utilises the following guidance and legislation:
WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021
CLP Regulation - Regulation 1272/2008/EC of 16 December 2008
1st ATP - Regulation 790/2009/EC of 10 August 2009
2nd ATP - Regulation 286/2011/EC of 10 March 2011
3rd ATP - Regulation 618/2012/EU of 10 July 2012
4th ATP - Regulation 487/2013/EU of 8 May 2013
Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013
5th ATP - Regulation 944/2013/EU of 2 October 2013
6th ATP - Regulation 605/2014/EU of 5 June 2014
WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014
Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014
7th ATP - Regulation 2015/1221/EU of 24 July 2015
8th ATP - Regulation (EU) 2016/918 of 19 May 2016
9th ATP - Regulation (EU) 2016/1179 of 19 July 2016
10th ATP - Regulation (EU) 2017/776 of 4 May 2017
HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017
13th ATP - Regulation (EU) 2018/1480 of 4 October 2018
14th ATP - Regulation (EU) 2020/217 of 4 October 2019
15th ATP - Regulation (EU) 2020/1182 of 19 May 2020
The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020
The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1540 of 16th December 2020
GB MCL List - version 1.1 of 09 June 2021
GB MCL List v2.0 - version 2.0 of 20th October 2023
GB MCL List v3.0 - version 3.0 of 11th January 2024
GB MCL List v4.0 - version 4.0 of 2nd March 2024
GB MCL List v5.0 - version 5.0 of 26th June 2024
GB MCL List v6.0 - version 6.0 of 15th February 2025
GB MCL List v7.0 - version 7.0 of 23rd September 2025

EARTH ENVIRONMENTAL & GEOTECHNICAL
A Technics Group Company

APPENDIX D

PHOTOGRAPHS

Earth Environmental & Geotechnical Ltd

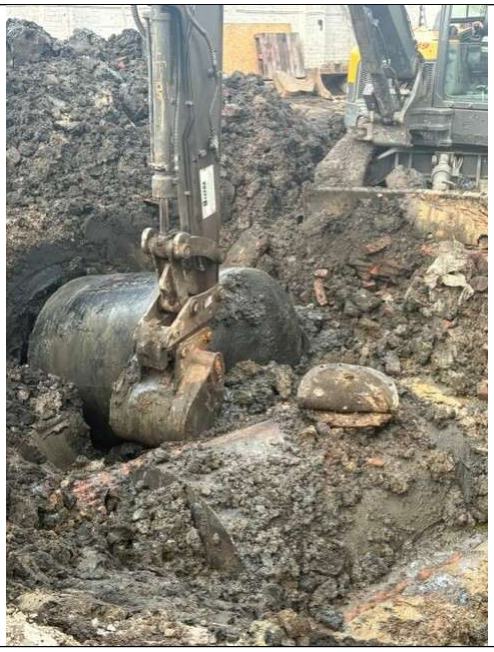
Tel: 0161 975 6088
Email: info@earthenvironmental.co.uk
Web: www.earthenvironmental.co.uk

SITE PHOTOGRAPHS

Job No: A7281

Site: 342 Slade Lane Manchester

Plate 1 View showing removal of tanks, facing southwest (client photograph)



Date: Unknown

Plate 2 View of the tank farm area before excavation



Date: 7th August 2026

Earth Environmental & Geotechnical Ltd

Tel: 0161 975 6088
Email: info@earthenvironmental.co.uk
Web: www.earthenvironmental.co.uk

