

Ref: 17-524-L2
Date: 14th February 2025

M.C.I Developments Ltd

DELINEATION OF DEEP PEAT TRUBS FARM, CASTLETON

1. INTRODUCTION

1.1. BACKGROUND

M.C.I Developments (the client) previously commissioned E3P to undertake a Phase II Geoenvironmental Site Assessment at Trubs Farm, Castleton.

The findings of this investigation are provided within the E3P Phase I and II Geoenvironmental Assessment Report (ref: 17-524-R1-1, June 2024).

During the initial investigation organic peat deposits were encountered across the site. Following discussions with Natural England, an area in the northwest of the site has been identified as restorable deep peat. Greater Manchester have signed on to the 'Places For Everyone' Scheme and under this scheme deep peat is protected and cannot be lost where it is deemed restorable.

As such where peat is deemed as "restorable" no development or disturbance can occur.

MCI Developments instructed E3P to undertake a supplementary phase of investigation to delineate the area defined as restorable deep peat. This letter outlines works undertaken, confirms the area requiring conservation and delineates the no-build zone on site.

1.2. PROPOSED DEVELOPMENT

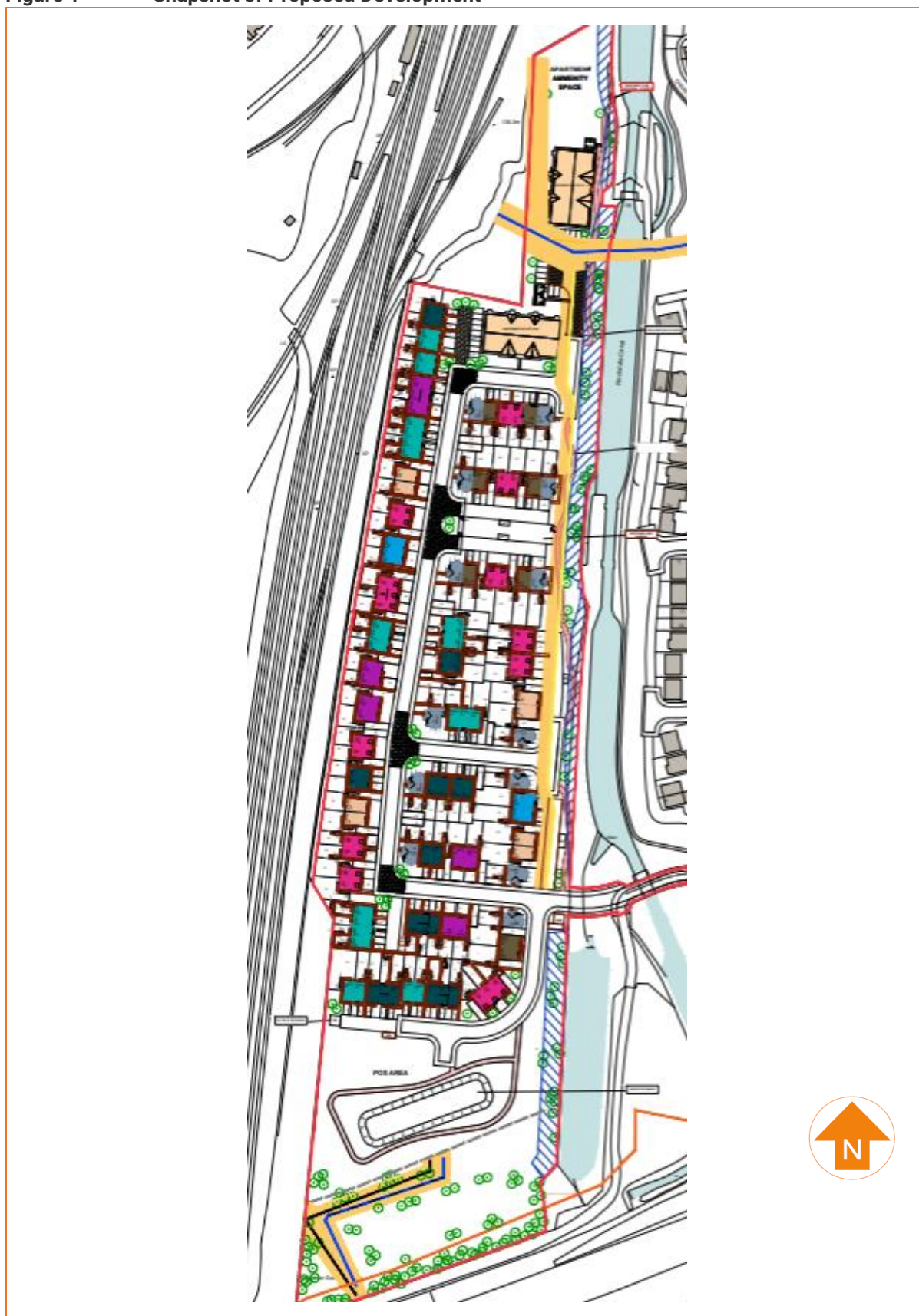
M.C.I. Developments intend to construct a low-rise residential development comprising 162 residential dwellings with associated gardens, estate roads, public open space, and infrastructure. Drawing 17-524-001 identifies the proposed development layout.

A snapshot of the proposed development layout is indicated in Figure 1 overleaf.





Figure 1 Snapshot of Proposed Development





1.3. OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

-  Undertake a phase of probing and analysis to provide an overview of the spatial extent of peat deposits.
-  Assess the implications of the depth and condition of peat deposits, liabilities and development constraints associated with the site concerning the site's future use and off-site receptors.
-  Provide recommendations regarding future works required.

1.4. SCOPE OF WORKS

The scope of works includes the elements included in Table 1.

Table 1 **Scope of Works**

GROUND INVESTIGATION	
	Design of suitable ground investigation
	Hand Auger Probeholes
ASSESSMENT AND REPORTING	
	Factual and interpretative reporting
	Assessment on 'Deep Peat'

1.5. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

1.6. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.

1.7. PREVIOUS REPORTS

The following previous site investigation reports have been provided to E3P for review:

Table 2 **Previous Reports**

AUTHOR	TITLE / REFERENCE	CLIENT	DATE
E3P	17-524-R1 - Trubs Farm - Phase I and II GSA	M.C.I Developments	June 2024



The key findings of the previous site investigation reports are summarised below, and where necessary, data has been used to support the E3P geoenvironmental site assessment.

- ✿ PEAT was encountered within 22 of 33 locations.
- ✿ In the south of the site brown pseudo-fibrous PEAT was encountered within TP101, TP104, TP106-TP109, TP11, TP112, TP126, WS102, WS110-WS112 and CP101 at depths between 0.30 m and 3.00 m bgl, with a thickness ranging from 0.10 m (TP104) to 2.50 m (WS112).
- ✿ In the north of the site brown pseudo fibrous PEAT was encountered within TP103, TP115-TP118, WS10, WS106 and CP103 at depths between 0.25 m and 4.90 m, with a thickness ranging from 0.20 m (TP103) to 3.60 m (CP103).
- ✿ No PEAT or plant debris was encountered within the central eastern sector of the site.

1.8. CORRESPONDANCE WITH NATURAL ENGLAND

Natural England reviewed the planning application and issued the following comments regarding deep peat on site, within correspondence letter 24/01007/FUL, dated 22nd November 2024.

- ✿ Natural England note that deep peat is located in the northwest region of the Application Site as shown in the borehole logs CP103, TP103, TP116, WS106 and WS107 which are portrayed on the drawing titled Thickness of Peat Plan, Rev A (dated 31 May 2024) within the Phase I and II Geoenvironmental Site Assessment. This includes peat depths of up to 4m which do not show a contaminant presence.
- ✿ In light of Natural England's statutory purpose (Section 2 of the Natural Environment and Rural Communities Act 2006) and the Environmental Improvement Plan 2023 which states that reducing greenhouse gases by rewetting our agricultural peat soils is essential to meeting legally binding net zero targets. Consequently, Natural England do not support the principle of developing on or extracting restorable peat.
- ✿ Our main concern relates to the area of deep restorable peat as outlined above. We advise amendment to the masterplan to avoid the loss and deterioration of peat of this north-west region of deep peat to ensure it remains in-situ and undeveloped. Noting, Section 6.4 outlines that peat deposits are not suitable founding stratum and would require full excavation.
- ✿ Natural England do not support any extraction of deep peat which is capable of restoration and do not support the permanent loss of a finite resource.
- ✿ We strongly advise that this area delivers ecological mitigation associated to the deep peat and include provisions for wetland enhancement.
- ✿ Natural England recommend that restoration design is tailored and site specific. Wetland habitats can include wet/marsh grassland mixes, bogland, marsh, fen and reed which would be more appropriate at peat locations.



