

CONTRACTOR COMPLETION REPORT

Remediation and Enabling Works Validation Report

Land at Nixon Street

Rochdale

OL11 3JW

March 2023

Prepared for:-

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For Redstart Northwest Limited	March 2023

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Executive Summary

Redstart Northwest Limited (Redstart) was commissioned by Seddon Construction Limited (Client) to undertake the Remediation and Enabling works on land at Nixon Street, Rochdale, OL11 3JW. The works were undertaken in line with Edge Consulting Engineers Detailed Remediation Strategy Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05].

This report has been prepared as a contractors completion report and is intended for inclusion within the final verification report prepared by the overseeing geo-environmental consultant.

The proposed development area is made up of an irregularly shaped piece of land bisected by Nixon Street which is orientated approximately east-west. The site comprises approximately 5.8 hectares of previously developed ground which was formerly occupied by a car sales garage (Carcraft). The site is split into two Phases; Phase 1 occupies the northern part of the site comprising an area of 3.8 hectares with Phase 2 occupying 2.0 hectares in the south. This report details the works being undertaken on Phase 1. The approximate centre of the site is located at National Grid Reference SD 87787 11036 (E 387787, W 411036).

Prior to the remediation works the site was vacant and comprised large areas of hardstanding (asphalt, tarmac, gravel and concrete). Most recently the site was occupied by Carcraft (car sales company) which closed in 2015. Associated buildings were no longer present having been demolished to slab and removed from site. A former car wash and a petrol filling station were formerly located in the east of the site. Prior to this the site was occupied by a supermarket, warehousing and 2No. cotton mills with associated reservoirs and chimneys.

The surrounding area has historically been developed with mills to the north (later redeveloped into residential use) with housing gradually developed to the east and south over time. The site is bound to the west by open fields/agricultural land.

Redstart undertook the remediation and enabling works between August 2022 and February 2023. This work was completed prior to the construction of a residential development comprising 102No. dwellings, with associated infrastructure and landscaping works under full planning permission (20/01429/FUL).

The site has been the subject of numerous previous investigations with the most recent being undertaken in July 2021. The Site Investigation Report dated 30th July 2021 undertaken by Edge Consulting Engineers (report Ref: 20066-EDGE-XX-XX-RP-G-0002_SI REPORT[P01]) included a GQRA which indicated contamination may be present on site and remediation works were required. A remediation strategy was subsequently produced.

In general, the investigation works identified Made Ground underlain by glacial-fluvial sand and gravel with peat deposits. Made Ground was encountered in all locations generally between 2m and 3m thick. The Made Ground comprised gravelly sand with cobbles of brick and concrete and boulder sized fragments of concrete. Peat Deposits were also identified predominantly beneath the south and western parts of the site beneath the Made Ground and above the glacial-fluvial sand and gravel. The peat deposits beneath the development area were required to be excavated for removal to the Phase 2 area and used as subsoil in gardens (if suitable) or placed within the POS areas. A DoWCoP Compliant. QP declared MMP was put in place for the re-use and import of materials at the site.

The human health risk assessment undertaken based on the investigation works identified elevated concentrations of Heavy Metals (specifically Lead), Non-Volatile polycyclic aromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH) within the Made Ground across the site. Low level Asbestos fibres and fibre bundles were also identified within the Made Ground.

The identified elevated contaminants have primary exposure pathways related to dermal contact, ingestion, soil ingestion, inhalation and consumption of dust on unwashed home-grown produce. The proposed development required the made ground (source of contamination) to be 'turned-over' to remove oversized constraints, USTs or previously unidentified gross contamination. It has also been recommended that a provision of up to 600 mm clean cover layer in garden areas and 300 mm clean cover in landscaped areas with geotextile marker layer be made to break any residual contaminant pathway.

Redstart completed a programme of site enabling, remediation and engineering works. These works were planned to remove obstructions, prepare site to purpose levels, dispose of excess materials and process

oversized materials to produce suitable recycled aggregates in order to create the required development platform and render the site suitable for the proposed development.

The works included (but were not limited to) the following:

Summary of Site Remediation and Enabling Works Undertaken by Redstart.	✔ Selected Trees, Vegetation and scrub removal works; ✔ Excavation, delineation and validated removal of Japanese Knotweed impacted soils; ✔ Removal of Asbestos impacted soils identified during archaeological investigation works; ✔ Site clearance operations including removal of vegetation and fly tipped wastes; ✔ Excavation and 'turn-over' of Made Ground material; ✔ Excavation and removal of underlying Peat materials from site to the Phase 2 POS area; ✔ Excavation, removal and processing of below ground constraints to construction; ✔ Excavation of trenches to expose existing services on the site; ✔ Protection of existing underground services; ✔ Processing, placement, compaction and testing of suitable recycled aggregates to form pile mat for Plots requiring vibro stone column foundations; ✔ Processing, placement, compaction and testing of suitable recycled aggregates to form road formation levels and haul roads; ✔ Management of environmental issues and nuisance control including Asbestos Background Air Monitoring; ✔ Production of DoWCoP Compliant. QP declared MMPs for the re-use and import of materials at the site. ✔ Registration of a U1 use of waste in construction exemption and a T5 screening and blending waste exemption; ✔ Final trimming and shaping to remediation finished levels; ✔ Excavation and placement of temporary drainage corridors; ✔ Surveying of finished levels and geotechnical testing locations; and ✔ Production of As-Built, constraints and testing location plans.

Alterations to Scope

The main access road on to the site was initially removed from the scope of works. This area was subsequently re-added to the scope as the works were nearing completion.

Due to the volume of peat and oversized obstructions encountered at the site a negative cut-fill balance was encountered. Clean natural material was imported under a direct transfer MMP to fill the voids.

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Appendix B: Detailed Remediation Strategy (Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05].)

Appendix C: Site Plans and Detail:

- *18-109-0001-G - Proposed Site Layout*
- *MN230212-01 - Nixon Street - As-Built Survey-Plan*
- *MN230212-02 - Excavation to naturals survey-Plan*
- *MN230212-03 - Nixon Street - Constraints Plan*

Appendix D: Asbestos Impacted Soils and UST Waste Transfer Information

Appendix E: Japanese Knotweed Removal Information

Appendix F: MMPs, U1 and T5 exemption

Appendix G: Site Chemical and Geotechnical Testing

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- *MN230120-004 - Nixon Street - CBR Test Results and Locations*

Appendix I: Asbestos Air Monitoring Results

1 INTRODUCTION

Planning Permission has been granted (Application No. *20/01429/FUL*) by Rochdale Borough Council for the construction of a residential development comprising 103No. dwellings with associated infrastructure and landscaping works. Condition 22 of the planning permission states:

No dwelling shall be occupied until the development has been carried out in complete accordance with the approved Detailed Remediation Strategy and also until a report which demonstrates the completion and effectiveness of the hereby approved remediation works as they relate to that dwelling, has been submitted to, and approved in writing by the Local Planning Authority. The interim report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. A final verification report shall be submitted prior to final occupation of the development. The planning permission is included in Appendix A.

Seddon Construction Limited retained Redstart to carry out the first phase of the remediation and enabling works at the site. The site is located on a piece of land bisected by Nixon Street, Rochdale, OL11 3JW; National Grid Reference SD 87787 11036. The proposed development area is made up of an irregularly shaped piece of land comprising approximately 5.8 hectares of waste ground which was formerly occupied by a car sales garage (Carcraft). The site is split into two Phases:

- Phase 1 occupies the northern part of the site comprising an area of approx.. 3.8 hectares; with
- Phase 2 occupying 2.0 hectares in the south.

This report details the remediation and enabling works being undertaken on Phase 1.

Prior to the remediation works the site was vacant and comprised large areas of hardstanding (asphalt, tarmac, gravel and concrete). Most recently the site was occupied by Carcraft (car sales company) which closed in 2015, associated buildings were no longer present having been demolished to slab and removed from site. A former car wash and a petrol filling station were formerly located in the east of the site. Prior to this the site was occupied by a supermarket, warehousing and 2No. cotton mills with associated reservoirs and chimneys.

The surrounding area has historically been developed with mills to the north (later redeveloped into residential use) with housing gradually developed to the east and south over time. The site is bound to the west by open fields/agricultural land. The site was generally secured by fencing with gated access from Nixon Street. A plan showing the proposed development was provided by the client and is included as 18-109-0001-G - Proposed Site Layout included in Appendix C.

The site has been the subject of numerous previous investigations with the most recent being undertaken in July 2021. The Site Investigation Report dated 30th July 2021 undertaken by Edge Consulting Engineers (report Ref: 20066-EDGE-XX-XX-RP-G-0002_SI REPORT[P01]) included a Generic Qualitative Risk Assessment (GQRA) which indicated contamination may be present on site and remediation works required. A remediation strategy was subsequently produced. The Remediation Strategy (Edge Consulting Engineers Detailed Remediation Strategy Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05]) included a specification for the required remediation and earthworks. The Remediation and Earthworks Specification can be found in Appendix B.

Redstart Northwest Limited (Redstart) was retained by Seddon Construction Limited (client) in August 2022 to undertake the remediation and enabling works and prepare a contractor validation report on completion of the works. This report is prepared as Redstart's contractor validation report.

The remediation works commenced in August 2022. The aim of the remediation and enabling works was to ensure the safe and sustainable re-development of the site with respect to human health of future occupants and prevent pollution of controlled waters and wider environment. The remediation

and enabling works were undertaken in line with the regulator approved remediation strategy and were completed in February 2023.

This contractor's remediation and enabling works validation report is intended to provide the supervising environmental consultant (Edge) with information relating to the remediation and enabling works completed. The report is not intended to be a final remediation verification report. It is anticipated that Edge will prepare a verification report for submission to the regulatory authorities following validation of build phase remediation measures.

1.1 Completed Scope of Works

The Remediation works completed by Redstart included (but were not limited to) the following:-

- Selected Trees, Vegetation and scrub removal works;
- Excavation, delineation and validated removal of Japanese Knotweed impacted soils;
- Removal of Asbestos impacted soils identified during archaeological investigation works;
- Site clearance operations including removal of vegetation and fly tipped wastes;
- Excavation and 'turn-over' of Made Ground material;
- Excavation and removal of underlying Peat materials from site to the Phase 2 POS area;
- Excavation, removal and processing of below ground constraints to construction;
- Excavation of trenches to expose existing services on the site;
- Protection of existing underground services;
- Processing, placement, compaction and testing of suitable recycled aggregates to form pile mat for Plots requiring vibro stone column foundations;
- Processing, placement, compaction and testing of suitable recycled aggregates to form road formation levels and haul roads;
- Management of environmental issues and nuisance control including Asbestos Background Air Monitoring;
- Production of A DoWCoP Compliant. QP declared MMP for the re-use and import of materials at the site.
- Registration of a U1 use of waste in construction exemption and a T5 screening and blending waste exemption;
- Final trimming and shaping to remediation finished levels;
- Excavation and placement of temporary drainage corridors;
- Surveying of finished levels and geotechnical testing locations; and
- Production of As-Built, constraints and testing location plans.

This report comprises observations and where relevant chemical test results, geotechnical testing results and measurements required to validate that remediation works had been undertaken in accordance with the agreed remediation strategy. The following plans are included in Appendix C and detail the works undertaken and any constraints remaining following the remediation and enabling works.

- *18-109-0001-G - Proposed Site Layout*
- *MN230212-01 - Nixon Street - As-Built Survey-Plan*
- *MN230212-02 - Excavation to naturals survey-Plan*
- *MN230212-03 - Nixon Street - Constraints Plan*

The following plan included in Appendix H and details the geotechnical test positions:

- *MN230120-004 - Nixon Street - CBR Test Results and Locations*

1.1.1 Alterations to Scope

The main access road on to the site was initially removed from the scope of works. This area was subsequently re-added to the scope as the works were nearing completion.

Due to the volume of peat and oversized obstructions encountered at the site a negative cut-fill balance was encountered. Clean natural material was imported under a direct transfer MMP to fill the voids.

2 SITE OVERVIEW

2.1 Site Location

The site is located on a piece of land bisected by Nixon Street, Rochdale, OL11 3JW; National Grid Reference SD 87787 11036. The site can be accessed via gated access from Nixon Street to the East.

2.2 Site History

Prior to the remediation works the site was vacant and comprised large areas of hardstanding (asphalt, tarmac, gravel and concrete). Most recently the site was occupied by Carcraft (car sales company) which closed in 2015, associated buildings were no longer present having been demolished to slab and removed from site. A former car wash and a petrol filling station were formerly located in the east of the site. Prior to this the site was occupied by a supermarket, warehousing and 2No. cotton mills with associated reservoirs and chimneys.

2.3 Proposed Development

The proposed development comprises a residential development of 103No. dwellings, with associated infrastructure and landscaping works under full planning permission (20/01429/FUL)).The proposed site plan is included as Figure 1 and as Drawing 18-109-0001-G - Proposed Site Layout included in Appendix C.



Figure 1 – Proposed Development Plan (taken from Drawing 18-109-0001-G - Proposed Site Layout included in Appendix C).

2.4 Summary of identified Ground Conditions

Ground conditions at the site were summarised as:-

- **Buildings:** All buildings associated with the previous land use had been demolished to ground level.
- **Ground Level:** The site comprises large areas of hardstanding (asphalt, tarmac, gravel and concrete) at surface level.
- **Made Ground:** Made Ground was encountered in all locations from ground level to a maximum depth of 2.0-3.0m bgl and generally comprised gravelly sand with cobbles of brick and concrete and boulder sized fragments of concrete. Relic footings and hardstanding was also identified within the Made Ground.
- **Peat Deposits:** Peat Deposits were also identified predominantly beneath the south and western parts of the site beneath the Made Ground and above the glacial-fluvial sand and gravel.
- **Drift deposits:** The natural soils underlying the Made Ground and/or Peat generally consisted of glacial-fluvial sand and gravel.
- **Bedrock:** The solid strata was noted to comprise mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation and was not encountered during the works.
- **Coal:** The Arley coal seam was noted to subcrop approximately beneath the Phase 1 and 2 boundary (dipping to the south-west beneath Phase 2). Further investigation into the Coal Mining Risk was undertaken (by others) with the deepest borehole drilled to 42.0m bgl. No coal or solid strata was identified during the investigation works and EDGE considered that there is no risk to the proposed properties within the Phase 1 area from shallow coal mine workings (defined as workings of less than 30 m depth).
- **Groundwater:** Perched water was observed between 1.5 and 2.5 m bgl in the superficial soils. The majority of the superficial strata beneath the site (glacio-fluvial sand and gravel) and solid strata (Pennine Lower Coal Measures Formation) are classed as Secondary A Aquifers. Previous Investigation works discounted the risk to controlled waters from contamination due to the highly localised nature of the contamination.