SITE PHOTOGRAPHS

Job No: A7281

Site: 342 Slade Lane Manchester

Plate 3 View of fuel tank farm area after excavation, facing east



Date: 7th August 2026

Plate 3 View of fuel tank farm area after excavation, facing south



Date: 7th August 2026

APPENDIX 6

ASSESSMENT CRITERIA FOR IMPORTED SOILS IN PRIVATE GARDENS

Assessment Criteria Based on Residential with Homegrown Produce End Use

Metals			
Arsenic	37		
Beryllium	1.7		
Boron	290		
Cadmium	22		
Chromium	910		
Chromium VI	21		
Copper	2400		
Lead	200		
Inorganic Mercury	200		
Nickel	180		
Selenium	250		
Vanadium	410		
Zinc	3700		
Organic Compounds	***1% SOM***	***2.5% SOM***	***6% SOM***
Petroleum Hydrocarbons			
Aliphatic EC >5-6	42	78	160
Aliphatic EC >6-8	100	230	530
Aliphatic EC >8-10	27	65	150
Aliphatic EC >10-12	130	330[vap]	760[vap]
Aliphatic EC >12-16	1100	2400[sol]	4300[sol]
Aliphatic EC >16-21	65000	92000[sol]	110000
Aliphatic EC >21-35	65000	92000[sol]	110000
Aromatic EC >5-7	70	140	300
Aromatic EC >7-8	130	290	660
Aromatic EC >8-10	34	83	190
Aromatic EC >10-12	74	180	380
Aromatic EC >12-16	140	330	660
Aromatic EC >16-21	260	540	930
Aromatic EC >21-35	1100	1500	1700
Benzene	0.87	0.87	0.87
Toluene	130	290	660
Ethylbenzene	47	110	260
m & p-xylenes	56	130	310
o-xylenes	60	140	330
Polycyclic Aromatic Hydrocarbons			
Acenaphthene	210	510	1100
Acenaphthylene	170	420	920
Anthracene	2400	5400	11000
Benzo(a)anthracene	7.2	11	13
Benzo(a)pyrene	5.0	5.0	5.0
Benzo(b)fluoranthene	2.6	3.3	3.7
Benzo(ghi)perylene	320	340	350
Benzo(k)fluoranthene	77	93	100
Chrysene	15	22	27
Dibenzo (a, h) anthracene	0.24	0.28	0.3
Fluoranthene	280	560	890
Fluorene	170	400	860
Indeno(1,2,3-cd) pyrene	27	36	41
Naphthalene	15	36	85
Phenanthrene	95	220	440
Pyrene	620	1200	2000
Phenols			
Phenol	280	550	1110
Asbestos Fibres	<0.001%	<0.001%	<0.001%

Material should have a maximum stone size of 75mm and be free of foreign debris, including building waste, materials, or contaminants, e.g. brick, glass, asbestos, and plasterboard.

The site-specific risk-based criteria are based upon DEFRA/EA CLEA 1.07 modelling, assuming a sandy loam with 1% Soil Organic Matter and a pH of 7.

The above criteria are to determine if material is chemically clean, for suitability as a growing medium in accordance with BS3882:2015 for Topsoil and BS8601:2013 Specification for Subsoil and Requirements for Use.

APPENDIX 6

GAS MEMBRANE SPECIFICATIONS

Technical Datasheet

Visqueen Gas Barrier NF-400

Features & benefits

- BDA Agrement Certification - third party accreditation
- Complies with NHBC Foundation NF94 guidance for use in Type A membrane locations - non foil system
- Complies with the methane gas transmission rate, mass per unit area and thickness requirements of BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Transparent - allows a clear view of the substrate during and post installation
- Multi functional - also acts as a radon and damp proof membrane
- Dual jointing methods - depending upon specification, lap joints can be heat welded or taped

Product description

Visqueen Gas Barrier NF-400 is a co-extruded, multi-layer thermoplastic gas membrane, 0.4mm thick (400 micron). The membrane is transparent with a blue tint and supplied 2.4m x 43.5m in a single wound roll.

Approvals and standards

- Third party accreditation (BDA Agrement Certificate BAB-24-339-P-A-UK)
- Complies with the methane gas transmission rate, mass per unit area and thickness requirements of BS 8485:2015 + A1:2019
- Suitable for all Characteristic Gas Situation (CS) ground gas regimes
- Complies with NHBC Foundation NF94 guidance for use in Type A membrane locations (non foil system)
- Conforms to the specification requirements of NHBC Amber 1 and Amber 2 applications
- Conforms to the specification requirements of BR 211:2023
- UKCA UKNI CE to EN 13967:2012
- Visqueen certified with Quality Management System ISO 9001:2015
- Visqueen certified with Occupational Health and Safety System ISO 45001:2018
- Visqueen certified with Environmental Management System ISO 14001:2015

Usage

Visqueen Gas Barrier NF-400 is suitable for use in all types of buildings to prevent the ingress of harmful levels of methane, carbon dioxide and radon.

The barrier can be positioned above or below reinforced cast in situ concrete floor slabs e.g. ground bearing, suspended or raft, or above precast suspended segmental subfloors, e.g. beam and block floor.

The barrier can also be used as a high performance radon membrane and/or damp proof membrane.