2. PEAT PROBING

2.1. GENERAL OVERVIEW

E3P attended site on 4th February 2025 to undertake hand auger peat probing. This method allows a circa 20mm soil core to be obtained, and ensures no mechanical excavation, removal or damage to the protected habitat.

Peat probe locations have been designed based on the findings of the previous site investigations, with exploratory holes advanced to delineate the spatial extent of restorable deep peat deposits within the area of CP103, TP103, TP116, WS106 and WS107, as highlighted by Natural England.

A summary of the fieldwork completed are included in Table 3.

Table 3 **Summary of Fieldwork**

POTENTIAL SOURCE/RATIONALE	LOCATION HOLE	TYPE	MAXIMUM DEPTH (M BGL)
Restorable Deep Peat Delineation	HA1 (A – G)	Hand Auger Probing	1.10
	HA2 (A – E)		0.90
	HA3 (A – E)		1.80
	HA4 (A – F)		1.20
	HA5 (A – G)		0.50
	HA6 (A – D)		1.10
	HA7 (A – D)		1.10

Hand Augers were advanced in linear lines with circa 0.50 m spacing to confirm the spatial extent of restorable deep peat deposits.

Each probe line was given a number (HA1 – HA7) with each probe location along the line given a letter (A – G).

The sampling locations from both phases of intrusive investigations are illustrated in Drawing 17-524-006 (APPENDIX II).

The ground conditions encountered are indicated on the logs, which are provided in APPENDIX III. The Hand Auger locations were recorded utilising GPS rover accurate to 10mm.

3. GROUND AND GROUNDWATER CONDITIONS

3.1. SUMMARY OF GROUND CONDITIONS

The ground investigation generally confirms the published geology and identifies the strata set out in Table 4. Depths with * denote areas where the full depth of PEAT remains unproven, however, on all occasions peat depths greater than 0.40 m were recorded prior to termination.



Table 4 Summary of Strata

HOLE	DEPTH TO STRATUM (M BGL)			
	TOPSOIL	PEAT	SANDY CLAY	CLAYEY FINE TO MEDIUM SAND
HA1 (A)	0.00–0.20	0.20–1.00*	–	–
HA1 (B)	0.00–0.20	0.20–0.60*	–	–
HA1 (C)	0.00–0.20	0.20–0.95*	–	–
HA1 (D)	0.00–0.30	0.30–1.00*	–	–
HA1 (E)	0.00–0.30	0.30–0.90*	–	–
HA1 (F)	0.00–0.50	0.50–1.00	–	1.00–1.10
HA1 (G)	0.00–0.20	1.00–1.10	0.20–0.80	1.00–1.10
HA2 (A)	0.00–0.20	–	0.40–0.50	0.20–0.40
HA2 (B)	0.00–0.20	–	0.20–0.50	–
HA2 (C)	0.00–0.20	–	0.20–0.40	–
HA2 (D)	0.00–0.30	0.30–0.65	–	0.65–0.80
HA2 (E)	0.00–0.30	0.30–0.80	–	0.80–0.90
HA3 (A)	0.00–0.20	–	–	0.20–0.50
HA3 (B)	0.00–0.20	–	–	0.20–0.50
HA3 (C)	0.00–0.20	–	0.20–0.60	–
HA3 (D)	0.00–0.20	–	0.20–0.50	–
HA3 (E)	0.00–0.30	0.30–1.70	–	1.70–1.80
HA4 (A)	0.00–0.20	–	0.20–0.40	–
HA4 (B)	0.00–0.20	–	0.20–0.50	–
HA4 (C)	0.00–0.20	–	0.20–0.45	–
HA4 (D)	0.00–0.20	–	0.20–0.30	–
HA4 (E)	0.00–0.30	–	0.30–0.70	–
HA4 (F)	0.00–0.30	0.30–1.10	1.10–1.20	–
HA5 (A)	0.00–0.20	–	0.20–0.30	–
HA5 (B)	0.00–0.20	–	0.20–0.40	–
HA5 (C)	0.00–0.20	–	–	0.20–0.50
HA5 (D)	0.00–0.30	–	0.30–0.50	–
HA5 (E)	0.00–0.20	–	0.20–0.40	–
HA5 (F)	0.00–0.20	–	0.20–0.60	–
HA5 (G)	0.00–0.30	0.50–1.80	0.30–0.50	1.80–1.90
HA6 (A)	0.00–0.20	–	–	–
HA6 (B)	0.00–0.30	–	0.30–0.55	–
HA6 (C)	0.00–0.30	0.50–0.90	0.30–0.50	0.90–1.00
HA6 (D)	0.00–0.30	0.30–1.00	–	1.00–1.10
HA7 (A)	0.00–0.20*	–	–	–
HA7 (B)	0.00–0.30	–	0.30–0.55	–
HA7 (C)	0.00–0.30	0.50–0.90	0.30–0.50	0.90–1.00
HA7 (D)	0.00–0.30	0.30–1.00	–	1.00–1.10



3.2. TOPSOIL

Natural TOPSOIL deposits were recorded within every exploratory location, to a maximum proven depth of 0.50m bgl. The topsoil deposits are uniform across the site, comprising dark brown slightly sandy clay with frequent rootlets.

A Depth of Topsoil Plan is presented as Drawing 17-524-009 appended to this report.

3.3. SUPERFICIAL DEPOSITS

Superficial deposits were encountered within the majority of exploratory locations with the exception of HA7 (A) which did not advance past topsoil deposits due to an obstruction preventing advancement.

Typically, superficial deposits comprised a dark brown gravelly CLAY with fine to medium subrounded to rounded gravel. The CLAY deposits were generally encountered superimposed above the PEAT deposits as an intermediary between Topsoil and PEAT deposits.

Additionally, a grey slightly clayey fine to medium SAND was recorded, typically beneath PEAT deposits at depths between 0.20m bgl to 1.80m bgl (HA 5 G).

3.4. PEAT DEPOSITS

Peat deposits were encountered within 16nr exploratory hole locations, predominantly encountered closer to the northwestern boundary, with the exception of HA1, where all locations which identified peat deposits further south than previously noted.

Peat deposits were recorded as a dark brown pseudo-fibrous PEAT. During this phase of investigation peat was encountered to a maximum termination depth of 1.70m bgl. Peat is likely to be present deeper than this recorded depth, however, once >0.40 m of peat thickness was confirmed, the location was considered to fall within the "deep restorable peat" classification and the location was terminated.

The majority of peat deposits were recorded underlying natural topsoil deposits between 0.20–1.00m bgl, with some instances of peat extending 1.00m bgl. These deposits were typically underlain by a grey slightly clayey fine to medium SAND or brown gravelly CLAY.

4. PEAT ASSESSMENT

The site is situated within the Manchester Mosses Special Area of Conservation (SAC) and Holcroft Moss Site of Special Scientific Interest (SSSI), which contains degraded raised bogs. Natural England has determined that the site is situated within *"an isolated remnant of a previously extensive area of raised mire, believed never to have been cut"*.

The location and thickness of peat encountered during the initial E3P investigation in 2024 is shown on E3P Drawing 17-524-013 in APPENDIX II.

The England Peat Action Plan (May 2021) outlines that regarding constraints to planning and development within areas classified as peatland require further consultation in cases they deem as: *"damaged but recoverable, from potentially damaging development that would hinder restoration and recovery of the habitats and species"*.