2.5 Summary of Remediation Works Required

Based on the information provided in the previous reports and the supplementary EDGE investigation, the anticipated ground preparatory and remediation works for the proposed residential development are presented in the Remediation Strategy and summarised below:

The proposed development requires remediation to achieve criteria suitable for residential end use with gardens. Previous investigations at the site have identified localised elevated inorganic and organic contamination concentrations beneath the site which present a potential risk to human health.

End users will be protected from residual contaminants by isolating the sources beneath building footprints and by the provision of hardstanding and clean soil cover in gardens and landscaped areas.

Furthermore, significant earthworks are required comprising the excavation, screening of made ground for reuse with peat deposits beneath the development area to be excavated for removal to the Phase 2 area and potentially used as subsoil in gardens and POS areas.

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3 REMEDIAL WORKS UNDERTAKEN

3.1 General

The remediation and enabling works were undertaken between August 2022 and February 2023 by Redstart Northwest Limited in accordance with the Edge Consulting Engineers Detailed Remediation Strategy Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05].

3.2 Site Establishment, Welfare, Security

Welfare and offices were provided by Redstart in line with the contract requirements. The site was kept secure by means of permanent fencing maintained by the client. The entrance to the site was attended at all times and out of hours security was provided by Redstart and the client.

3.3 Removal of Asbestos Impacted Stockpiled Soils

Archaeological investigation works were completed in advance of the remediation works. The Archaeological dig exposed soils suspected to be impacted by Asbestos Containing Materials (ACMs). The impacted soil was stockpiled in the south eastern corner of the site and covered. During the Remediation works approximately 90m3 (178 Tones) of Asbestos impacted soils were removed from site under Hazardous Waste Consignment. Details of the waste transfer documentation, disposal location permit and waste carrier details are included in Appendix D.

No further ACM impacted soils were identified during the remediation and enabling works.

3.4 Invasive Species Treatment

Invasive plant species Japanese Knotweed (Reynoutria japonica) was identified within an area in the southern boundary of the site. The knotweed in this area has been previously treated and it is proposed to be excavated and removed from site as part of the remediation works.

The Japanese Knotweed plants were excavated and removed from site under the supervision of an invasive species expert from Complete Weed Control. A Japanese Knotweed Removal Report was produced and is included in Appendix E along with Waste transfer documentation, disposal location permit and waste carrier details.

No further invasive plant species were identified during the remediation and enabling works.

3.5 Breaking out of below ground Constraints to Construction

The site was previously subject to a programme of above ground demolition. During the enabling works oversized materials and obstructions were excavated, screened and processed into aggregate. Redstart removed all oversized obstructions to the base of the Made Ground within the development footprint. The processing of recycled aggregate is discussed further in section 3.6.

3.6 Processing of Oversized Material

Oversized materials excavated during the site turn over works were processed to form recycled aggregates which generally conformed to a SHW 2016 grading specification. Following processing the recycled aggregate was placed in a stockpile and tested in line with the requirements of the Remediation Strategy (1:1000m^3). Permits for the use of mobile crushers are included in Appendix F.

In total 12No. samples were taken and submitted for chemical laboratory testing (SGC01-12) and 15No. samples were submitted for geotechnical laboratory testing (SGC01-015). The Chemical analysis and Geotechnical laboratory results are included in Appendix G.

The chemical analysis results were compared against the criteria set out in the remediation strategy and results confirmed no exceedances of the criteria and the material was suitable for re-use on site as general fill, road sub-base or piling matt.

The Geotechnical Laboratory Particle Size Distribution (PSD) testing classified the recycled aggregate as either 1A (Well Graded Granular Material), 1B (Uniformly Graded Granular Material) or 6F2 (Selected Granular Material (coarse grading)). A single classification result of 2C (Stony Cohesive Material) was also recorded however the stockpiles were considered to be granular and better represented by the 6F2 or 1A/1b Classification. The geotechnical laboratory results for the recycled aggregate are included in Appendix G.

3.7 Water Management during Remediation/Enabling Works

In general, surface water was managed on site with the use of temporary drainage ditches and allowed to naturally attenuate.

A deep live sewer line was identified running approximately south-north across the middle of the site. During the remediation works this pipe was encountered and appeared to be broken. Temporary drainage including pumping was required to maintain the flow of water until the new sewer had been installed.

3.8 Excavations

Made Ground was removed to its full depth to ensure the removal of relict footings and constraints to construction. Suitable granular material was replaced within the voids to bring the site to the required levels. The re-use of site materials was undertaken under the auspices of a DoWCoP compliant MMP with QP declaration. The Re-use on site of origin QP declaration is included in Appendix F.

Geotechnical Laboratory Particle Size Distribution (PSD) testing was undertaken on the general Made Ground (SGG01-03). The material was classified as a 6F2 material. The test results are included in Appendix G.

The excavations undertaken during the remediation allowed the formation of the required formation levels. The formation levels were surveyed and the following plans are included in Appendix C:

- *MN230212-01 - Nixon Street - As-Built Survey-Plan*

3.8.1 Asbestos Air Monitoring

Sporadic low level Asbestos fibres were identified during the investigation works. The potential exposure pathway for asbestos fibres is associated with inhalation of airborne fibres. During the remediation and enabling works reassurance background asbestos fibre monitoring was carried out to ensure the work methods were not generating excessive airborne Asbestos fibres. 7No. visits were undertaken between 8th September 2022 and 18th November 2022. The reported fibre concentration from each of the monitoring locations was recorded at below the limit of detection (<0.01f.cm3). The monitoring results are included in Appendix I.

The identified Asbestos fibres were within the Made Ground which is to be placed below hard standing or a certified clean cover system thus removing the potential future inhalation pathway.

3.9 Former Fuel Filling Station and USTs

A fuel filling station was recorded at the site. Previous phases of investigation did not encounter any underground storage tanks (USTs). The Petroleum Enforcement Authority and Local Fire Authority were both contacted for information relating to the number of tanks, their location and condition. No Information could be obtained relating to the suspected tanks on site.

During the Remediation and Enabling works 5No. Tanks and associated pipework were identified at the site. The tanks had been decommissioned and filled with foam. The tanks were removed from the ground and placed on the site surface. Samples of the foam were taken for chemical analysis testing prior to removal from site to waste recycling facility. The analysis results and waste transfer information is included in Appendix D.

Validation samples from the tank excavations were taken. The samples were labelled as follows V01-V06 (North, East, South, West, Base, Base). Elevated concentrations of non-volatile PAHs were identified in V01, V04 and V06. Due to the significant depth (>1mbgl) and non-volatile nature of the elevated concentrations it was agreed with the overseeing consultant that the risks to future site users would be negligible following the placement of the proposed clean cover system.

Correspondence with the Overseeing consultant is included in Appendix B. The location of the tanks is included on Drawing MN230212-03 - Nixon Street - Constraints Plan in Appendix C. The Tank Validation Results (V01-V06) are included in Appendix G.

3.10 Remediation Formation Levels

The site area was trimmed to remediation level +/-50mm in accordance with the levels specified by the client.

In accordance with client requirements, the finished levels were set as follows (+/- 50mm):-

Plots (VSC)	FFL -725mm (top of pile mat, dig FFL-1025mm) Capping 300mm
Rear Gardens	FGL -750mm (600mm clean cover)
Front Gardens	FGL -450mm (300mm clean cover)
Roads	FRL -450mm (top of capping dig FRL-750mm) Capping 300mm
Shared Drives	FRL -450mm (no capping)
Private Drives	FRL -450mm (no capping)

Where private drives are less than 2m we have assumed a single grade from plot to back of footpath. We have not allowed for installation of capping to shared drives or private drives.

Pond	FGL- 400mm
POS & Batters	FGL -300mm

A survey of the final remediation level was completed and is shown on drawing No. MN230212-01 - Nixon Street - As-Built Survey-Plan included in Appendix C.

3.11 Previously Unidentified Contamination

During the remedial and enabling works, A small volume (<50m3) of Peat exhibiting olfactory evidence of contamination was quarantined and a sample taken for chemical analysis testing (Peat 1). The laboratory analysis confirmed that this material was suitable for re-use on the site. As a precaution it was placed within the POS. Chemical analysis Results for the sample are included in Appendix G.

With the exception of the USTs no other previously unidentified areas of suspected contamination were encountered.

3.12 Materials Deemed Unsuitable for Retention on Site

A reservoir was identified at the site on the southern boundary. The reservoir was brick lined and associated with the southern former Mill. Following de-watering, a reservoir sludge was identified. Approx. 150m^3 of this material was excavated and placed in a quarantine stockpile. 2No. samples were taken for chemical analysis testing (RS01-02). The laboratory analysis confirmed that this material was suitable for re-use on the site. As a precaution it was placed within the POS. Chemical analysis results for the sample are included in Appendix G.

Approximately 11,971m^3 Peat material was excavated during the remediation and enabling works. This material was placed within the POS area within the Phase 2. The depth of dig and peat excavation plan is included on MN230212-02 - Excavation to naturals survey-Plan in Appendix C.

No materials which remained on site following the enabling works were deemed unsuitable for retention on site during the build phase works.

3.13 Importation of Materials

Clean naturally occurring soils were imported to site for use as general fill beneath the garden areas of plots, forming the pond and within the POS areas. In total approx. 6000m^3 of material was imported to site from 3No. Sources with approx. 2000m^3 coming from each.

The Direct Transfer of clean naturally occurring materials was undertaken under the auspices of a DoWCoP compliant MMP with QP declaration. The Direct Transfer QP declarations with details of the material sources are included in Appendix F.

Chemical Laboratory analysis testing of the imported materials was undertaken in line with the requirements of the Remediation Strategy (1:1000m^3). In total 19No. samples were taken (ISS01-13 and IGF01-05). Sample ID ISS05 exhibited elevated non-volatile PAH concentrations relating to Benzo[b]fluoranthene, Benzo[a]pyrene and Dibenz(a,h)Anthracene. The material was inspected and confirmed as first generation natural material, however rare fine gravel of Coal was identified. The elevated concentration was likely due to a small fragment of natural coal within the sample. A re-sample was taken from the material (ISS05A) which confirmed the material was suitable for use. This material was placed below the clean cover system in the gardens or within the POS so a negligible risk from the elevated PAH / natural coal was considered.

The chemical laboratory analysis confirmed that the imported material was suitable for use on the site in line with the remediation Strategy. The full test results are included in Appendix G

Geotechnical Laboratory analysis was also undertaken on the imported materials (IGF01, 03 and 05). Grading confirmed a 2C classification. The Geotechnical Laboratory analysis results can be found in Appendix G.

4 GEOTECHNICAL VALIDATION

4.1 Working Platforms for VSC Rig

Unreinforced working platforms were constructed by Redstart as per the client provided specification. A 300mm thick platform consisting of recycled aggregates extending for 2.00m around the house perimeters was required for all plots requiring a Vibro Stone Column foundation solution. The pile mats were placed to achieve a 5% CBR value. The pile mats are detailed on Drawing No. MN230212-01 - Nixon Street - As-Built Survey-Plan in Appendix C.

4.2 Capping to Road sub-grade

Redstart also placed a 300mm thick recycled aggregate running surface beneath the road areas across the site. The road formation was placed to achieve a 5% CBR value.

4.2.1 Acceptability Testing for Earthworks, Working Platforms (Pile Mats) and Highways

During the remediation phase an experienced works supervisor was present at all times to ensure capping suitability, placement, compaction and testing was undertaken in accordance with the specification. Careful observations were made during adverse weather conditions and work was halted during periods of heavy, intermittent or prolonged rainfall to ensure correct compaction of any placed materials.

In general all materials were engineered to achieve the following performance criteria:

- Grading laboratory Testing: Summary of site processed materials - see Section 3.6
- Formation: Method Compaction – General accordance with Highways Design Manual Series 600 to achieve a CBR >3% at formation.
- Road Capping / Working Platform: Method Compaction – General accordance with Highways Design Manual Series 600 to achieve a CBR >5% at top of pile mat or road capping.
- Testing Required: Tests should be undertaken at formation level with 1 test per 5 engineered plots (approx. 1:400m^2) and 1 test at 25 m centres on road footprints.

A total of 92No. CBR tests were carried out by plate load test methods. The results are presented in Appendix H together with a plan of the test locations (MN230120-004 - Nixon Street - CBR Test Results and Locations). In summary:

Location	Criteria	Number of Tests	Number Passing Criteria
Top of Capping (Pile Mat)	5%	32	32
Top of Capping (Road)	5%	31	31
Formation (Road)	3%	29	29

5 POST REMEDITION CONSTRAINTS

Following the completion of the remediation enabling works across the site, outstanding potential constraints or build phase works remain to be completed and verified. Plans showing the below constraints are included as Drawing No. *MN230212-03 - Nixon Street - Constraints Plan* in Appendix C. The As-built Survey can also be found in Appendix C as Drawing *MN230212-01 - Nixon Street - As-Built Survey-Plan*.

5.1 Underground Services

Redstart did not install any new services as part of their works. Below ground service runs were being installed by others during the remediation works and the client has details of these works.

5.2 Stockpiles

A 500m3 stockpile of site generated recycled aggregate was left on site following the remediation and enabling works. This material was to be used by the groundworker.

5.3 Remediation Formation Levels

The following survey drawings are included in Appendix C.

- As-Built Survey (MN230212-01 - Nixon Street - As-Built Survey-Plan) detailing the remediation levels.

5.4 Proposed Build Phase Remedial Measures

5.4.1 Post Enabling Works Remediation

Following the remediation and enabling works detailed within this report, the developer will be required to undertake a second phase of remediation works to mitigate the identified theoretical risk to human health from remaining Made Ground. The build phase mitigation works include but are not limited to:-

- EDGE recommends the provision of up to 600 mm clean cover in gardens areas, reduced to 300 mm in any landscaped areas. Clean cover systems should be placed on a geotextile marker layer. No sub or top soil was won during the remediation works and import will be required. Testing of imported soils should be undertaken in line with the requirements of the remediation strategy.
- Provision and installation of appropriately assessed water supply pipes.
- Installation of Amber 2 gas/vapour protection measures should be undertaken by suitably trained installer. Supervision and validation of installation of gas mitigation measures should be undertaken by suitably qualified consultant;

All build phase mitigation items will require independent validation upon successful installation.