NHBC NF94 guidance: Radon, carbon dioxide, and methane protection
Visqueen Gas Barrier NF-400 when installed with either welded or taped joints complies with NHBC Foundation NF94 publication, Hazardous ground gas - an essential guide for housebuilders, in Type A membrane locations in precast suspended segmental subfloors and reinforced cast in situ concrete floor slabs (ground bearing, suspended or raft).

For site or zone characteristic gas situations of CS4 and above, contact Visqueen Technical Office.

The barrier is not intended for use where there is a risk of hydrostatic pressure.

System components

- VisqueenPro Double Sided Jointing Tape, 50mm x 10m
- VisqueenPro Detailing Strip, 300mm x 10m
- Visqueen TreadGUARD 1500, 1m x 2m
- Visqueen TreadGUARD 300, 2m x 75m
- Visqueen NF-Detailing Strip, 300mm x 10m
- Visqueen NF-60 Lap Tape, 60mm x 45m
- Visqueen NF-150 Lap Tape, 150mm x 10m

Storage and handling

When storing Visqueen Gas Barrier NF-400 care should be taken to:
- store in its original packaging;
- avoid exposure to direct sunlight and high or low temperatures for prolonged periods of time;
- store in a well-ventilated covered area to protect from rain, frost, humidity and mechanical damage;
- store away from possible ignition sources;
- store rolls of the barrier horizontally on a flat surface and not stacked.

Care should be taken to avoid accidental damage to the product when handling on site.

Care should be taken when handling the product in line with current manual handling regulations.

Preparation

Heanor Gate Road, Heanor, Derbyshire, DE75 7RG
+44 (0) 333 202 6800 I enquiries@visqueen.com I www.visqueen.com

Visqueen Gas Barrier NF-400

Visqueen Gas Barrier NF-400 should be installed on a smooth continuous surface e.g. grouted beam and block floor, a compacted blinding layer e.g. 50mm thick sand blinding, or smooth concrete blinding. The substrate should be free from irregularities such as loose aggregates or other sharp protrusions, voids, projections or mortar deposits.

The barrier can be cut with a sharp retractable safety knife or robust scissors.

Hand rollers are required during lap joint formation and sealing membrane detailing. Typical hand rollers include 40mm silicone pressure roller and 6mm brass penny pressure roller.

Consult the project specification to ensure the correct method of lap joint formation for the project is followed (welded or taped).

Rolls of tape should be kept in a warm, dry location prior to use to ensure the tape is workable and can be more easily applied.

Installation

Installation of Visqueen Gas Barrier NF-400 should be carried out by a competent contractor experienced with this type of product e.g. hold an NVQ Level 2 Diploma in substructure work occupations (Installation of Gas Membranes - Construction).

The installation should be subjected to third-party validation in accordance with BS 8485:2015 +A1:2019 and CIRIA C735.

Visqueen Gas Barrier NF-400 should be loose laid on the substrate ensuring that the barrier sheet edges are aligned allowing adequate overlap for jointing between the sheets. The barrier can be laid either side facing upwards.

The barrier lap area should be clean and dry at the time of jointing. The barrier has been designed to exhibit superior welding properties using hot wedge and hot air welding, therefore onsite welding of all lap joints is recommended. When hot air hand welding the lap joints, the joint should be overlapped by approximately 100mm and an approximate 35mm weld is normally achieved. During hand welding, the lap joints should be firmly compressed using a hand roller to ensure an adequate bond is achieved.

When taping the lap joints, the joint should be overlapped by approximately 100mm and bonded with VisqueenPro Double Sided Jointing Tape (positioned approximately 25mm from the edge of the sheet) and sealed with Visqueen NF-60 Lap Tape or Visqueen NF-150 Lap Tape depending on the project specification. The lap joints should be firmly compressed using a hand roller during taping to ensure an adequate bond is achieved.

Creating an effective gas barrier often requires complex three-dimensional detailing, such as around internal and external walls, corners, doorway thresholds, service pipes, party walls, and structural columns. Visqueen Detailing Strip (Pro or NF depending on the project specification) is gas resistant and can be used in place of the gas barrier to maintain continuous protection. The detailing strip lap joints should be firmly compressed using a hand roller to ensure an adequate bond is achieved. Visqueen Ultimate Preformed Units are also available.