Greater Manchester have signed on to the 'Places For Everyone' Scheme and under this scheme deep peat is protected and cannot be lost where it is deemed restorable. As such where peat is deemed as "restorable" no development or disturbance can occur. Natural England defines "Restorable Deep Peat" as:

- ✳ Deposits which are over 0.40 m in thickness
- ✳ Top of Peat deposits are within the upper 1.00 m from ground level (typically upper 0.50m)
- ✳ The Peat is overlain by natural strata (Including topsoil)
- ✳ No hardstand or Made Ground above the Peat
- ✳ No contamination issues with regard to human health

Following the initial phase of site investigation Natural England recorded restorable deep peat deposits within the area of CP103, TP103, TP116, WS106 and WS107, that require protection.

Seven additional prob lines were undertaken to determine the spatial extent of deep restorable peat deposits and update site plans for the client. Out of the 39 probes completed, peat deposits were only identified within 16nr probes. Within this all but two of the probes identified peat deposits at a thickness exceeding 0.40m.

A summary of the depth of, and thickness of Peat deposits are included within Table 5.

Table 5 Summary of Identified Peat Deposits

LOCATION ID	PEAT DEPOSITS (m bgl)	PEAT THICKNESS (m)	LIKELY DEEMED AS 'RESORABLE PEAT'
HA1 (A)	0.20–1.00*	>0.80m	Yes
HA1 (B)	0.20–0.60*	>0.40m	
HA1 (C)	0.20–0.95*	>0.75m	
HA1 (D)	0.30–1.00*	>0.70m	
HA1 (E)	0.30–0.90*	>0.70m	
HA1 (F)	0.50–1.00	0.50m	
HA1 (G)	1.00–1.10	0.10m	No
HA2 (D)	0.30–0.65	0.35m	
HA2 (E)	0.30–0.80	0.50m	
HA3 (E)	0.30–1.70	1.40m	Yes
HA4 (F)	0.30–1.10	0.80m	
HA5 (G)	0.50–1.80	1.30m	
HA6 (C)	0.50–0.90	>0.40m	
HA6 (D)	0.30–1.00	0.70m	
HA7 (C)	0.50–0.90	>0.40m	
HA7 (D)	0.30–1.00	0.70m	

Following the probing exercise E3P have produced a 'Deep Peat Location Plan' presented as Drawing(s) 17-524-014 and 014A in APPENDIX II.



5. CONCLUSIONS

Where peat deposits were identified within probeholes in the upper 1.00 m bgl with a proven thickness exceeding 0.40m bgl this was determined to be deep peat.

A delineation of the extent of restorable peat deposits have been completed in the vicinity of CP103, TP103, TP116, WS106 and WS107, with a greater understanding of the spatial extent of the restorable deep peat deposits.

E3P Drawings 17-524-014 and 014A show the location of deep restorable peat on site. In line with Natural England guidance no development or disturbance should occur in this area of the site.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd
Matthew Dee

APPENDIX I

LIMITATIONS





GENERAL

1. This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.
2. Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.
3. Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.
4. The report needs to be considered in light of the proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

5. Coverage: This section covers reports with the following titles or combination of titles: Phase 1; Desktop Study; Geoenvironmental Assessment; Development Appraisal; Preliminary Environmental Risk Assessment; Constraints Report; Due Diligence Report; Geotechnical Development Review; Environmental Statement; Environmental Chapter; Baseline Environmental Assessment; Project Scope Summary Report (PSSR), Program Environmental Impact Report (PEIR), Geotechnical Development Risk Register; Agricultural Land Assessment; Mineral Safeguarding Assessment; Desk Top Coal Mining Risk Assessment; Hydrogeological Appraisal; Construction Environmental Management Plan; and Site Water Management Plan.
6. The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects responses may not have been received from all parties. E3P cannot be held responsible for any disclosures that are provided post-production of our report and will not automatically update our report.
7. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, E3P reserves the right to review such information and, if warranted, to modify the opinions accordingly.
8. It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.



9. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys completed by suitably qualified and experienced specialists in these fields.
10. E3P does not warrant work/data undertaken/provided by others.

INTRUSIVE INVESTIGATION REPORTS

11. Coverage: The following report titles (or combination) may cover this category of work: Geoenvironmental Site Investigation; Geotechnical Assessment; GIR (Ground Investigation Reports); Preliminary Environmental And Geotechnical Risk Assessment; Preliminary Summary; Coal Mining Risk Assessment, Ground Gas Addendum; and, Geotechnical Risk Register.
12. The investigation has been undertaken to provide information concerning either:
 - I. The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
 - II. Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.
13. The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.
14. Unless otherwise specified in the scope of works, any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.
15. For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.
16. For geotechnical investigations, the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.



17. The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.
18. The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report.
19. The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, E3P has used reasonable skill and care to extrapolate conditions between these points based on assumptions to develop our interpretation and conclusions.
20. The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation and at the time of the investigation.
21. Conditions can change between investigation points both spatially and over time and these interpretations should therefore be considered indicative. The assessment of extreme weather events and their impact on ground conditions is not within the scope of E3P's work.
22. The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values. Specific assumptions associated with the risk assessment process have been outlined within the body or associated appendix of the report.
23. Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.
24. Where soil contamination concentrations recorded as part of this investigation are used for commentary on the potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed and the waste classification and any subsequent disposal option agreed upon with licenced subcontractors and/or the relevant regulators.



25. The results of the asbestos testing are factually reported and interpretation is given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and/or trace loose asbestos fibres within the soil matrix at the site.
26. If costs have been included in relation to additional site works, and/or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

EUROCODE 7: GEOTECHNICAL DESIGN

27. On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.
28. In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.

DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIATION AND ENABLING WORK STRATEGY REPORTS

29. These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected based on the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.
30. The outputs of the Detailed Quantitative Risk Assessments are based upon the manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.
31. Before adoption on-site, assessment criteria will need to be discussed and agreed upon with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales associated with the Regulatory Authority engagement are not within the control of E3P. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.



32. E3P does not accept liability for any subcontract work that has not been completed in strict accordance with an approved E3P Remediation and Enabling Works Strategy.

GEOTECHNICAL DESIGN REPORT (GDR)

33. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

MONITORING (INCLUDING REMEDIATION MONITORING REPORTS AND BUILD PHASE MITIGATION)

34. These reports are factual and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of earthworks or remedial works.
35. The data is presented and will be compared with assessment criteria.