6 CONCLUSIONS

Remediation and Enabling works have been undertaken on land at Nixon Street, Rochdale, OL11 3JW. The works were undertaken in line with Edge Consulting Engineers Detailed Remediation Strategy Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05].

The site is made up of an irregularly shaped piece of land with an area of approximately 3.8ha. The proposed development comprises the construction of residential properties comprising 103No. dwellings with associated infrastructure and landscaping works;

The following remedial measures were implemented:

- Selected Trees, Vegetation and scrub removal works;
- Excavation, delineation and validated removal of Japanese Knotweed impacted soils;
- Removal of Asbestos impacted soils identified during archaeological investigation works;
- Site clearance operations including removal of vegetation and fly tipped wastes;
- Excavation and 'turn-over' of Made Ground material;
- Excavation and removal of underlying Peat materials from site to the Phase 2 POS area;
- Excavation, removal and processing of below ground constraints to construction;
- Excavation of trenches to expose existing services on the site;
- Protection of existing underground services;
- Processing, placement, compaction and testing of suitable recycled aggregates to form pile mat for Plots requiring vibro stone column foundations;
- Processing, placement, compaction and testing of suitable recycled aggregates to form road formation levels and haul roads;
- Management of environmental issues and nuisance control including Asbestos Background Air Monitoring;
- Production of A DoWCoP Compliant. QP declared MMP for the re-use and import of materials at the site.
- Registration of a U1 use of waste in construction exemption and a T5 screening and blending waste exemption;
- Final trimming and shaping to remediation finished levels;
- Excavation and placement of temporary drainage corridors;
- Surveying of finished levels and geotechnical testing locations; and
- Production of As-Built, constraints and testing location plans.

Following the remediation and enabling earthworks, build phase remediation works including placement of soil cover and installation of suitable gas/vapour protection measures will be required in order to complete the remediation. It is anticipated that the overseeing environmental consultant will compile this information to form a verification report for the overall development. It is anticipated that the verification report would be used to help discharge any corresponding contaminated land related planning conditions.

Appendix A

Planning Permission:

(20/01429/FUL)).

ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990 (as amended)

PLANNING PERMISSION GRANTED

APPLICATION REFERENCE: 20/01429/FUL

Name and address for correspondence:	Applicant name:
MCK Associates MCK Associates Limited Burnaby Villa 48 Watling Street Road Fulwood Preston PR2 8BP United Kingdom	Mr Edward MilnerHive Homes (Greater Manchester LLP)

Part I - Particulars of Application

Date of Application: 17 December 2020

Proposal:	**Proposed erection of 102 no. dwellings with associates roads, footpaths, parking and gardens**
Location:	**Land At Nixon Street, Rochdale, OL11 3JW,**

Part II - Particulars of decision

The Rochdale Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 (as amended) that planning permission has been **GRANTED SUBJECT TO CONDITIONS** for the carrying out of the development referred to in Part I above.

The Council hereby permits the above development in accordance with the details given on the application form and subject to the following condition(s):

Conditions and Reasons:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2 This permission relates to the following plans:

a) Site Location Plan (ref: LP01)
b) Proposed Site Layout (ref: 0001 rev G)
c) Land Disposal Plan (ref: LDP01 rev A)
d) Hard Landscaping Plan (ref: HL01 rev A)
e) Proposed Elevations Plans, references:
i. CO-END-001 rev E
ii. BO-END-001 rev E

iii. BO-ALT-001 rev C
iv. Hw-001 rev C
v. NH-ALT B-001 rev B
vi. FI-001 rev D
vii. BR ALT B-001 rev C
viii. HE-001 rev C
ix. SG-001 (no revision)
x. DG-001 (no revision)
f) Boundary Treatment Plan (ref: BT01 rev C)
g) Boundary Wall Remedial Works Plan (ref: 20066-EDGE-XX-XX-DR-S8001 rev P01)

h) High Feathered Access Door (ref: TG01)
i) Feathered Edges Timber Fence (ref: FB01)
j) Fence with Trellis (ref: FB02 rev A)
k) Brick Wall with Piers with Timber Infill Panels (ref: BW01)
l) Proposed Landscaping Plan Sheet One (ref: LS-001)
m) Proposed Landscaping Plan Sheet Two (ref: LS-002)
n) Waste Management Plan (ref: WP01 rev A)
o) Drainage Layout (ref: C2001 rev P02)
p) External Works Sheet 1 (ref: 20066-EDGE-XX-XX-DR-C-1001 rev P01)
q) External Works Sheet 2 (ref: 20066-EDGE-XX-XX-DR-C-1002 rev P01)
r) External Works Sheet 3 (ref: 20066-EDGE-XX-XX-DR-C-1003 rev P01)
s) External Works Sheet 4 (ref: 20066-EDGE-XX-XX-DR-C-1004 rev P01)
t) Plot Drainage Sheet 1 (ref: 20066-EDGE-XX-XX-DR-C-2011 rev P01)
u) Plot Drainage Sheet 2 (ref: 20066-EDGE-XX-XX-DR-C-2012 rev P01)
v) Plot Drainage Sheet 3 (ref: 20066-EDGE-XX-XX-DR-C-2013 rev P01)
w) Plot Drainage Sheet 4 (ref: 20066-EDGE-XX-XX-DR-C-2014 rev P01)x) Catchment Analysis (ref: C2002 rev P01)

and the development shall be carried out in accordance with these drawings hereby approved.

3 No development shall take place, including any vegetation, earth moving or removal of hardstanding, until a badger survey to encompass the whole site plus a 30m buffer has been undertaken and the survey report submitted to and approved in writing by the Local Planning Authority. The survey shall provide details of any changes in site usage and the need for any additional mitigation or a licence. The development shall be carried out in full accordance with the approved details.

Reason: in the interest of species protection in accordance with the adopted Rochdale Core Strategy Policy G7 and the National Planning Policy Framework.

Reason for pre-commencement: No ground disturbance shall take place without this work taking place, in order to avoid potential harm to a protected species.

4 No development shall take place until the implementation of a programme of archaeological works has been secured. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to an approved in writing by the Local Planning Authority. The WSI shall cover the following:
1. A programme of archaeological survey to include:
a. A more detailed archaeological desk based assessment/historic research

b. Evaluation through trial trenching
c. Informed by the above, more detailed, targeted archaeological excavations and recording
2. A programme for post investigation assessment to include:
a. Detailed analysis of finds
b. Production of a final report on the significance of the archaeological interest

3. Deposition of the final report with the Greater Manchester Historic Environment Record and Rochdale Local Studies Library
4. Dissemination of the results commensurate with their significance
5. Provision for archive deposition of the report and records of the site investigation

6. Nomination for a competent person or persons/organisation to undertake the works set out within the approved WSI

Reason: To record and advance understanding of the significance of any heritage asset to lost (wholly or in part) and to make this evidence (and any archive generated) publicly accessible in accordance with Policies P2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what archaeological features are present prior to commencement of any building or engineering works on site.

5 No development shall take place (including any site clearance or preparation works) until a Construction Environment Management Plan (CEMP), which shall include the following, has been submitted to, and approved in writing by the Local Planning Authority:

a) the parking of vehicles of site operatives and visitors;
b) loading and unloading of plant and materials;
c) storage of plant and materials used in constructing the development;
d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
e) wheel washing facilities;
f) measures to control the emission of dust and dirt during construction;
g) a scheme for recycling/disposing of waste resulting from construction works;

h) hours for deliveries to and construction of the site.

The approved CEMP shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved CEMP without the prior written permission of the Local Planning Authority.
Reason: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase in accordance with Policies DM1, P3, T2, G8 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: As the proposals require ground works and engineering works an understanding will therefore be necessary of what measures will be put in place to protect the amenity of nearby residents the surrounding environment and the functioning of the highway network prior to commencement of any building or engineering works on site.

6 No development (including any site clearance or preparation works) shall take place until a method statement for removal/control of any invasive plant species, including Japanese Knotweed, within the site has first been submitted to and approved in writing by the Local Planning Authority. The method statement shall include measures to prevent the spread of invasive species during any operations (e.g. strimming, soil movement or land remodelling works) and to ensure that any soils brought to the site are free of the seeds, root or stem of any invasive plant, and a timetable for its implementation and shall include a Method Statement, to include as a minimum:

- Detailed mapping of the distribution of the plant across the site.
- Suitable signage and protection from vehicle tracking and/or earth moving. This is usually 7m from above growing parts of the plant
- Treatment programme
- Biosecurity protocols for machinery and soil handling and storage
- Monitoring and retreatment programme for minimum of 5 years post site clearance

The development shall thereafter be carried out in strict accordance with the details and timescale contained within the duly approved method statement.
Reason: To ensure the satisfactory treatment and disposal of invasive plant species which, under the terms of the Wildlife & Countryside Act 1981 (as amended) it is an offence to be caused to be spread, and in accordance with the provisions of Policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Construction activity increases the risk of invasive species spreading.

7 No development shall take place until the proposals for protecting retained trees as described in the Arboriculture Constraints Appraisal (Bowland Tree Consultancy, dated September 2020) and the Ecological Survey and Assessment (October 2020) have been implemented in full. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard BS 3998 (Tree Work). If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area and in accordance with Policies P3, G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement: Required prior to commencement of development to satisfy the Local Planning Authority that the trees to be retained will not be damaged during construction and to protect and enhance the appearance and character of the site and locality.

8 The development shall be carried out in accordance with the mitigation measures detailed within the Ecological Survey and Assessment (Erap Ltd, October 2020, Version 1), including the Reasonable Avoidance Measures specified at paragraphs 5.4.3-5.4.4 and 5.4.6-5.4.9.

Reason: In the interests of enhancing biodiversity and in order to protect bats, in accordance with Policies G6 and G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

9 No above ground works shall take place until a scheme of biodiversity enhancements for the site in accordance with the mitigation measures set out in the Ecological Survey and Assessment (Erap Ltd, October 2020, Version 1) has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until such time as the approved biodiversity enhancement measures within that plot have been installed in accordance with the approved detail.

Reason: In the interests of enhancing biodiversity and habitat provision within the site in accordance with Policies G7 and G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

10 No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site.

Reason: In order to prevent any habitat disturbance to nesting birds in accordance with policy G7 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

11 No development, other than site clearance and preparation, shall take place until a landscaping scheme which includes details of the positioning and maintenance of all highway trees, has been submitted to and approved in writing by the Local Planning Authority. The areas which are soft landscaped shall be retained as landscaped areas thereafter. Should any trees, shrubs or grassed areas be removed, die, become severely damaged or become seriously diseased within five years of planting shall be

replaced by vegetation of similar size and species to those originally required to be planted. The development shall be carried out in accordance with the approved scheme.

Reason: In order to achieve a satisfactory level of landscaping in the interests of the amenities of the area in accordance with adopted Core Strategy policy P3 and the National Planning Policy Framework. Also to ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the highway in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

12 No development, other than site clearance and preparation, shall take place until details of finished floor levels and external ground levels for each plot, as well as site levels relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

13 No development, other than site clearance and preparation, shall take place until a comprehensive scheme of works for the formation of the vehicular access from Nixon Street, to include construction level drawings showing existing and proposed levels relative to off-site datum, a drainage strategy, lighting and materials, and timescales for implementation has been submitted to and approved in writing by the Local Planning Authority. The access shall be completed in accordance with the approved scheme and the timescales embodied within it.

Reason: In order to provide safe, secure access to the development in the interests of public safety, and ensure continued function of the surrounding highway network, in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework

Reason for pre-commencement condition: To ensure safe access from the highway of Nixon Street during construction and operation of the development.

14 No part of the development shall be occupied until a Full Travel Plan in accordance with the measures set out within the Travel Plan (Appendix 1 of the Transport Assessment, dated November 2020) to include consideration of subsidised/promotional public transport ticketing has been submitted to and approved in writing by the Local Planning Authority. The Full Travel Plan shall be implemented in accordance with the timescales therein and shall continue to be implemented thereafter.

Reason: In order to ensure that the development encourages people to travel by sustainable modes of transport in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

15 No development, other than site clearance and preparation, shall take place until a scheme for the off-site highway works including the provision of traffic calming measures along Nixon Street and timescales for implementation, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme and timescales for implementation.

Reason: To ensure adequate provision of infrastructure to serve the development in the interests of highway and pedestrian safety and the safety of other users of the highway in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: To ensure safe pedestrian connections during construction and operation of the development.

16 No part of the development shall be occupied until a scheme for the self-enforcing 20 mile per hour zone into and throughout the development hereby approved has been

submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

Reason: In the interests of highway safety in accordance with Policy T2 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

17 No part of the development shall be occupied until a detailed specification for the design and construction of the associated parking areas, including detail of the surface water drainage strategy and surfacing materials, has been submitted to and approved in writing by the Local Planning Authority. The parking areas shown on the approved plans shall be shall be constructed in accordance with the approved details before the associated development is first occupied, and shall be retained thereafter for their intended purpose.

Reason: In order that there is adequate provision for vehicles to be parked clear of the highway in the interests of highway safety and the free flow of traffic and to ensure the suitable disposal of surface water in order to comply with the requirements of policies T2, DM1 and G8 of the adopted Rochdale Core Strategy, saved policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

18 Prior to above ground works, a scheme for the installation of electric vehicle charging points with a minimum power rating of 7Kw, universal sockets and at least mode 3 or equivalent, shall be submitted to and approved in writing by the Local Planning Authority. The approved car charge point scheme shall be implemented prior to occupation of each unit.

Reason: In the interests of air quality management in accordance with Core Strategy Policy T2 and the National Planning Policy Framework.

19 Notwithstanding any description of materials in the application or shown on the approved plans listed in Condition 2 of this permission, no above ground construction works shall take place until samples and/or full specification of materials to be used externally on the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details prior to the first occupation of the development.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies P2, P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of the National Planning Policy Framework.