If the barrier is punctured or perforated a patch of the same material should be lapped at least 100mm beyond the limits of the puncture and either welded in position, or bonded with VisqueenPro Double Sided Jointing Tape (positioned approximately 25mm from the edge of the sheet) and sealed with Visqueen NF-60 Lap Tape or Visqueen NF-150 Lap Tape depending on the project specification. Alternatively a patch can be formed using Visqueen NF-Detailing Strip lapped at least 150mm beyond the extents of the puncture.

Long periods of exposure to ultraviolet light will reduce the effectiveness of the barrier. The barrier should be covered by a protective layer e.g. Visqueen TreadGuard protection or other approved protection material, immediately after installation to prevent damage from following trades, ultraviolet light, etc. Care should be taken to ensure that the barrier is not punctured, stretched or displaced during or post installation.

VisqueenPro Detailing Strip is also suitable for sealing detailing junctions and patch repairs, however when the gas protection measures are to conform with the requirements of NHBC NF94 guidance, please ensure acceptance by all stakeholders prior to use.

Usable temperature range

When Visqueen Gas Barrier NF-400 is installed with taped lap joints, the air temperature should not be below 5°C or falling to prevent the risk of surface condensation affecting the tape adhesion.

When ambient temperatures are above 25°C or rising, the barrier should be covered immediately after installation.

Additional information

When used in accordance BS8485:2015 + A1:2019 a subfloor ventilation system or pressure relief may also be required.

To assist build sequencing, Visqueen Ultimate Gas DPC is available for gas protection through the wall construction.

Heanor Gate Road, Heanor, Derbyshire, DE75 7RG
+44 (0) 333 202 6800 I enquiries@visqueen.com I www.visqueen.com

Visqueen Gas Barrier NF-400

For further information contact Visqueen Technical Office on 0333 202 6800.

The information in this datasheet was correct at the time of publication. It is the user's responsibility to obtain the latest version of the datasheet as it is updated on a regular basis. The information contained in the latest datasheet supersedes all previously published editions.

Property	Test method	Units	Compliance criteria	Result
Dimensions	BS EN 1848-2	m	-	2.4 x 43.5
Nominal thickness	BS EN 1849-2	mm	+/-10%	0.4
Mass	BS EN 1849-2	g/m²	>370	>370
Tensile strength - machine direction	BS EN 12311-2 method B	N/mm²	MDV	26.3
Tensile strength - cross direction	BS EN 12311-2 method B	N/mm²	MDV	29.4
Elongation at break - machine direction	BS EN 12311-2 method B	%	MDV	607
Elongation at break - cross direction	BS EN 12311-2 method B	%	MDV	921
Joint strength - taped joint	BS EN 12317-2	N/50mm	MDV	217
Joint strength - welded joint	BS EN 12317-2	N/50mm	MDV	405
Watertightness at 2kPa for 24 hours	BS EN 1928 method A	-	Pass/Fail	Pass
Watertightness at 2kPa for 24 hours after ageing	BS EN 1296 (12 weeks) + BS EN 1928 method A	-	Pass/Fail	Pass
Watertightness at 2kPa for 24 hours after alkali environment	BS EN 1847 (28 days) + BS EN 1928 method A	-	Pass/Fail	Pass
Resistance to impact	BS EN 12691 method A	mm	MLV	200
Low temperature flexibility	BS EN 495-5	°C	MDV	-20
Resistance to tearing (nail shank) - machine direction	BS EN 12310-1	N	MDV	265
Resistance to tearing (nail shank) - cross direction	BS EN 12310-1	N	MDV	240
Water vapour resistance	BS EN 1931 method B	MNs/g	MDV	2,296
Water vapour permeability	BS EN 1931 method B	g/m²/d	MDV	0.08
Water vapour resistance factor	BS EN 1931 method B	μ	MDV	1,140,000
Water vapour diffusion equivalent air layer thickness	BS EN 1931 method B	SD in m	MDV	459
Methane gas transmission rate - membrane	BS ISO 15105-1	ml/m²/day/atm	MDV	13.2
Methane gas transmission rate - welded membrane joint	BS ISO 15105-1	ml/m²/day/atm	MDV	15
Carbon dioxide gas transmission rate	BS ISO 15105-1	ml/m²/day/atm	MDV	22
Radon gas transmission rate - membrane	SP method	m/s	MDV	<3.0 x 10-9
Puncture CBR	BS EN 12236	N	MDV	1620
Tensile yield strength - machine direction	ASTM D4885-01	kN/m	MDV	8
Tensile yield strength - cross direction	ASTM D4885-02	kN/m	MDV	7.3