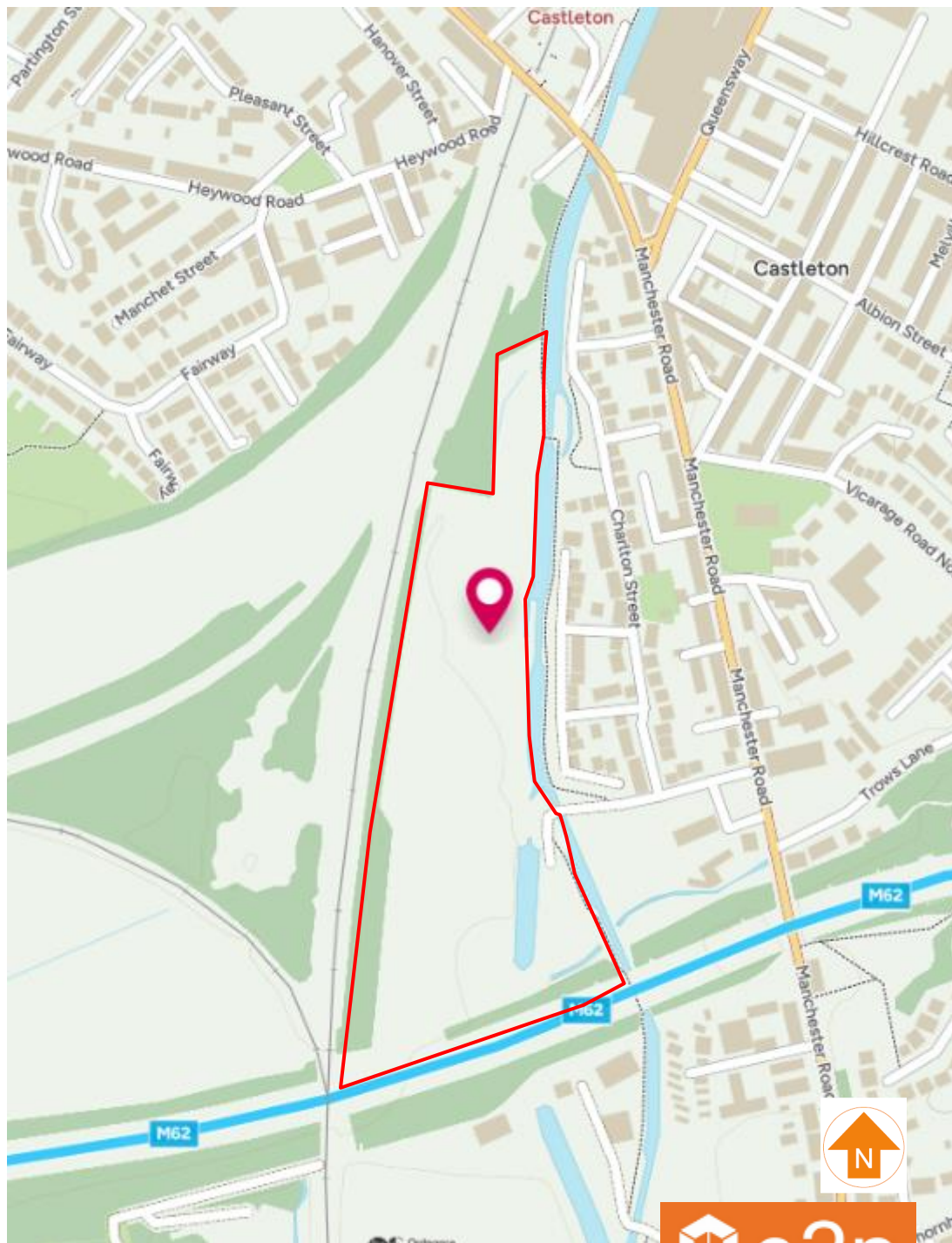
APPENDIX II

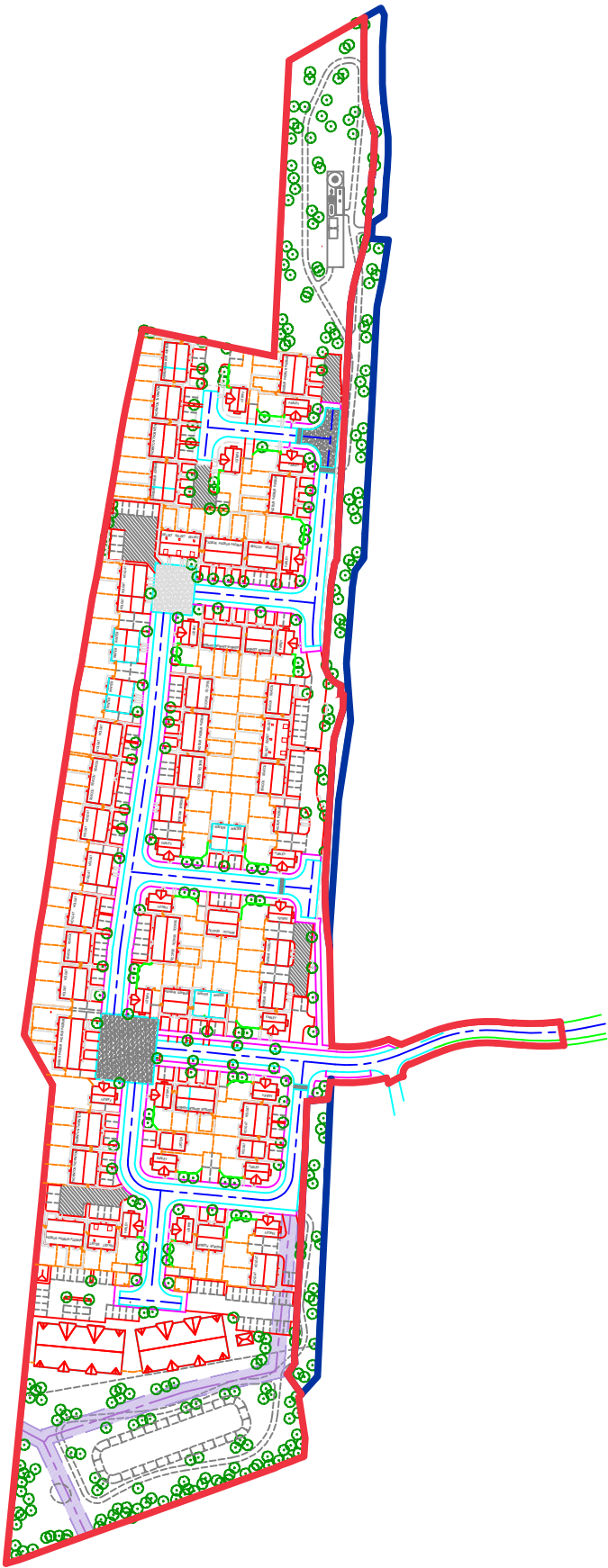
DRAWINGS





DRAWING 17-524-001 – SITE LOCATION PLAN





Notes:					
P1	REVA	22.03.2024	OW	MD	MD
Phase	Issue	Date	Drawn	Checked	PM

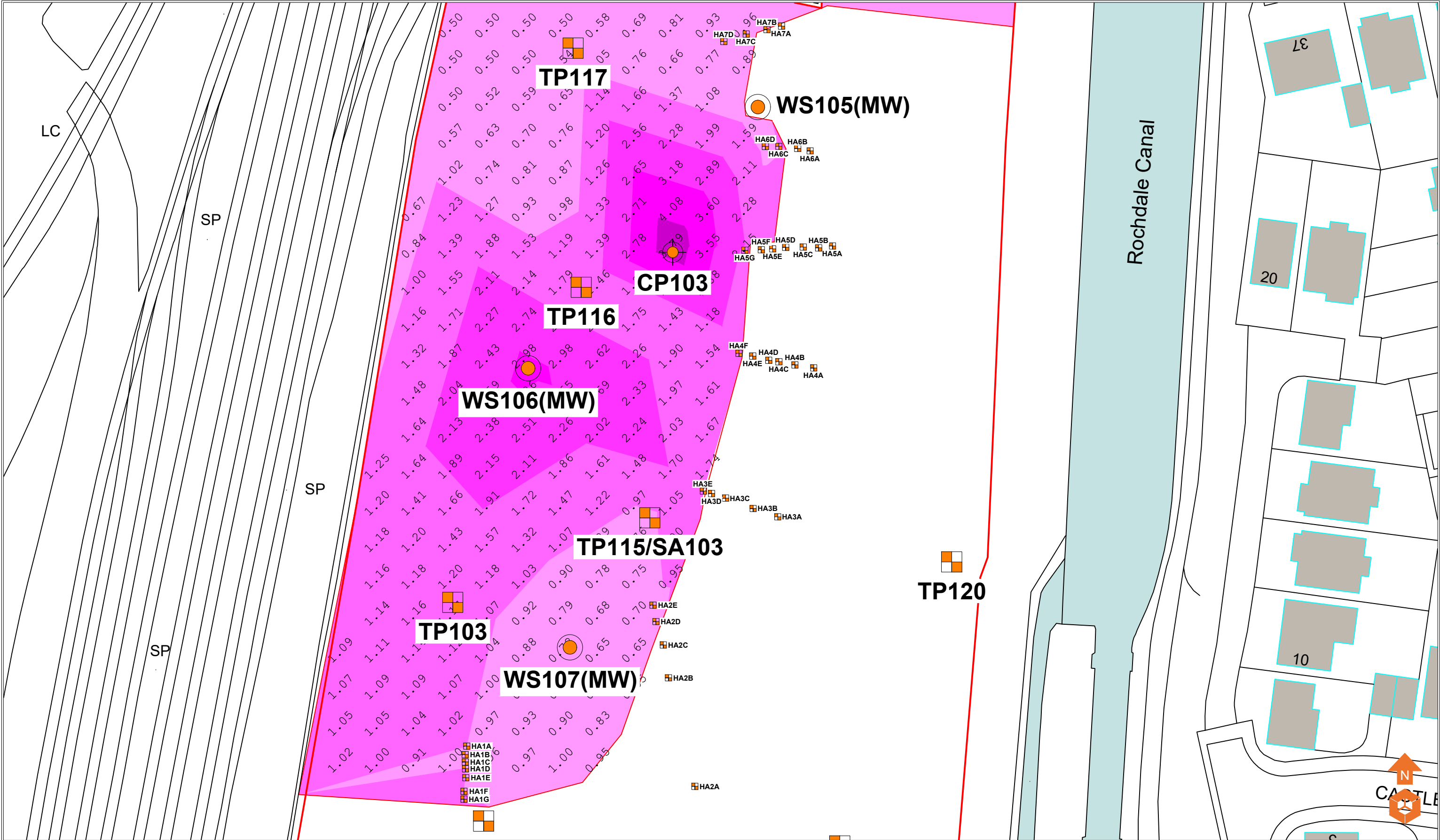
Client:	MCI
Job Title:	Trubs Farm, Roachdale