20 No dwelling shall be occupied until the surface water drainage for the development hereby approved, has been carried out in accordance with the principles set out in the submitted Foul & Surface Water Drainage Design Drawing C2001, Rev P02 - dated 29/07.20, prepared by Edge Consulting Engineers. For the avoidance of doubt, surface water must drain at a maximum restricted rate of 30l/s. No surface water will be permitted to drain directly or indirectly into the foul water sewer. The development shall be completed in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

To prevent an increased risk of flooding as a result of the development and to ensure satisfactory disposal of surface water from the site in accordance with Policy G8 of the adopted Rochdale Core Strategy, saved Policies EM/7 and EM/8 of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

21 No dwelling shall be occupied until a sustainable drainage management and maintenance plan for the lifetime of the development has been submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
a) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and

b) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.
The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development in accordance with adopted Core Strategy Policy G8, saved Unitary Development Plan Policies EM/7 and EM/8, and the National Planning Policy Framework.

22 No dwelling shall be occupied until the development has been carried out in complete accordance with the approved Detailed Remediation Strategy and also until a report which demonstrates the completion and effectiveness of the hereby approved remediation works as they relate to that dwelling, has been submitted to, and approved in writing by the Local Planning Authority. The interim report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. A final verification report shall be submitted prior to final occupation of the development.

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where additional remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a further verification report must be submitted to and approved in writing of the Local Planning Authority.

Reason: To ensure that the requirements of the approved verification plan have been met and that remediation of the site is complete in accordance with Policy G9 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

23 The development shall be carried out in accordance with the approved Crime Impact Statement (31/03/2021), unless otherwise agreed in writing with the Local Planning Authority.

Reason: In order to ensure that the development is safe to use and access and to reduce the risk of crime, in accordance with Core Strategy Policy C3 and the National Planning Policy Framework.

24 The boundary treatments to the site shall be erected in accordance with the detail shown on the Boundary Treatment Plan (ref: Bt01 rev C) and aslo in accordacne with the plans listed in Condition 2 of this permission. The boundary treatments shall be retained as installed thereafter.

Reason: In the interests of amenity and in compliance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

25 No external lighting shall be installed on the site unless a scheme for such lighting has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the full lighting calculations, the position and height of means of lighting on the building or site and its lux plot and luminance, angle of installation and any hoods to be fixed to the lights. The approved scheme shall be implemented prior to occupation of the dwellings and in accordance with the approved details and retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason. To prevent habitat disturbance of protected species, to limit visual impacts on the landscape and to ensure a satisfactory standard of development in accordance with Policies P3, G7 and G9 of the Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement:

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Date Decision Issued 31 March 2022

Daniela Ripa
Interim Head of Planning Services

IMPORTANT
PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE. YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

This decision notice should be read in conjunction with the S106 legal agreement dated 31 March 2022

INFORMATIVE:
The applicant is reminded of the need to submit and obtain formal approval of those details required by the conditions of this planning permission before development may lawfully commence on the site. The formal discharge of a planning condition is currently subject to payment of an additional fee per request: £34.00 for householder applications and £116.00 in all other cases.

INFORMATIVE:
The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

INFORMATIVE:
The applicant is advised that the supply and delivery of refuse containers (including all wheelie bins and food waste caddies) for residential developments is chargeable and the responsibility for these charges rests with the applicant/developer. The cost is based on a variable rate per property depending on the property size and number of bedrooms but as an indication, the present charge for a suite of three 240l recycling bins and one 240l refuse bin is £144 per residence. Please contact environmental.management@rochdale.gov.uk for a quotation for your development.

Appendix B

Remediation and Earthworks Specification

(Report Ref: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05].)

Phil Sales

From: Andrew Bain <abain@edgece.com>
Sent: 23 January 2023 15:06
To: Phil Sales; Kaine Bradley
Cc: Jonathan Cummins
Subject: RE: pile of contaminated peat

Cheers Phil

Andrew Bain
Team Leader – Geo-environmental

EDGE Consulting Engineers
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From: Phil Sales <Phil.Sales@redstartnw.com>
Sent: 23 January 2023 13:39
To: Andrew Bain <abain@edgece.com>; Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Cc: Jonathan Cummins <jcummins@edgece.com>
Subject: RE: pile of contaminated peat [Filed 23 Jan 2023 13:40]

Afternoon Andy,

Please find attached the following:

- 23-45838-01 – for the 'contaminated' Peat Stockpile; and
- 22-45491-01 RS01-02 – For the Reservoir Sludge (which was allowed to dry out prior to being placed in the POS).

The results indicate that the Peat is suitable for re-use within the POS

I have passed your request for the former tank locations over to our surveyor.

Many Thanks

Phil

Phil Sales BSc MSc FGS CSci QP425
Technical Manager, Redstart Northwest limited

Redstart

Remediation - Environmental - Demolition

Mob: 07384 254 945
Web: www.RedstartNW.com

Redstart Northwest Limited | Unit 6 | Oak Green Business Park | Earl Road | Cheadle Hulme | Cheshire | SK8 6QL | Tel: 0161 260 1333

From: Andrew Bain <abain@edgece.com>
Sent: 20 January 2023 13:40
To: Phil Sales <Phil.Sales@redstartnw.com>; Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Cc: Jonathan Cummins <jcummins@edgece.com>
Subject: RE: pile of contaminated peat

Hi gents

Any news on the outstanding results from the 'contaminated' peat samples? Also, can you send over any results from the 'sludge' material?

I agree that the elevated PAHs recorded locally in the tank validation samples will be isolated so won't present a risk to human health and that will be our line of argument (even though according to the Rem Strat they should be removed – however this is not gross contamination in my mind and will not risk human health for reasons we've outlined). The concentrations are similar to those found in the previous SI's and the council agreed there was no threat to controlled waters then so there should be no difference in interpretation now.

Do you have a drawing showing where the tanks were located?

Our structures team are looking at the issue of the reservoir wall and will be in touch.

If you need anything else from us, let us know.

Kind regards

Andrew Bain
Team Leader – Geo-environmental

EDGE Consulting Engineers
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Manchester, M3 5BQ, United Kingdom

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From: Phil Sales <Phil.Sales@redstartnw.com>
Sent: 09 January 2023 16:54
To: Kaine Bradley <Kaine.Bradley@seddon.co.uk>; Andrew Bain <abain@edgece.com>
Cc: Jonathan Cummins <jcummins@edgece.com>
Subject: RE: pile of contaminated peat [Filed 10 Jan 2023 09:39]

Afternoon Andy,

Please see details below and attached

Many Thanks

Phil

Phil Sales BSc MSc FGS CSci QP425
Technical Manager, Redstart Northwest limited



Remediation - Environmental - Demolition

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From: Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Sent: 09 January 2023 16:18
To: Andrew Bain <abain@edgece.com>; Phil Sales <Phil.Sales@redstartnw.com>
Cc: Jonathan Cummins <jcummins@edgece.com>
Subject: RE: pile of contaminated peat

Hi Andy

I had a great one thank you and hope that you did too.

For ease I have included Phil into this email and I'm sure he will provide answers to the comments below.

Kaine Bradley
Senior Site Manager

Seddon Construction Ltd
Plodder Lane, Bolton, BL4 0NN

T: 01204 570400 M: 07815 684413

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From: Andrew Bain <abain@edgece.com>
Sent: 09 January 2023 15:35
To: Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Cc: Jonathan Cummins <jcummins@edgece.com>
Subject: RE: pile of contaminated peat

Hi Kaine

Hope you've had a nice festive break.

Thanks for sending this information over. I have a number of comments:

1. Regarding the MMP, have Redstart produced one of their own for import and export? Please see attached Direct Transfer MMP and Declarations The MMP EDGE produced was for site of origin only. If there is a separate MMP I would be grateful to see a copy and also assume that Redstart are keeping records on materials imported / exported. We have a spreadsheet recording each load as per requirements of the MMP/DoWCoP, this will be included within the works completion/validation report along with a summary. I also assume that they will be submitting the verification report for their MMP? We will include details of the import in the remediation works validation report we will produce upon completion of the works. There are test results in your email for the imported materials which is obviously good. One sample shows elevated PAH contaminants although this is only slightly elevated and given the number of samples taken, it is insignificant especially since concentrations in excess of these were recorded in the on-site made ground soils. Agreed

2. I see that some possibly contaminated peat has been encountered. Can we please be notified when any suspected contamination is encountered? According to the Rem Strat we are supposed to be notified immediately. If the test results show the peat to be contaminated, we will need to know where abouts on site it was from and if it has been chased out with validation samples taken from base / side walls of excavation to prove that the full extent of any contaminated soils have been removed. If you could fire the results over when received please. There was a small volume of peaty material where a hydrocarbon odour was noted during excavation as a precaution this was placed in a separate stockpile. Our engineer attended site and obtained samples of the arisings to determine re-use suitability. We will send over results when we receive them.

3. I note the situation with the tanks. Were validation samples taken from the base and side walls where the tanks were removed? Again, this is in the remediation strategy. Please find attached validation samples from the tank excavations. V01-V06 (North, East, South, West, Base, Base). We noted elevated concentrations of non-volatile PAHs in V01, V04 and V06. Due to the significant depth (>1mbgl) and non-volatile nature of the elevated concentrations we considered the risks to future site users to be negligible. No risk to Controlled waters had been identified during the SI or detailed within the Remediation Strategy. The location and depth of the samples will be included on drawings within the works validation report produced upon completion of the project.

   The remediation strategy requires for the installation of a 600mm clean cover over geotextile in all garden areas to isolate elevated metals, PAH and TPH contamination from site end users. In line with LCRM (EA 2021)

A contaminant linkage must be present for there to be a Source-Pathway-Receptor relationship. Without a linkage, there is not a risk – even if a contaminant is present. The cover system was designed and included in the Remediation Strategy to break any pathway and remove potential linkage and therefore any risk from residual elevated PAH concentrations at depth.

4. What is intended to be done with the 'sludge' material from the reservoirs? The testing indicated that the material was suitable for re-use on site within the POS area with the rest of the peat material. It is our intention to place in the POS along with the rest of the Peat.

If you need me to have a chat with Phil, I'm happy to do so. All standard stuff so I'm sure they will be on top of it all.

I can pop down to site for a catch up if needed.

Kind regards

Andrew Bain
Team Leader – Geo-environmental

EDGE Consulting Engineers
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From: Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Sent: 09 January 2023 08:15
To: Andrew Bain <abain@edgece.com>; Jonathan Cummins <jcummins@edgece.com>
Subject: FW: pile of contaminated peat [Filed 09 Jan 2023 08:59]

Morning gents

Please see some reports / sample results attached for you to start looking at and as Phil explains the rest will all be included in the validation report at the end of their works.

From: Phil Sales <Phil.Sales@redstartnw.com>
Sent: 06 January 2023 16:32
To: Kaine Bradley <Kaine.Bradley@seddon.co.uk>; Neil Griffiths <Neil.Griffiths@redstartnw.com>
Cc: Lee Makin <lee.makin@seddon.co.uk>; Ross Brown <Ross.Brown@seddon.co.uk>; Duane Addy

<Duane.Addy@redstartnw.com>; Jack Welch <Jack.Welch@redstartnw.com>
Subject: [External] RE: pile of contaminated peat

This Message originated outside your organization.

Afternoon Kaine,

Please find attached the following sample results for the imported materials:

- Imported General Fill (ISS01-13)
- Imported Granular Fill (IGF01-05)

Please also find attached results for the site generated Crush and Reservoir sludge materials:

- Site Generated Crush (SGC01-12)
- Reservoir Sludge (RS01-02)

All the sample results including comment will be included within the validation report produced upon completion of the works.

With regards to the fuel tanks, some RORO skips are being delivered to site on Monday 9th. The foam is being removed from the tanks and placed in the skips for off-site disposal. Following this the tanks will be recycled.

Many Thanks

Phil

Phil Sales BSc MSc FGS CSci QP425
Technical Manager, Redstart Northwest limited

Redstart

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From: Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Sent: 06 January 2023 15:59
To: Phil Sales <Phil.Sales@redstartnw.com>; Neil Griffiths <Neil.Griffiths@redstartnw.com>
Cc: Lee Makin <lee.makin@seddon.co.uk>; Ross Brown <Ross.Brown@seddon.co.uk>; Duane Addy <Duane.Addy@redstartnw.com>; Jack Welch <Jack.Welch@redstartnw.com>
Subject: RE: pile of contaminated peat

Hi Phil

Had a great Christmas and New Year, hope you did too!

Thanks for getting back to me on this one.

I saw Jack was on site this afternoon, which is great, just checking that he managed to get samples of the fill that has been coming in from the origin as per MMP?

I am getting asked by Edge if you have managed to collate the sample results, which I know will come in a pack at the end of the job, but they are keen to start looking through them sooner rather than later.

Have you got an update on what is happening with the fuel tanks?

Thank you

Kaine Bradley
Senior Site Manager

Seddon Construction Ltd
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From: Phil Sales <Phil.Sales@redstartnw.com>
Sent: 04 January 2023 09:03
To: Kaine Bradley <Kaine.Bradley@seddon.co.uk>; Neil Griffiths <Neil.Griffiths@redstartnw.com>
Cc: Lee Makin <lee.makin@seddon.co.uk>; Ross Brown <Ross.Brown@seddon.co.uk>; Duane Addy <Duane.Addy@redstartnw.com>; Jack Welch <Jack.Welch@redstartnw.com>
Subject: [External] RE: pile of contaminated peat

This Message originated outside your organization.

Morning Kaine,

I hope you had a good Christmas break.

With regards to the 'contaminated peat' stockpile, we will keep it on hard standing and mechanically turn it for now.

Jack is visiting site on Friday and will assess the material and obtain a sample.

Once we have results we can determine if it is suitable for re-use on site in less sensitive areas (POS) or requires disposal from site

Many Thanks

Phil

Phil Sales BSc MSc FGS CSci QP425
Technical Manager, Redstart Northwest limited

Redstart

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From: Kaine Bradley <Kaine.Bradley@seddon.co.uk>
Sent: 23 December 2022 11:57
To: Phil Sales <Phil.Sales@redstartnw.com>; Neil Griffiths <Neil.Griffiths@redstartnw.com>
Cc: Lee Makin <lee.makin@seddon.co.uk>; Ross Brown <Ross.Brown@seddon.co.uk>
Subject: pile of contaminated peat

Afternoon gents

Have we got a plan for taking the pile of contaminated peat away, I've just been near it doing my security checks and it still smells very strongly.