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Visqueen Gas Barrier NF-400

Resistance to static loading	BS EN 12730 method C	kg	MDV	15
Elongation yield - machine direction	ASTM D4885-01	%	MDV	405.3
Elongation yield - cross direction	ASTM D4885-01	%	MDV	400.2
Tear resistance - trouser method A - machine direction	BS ISO 34-1	kN/m	MDV	128
Tear resistance - trouser method A - cross direction	BS ISO 34-1	kN/m	MDV	109.7
Tear resistance - angle method B - machine direction	BS ISO 34-1	N	MDV	137
Tear resistance - angle method B - cross direction	BS ISO 34-1	N	MDV	139.6

Health and safety information

Refer to the Visqueen Gas Barrier NF-400 safety datasheet (SDS).

About Visqueen

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We offer complete support at every stage of the specification, including the supply chain process. As the UK's principal technical authority, we are best placed to ensure that the principal designer and contractor specify the most technically suited, durable, and competitive solution to guarantee their project is protected for the lifetime of the building.

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Complete Range, Complete Solution



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Visqueen Gas Barrier NF-400

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Technical Datasheet

Visqueen Liquid Gas Membrane

Features & benefits

- Complies with the methane gas transmission rate, mass per unit area and thickness requirements of BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
  Type A Barrier Membrane (Tanking Membrane) - resistant to ground water in accordance with BS 8102:2022
  Conforms to the specification requirements of BR 211:2023 - provides radon protection
  Used as a primer for Visqueen self adhesive membranes
  Fully bonded system - self terminating at the perimeter of the installation
  Seamless application - no lap joints
  Suitable for damp surfaces or green concrete - assists build sequencing

Product description

Visqueen Liquid Gas Membrane is a blue-grey, single component, liquid-applied polymer modified emulsion that dries to form a black flexible damp proof, gas proof and waterproof membrane. It is supplied in a 12.5 L container.

Approvals and standards

- Complies with the methane gas transmission rate, mass per unit area and thickness requirements of BS 8485:2015 + A1:2019 - industry standard for methane and carbon dioxide protection
- Suitable for all Characteristic Gas Situation (CS) ground gas regimes
- Conforms to the specification requirements of NHBC Amber 1 and Amber 2 applications
- Conforms to the specification requirements of BR 211:2023
- UKCA UKNI CE to EN 13967:2017
- Visqueen certified with Quality Management System ISO 9001:2015
- Visqueen certified with Occupational Health and Safety System ISO 45001:2018
- Visqueen certified with Environmental Management System ISO 14001:2015

Usage

Visqueen Liquid Gas Membrane is a liquid-applied membrane designed for damp proofing, gas proofing and waterproofing a wide range of substrates. It is suitable for use both above and below ground, including applications to concrete, flush-pointed masonry, metal, retaining walls, cast and precast concrete, and steelwork.

The liquid-applied formulation is particularly suited to complex detailing and difficult-to-access areas, providing a continuous membrane without the need for extensive cutting or jointing associated with sheet-applied systems.

Visqueen Liquid Gas Membrane can also be used as a primer to prepare substrates prior to the application of Visqueen self-adhesive membranes, helping to provide an optimum surface for adhesion. Compatible products include:

- Visqueen Self Adhesive Membrane
- Visqueen Gas Resistant Self Adhesive Membrane
- Visqueen NF-Detailing Strip
- VisqueenPro Detailing Strip
- Visqueen Ultimate Self Adhesive Membrane

When used as a primer, the product is suitable for application to a wide range of substrates, including wood, metal, masonry, concrete and insulated concrete formwork (ICF).

When applied, Visqueen Liquid Gas Membrane is blue-grey in colour and dries to form a continuous black membrane.

Visqueen Liquid Gas Membrane is a functional membrane and is not intended to provide a decorative finish.

System components

- VisqueenPro Detailing Strip, 300mm x 10m
- Visqueen NF-Detailing Strip, 300mm x 10m

Storage and handling

Visqueen Liquid Gas Membrane should be stored upright, undercover and in its original packaging. Store at temperatures between 5ºC and 35ºC. Temperatures at or below 0ºC will render the products unfit for use.

To avoid the risk of spillage, always store and transport in a secure upright position.

Keep the container closed when not in use.

The product has a minimum shelf life of 12 months.

Care should be taken when handling the product in line with current manual handling regulations.