Job No:	17-524
Drawing No:	002
Date:	22.03.2024
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Drawing Title:	Proposed Development Plan

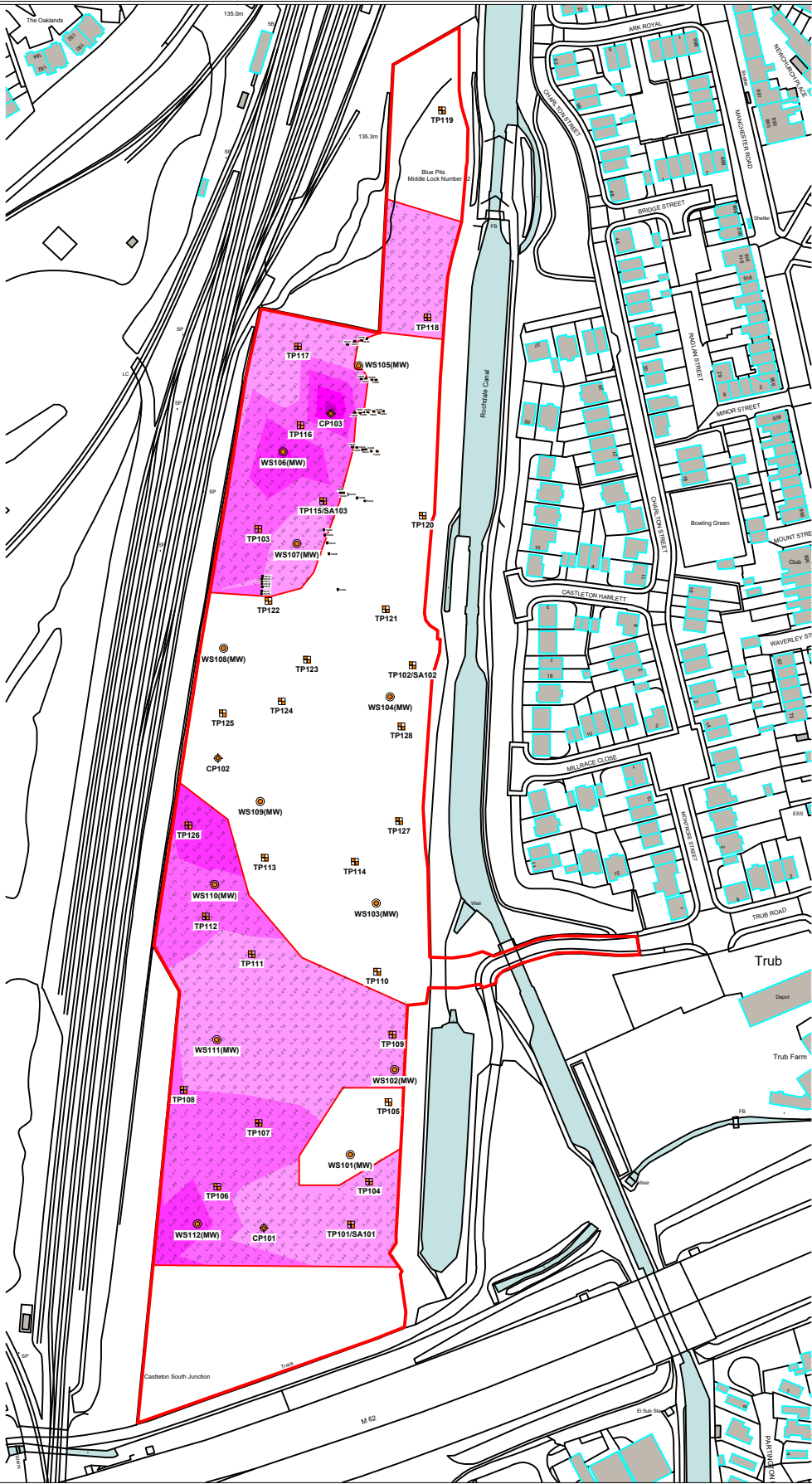


Environmental Engineering
Partnership Ltd
Taylor Road, Trafford Park
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Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Location Symbols  WSP01 Approximate Window Sample Probehole Location (E3P April 2024)  WSP01(M) Approximate Window Sample Probehole Location with Install (E3P April 2024)  TP01 Approximate Trial Pit Location (E3P April 2024)  SA01 Approximate Soakaway Test Location (E3P April 2024)  CP01 Approximate Cable Percussive Borehole Location (E3P April 2024)  HA01 Approximate Hang Auger Location (E3P February 2025) Thickness Of Peat (m)  Thickness of Peat 0.00 - 0.99m  Thickness of Peat 1.00 - 1.99m  Thickness of Peat 2.00 - 2.99m  Thickness of Peat 3.00 - 3.99m  Thickness of Peat >4.00m		Notes:		Client: MCI		Job No: 17-524		Date: 06.02.2025		 Environmental Engineering Partnership Ltd Taylor Road, Trafford Park Urmston, Manchester, M41 7JQ Tel: 0161 707 9612 E-mail: info@e3p.co.uk Website: www.e3p.co.uk													
		P1 Phase		REVA Issue		06.02.2025 Date		TG Drawn		LC Checked		MD PM		Job Title: Trubs Farm, Rochdale		Drawing No: 013		Scale: NTS		Drawing Title: Depth Of Peat Plan (Hand Auger)		The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.	



- Location Symbols**
- Approximate Window Sample Probehole Location (E3P April 2024)
 - Approximate Window Sample Probehole Location with Install (E3P April 2024)
 - Approximate Trial Pit Location (E3P April 2024)
 - Approximate Soakaway Test Location (E3P April 2024)
 - Approximate Cable Percussive Borehole Location (E3P April 2024)
 - Approximate Hang Auger Location (E3P February 2025)

- Thickness Of Peat (m)**
- Thickness of Peat 0.00 - 0.99m
 - Thickness of Peat 1.00 - 1.99m
 - Thickness of Peat 2.00 - 2.99m
 - Thickness of Peat 3.00 - 3.99m
 - Thickness of Peat >4.00m

Notes:

Client:

MCI

Job No:
17-524

Date:
06.02.2025

Drawing No:
013

Scale:
NTS



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Website: www.e3p.co.uk

P1	REVA	06.02.2025	TG	LC	MD
Phase	Issue	Date	Drawn	Checked	PM

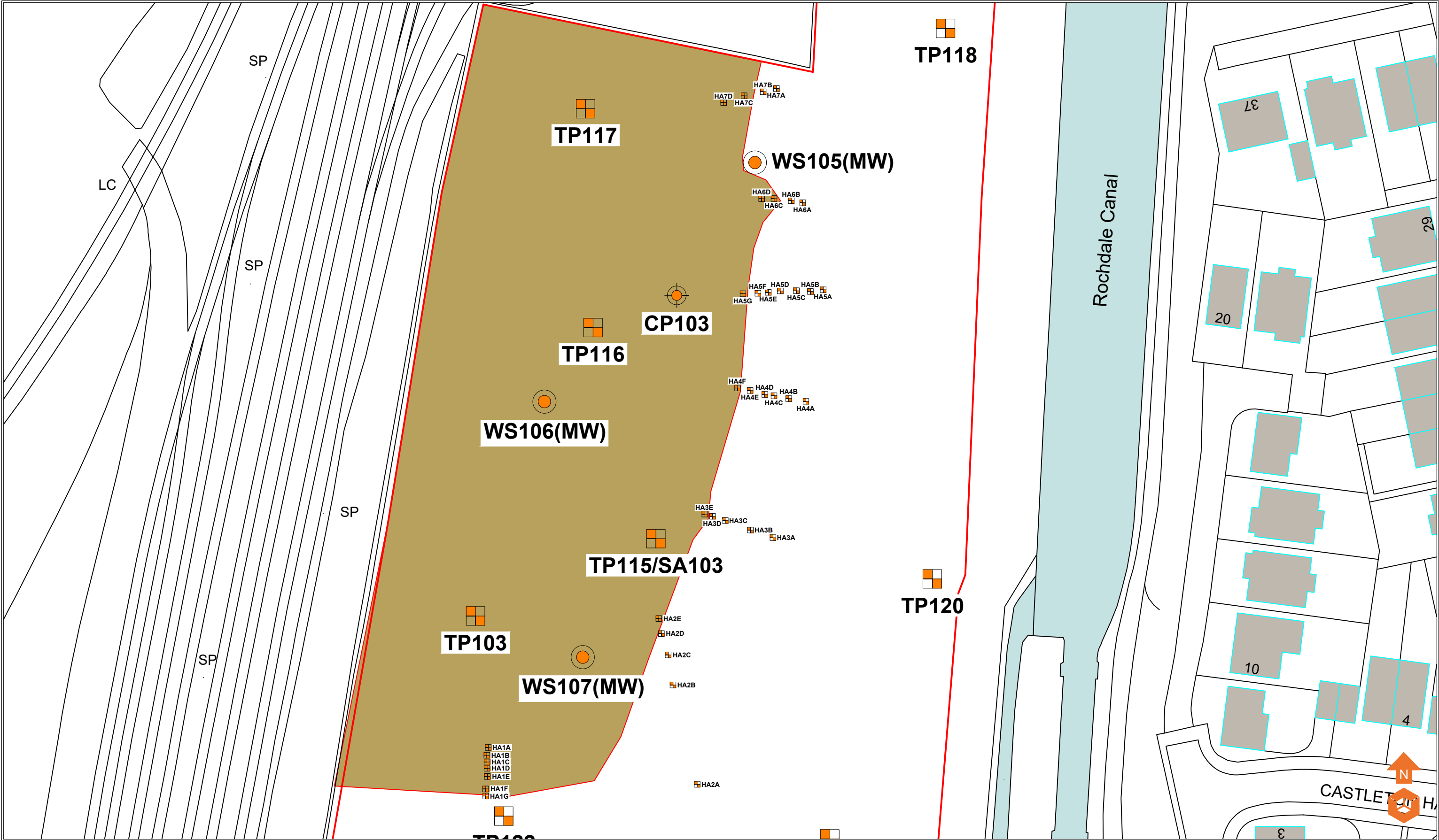
Job Title:

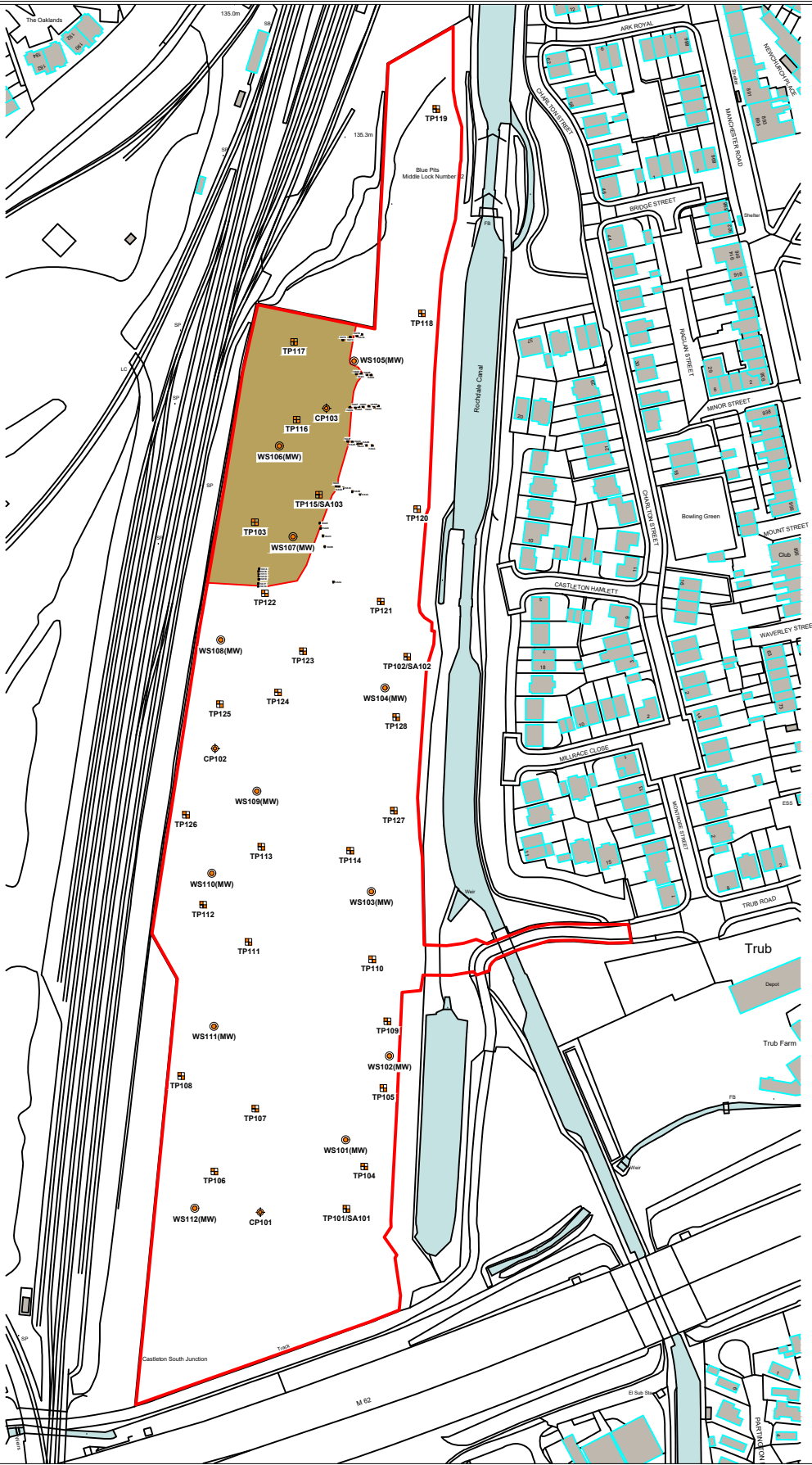
Trubs Farm,
Rochdale

Drawing Title:

Depth Of Peat
Plan

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- Location Symbols**
- Approximate Window Sample Probehole Location (E3P April 2024)
 - Approximate Window Sample Probehole Location with Install (E3P April 2024)
 - Approximate Trial Pit Location (E3P April 2024)
 - Approximate Soakaway Test Location (E3P April 2024)
 - Approximate Cable Percussive Borehole Location (E3P April 2024)
 - Approximate Hang Auger Location (E3P February 2025)

Key

- Area Of Deep Peat

Notes:

Client:

Job No:

Date:

Drawing No:

Scale:

17-524

10.02.2025

014A

NTS



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E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

Job Title:

Drawing Title:

Trubs Farm,
Rochdale

Location of Deep
Restorable Peat

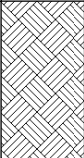
The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.