Have a nice break.

Kaine Bradley
Senior Site Manager

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Document name: 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05]

DETAILED REMEDIATION STRATEGY REPORT FOR 20066 – NIXON STREET, ROCHDALE

Prepared for:
Seddon Construction Limited
Plodder Lane
Bolton
BL4 0NN

Revision	Date	Description	Prepared by	Checked by	Approved by
P01	17/11/2021	First Draft for client & ADM comment	AB	JC	AB
P02	30/11/2021	Second Draft	AB	JC	AB
P03	10/12/2021	Third Draft	AB	JC	AB
P04	15/12/2021	Fourth Draft	AB	JC	AB
P05	29/04/2022	Fifth Draft with Revised Assessment Criteria	AB	JC	AB

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WSP Figure 3	WSP Exp Hole Loc Plan
LK Consult Ltd Drawing No LCK 19 1392 Fig 3	Slot Trench Location Plan
EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1002	Peat Thickness Contours
EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1003	Made Ground Depth Contours
EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1005	Exploratory Hole Location Plan
EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1004	Schematic Cross Section
EDGE Drawing No 20066-EDGE-XX-XX-DR-C-1006	Cut and Fill Isopach Layout
Bowland Tree Consultancy Limited Drawing No BTC2050-TCP	Tree Constraints Plan
ERAP Ltd Drawing No 2020-240	Phase 1 Habitat & Vegetation Map
ADM Regeneration 11236-T102	Tender Volumetrics
ADM Regeneration 11236-T103	Tender Isopachytes
ADM Regeneration 11236-T104	Tender Materials Movement Schematics
Seddon Construction Ltd Mark Up	Phase 2 Area for Peat Relocation

APPENDICES

Appendix A	Drawings
Appendix B	Human Health Assessment Criteria
Appendix C	Japanese Knotweed Eradication Proposal

1 INTRODUCTION

1.1 Background

Alliance Design UK Ltd t/a EDGE Consulting Engineers ("EDGE") has been appointed by Seddon Construction Ltd to undertake a review of previous investigations and reports at a site located off Nixon Street, Rochdale, OL11 3AG in order to provide a detailed remediation strategy for the proposed redevelopment of the site.

The site comprises approximately 5.8 hectares of waste ground which was formerly occupied by a car sales garage (Carcraft).

The site is split into two Phases; Phase 1 occupies the northern part of the site comprising an area of 3.8 hectares with Phase 2 occupying 2.0 hectares in the south.

A planning application (Ref: 20/01429/FUL) has been submitted by Hive Homes to redevelop the Phase 1 area with 102 residential properties with associated gardens, access roads and landscaped areas. A proposed site development plan is presented as MCK Associates Limited Drawing No 18-0001 Rev F in Appendix A.

Seddon Construction Ltd have been appointed by Hive to undertake the construction works at the site and EDGE understand that ADM Regeneration have been appointed as the remediation contractor.

EDGE has previously produced an outline remediation strategy in the following report:

- EDGE Consulting Engineers Report Ref: 20066-EDGE-XX-XX-RP-G-0001_OUT REM STRAT, 'Outline Remediation Strategy, Nixon Street, Rochdale', January 2021.

EDGE has also undertaken supplementary site investigation works at the site, as detailed in the following report:

- EDGE Consulting Engineers Report Ref: 20066-EDGE-XX-XX-RP-G-0001_SI REPORT[P01], 'SI Report for 20066.

A detailed remediation strategy is required to present further define the required works to enable the construction of a suitable development platform.

1.2 Previous Third Party Reports

The site has been the subject of numerous previous investigations as detailed in the following reports which have been provided to EDGE:

- Delta Simons Report Ref: 14-0185-03, 'Outline Remediation Strategy, Nixon Street, Rochdale', January 2016;
- Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016;
- Curtins Report Ref: 063870-CUR-00-XX-RP-001 V03, 'Castleton, Rochdale, Foursite Review', September 2017;
- WSP Report Ref: 70049932-11197, 'Former Carcraft Site, Rochdale, Ground Investigation Report', December 2018.
- LK Consult Report Ref: CL-602-LKC-19 1392-02, 'Peat Delineation Report', December 2019.

It should be noted that EDGE is not in possession of all of the appendices and data for some of the above reports.

1.3 Objectives

This document provides a summary of the existing data and outlines the potential remediation works necessary to protect environmental and human receptors from potential contamination sources and to render the site suitable for the proposed development.

The remediation strategy document will be required to be submitted to the regulatory authorities to assist in discharging planning conditions relating to contaminated land.

This report relates principally to the Phase 1 area which is proposed to be redeveloped with housing. The Phase 2 area may require separate outline and detailed strategies to be submitted to the local authorities under a separate planning application.

1.4 Limitations

EDGE CE accept no liability for the accuracy or content within the supplied third-party reports or information and cannot be held liable for any changes to third party information made after the date of this report.

Future changes to regulations, legislation, codes of practice and the use of the site may necessitate a partial or full reassessment of the conclusions and recommendations made in this report.

2 SITE SETTING

2.1 Site Location and Description

The site is located off Nixon Street, Castleton, Rochdale, OL11 3AG and is approximately centred at NGR 387760 410980.

The site is currently vacant and comprises large areas of hardstanding (asphalt, tarmac, gravel and concrete). Until relatively recently, the site was occupied by Carcraft, a car sales company, although associated buildings are no longer present. Two red brick buildings are present in the east of the site adjacent to the site entrance which is from Nixon Street.

A former car wash and a petrol filling station (pumps and tanks apparently removed) were formerly located in the east of the site.

A large concrete slab(s) where the former car showroom was located occupies the majority of the Phase 2 area.

The site is located in a mainly residential area with housing located to the north, east and south with agricultural land to the west.

2.2 Site History

During the early 20th century, the north and east of the site were occupied by two cotton mills with three associated reservoirs located in the central-southern and south-eastern parts of the Phase 1 area. Sub-stations, above ground storage tanks (ASTs) and chimneys were also located across these areas, again associated with the historical mills.

An allotment was located to the south-west of the mills from the 1950s until the 1970s when a garage was located in the central-west of the Phase 1 area. By 1975, the southerly most mill had been demolished and a supermarket was built at the site in around 1984 with a warehouse built in the north. The remaining mill had been demolished by 2006 with 'Calder Court' shown in its place. The Carcraft showroom and external show courts later occupied the site, closing in 2015.

The surrounding area has historically been developed with mills to the north (later redeveloped into residential use) with housing gradually developed in the surrounding area over time.

The approximate location of the historical features is shown on Delta Simons Drawing No 14-0185.03 Figure 2 presented in Appendix A.

2.3 Geology

According to the British Geological Survey, superficial deposits beneath the site are indicated to comprise glacial-fluvial sand and gravel with peat deposits in the west.

Solid strata are indicated to comprise mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation. The Arley Mine coal seam subcrops beneath the west of the site in a north-west to south-easterly direction, apparently dipping to the west.

2.4 Hydrology and Hydrogeology

The majority of the superficial strata beneath the site (glacio-fluvial sand and gravel) and solid strata (Pennine Lower Coal Measures Formation) are classed as Secondary A Aquifers with 'Unproductive Strata' in the west of the site, likely associated with the underlying peat deposits.

According to the Delta Simons (2016) report there are no licenced groundwater abstractions within 1 km of the site and the site does not lie within a Source Protection Zone (SPZ).

The nearest surface water feature is an unnamed stream located approximately 290 m to the north west which forms a tributary of River Roch, which in turn, is located approximately 700 m north west. The Rochdale Canal is also located approximately 500 m to the south east. Information presented in the Delta Simons (2016) report indicates there are no licensed surface water abstractions within 500 m of the site.

2.5 Coal Mining

According to online Coal Authority (CA) data, the southern part of the site is located in a 'Development High Risk Area' associated with the Arley Mine coal seam which sub-crops beneath the site. This is largely inferred to be present beneath the Phase 2 area although the seam is also indicated to sub-crop beneath the south-western corner of the Phase 1 area.

Three rotary boreholes were drilled during the 2018 WSP investigation in the Phase 2 area recording broken ground between 2.7 and 5.5 m thick at depths of between 21.5 and 31.2 m bgl.

EDGE has undertaken a coal mining investigation in 2021 comprising the drilling of three boreholes to depths of between 30.0 and 42.0 m on the Phase 1 and Phase 2 boundary. No coal seams or evidence of workings were encountered. A summary of the investigation works is provided in Section 3.5.

3 SUMMARY OF PREVIOUS INVESTIGATIONS

3.1 Introduction

The following section summarises the pertinent information regarding historical site investigations undertaken by others as listed in Section 1.2. A full review of the previous site investigations and reports will be presented in the Detailed Remediation Strategy to be published at a later date.

3.2 Delta Simons Phase 1 & 2 Geo-Environmental Site Investigation Reports (2014 & 2016)

3.2.1 Delta Simons Investigation and Report (2014)

Delta Simons produced a Phase 1 and 2 Geo-Environmental Site Investigation Report in 2014 (Report Ref 14-0185.02). This investigation included the drilling of twenty eight window sample boreholes to depths of up to 5.0 m across the site in order to assess the potential risks associated with contaminated land and geotechnical constraints. This report was undertaken with a mixed residential and commercial end use in mind.

EDGE is not in possession of this report or logs although a summary is provided in the 2016 Delta Simmons Report.

During the 2014 intrusive investigation, slight hydrocarbon odours, staining and slightly elevated PID readings were identified at several locations although gross contamination or evidence of free phase product was not encountered.

Ground conditions were found to comprise up to 2.0 m of granular made ground with much brick and concrete over peat and sand. Solid strata were not encountered with groundwater observed between 1.5 and 2.5 m bgl in the superficial soils.

Laboratory chemical analysis of the soils recorded exceedances of lead, polycyclic aromatic hydrocarbons (PAH) and total petroleum hydrocarbons (TPH) across the site. Dissolved hydrocarbon contamination was encountered in groundwater underlying the site with locally elevated dissolved lead, cyanide and PAH concentrations.

Ground gas monitoring recorded elevated concentrations of methane and carbon dioxide considered to be associated with underlying peat deposits. The majority of the site was classified by Delta Simons as CS2 using the Modified Wilson and Card Classification with one area in the south, identified as CS3. Gas protection measures will therefore be required in any new structures at the site.

3.2.2 Delta Simons Investigation and Report (2015 & 2016)

In order to further assess the contamination and geotechnical risks for a solely residential end use, further investigations were undertaken in 2015 (although reported in 2016).

The 2015 investigation comprised the drilling of ten cable percussion boreholes to depths of up to 10.0 m and twelve Cone Penetrometer Tests (CPTs) to 30.0 m bgl. Further chemical testing of soils and groundwater was also undertaken along with an extended period of gas monitoring.

An exploratory hole location plan is presented as Delta Simons Drawing No 14-0185.03 Figure 2 in Appendix A.

Ground conditions were generally found to be consistent with those encountered in the previous 2014 investigation with peat encountered to depths of up to 6.0 m bgl in the south of the site.

No visual or olfactory evidence of contamination was encountered during the site works although elevated concentrations of lead and naphthalene were recorded in the soils when assessed against a residential end use. No exceedances were recorded in the groundwater samples analysed.

Again, elevated methane and carbon dioxide concentrations were identified during the ground gas monitoring programme and the site was classified as 'Amber 2' using the NHBC Traffic Light Classification System.

3.2.3 Delta Simons Outline Remediation Strategy (2016)

Based on the findings of the two earlier phases of investigation and assessment undertaken by Delta Simons in 2014 and 2016, an Outline Remediation Strategy was produced to summarise the required remediation works to facilitate residential development of the site.

The report recommends the following remedial measures are undertaken:

- Installation of 600 mm clean soil cover layer on geotextile or 100 mm hard dig layer in all garden areas to isolate elevated metals, PAH and TPH contamination from site end users;
- Provision of gas protection measures in line with 'Amber 2' in new properties at the site;
- Protocol for addressing previously unidentified contamination and Underground Storage Tank (UST) discovery strategy;
- Water pipe assessment to ascertain risk to underground services from aggressive soils/contamination.

3.3 WSP Site Investigation Report (2018)

WSP was commissioned by Homes England to undertake a supplementary investigation at the site in order to further assess ground conditions and the risks from contamination and geotechnical hazards. The report also targeted potential areas of concern which WSP considered were inadequately investigated during the earlier phases, specifically the former petrol filling station and tanks. In addition, deep boreholes were drilled to assess the risks from shallow coal mine workings in the south of the site (Phase 2 area).

The WSP investigation comprised the excavation of thirty two trial pits to depths of up to 4.3 m and the drilling of ten window sample boreholes to depths of up to 5.5 m, four cable percussion boreholes to depths of up to 34.5 m and the drilling of three rotary boreholes to a maximum depth of 45.0 m.

A plan showing the WSP exploratory hole locations is presented as WSP Figure 3 in Appendix A.

Made ground was encountered across the site to proven depths of between 0.5 and 3.6 m (generally deeper in the centre and east of the Phase 1 area and shallower in the Phase 2 area). The full depth of made ground was not proven in ten locations.

The site was mainly surfaced with asphalt, gravel and concrete underlain by generally granular made ground comprising gravelly sand with cobbles of brick and sandstone and fragments of plastic, metal and timber and ash pockets (demolition type materials). Cohesive made ground was encountered locally in the central and eastern parts of the site comprising soft sandy clay.

A void (between 0.35 and 0.50 m) was encountered beneath the concrete slab in the south of the site (Phase 2) indicating potential settlement associated with the underlying peat deposits.

Peat was encountered in nineteen locations, predominantly in the south west to a maximum proven depth of 5.4 m. In many locations, the base of peat was not proven.

Glacio-fluvial sand with bands of silt and clay was encountered across the site, underlying the made ground.

Solid stratum (weathered coal measures) in the form of very stiff gravelly clay was encountered below the glaciofluvial deposits in the south of the site (Phase 2). Broken ground between 2.7 and 5.5 m thick was recorded at depths of between 21.5 m and 31.2 m bgl in the south of the site (Phase 2) likely associated with historic shallow coal workings.

Groundwater was encountered during the investigation although WSP considered that it was perched water as opposed to a true groundwater body.