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Visqueen Liquid Gas Membrane

Preparation

Visqueen Liquid Gas Membrane system should be applied to substrates that are smooth, clean, and free from frost, dust, laitance, loose material and standing water. Any surface contamination e.g. oil, paint, mortar snots, fungal growth, etc should be removed. All substrate cracks, or surface irregularities should be repaired and filled prior to product application. Masonry units should be flush pointed.

Movement joints should be provided with a waterstop/sealant system to an engineer's specification.

Visqueen Liquid Gas Membrane should be stirred for 5 minutes before use using a slow speed paddle stirrer. Re-stir every two hours. Apply with a brush or roller. Brushes and rollers can be cleaned with water immediately after use. Brushes and rollers contaminated with dry product are not reusable and must be disposed appropriately after use.

The system should not be applied during rainfall or when rain is expected before the membrane has fully cured.

Installation

Visqueen Liquid Gas Membrane can be applied directly from the tin using a brush, or transferred to a more appropriate container and applied by roller. Do not pour directly onto the surface.

For priming surfaces prior to the application of Visqueen self adhesive membranes, apply one coat at a coverage rate of at least 0.25 litre/m² (300g/m²) and allow to dry.

For damp proofing applications or waterproofing applications, apply two coats. Apply the first at a coverage of at least 0.5 litre/m² and the second at a coverage of at least 0.7 litre/m². Allow each coat to dry and cure through before applying the next. Total coverage for these applications is at least 1.2 litre/m² (min. 0.7mm dry film thickness).

For gas proofing applications apply three coats at a coverage rate of at least 0.8 litre/m²/coat. Allow each coat to dry and cure through before applying the next. Total coverage for this application is at least 2.4 litre/m² (min. 1.4mm dry film thickness).

Each coat of the product will dry in approximately 6 hours depending upon humidity, ventilation and temperature. High humidity, poor ventilation and/or cool temperatures will slow down the drying process. Visually the membrane will turn black as it dries. Apply successive coats at right angles to the previous coat. To reduce risk of inter-layer contamination, apply successive coats within 24 hours.

Construction joints should be reinforced with VisqueenPro Detailing Strip or Visqueen NF-Detailing Strip once all the coats of the membrane have been applied and each have fully dried.

In order to form an effective seal with any adjacent sheet membranes e.g. Visqueen Gas Barrier, form a butt joint with the dried Visqueen Liquid Gas Membrane and seal the junction with VisqueenPro Detailing Strip or Visqueen NF-Detailing Strip bonded 150mm onto each material.

When used to provide a vertical damp proof membrane to the internal face of existing above-ground walls showing damp ingress, apply an additional coat of Visqueen Liquid Gas Membrane to the dried membrane and blind with clean sharp sand whilst tacky. When fully dry, a finish of minimum 12mm gypsum based plaster system should be applied before decorating.

When used as a damp proof, waterproof or gas proof membrane, Visqueen Liquid Gas Membrane should be covered by an approved protection layer as soon as possible after the coats have been applied and each have fully dried.

Usable temperature range

It is recommended that Visqueen Liquid Gas Membrane should not be installed below 5°C or when temperatures can be expected to fall below 5ºC before the membrane has dried.

Temperatures at or below 0ºC before the membrane has dried will render the products unfit for use.

Additional information

Visqueen Liquid Gas Membrane is not designed for use as a gas or damp proof course (DPC) or to pass through structural zones where a concrete to concrete bond is required e.g. pile heads or shear walls. For additional information contact Visqueen Technical Services +44 (0) 333 202 6800.

The information in this datasheet was correct at the time of publication. It is the user's responsibility to obtain the latest version of the datasheet as it is updated on a regular basis. The information contained in the latest datasheet supersedes all previously published editions.

Visqueen Liquid Gas Membrane data table.