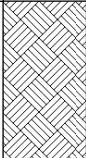
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P1	REVA	06.02.2025	TG	LC	MD
Phase	Issue	Date	Drawn	Checked	PM

APPENDIX III

EXPLORATORY HOLE LOGS



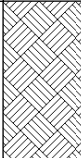
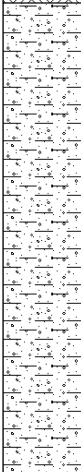
				Trial Pit Log			TrialPit No HA1A Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388203.22 - 410138.53 Level: 128.83		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 1.00		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.20	128.62		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Dark brown pseudo-fibrous PEAT.		
				1.00	127.82		End of Pit at 1.00m		
							1		
							2		
Remarks: 1. Complete.									
Stability: Stable									

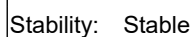
				Trial Pit Log			TrialPit No HA1C Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388203.06 - 410136.41 Level: 128.75		Date 04/02/2025	
Location: Rochdale						Dimensions (m): 		Scale 1:10	
Client: MCI Developments						Depth 0.95		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.20	128.55		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Dark brown pseudo-fibrous PEAT.		
				0.95	127.80		End of Pit at 0.95m		
							1		
							2		
Remarks: 1. Complete.									
Stability: Stable									

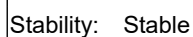
				Trial Pit Log			TrialPit No HA1D Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388203.07 - 410135.51 Level: 128.79		Date 04/02/2025	
Location: Rochdale						Dimensions (m): 		Scale 1:10	
Client: MCI Developments						Depth 0.95		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	128.49		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Dark brown pseudo-fibrous PEAT.		
				0.95	127.84		End of Pit at 0.95m		
								1	
								2	
Remarks: 1. Complete.									
Stability: Stable									

				Trial Pit Log			TrialPit No HA1E Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388203.09 - 410134.27 Level: 128.71		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 0.90		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	128.41		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Dark brown pseudo-fibrous PEAT.		
							0.90	127.81	
Remarks: 1. Complete.									
Stability: Stable									

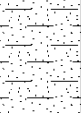
				Trial Pit Log			TrialPit No HA1F Sheet 1 of 1				
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388202.84 - 410132.42 Level: 128.74		Date 04/02/2025			
Location: Rochdale						Dimensions (m):		Scale 1:10			
Client: MCI Developments						Depth 1.10		Logged L. CALLISS			
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description				
	Depth	Type	Results								
				0.30	128.44		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).				
							Brown CLAY				
							0.50	128.24	Dark brown pseudo-fibrous PEAT.		
	1.00	127.74	Grey SAND								
	1.10	127.64	End of Pit at 1.10m								
							1				
							2				
Remarks: 1. Complete.											
Stability: Stable											

				Trial Pit Log			TrialPit No HA1G Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388202.82 - 410131.34 Level: 128.83		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 1.10		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.20	128.63		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Brown sandy gravelly CLAY.		
							Dark brown pseudo-fibrous PEAT.		
							Grey SAND		
							End of Pit at 1.10m		
							1		
							2		
Remarks: 1. Complete.									
Stability: Stable									

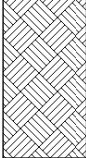
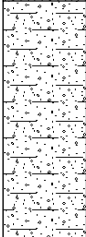


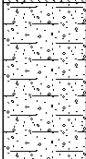


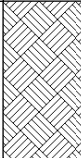
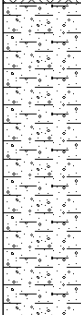


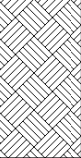
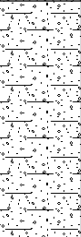
				Trial Pit Log			TrialPit No HA2D Sheet 1 of 1				
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388229.02 - 410155.53 Level: 129.63		Date 04/02/2025			
Location: Rochdale						Dimensions (m):		Scale 1:10			
Client: MCI Developments						Depth 0.80		Logged L. CALLISS			
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description				
	Depth	Type	Results								
				0.30	129.33		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).				
							Dark brown pseudo-fibrous PEAT.				
							0.65	128.98	Grey clayey SAND.		
									End of Pit at 0.80m		
				0.80	128.83						
Remarks: 1. Complete.											
Stability: Stable											

				Trial Pit Log			TrialPit No HA2E Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388228.62 - 410157.74 Level: 129.53		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.90		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.30	129.23		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Dark brown pseudo-fibrous PEAT.	
							Grey clayey SAND.	
							End of Pit at 0.90m	
				0.80	128.73			
				0.90	128.63			
Remarks: 1. Complete.								
Stability: Stable								

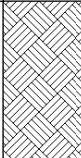
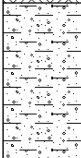
				Trial Pit Log			TrialPit No HA3A Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388245.54 - 410169.76 Level: 130.72		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.50		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.52		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly clayey gravelly SAND.	
				0.50	130.22		End of Pit at 0.50m	
							1	
							2	
Remarks: 1. Refused on obstruction at 0.50m bgl 2. Hard digging from 0.5 m bgl.								
Stability: Stable								

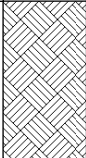
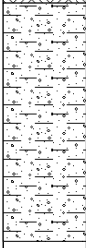
				Trial Pit Log			TrialPit No HA3B Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388242.22 - 410170.91 Level: 130.53		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.50		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.30	130.23		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly clayey gravelly SAND.	
				0.50	130.03		End of Pit at 0.50m	
1								
2								
Remarks: 1. Refused on obstruction at 0.50m bgl 2. Hard digging from 0.50m bgl.								
Stability: Stable								

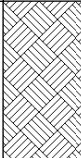
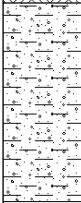
				Trial Pit Log			TrialPit No HA3C Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388238.46 - 410172.34 Level: 130.42		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.60		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.22		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly gravelly sandy CLAY.	
				0.60	129.82		End of Pit at 0.60m	
							1	
							2	
Remarks: 1. Complete.								
Stability: Stable								

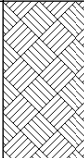
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Project Name: Trubs Farm				Project No. 17524		Co-ords: 388236.58 - 410172.94 Level: 130.22		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.50		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.02		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly clayey slightly gravelly SAND.	
				0.50	129.72		End of Pit at 0.50m	
							1	
							2	
Remarks: 1. Refused on obstruction at 0.50 m bgl.								
Stability: Stable								

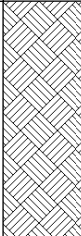
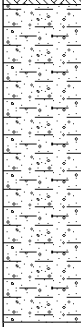
				Trial Pit Log			TrialPit No HA3E Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388235.41 - 410173.30 Level: 129.98		Date 04/02/2025
Location: Rochdale						Dimensions (m):		Scale 1:10
Client: MCI Developments						Depth 1.80		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.30	129.68		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Dark brown pseudo-fibrous PEAT.	
				1.70	128.28		Grey slightly clayey SAND.	
				1.80	128.18		End of Pit at 1.80m	
Remarks: 1. Complete.								
Stability: Stable								

				Trial Pit Log			TrialPit No HA4A Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388250.43 - 410190.04 Level: 130.95		Date 04/02/2025
Location: Rochdale						Dimensions (m):		Scale 1:10
Client: MCI Developments						Depth 0.40		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.75		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
				0.40	130.55		Brown slightly sandy gravelly CLAY.	
								End of Pit at 0.40m
1 2								
Remarks: 1. Refused on obstruction at 0.40m 2. Hard digging from 0.40 m bgl.								
Stability: Stable								

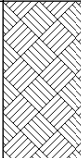
				Trial Pit Log			TrialPit No HA4B Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388247.91 - 410190.46 Level: 130.79		Date 04/02/2025
Location: Rochdale						Dimensions (m): Depth 0.50		Scale 1:10
Client: MCI Developments								Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.58		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly sandy gravelly CLAY.	
				0.50	130.28		End of Pit at 0.50m	
							1	
							2	
Remarks: 1. Refused on obstruction at 0.40m bgl 2. Hard digging from 0.50 m bgl.								
Stability: Stable								

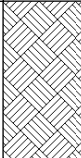
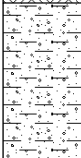
				Trial Pit Log			TrialPit No HA4C Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388245.76 - 410190.88 Level: 130.75		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.45		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.55		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly sandy gravelly CLAY.	
				0.45	130.30		End of Pit at 0.45m	
							1	
							2	
Remarks: 1. Refused on obstruction at 0.45m 2. Hard digging from 0.45 m bgl.								
Stability: Stable								

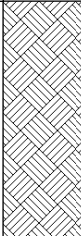
				Trial Pit Log			TrialPit No HA4D Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388244.42 - 410191.09 Level: 130.70		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.30		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.50		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
				0.30	130.40		Brown slightly sandy gravelly CLAY.	
								End of Pit at 0.30m
1 2								
Remarks: 1. Refused on obstruction at 0.35m 2. Hard digging from 0.30 m bgl.								
Stability: Stable								