Visual and olfactory evidence of hydrocarbon contamination was recorded locally during the investigation within the made ground and groundwater.

Chemical analysis of the soils recorded localised elevated concentrations of metals and PAH within the made ground, notably within ashy soils in TP14 (elevated lead and arsenic) with elevated TPH encountered in the soils in the centre of the site and around the former petrol filling station.

Asbestos fibres were recorded in two samples of the made ground with recorded concentrations of <0.001 % and 0.0077 % which are below the hazardous waste threshold of 0.1 %.

With respect to groundwater, elevated concentrations of TPH, PAH and BTEX were recorded in Borehole WS05 in the vicinity of the former filling station.

Gas monitoring undertaken by WSP recorded elevated concentrations of carbon dioxide and methane and subsequently they classified the site as CS2 meaning basic gas protection measures will be required.

WSP recommended that in order to protect end users from contamination, the following remediation measures should be undertaken:

- Installation of 600 mm clean soil cover layer in gardens and landscaped areas;
- Provision of gas protection measures in line with 'CS2' in new properties at the site;
- Water pipe assessment to ascertain risk to underground services from aggressive soils/contamination;
- A programme of drilling and grouting is recommended to be undertaken to consolidate shallow mine workings below building footprints (Phase 2 only).

Precautions will need to be taken during ground works to prevent exposure of operatives and neighbouring site users to asbestos fibres within soils.

WSP discounted the risk to controlled waters from contamination due to the highly localised nature of the contamination although recommended further assessment including results from previous investigations.

3.4 LK Consult Ltd Report (2019)

LK Consult Ltd were instructed by Hive Homes to undertake a supplementary site investigation in order to further delineate the depth and extent of peat deposits beneath the western part of the site. The works comprised the excavation of six trial trenches to a maximum depth of 4.0 m bgl (as shown on LK Consult Ltd Drawing No LCK 19 1392 Fig 3 presented in Appendix A).

Made ground comprising demolition type materials was encountered across the site to a maximum depth of 3.0 m in the area of the former reservoir (TP104 and TP105 – base not proven).

Olfactory evidence (but no visual) of petroleum was recorded in TP102A (0.3 to 0.7 m) with a 'slight odour' noted. Suspected asbestos containing material was also identified in TP104A (0.6 m) and TP105A (1.0 m) associated with piping around an old electricity cable.

Peat was encountered in the majority of the locations (except TP104 and TP105) to a maximum depth of 4.0 m in the west of the site where the peat deposits were found to be thickest.

3.5 EDGE Site Investigation (2021)

EDGE was appointed to undertake a supplementary investigation at the site in order to further investigate the extent and thickness of made ground and peat deposits in locations proposed by ADM Regeneration Ltd.

In addition, EDGE were appointed to undertake an intrusive investigation in order to assess whether the coal seam is present beneath the proposed Phase 1 and Phase 2 boundary and to further assess the risk to the Phase 1 development from shallow mine workings under a Coal Authority Permit.

EDGE attended site in July 2021 to supervise the excavation of fifteen trial pits (TP1 to TP15) to depths ranging from 2.3 m to 4.1 m with ADM Regeneration Ltd in attendance.

In addition, three cable percussion boreholes (BH1, BH2 and BH3) were drilled to depths of 33.5 m, 32.0 m and 30.0 m respectively along the approximate Phase 1 and Phase 2 boundary. Boreholes BH1 and BH3 were terminated in blowing sands and were unable to progress to greater depth. Borehole BH2 was continued from 32.0 to 42.0 m using rotary open hole methods with water flush.

An exploratory hole location plan is presented as Drawing No 20066-EDGE-XX-XX-DR-G-1005 in Appendix A.

3.6 Ground Conditions Phase 1 (Trial Pits)

In the south-east of the site (TP1 and TP2), made ground was encountered to depths of 2.0 and 2.1 m respectively where tarmac hardstanding (0.1 m thick) was underlain by made ground comprising gravelly sand with cobbles of brick, concrete and fragments of metal and pipe. This was underlain by sand encountered to a depth of 2.9 m bgl in both trial pits.

In the west of the site in TP6, TP7 and TP8, made ground comprising tarmac underlain by gravelly sand with cobbles of brick and concrete and metal and pipe fragments was encountered to depths of between 0.8 and 1.5 m. This was underlain by fibrous peat to depths of between 3.3 m in TP7 and 4.1 m in TP6 (base not proven). In TP3 and TP4, the peat was underlain by sand encountered to respective depths of 3.9 and 3.8 m (base not proven).

TP12 to TP15 (located in the north-east of the site) encountered made ground to depths ranging from 0.7 to 1.3 m. This was found to comprise mudstone gravel to a depth of 0.1 m underlain by gravelly sand with cobbles of brick and concrete and plastic fragments to depths ranging from 0.7 to 1.3 m. This was in turn underlain by natural sand to a maximum proven depth of 2.5 m. Pockets of clay were encountered within the sand in TP15 from a depth of 1.1 to 2.3 m.

No groundwater was encountered within the trial pits in Phase 1.

A slight hydrocarbon odour was recorded within the made ground in TP12 from 0.1 to 1.3 m.

3.7 Ground Conditions (Phase 2)

Although the proposed residential development works are to be located in the Phase 1 area only, a series of trial pits were excavated in the Phase 2 area to establish ground conditions in this area.

Made ground was encountered in the Phase 2 area to depths ranging from 0.9 m in TP3 and TP4 to 3.0 m in TP5. The base of the made ground was not proven in TP4 (>3.0 m) or TP10 (>2.5 m).

Tarmac was encountered in TP3, TP4, TP5 and TP11 to a depth of 0.1 m bgl. Reinforced concrete was encountered in TP9 and TP10 (underlain by geotextile in both trial pits) to a depth of 0.5 m and in TP11 from 0.1 to 0.3 m.

The hardstanding was underlain by made ground comprising gravelly sand with cobbles of brick and concrete and boulder sized fragments of concrete (up to 0.9 x 0.4 x 0.2 m) locally with fragments of glass and re-bar.

Natural strata comprising fibrous peat was encountered in TP3 and TP4 from 0.9 to 1.65 m, from 1.65 to 2.6 m in TP9 and from 1.6 to 2.6 m in TP11. The base of the peat was not proven in TP9 or TP11.

The peat deposits in TP3 and TP4 were underlain by sand, proven to a maximum depth of 2.7 m in TP3 (base of strata not proven).

Groundwater was encountered in TP3 at 0.9 m within the peat soils and in TP11 at 1.3 m within the made ground.

Slight hydrocarbon odours were recorded in TP10 from 0.5 to 2.5 m.

3.8 Ground Conditions (Boreholes)

Made ground was encountered in all three boreholes to depths ranging from 0.25 m in BH3 to 2.5 m in BH1. The made ground comprised tarmac (0.1 m thick) underlain by gravelly sand with cobbles of brick and concrete in BH1 and BH2 to depths of 1.3 and 0.5 m respectively. This was underlain by ashy peaty gravelly sand to 2.5 m in BH1 and 2.0 m in BH2.

In BH3, the tarmac hardstanding was underlain by ash and brick fill (driller's description) to a depth of 0.25 m.

Natural strata were encountered from depths ranging from 0.25 m (BH1) to 2.5 m (in BH2). Peat was encountered beneath the made ground in all three locations to depths ranging from 3.5 m in BH3 to 4.8 m in BH1. In BH1 and BH2, the peat was underlain by locally loose to medium dense and occasionally dense silty sand / sand and gravel with bands of firm to stiff clay, proven to a maximum depth of 42.0 m in BH2.

In BH3, the peat was underlain by sand with fines and gravel of coal, proven to a depth of 30.0 m.

Groundwater was encountered in BH1 within the made ground at 1.2 m (rising to 1.0 m after 20 minutes) and within the peat at 4.5 m (rising to 4.2 m after 20 minutes). In BH2, groundwater was encountered at 14.5 m within the sand (rising to 9.0 m after 20 minutes). It was not possible to determine groundwater levels in BH3 as water was added to the borehole to assist with drilling.

Solid strata were not encountered during the investigation. Given that the deepest borehole was drilled to 42.0 m bgl and that the Arley coal seam subcrops approximately beneath the Phase 1 and 2 boundary (dipping to the south-west beneath Phase 2), EDGE considered that there is no risk to the proposed properties within the Phase 1 area from shallow coal mine workings (defined as workings of less than 30 m depth).

4 REMEDIATION STRATEGY

4.1 General

Based on the information provided in the previous reports and the supplementary EDGE investigation, the anticipated ground preparatory and remediation works for the proposed residential development are presented in this section.

The proposed development requires remediation to residential end use with gardens. Previous investigations at the site have identified localised elevated inorganic and organic contamination concentrations beneath the site which present a potential risk to human health.

End users will be protected from contaminants by isolating the sources beneath building footprints and by the provision of hardstanding and clean soil cover in gardens and landscaped areas.

Furthermore, significant earthworks are required comprising the excavation, screening of made ground for re-use with peat deposits beneath the development area to be excavated for removal to the Phase 2 area and used as subsoil in gardens and POS areas.

Gas protection measures in line with Amber 2 are to be installed in the new structures.

The ground preparatory and remediation works undertaken by the remediation contractor in the proposed residential development area are anticipated to take 22 weeks and are summarised below:

- General site clearance of all surface materials, fly tipped waste and vegetation;
- Excavation of Japanese Knotweed from southern boundary, treatment and burial in Phase 2 area;
- Break out, excavation and removal of any remaining hardstanding, relic foundations and structures and made ground to full depth across the site;
- Removal of peat to full depth in Phase 1 area, placement and stockpiling in Phase 2 area, re-use as subsoil in plot gardens and areas of POS where required;
- Crushing, screening and re-use of suitable site won materials;
- Undertake earthworks cut and fill exercise including backfill of removed peat with site won granular soils to formation level;
- Provision of up to 600 mm clean cover layer in garden areas and 300 mm clean cover in landscaped areas with geotextile marker layer;
- Chemical testing of processed site won / imported soil to assess suitability for re-use.
- Installation of Amber 2 gas protection measures. Supervision and validation of installation of gas mitigation measures by suitably qualified consultant;
- Installation of hydrocarbon vapour resistant membrane in properties in vicinity of former fuel filling station, *if required*. Installation also to be supervised and validated by suitably qualified consultant;
- Provision for storage, treatment and disposal of any previously identified contamination/USTs;
- Possible provision of barrier pipe laid in clean soil trenches (Utility Risk Assessment to be undertaken and agreed with providers).

Following completion of the above, full details of the remediation works undertaken will be documented in a verification report which will be submitted to the local authority for approval.

4.2 Site Set Up and Safety

Site works shall be supervised by a suitably qualified Engineer, who will report to a Project Manager.

All site personnel must undergo a site-specific health and safety induction prior to commencement of work on site (to include up to date COVID-19 guidance).

During the remediation works, all personnel on site will comply with guidance provided in the Health and Safety Executive (HSE) document "Protection of Workers and the General Public during the Redevelopment of Contaminated Land". In summary, the following shall be provided:

- Protective clothing, footwear, gloves and eyewear (personnel should be instructed in why and how they are to be used).
- Welfare facilities.
- Smoking shall be limited to designated areas.
- Government guidance relating to COVID-19 shall be adhered to and incorporated into any risk assessments and works undertaken.

4.3 Contractor Responsibilities

The appointed Contractor for the ground preparation phases of remediation should, where necessary, provide the following:

- Establish the boundaries of the site and the working areas.
- Work in accordance with local authority requirements regarding working hours, noise/dust/odour control, and tree protection.
- Liaise with the local water company and local planning authority regarding any proposed discharge to sewer and surface waters.
- Prepare the necessary COSHH statements and Health & Safety Plan in accordance with CDM regulations.

The contractor shall also ensure:

- Personnel, plant, materials and other equipment related to the contract are confined within the boundaries of the site.
- Good practices relating to personal hygiene are adopted (in particular with regards COVID-19).
- Suitable precautions are implemented at all times to prevent off-site migration of pollutants via airborne dust.
- Suitable precautions are taken to prevent the spread of mud and debris on public highways.
- Refuelling of mobile plant is undertaken in a designated area.
- Above ground oil storage tanks shall comply with the requirements of Pollution Prevention Guideline PPG2.
- A spill kit shall be kept on site, adjacent to the designated refuelling area.

4.4 Tree Protection

A number of trees at the site have been identified at the site for retention as shown on Bowland Tree Consultancy Limited Drawing Number BTC2050-TCP presented in Appendix A.

The appointed remediation contractor will ensure that the required protection measures are implemented during the remediation works as per the Bowland Tree Consultancy Limited Arboricultural Constraints Appraisal.

4.5 Environmental Monitoring

The appointed remediation contractor shall set up environmental monitoring points to be maintained during the remedial works (dust, vibration, odour, vapour and noise) and obtain baseline monitoring immediately before the works, if required by the local planning authority.

4.6 Site Clearance & Removal of Hardstanding & Relic Structures

The site should be cleared of all surface debris, fly-tipped waste, vegetation, bushes and any unprotected trees as instructed by the Client.

All hardstanding and below ground foundations and structures to be broken up, excavated and removed or crushed, screened and re-used (providing chemically and physically suitable).

All tarmac is to be stockpiled separately for crushing/screening to 6F2 specification for re-use as capping in road footprints.

The made ground should be excavated to full depth with all below ground structures broken out and removed.

The remediation contractor will maintain surveyed records of the full depth of excavated ground and structures.

4.7 Treatment of Japanese Knotweed

Stands of Japanese Knotweed were previously identified on the southern boundary in the rear gardens of Plot No's 12 and 13. The knotweed in this area has been previously treated and it is proposed to be excavated and relocated as part of the remediation works.

The location of the Japanese Knotweed is shown on ERAP Ltd Drawing No 2020-240 presented in Appendix A.

It is understood that the affected area has previously undergone a programme of herbicide spraying by a specialist contractor as appointed by Homes England. However, given the location (i.e., within proposed plots), further works are required.

Complete Weed Control has provided ADM with a Japanese Knotweed Eradication Proposal for the site (presented in Appendix C).

The Japanese Knotweed will be excavated under the supervision of Complete Weed Control's Invasive Weed Specialist in accordance with their approved Method Statement.