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Visqueen Liquid Gas Membrane

Property	Test method	Units	Results
Container size		L	12.5
Colour when wet (dry)			Blue-grey (black)
Application temperature		°C	>5
Cured membrane			
Methane permeability	ISO 15105-1	ml/m²/d/atm	<40
Adhesion to concrete		N/mm²	1.1
Water penetration		3 bar pressure	Pass
Elongation	ASTM D2370	%	>100
Tensile strength	ASTM D2370	N/mm²	11

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APPENDIX 7

GAS MEMBRANE VERIFICATION PROFORMA

VISUAL INSPECTION OF GAS PROTECTION MEASURES

Site name:	Gas characteristic situation:
Job number:	Type of development and building/block checked: (residential/ commercial/other)
Date:	Building description:
Visit by:	Foundation type: (suspended floor/raft/other)
Weather at time of inspection:	Gas protection type: passive/active

No.	Item	Comments (see notes)
1 Gas membrane		
1.1	Condition of sub-grade and underside of gas membrane	
1.2	Gas membrane type	
1.3	Gas membrane condition	
1.4	Joining tape product	
1.5	Lapping design	
1.6	Laps, welds and joints seals	
1.7	Service entries seals	
2 Passive venting		
2.1	Sub-floor void	
2.2	External wall airbricks	
2.3	Internal sleeper walls	
2.4	External vent trenches/ducts	
3 Active venting		
3.1	System details	
Additional notes:		

1.1	Underside of gas membrane	Check that the sub grade does not contain rough/uneven surfaces, is appropriately clean and that there are no hard/sharp objects. That protective sand blinding or geotextile (if specified) is present and meets the design criteria.
1.2	Gas membrane type	Manufacturer and product specification, gauge, colour, brand/name, material batch/roll numbers, storage arrangements (protected from dirt/damage?)
1.3	Gas membrane condition	Open punctures, tears, rips, stretching? Excessive footprints/evidence of traffic? Presence of debris? Repairs? Signs of weakness such as raised or sunken indentations? Protection plan in place to restrict access to lain gas membrane?
1.4	Joining tape product	Product type, brand, thickness, material, width, colour? Use of double sided tape?
1.5	Lapping design	Joints lapped and sealed in accordance with manufacturer's requirements/ specification? Minimum overlap insured? Sections taped twice?
1.6	Laps and joints sealed	Welds complete? Appropriate joining/double sided tape used?
1.7	Service entries sealed	Top hats seal arrangements fixed around service entries? Use of Jubilee clips?
2.1	Sub-floor void	Is a check possible? Void former? Gravel (type/specification)? Height of void space? Is it clear?
2.2	External wall airbricks	Numbers, size, positions as design drawing?
2.3	Internal sleeper walls	Ventilation holes (honeycomb brickwork/pipe crossings?) – size, spacing, location in accordance with design?
2.4	External vent trenches/ducts	Located and constructed in accordance with design drawings? If open-topped gravel – gravel type/presence of fines? If pipe or other vent, check position and construction for functionality and absence of blockages. Ability of void former to withstand bearing of the superstructure?
3.1	Active venting	Type of air supply: mechanical, natural, combined? Location/condition/number of fans and vents? Location and size of inlets? Provision of air-cleaning devices and air heaters? Supply and exhaust ductwork? Alarm provision/installation? Gas monitoring system in under-floor void?

Photographs

No.	Description

The gas protection measures inspected:	a Are acceptable and comply with the specification
	b Are acceptable but attention is drawn to issues related to item no. xxx
	c Are not acceptable due to the issues related to item no. xxx

Name: **Signature:** **Date:**

APPENDIX 8

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd under a defined programme, scope of works, and terms and conditions agreed with the client. This report was compiled with all reasonable skill and care, taking into account the project objectives, the agreed scope of works, the prevailing site conditions, the budget, and the staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty, whether express or implied, in relation to the services. Unless otherwise agreed, this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid, and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements, and industry best practices. Ground conditions can also change over time, and further investigation or assessment should be conducted if there is any significant delay in acting on the findings of this report. The passage of time may result in changes to site conditions, regulatory or other legal provisions, technology, or economic conditions that could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice from Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not explicitly set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd's observations of existing physical conditions at the site, gained from a walkover survey of the site, together with Earth

Environmental & Geotechnical Ltd's interpretation of information, including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy of that information, it has not been verified.

No responsibility can be accepted for errors within third-party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out, they have been restricted to the level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable, and investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered that differ from those considered in this report. The extent of the limited area depends on soil and groundwater conditions, the positions of any current structures and underground facilities, and natural and other activities on site. In addition, chemical analysis was carried out for a limited set of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd], based on the available operational and historical information, and it should not be inferred that other chemical species are absent.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels vary seasonally and with local drainage conditions, and higher levels may occur at other times of the year than those recorded during this investigation.

Any site drawing(s) provided in this report are not meant to be an accurate base plan but are used to present the general relative locations of features on and surrounding the site.