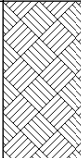
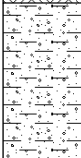
				Trial Pit Log			TrialPit No HA4E Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388242.18 - 410191.67 Level: 130.54		Date 04/02/2025	
Location: Rochdale						Dimensions (m): 		Scale 1:10	
Client: MCI Developments						Depth 0.70		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	130.24		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Brown slightly sandy gravelly CLAY.		
				0.70	129.84		End of Pit at 0.70m		
Remarks: 1. Complete.									
Stability: Stable									

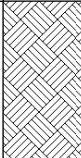
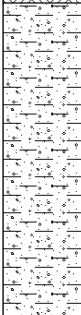
				Trial Pit Log			TrialPit No HA4F Sheet 1 of 1			
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388240.32 - 410192.03 Level: 130.15		Date 04/02/2025		
Location: Rochdale						Dimensions (m):		Scale 1:10		
Client: MCI Developments						Depth 1.20		Logged L. CALLISS		
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
				0.30	129.85		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).			
							Dark brown pseudo-fibrous PEAT.			
						1.10	129.05		Grey sandy CLAY.	
									End of Pit at 1.20m	
1										
2										
Remarks: 1. Complete.										
Stability: Stable										
										

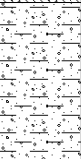
				Trial Pit Log			TrialPit No HA5A Sheet 1 of 1			
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388253.01 - 410206.65 Level: 131.03		Date 04/02/2025		
Location: Rochdale						Dimensions (m):		Scale 1:10		
Client: MCI Developments						Depth 0.30		Logged L. CALLISS		
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
				0.20	130.83		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).			
				0.30	130.73		Brown slightly sandy gravelly CLAY.			
								End of Pit at 0.30m		
Remarks: 1. Refused on gravel at 0.30 m bgl.										
Stability: Stable										

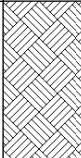
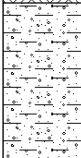
				Trial Pit Log			TrialPit No HA5B Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388251.14 - 410206.41 Level: 130.91		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 0.40		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.20	130.71		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
				0.40	130.51		Brown slightly sandy gravelly CLAY.		
								End of Pit at 0.40m	
Remarks: 1. Refused on gravel at 0.40 m bgl.									
Stability: Stable									

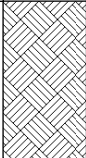
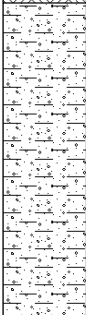
				Trial Pit Log			TrialPit No HA5D Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388246.67 - 410206.47 Level: 130.66		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 0.40		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	130.35		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
				0.40	130.26		Brown slightly sandy gravelly CLAY.		
						End of Pit at 0.40m			
1 2									
Remarks: 1. Refused on gravel at 0.40 m bgl.									
Stability: Stable									

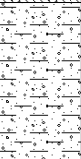
				Trial Pit Log			TrialPit No HA5E Sheet 1 of 1			
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388244.88 - 410206.27 Level: 130.49		Date 04/02/2025		
Location: Rochdale						Dimensions (m): 		Scale 1:10		
Client: MCI Developments						Depth 0.40		Logged L. CALLISS		
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
				0.20	130.29		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).			
				0.40	130.09		Brown slightly sandy gravelly CLAY.			
								End of Pit at 0.40m		
Remarks: 1. Refused on gravel at 0.40 m bgl.										
Stability: Stable										

				Trial Pit Log			TrialPit No HA5F Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388243.33 - 410206.13 Level: 130.34		Date 04/02/2025	
Location: Rochdale						Dimensions (m): 		Scale 1:10	
Client: MCI Developments						Depth 0.60		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.20	130.14		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Brown slightly sandy gravelly CLAY.		
				0.60	129.74		End of Pit at 0.60m		
							1		
							2		
Remarks: 1. Refused on gravel at 0.60 m bgl.									
Stability: Stable									

				Trial Pit Log			TrialPit No HA5G Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388241.08 - 410206.06 Level: 130.13		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 1.90		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	129.83		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
				0.50	129.63		Brown slightly sandy gravelly CLAY.		
							Dark brown pseudo-fibrous PEAT.		
								Grey clayey SAND.	
				1.80	128.33				
1.90	128.23								
							End of Pit at 1.90m		
Remarks: 1. Complete.									
Stability: Stable									

				Trial Pit Log			TrialPit No HA6A Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388250.00 - 410219.60 Level: 130.62		Date 04/02/2025
Location: Rochdale						Dimensions (m): 		Scale 1:10
Client: MCI Developments						Depth 0.40		Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.42		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
				0.40	130.22		Brown slightly sandy gravelly CLAY.	
								End of Pit at 0.40m
1 2								
Remarks: 1. Refused on gravel at 0.40 m bgl.								
Stability: Stable								

				Trial Pit Log			TrialPit No HA6B Sheet 1 of 1	
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388248.27 - 410219.95 Level: 130.49		Date 04/02/2025
Location: Rochdale						Dimensions (m): Depth 0.60		Scale 1:10
Client: MCI Developments								Logged L. CALLISS
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
				0.20	130.29		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).	
							Brown slightly sandy gravelly CLAY.	
				0.60	129.89		End of Pit at 0.60m	
							1	
							2	
Remarks: 1. Refused on gravel at 0.60 m bgl.								
Stability: Stable								

				Trial Pit Log			TrialPit No HA6C Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388245.72 - 410220.22 Level: 130.21		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 1.10		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	129.91		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
				0.50	129.71		Brown slightly sandy gravelly CLAY.		
							Dark brown pseudo-fibrous PEAT.		
							1.00	129.21	
				1.10	129.11		End of Pit at 1.10m		
							1		
							2		
Remarks: 1. Complete.									
Stability: Stable									

				Trial Pit Log			TrialPit No HA6D Sheet 1 of 1		
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388243.90 - 410220.19 Level: 130.12		Date 04/02/2025	
Location: Rochdale						Dimensions (m):		Scale 1:10	
Client: MCI Developments						Depth 0.90		Logged L. CALLISS	
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
				0.30	129.82		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).		
							Dark brown pseudo-fibrous PEAT.		
							Grey clayey SAND.		
							End of Pit at 0.90m		
Remarks: 1. Complete.									
Stability: Stable									



				Trial Pit Log			TrialPit No HA7C Sheet 1 of 1					
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388241.26 - 410235.51 Level: 130.03		Date 04/02/2025				
Location: Rochdale						Dimensions (m):		Scale 1:10				
Client: MCI Developments						Depth 1.00		Logged L. CALLISS				
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description					
	Depth	Type	Results									
				0.30	129.73		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).					
							Brown slightly sandy gravelly CLAY.					
							0.50	129.53		Dark brown pseudo-fibrous PEAT.		
										Grey clayey SAND.		
										End of Pit at 1.00m		
1.00	129.03											
Remarks: 1. Complete.												
Stability: Stable												

				Trial Pit Log			TrialPit No HA7D Sheet 1 of 1			
Project Name: Trubs Farm				Project No. 17524		Co-ords: 388238.20 - 410234.49 Level: 129.99		Date 04/02/2025		
Location: Rochdale						Dimensions (m):		Scale 1:10		
Client: MCI Developments						Depth 1.10		Logged L. CALLISS		
Water Strike	Samples & In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
				0.30	129.69		Dark brown slightly sandy CLAY with frequent rootlets (Topsoil).			
							Dark brown pseudo-fibrous PEAT.			
						1.00	128.99		Grey clayey SAND.	
									End of Pit at 1.10m	
								1		
								2		
Remarks: 1. Complete.										
Stability: Stable										

APPENDIX IV

PHOTOGRAPHS





PLATE 1 PEAT PROBING LINES LOOKING WEST (PROBELINES 6 &7)



PLATE 2 PEAT PROBING LINES LOOKING SOUTH (PROBELINES 2 & 3 IN PHOTO)





PLATE 3 PEAT PROBING LINES LOOKING NORTH (PROBELINE 1)



PLATE 4 GENERAL AREA REQUIRING PROBING (LOOKING NORTH WEST)