The excavated soils will be loaded onto dumper trucks and removed to the previously prepared treatment area in the south-western corner of Phase 2. These soils will then be levelled to a maximum depth of 500 mm bgl.

The treatment area will then be fenced off and warning signs erected. A Japanese Knotweed treatment program will then be established to monitor and treat any Japanese Knotweed that regrows.

The treatment area will be at least 7.0 m from the site boundary.

4.8 Earthworks

In order to provide a suitable development platform a cut / fill exercise is proposed to be undertaken at the site as shown on EDGE Drawing No 20066-EDGE-XX-XX-DR-C-1006 presented in Appendix A.

The cut/fill model currently shows a surplus of 10,700 m^3 although this does not take into account potential full excavation of peat and made ground and as such may be subject to modification.

ADM have produced tender volumetrics and isopachyte drawings presented as Drawing No's 11236-T102 and 11236-T103 respectively in Appendix A.

4.9 Excavation of Made Ground

The earthworks will include the excavation of the full depth of made ground in the Phase 1 area. The approximate depth of made ground across the site (as inferred from the Delta Simons and WSP reports) is shown on EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1003 in Appendix A.

EDGE has calculated that the volume of Made Ground to be removed in the Phase 1 area is approximately 49,700 m^3, based on previous SI data.

Where required, excavated made ground should be crushed (e.g., hardstanding/excavated structures etc) and screened for re-use as structural fill.

Tarmac will be crushed/screened to 6F2 specification and re-used as capping beneath road footprints.

Allowance has been made to break out the concrete slab / hard materials in Phase 2 and crushing and screening for re-use in the Phase 1 area. ADM has estimated that this will provide 10,600 m^3 of crush. Granular made ground will also be excavated from Phase 2 and relocated to Phase 1 to create a shortfall for the accommodation of excess civils arisings from the Phase 1 development. ADM's Material Movement Schematics are shown on Drawing No 11236-T104.

Any made ground suspected to be contaminated should be stockpiled separately on an impermeable barrier and chemically tested for suitability of re-use or off-site disposal.

The remediation contractor will record by topographic survey the base of made ground removal / excavations and keep records of materials movements during the remediation / enabling works.

4.10 Excavation of Peat

Following excavation of the full depth of made ground in the Phase 1 area, the full depth of natural peat deposits, where encountered, should be excavated across the same area.

ADM has calculated that the volume of peat across the Phase 1 area to be removed is approximately 29,500 m^3. The thickness of peat deposits as interpolated from previous site investigations is shown on EDGE drawing No 20066-EDGE-XX-XX-DR-G-1002 in Appendix A.

The excavated peat will be carted to the Phase 2 area for placement as shown on the Seddon mark up plan presented in Appendix A. It is proposed that (subject to validation) the excavated peat will be re-used as sub-soil in the clean cover system in gardens and in areas of Public Open Space (POS).

4.11 Backfilling of Excavations

The voids resulting from the excavation of the full depth of made ground and peat across the Phase 1 area should be backfilled with engineered/compacted site won processed made ground to provide a firm subgrade suitable for the proposed development.

The backfilling works should not introduce contaminants which would adversely affect the proposed development either via exposure to chemicals or hazardous gases, or represent a significant risk of pollution or contamination of the wider environment, particularly controlled waters.

Any materials used as engineered fill should conform to the appropriate classification from the Highways Agency Specification for Highway Works (SHW). Processed soils should be tested for chemical and geotechnical suitability as detailed in Sections 5.8.1.

Following completion of the earthworks, road footprints / shared drives should be subjected to plate load testing with a minimum CBR value of 5 % required to be achieved. Tests should be undertaken at formation level with 1 test per 5 engineered plots and 1 test at 25 m centres on road footprints.

A schematic cross section showing the site post development is presented as EDGE Drawing No 20066-EDGE-XX-XX-DR-G-1004 in Appendix A.

4.12 Provision of Clean Soil Cover

Due to the presence of localised contaminants within the made ground, a clean cover system will be required in all proposed garden and landscaped areas.

Following review of the previous reports, EDGE recommends the provision of up to 600 mm clean cover in gardens areas, reduced to 300 mm in any landscaped areas. Clean cover systems should be placed on a geotextile marker layer.

Providing chemically suitable, the site won peat will be utilised as sub-soil in gardens and areas of POS.

The testing and placement of topsoil and/or subsoil shall be independently inspected and validated as described in Sections 5.4 and 5.8.2.

4.13 Off-site Disposal

The disposal of soils or other waste materials, off site should be in accordance with the Duty of Care Regulations.

Wastes should be taken to suitably permitted disposal or treatment facilities by registered waste carriers.

If potentially contaminated soils are to be stored on site, prior to treatment or off-site disposal they should be placed on a suitable geotextile membrane in a pre-designated area to prevent mixing with clean, uncontaminated soils.

Any soils designated for off-site disposal to a waste treatment/disposal facility should also be tested for Waste Acceptance Criteria.

4.14 Previously Unidentified Contamination

In the event that previously unidentified contamination is identified at any time during the redevelopment it must be reported to the local planning authority.

Appropriate advice should be sought regarding any unanticipated contamination identified. This could include further investigation and assessment or modification of the Remediation Strategy. Appropriate records should be maintained for inclusion in the Completion / Verification Report.

Although the site has been the subject of numerous phases of investigation, it is considered possible that unexpected contamination will be identified given the site's historical use and depth and extent of made ground.

Any soils proven to be contaminated, shall be placed on an impermeable barrier (e.g. clay with polythene membrane, HDPE sheeting or concrete hardstanding) in windrows. These soils should be aerated in accordance with ADM's specified methodology and re-tested for suitability of re-use below the cover system. A collection trench should be constructed along the width of the treatment area to gather any run off.

Any potentially contaminated soils should be sampled for testing in accordance with Section 5.8.3. Should the chemical analysis show these samples to be contaminated, validation testing of the base and side walls of excavations following contamination removal should be undertaken in accordance with Section 5.8.4.

The removal and validation of any contamination should be supervised by the appointed geo-environmental consultant.

4.15 Previously Unidentified USTs

In the event that previously unidentified Underground Storage Tanks (USTs) are identified at any time during the redevelopment it must be reported to the local planning authority.

Appropriate advice should be sought regarding any USTs identified. This could include further investigation and assessment or modification of the Remediation Strategy. Appropriate records should be maintained for inclusion in the Completion / Verification Report.

Should any USTs be encountered, these should be removed and placed on an impermeable barrier for cleaning, decommissioning and disposal by a suitably qualified contractor.

Any contaminated soils associated with USTs should be tested in accordance with Section 5.8.3. Validation testing of the base and side walls of excavations following tank (and any associated contaminated soil) removal should be undertaken in accordance with Section 5.8.4.

The removal and validation of any contamination should be supervised

4.16 Utilities

If not already done so, a risk assessment for water pipes and associated pipe selection should be undertaken in accordance with the designated utility provider's requirements.

4.17 Materials Management Plan

Earthworks will be required to provide a stable development platform and as such, a Materials Management Plan (MMP) will be required under the CL:AIRE Definition of Waste Code of Practice (DoWCoP). This relates to any soils proposed to be re-used at the site, taken off site for use in another development, or imported to site.

The remediation contractor will provide an MMP for the site which will be submitted to independent assessment by a CL:AIRE Qualified Person for approval, prior to the commencement of the remediation work.

Under the DoWCoP, a verification report is required to be submitted to CL:AIRE following completion of the remediation works. This should be undertaken by the appointed geo-environmental consultant.

4.18 Foundations

Following completion of the earthworks and site enabling works, piled foundations are likely to be the most suitable foundation solution for the proposed structures. Consultations should be made with a specialist piling contractor regarding pile founding depth, type and design.

Alternatively, the site may be amenable to vibro ground improvement techniques. A specialist vibro ground improvement contractor should be consulted regarding the suitability of this technique and any requirements for the engineering of fill materials.

The appointed structural engineer should also undertake a foundation assessment at the site in liaison with the above contractors.

It is recommended that a suspended ground floor construction should be adopted for the properties at this site. Gas protection measures will be required, and plots should therefore adopt pre-cast concrete beam and block floors.

4.19 Supervision of Remediation Works

The remediation works will be supervised by a suitably qualified consultant on a full time basis during the excavation and removal of fill and structures, removal and placement of peat deposits, placement of engineered fill and the installation of the clean soil cover layer and gas / vapour protection measures.

The responsibility of the supervising consultant shall include the following:

- Supervision of the excavation and removal of made ground and structures across site;
- Supervision of removal of any contamination, USTs and validation of resultant excavations;
- Supervision of excavation, removal and placement of peat deposits;
- Supervision of placement of engineered fill;
- Validation of clean cover system and installation of gas / vapour protection measures.
- Liaising with project manager, remediation contractor and regulators as necessary.

On satisfactory completion of the remediation works the consultant shall prepare a Verification Report to be issued to the local authority and CL:AIRE under the DoWCoP. The Verification Report shall stand as certification that the remediation activities have been carried out in accordance with the Remediation Strategy and DoWCoP.

Should any suspected contamination be encountered during the re-development, works should cease immediately and the local authority contaminated land officer and appointed consultant should be contacted for advice. Particular attention should be made to the area of the former fuel filling station and infilled reservoirs.

5 VERIFICATION PLAN

The local authority will require the submission of a Completion / Verification Report which will stand as proof that the remediation works have been carried out in general accordance with the agreed strategy.

The implementation of the remediation strategy will be subject to independent supervision and validation in accordance with the requirements of the planning permission.

5.1 Validation

The proposed mitigation and remediation measures will be validated and verified by a suitably qualified independent consultant. This will include:

- A watching brief during the excavation and removal of made ground and below ground structures;
- A watching brief during the excavation, removal and relocation / burial / re-use of peat deposits;
- A watching brief during the placement of engineered fill;
- Undertake required chemical testing of suspected contaminated soils, validation of removal of any proven contaminated soils and or / USTs;
- Inspection and validation of clean soil cover capping in gardens and landscaped areas;
- Inspection and validation of gas / vapour mitigation measures.

5.2 Japanese Knotweed

The specialist contractor appointed to treat Japanese Knotweed at the site will provide details of the works undertaken for inclusion in the verification report.

5.3 Excavation and Removal of Made Ground, Structures & Contamination

A watching brief shall be maintained by the independent verifier during the excavation and removal of made ground and structures.

Any gross contamination/USTs identified should be excavated and placed on an impermeable barrier in a pre-designated area where it will be sampled and sent to a laboratory for chemical testing. Should the results record concentrations above the assessment criteria for placement beneath hardstanding and >600 mm cover, the results should then be compared with assessment criteria for placement beneath POS at >300 mm depth. If the results pass the assessment criteria for POS at >300 mm then the soils can be placed in the POS at a depth >300 mm bgl.

Should the results fail both criteria (ie beneath hardstanding & 600 mm cover *and* POS >300 mm cover) the material will either be disposed of to a suitably licensed waste facility in accordance with Duty of Care regulations or treated ex-situ on site.

Should ex-situ treatment of contaminated soils be required, soils should be stockpiled in windrows for aeriation in accordance with ADM's specified methodology. Sampling should be undertaken at a frequency of 1 sample per 250 m^3 for contaminants of concern (determinands which were above the worst case assessment criteria ie POS >300 mm depth). Should the soils be proven to be suitable for use, they may be placed beneath the relevant cover system (ie hardstanding & 600 mm or POS >300 mm). Should the test results remain above the relevant worst case assessment criteria (POS >300 mm) the soils should be further aerated and re-tested or disposed of off-site.

The validation of the removal / treatment / disposal of any contamination present shall be recorded and presented in the verification report.

Should any USTs be encountered, these should be removed and placed on an impermeable barrier for cleaning, decommissioning and disposal by a suitably qualified contractor who will provide the necessary certification. Validation testing should be undertaken of excavations resulting from tank removal.

The remediation contractor will maintain a surveyed record of any contamination, UST excavations as well as the volume removed. Records will be presented in the verification report.

5.4 Clean Soil Cover

The testing and placement of topsoil and/or subsoil shall be independently inspected and validated. The Engineer/Consultant shall record any visual/olfactory observations, a description of the material sampled, approximate sample locations and shall also maintain a photographic record. These records, along with the laboratory test results shall be kept for inclusion in the Completion / Verification Report.

Where topsoil / subsoil is to be placed in gardens / landscaped areas, the independent verifier will check the following:

(i) Where a clean soil cover layer has been placed that it meets the required minimum thickness;

(ii) Where site won clean soil or imported soils for use in the cover layer have been placed that these materials are uncontaminated and suitable for use as per Section 5.8.2.

Clean cover layers should comprise a minimum thickness of 600 mm in gardens areas (comprising 150 mm topsoil and 450 mm subsoil), reduced to 300 mm in any landscaped areas (comprising 150 mm topsoil and 150 mm subsoil). Clean cover systems should be placed on a geotextile marker layer.

The site won peat will be used as subsoil in plot gardens and in areas of POS, providing chemically suitable for re-use.

The verification of the testing and placement of the capping layer will be presented in the Verification Report.

5.5 Gas / Vapour Mitigation Measures

Gas mitigation measures in accordance with Amber 2 are required in new structures at the site. The independent verifier will check that the mitigation measures are installed in line with those agreed with the local planning authority.

According to CIRIA C665, an NHBC Amber 2 classification requires high level gas protection measures, comprising a membrane and ventilated sub-floor void as prescribed in BRE Report 414.

Upon completion of the required mitigation measures, proof of verification will be presented in the verification report.

5.6 Off Site Disposal

Records of any waste materials removed from site including topsoil, contaminated soils, fly-tipped materials, vegetation, tanks etc should be kept and documented in accordance with the Duty of Care Regulations.

5.7 Site Diary and Photographic Records

The independent verifier will maintain a detailed record of the works undertaken in a daily site diary along with a photographic record the remediation works.

The records will be presented in the final Completion / Verification Report.

5.8 Sampling and Analysis

The independent verifier will keep records of the chemical and geotechnical testing of the following:

- any stockpiled / screened site won materials (aggregates, drainage arisings etc) to be re-used as structural fill or in the development;
- site won peat soils to be re-used as subsoil in the clean cover layer in gardens and POS areas;
- any topsoil and subsoil imported to site or site won for use in gardens and POS areas;
- any aggregates imported to the site to be used as structural fill or in the development;
- any suspected contamination and validation samples, and;
- any water samples, as required.

Samples will be analysed in accordance with the requirements set out in this report and the results will be retained for inclusion in the Completion / Verification Report.

ADM are responsible for undertaking CBR testing on roads / shared drives at 25.0 m centres and at a frequency of 1:5 engineered plots. ADM will also undertake chemical and geotechnical (PSD testing) on site won crush and subsoil at a frequency of 1:1,000m^3.

All samples taken should be submitted to a UKAS/MCERTS accredited laboratory.

5.8.1 Site Won Soils

Any site won soils used as aggregate or structural fill must meet the chemical assessment criteria presented in Appendix B, depending on the area of their proposed use (ie within cover layer or beneath).

Site won soils must also meet the grading requirements for their relevant class (e.g., 6F2, 6F3 etc) as presented in the Specification for Highways Works.

Site won aggregate soils should be tested at a rate of 1 sample per 1,000 m^3 for chemical testing and Particle Size Distribution).

Any soils imported for use must also be tested at the same frequency and meet the above chemical and geotechnical assessment criteria.

5.8.2 Imported Soils for Gardens and Landscaped Areas

The testing and placement of topsoil and/or subsoil shall be independently inspected and validated. The Engineer/Consultant shall record the source(s) of imported soils, any visual/olfactory observations, a description of the material sampled, approximate sample locations and shall also maintain a photographic record. These records, along with the laboratory test results shall be kept for inclusion in the Completion / Verification Report.

Site won or imported topsoil/subsoil should be tested at the frequencies detailed in Table 1 overleaf (to be agreed with the local planning authority).

INTENDED END USE	SOURCE / ORIGIN OF FILL MATERIAL			
	Greenfield	Remediated	Brownfield	Unknown
Gardens	1:200m³	1:100m³	1:50m³	1:50m³
Soft Landscaping	1:200m³	1:150m³	1:150m³	1:150m³

Table 1: Sampling Frequencies for Clean Cover Systems

The samples shall be analysed for a generic test suite as a minimum (to be agreed with the local authority), as follows:

- pH
- Cyanide
- Toxic and phytotoxic metals (As, B, Cd, Cu, Cr, Pb, Ni, Hg, Se & Zn)
- Speciated PAHs
- Monohydric phenols
- Sulphate
- Soil organic matter

EDGE proposes that for clean soil cover to be placed in gardens, S4ULs for a residential end use with gardens are utilised as assessment criteria with C4SLs utilised where S4Uls are absent (e.g., for lead). For landscaped / POS areas, assessment criteria for POS should be utilised.

Assessment criteria for all end use scenarios are presented in Appendix B.

Any topsoil/subsoil imported to the site from brownfield sources shall also be tested for asbestos identification. Should asbestos be identified, soils should not be used in the capping layer as shown on the figure in Appendix B.

5.8.3 Previously Unidentified Contamination / USTs

Should any previously unidentified gross visual contamination be encountered, these soils should be excavated, removed and placed on in the pre-designated storage area.

Any suspected contamination should be tested for, and assessed against the assessment criteria presented in Appendix B.

Should the results record concentrations above the assessment criteria for placement beneath hardstanding and >600 mm cover, the results should then be compared with assessment criteria for placement beneath POS at >300 mm depth. If the results pass the assessment criteria for POS at >300 mm depth the soils can be placed in the POS at a depth >300 mm bgl.

Should the results fail both criteria (ie beneath hardstanding & 600 mm cover *and* POS >300 mm cover) the material will either be disposed of to a suitably licensed waste facility in accordance with Duty of Care regulations or treated ex-situ on site.

Contaminated soils stockpiled in windrows for aeriation should be tested at a frequency of 1 sample per 250 m³ for contaminants of concern (determinands which were above the worst case assessment criteria ie POS >300 mm depth). Should the soils be proven to be suitable for use, they may be placed beneath the relevant cover system (ie hardstanding & 600 mm or POS >300 mm). Should the test results remain above the relevant worst case assessment criteria (POS >300 mm) the soils should be further aerated and re-tested or disposed of off-site.

Any soils identified for disposal to a waste facility should also be tested for Waste Acceptance Criteria (WAC) analysis if required by the operator of said facility.

5.8.4 Validation of Contamination Removal / UST Removal

Validation samples of excavations where contaminated soils / USTs are removed should be taken at a frequency of 1 per 25m^2 from the base and sides of excavations. Small excavations should be verified by a minimum of one sample for each excavation face and base.

Validation samples should be screened against the category of contaminants that exceed their relevant assessment criteria. For example, if contaminant concentrations exceed a particular PAH compound, then only validation testing for PAHs should be carried out. However, if visual evidence of gross hydrocarbon contamination is present or the testing is to validate tank removal, the full suite of testing described above should be undertaken.

Should chemical testing prove that the soils are not contaminated, the soils can be reused as structural / general fill beneath the cover system in gardens or POS (depending on concentrations recorded).

5.9 Final Validation/Verification Report

Upon completion of the implementation of the agreed remediation and mitigation measures, a Completion / Verification Report will be prepared and submitted to the local planning authority.

The verification report will include the following:

(i) A general description of works undertaken;
(ii) Records of soil excavations, movements and placement;
(iii) Confirmation of clean cover layer thicknesses in gardens and landscaped areas;
(iv) Laboratory test results confirming the suitability of any imported soils and/or topsoil and subsoil used in garden and landscaped areas;
(v) Laboratory test results from any soils / waters tested;
(vi) Confirmation that the required gas / vapour mitigation measures have been installed correctly;
(vii) Records of any monitoring undertaken during the redevelopment works;
(viii) Details of any unexpected contamination / USTs identified during the works, investigations and additional remediation measures;
(ix) A record of any contaminated material removed from site for disposal;
(x) A record of any ex-situ remediation undertaken and associated chemical testing of impacted soils;
(xi) Details and records of any geotechnical testing undertaken;
(xii) Details of treatment / removal / burial of Japanese Knotweed;
(xiii) Final confirmation that the remediation works have been completed in accordance with the approved Remediation Strategy.

Depending on the timescale and programme of the development works, an initial Verification Report may be issued following the ground preparatory works for the site. In this event, following completion of the residential building phase, an addendum report will be issued detailing the verification of residential landscaping and gas / vapour protection measures.

APPENDIX A

Drawings

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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Schedule of Accommodation

Name	Codes	Typology	Beds	sqft	Total	Total Sqft
Cornbrook End	Co End	Semi	3	762	24	18288
Bowker End	Bo End	Semi	3	837	26	21762
Bowker Alternative	Bo Alt	Semi	3	837	4	3348
Hollinwood	Hw	Detached	3	890	19	16910
Newhey Alternative Bay	Nh Alt B	Detached	3	939	3	2817
Firswood	Fi	Detached	4	1112	9	10008
Brooklands Alternative Bay	Br Alt B	Detached	4	1201	10	12010
Heaton	He	Detached	4	1232	7	8624
				Total	**102**	**93767**

KEY

- Land Ownership
- Indicative planting
- Existing trees to be removed
- Denotes shared drives
- Denotes raised tables
- Category 'B' Tree/Group
- Root Protection Areas - RPAs

Indicative school areas - final positioning of school building and surrounding areas to be confirmed

- Denotes Soft play
- Denotes Hard play
- Denotes potential build area
- Denotes future development

Indicative school areas - final positioning of school building and surrounding areas to be confirmed

0m 10m 20m 30m 40m 50m 60m 70m 80m
1 : 500

Rev.	Date	By	Description
F	28.10.20	C.T	UPDATED LOCATION OF INDICATIVE SCHOOL AREA
E	27.10.20	C.T	AMENDED PLOT 50 AMENDED THE RED EDGE BOUNDARY CONNECTION WITH THE ADJACENT PLOT
D	16.10.20	C.T	AMENDED PLOTS 75, 81 TO TAKE ACCOUNT OF TREES ALL OTHER MARKED FOR REMOVAL AMENDED FOLLOWING PRE APP COMMENTS FROM PLANNER
C	07.10.20	W.L	NEW SCHEDULE TYPE, SCHEDULE UPDATED WITH BAY SQFT
B	29.9.20	W.L	LAYOUT UPDATED WITH NEW ORB NAMES. SCHEDULE UPDATED
A	10.3.20	W.L	AMENDED RED AND BLUE EDGE. A & B ADDED TO ROAD ENDS

Client
HIVE HOMES

mck associates limited
architecture ▮ building surveying ▮ urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project
NIXON STREET
ROCHDALE

Drawing Title
PROPOSED SITE LAYOUT

Drawn: ELC	Checked: PGM	Scale: 1:500	Date: 18/12/2019
Job No: 18-109	Drawing No: 0001		Rev: F

A0

PLANNING



LEGEND

- Site Boundary
- BH — BH100 Series Location
- WS — Dynamic Sampler Location
- (SPT) — Standard Penetration Test Location
- BH — BH200 Series Location
- CPT — Cone Penetration Test

Data provided by Chris Partington Land Surveyors. Drawing Reference: 020713JC-01.

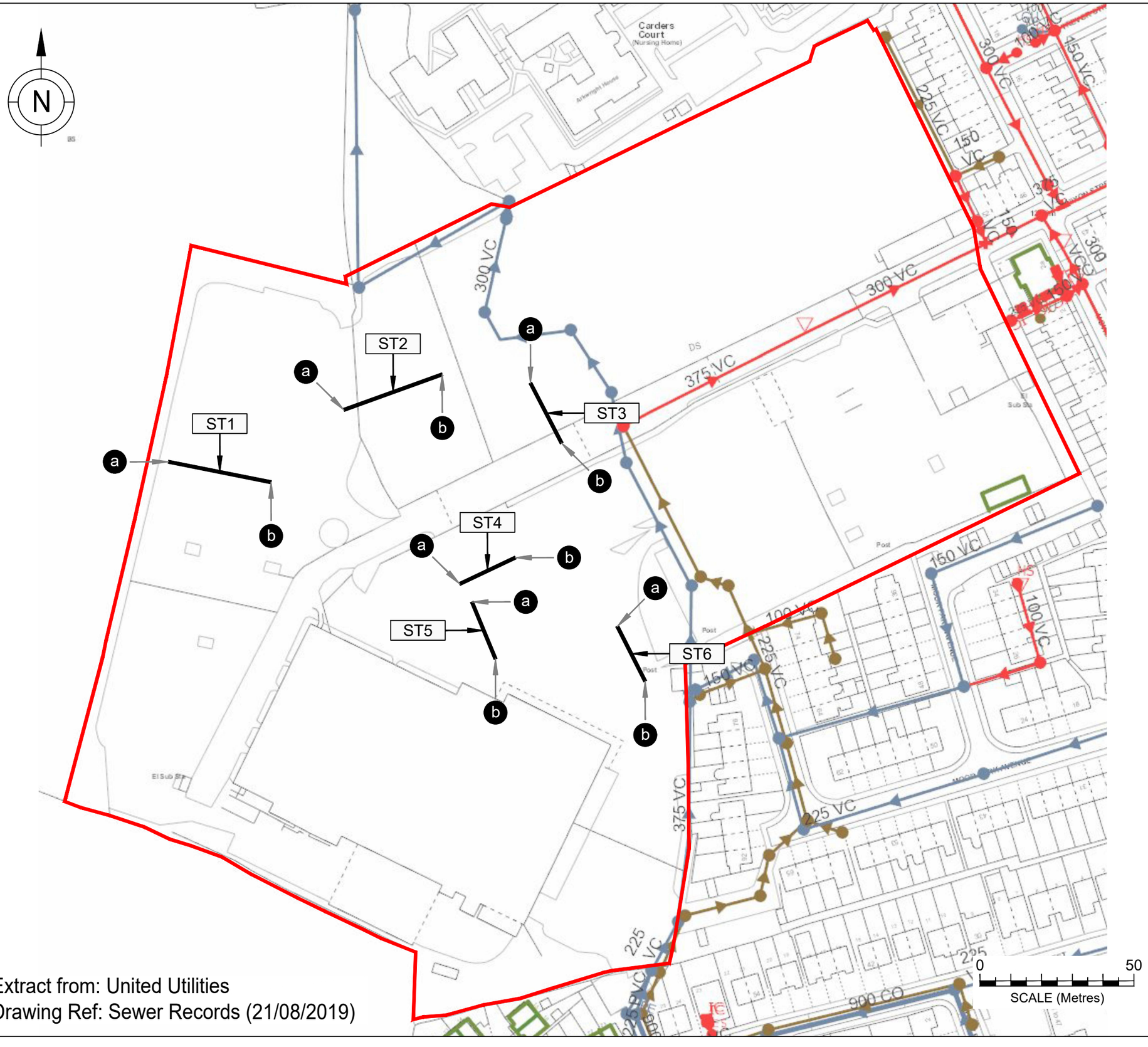
Not to Scale

deltasimons

TITLE:
Site Layout and Approximate Intrusive Location Plan
Carcraft
Rochdale

DWN: DP	DES: -	PROJECT NO.: 14-0185.03	
CHK: SK	APP: -	FIGURE NO.: 2	
DATE: 23 July 2015	REV: 1		


Legend
Hole Type
Cable Percussion with Rotary follow on
Windowless sampler
Trial Pit/trench
Site Boundary
TP01
WS01
TP02
TP03
TP04
WS02
TP05
TP06
TP08
TP09
TP07
WS03A
WS03
TP14
WS04
TP35
TP10
TP11
TP16
TP12
TP13
WS06
WS07
WS05
TP18
TP19
TP20
TP17
WS08
TP24
BH02
TP23
TP25
TP21
TP22
BH01
TP26
WS09
WS10
TP29
TP30
BH04
TP31
TP32
BH03
TP34
TP33
0
50
100
200
Meters
Contains Ordnance Survey data © Crown copyright and database right 2018.
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS,
wsp
TITLE:
70049932 - Exploratoy Hole Location Plan
FIGURE No:
Figure 3
Date Modified:
Drawn By:
File:



Extract from: United Utilities
Drawing Ref: Sewer Records (21/08/2019)

KEY

Site Boundary

Slot Trench (ST)
1m Wide to a Maximun Depth of 3.0m

Slot Trench Length & Coordinates:

ST1= 34m x 1m
ST1a = 387629, 410998
ST1b = 387662, 410992

ST2= 34m x 1m
ST2a = 387686, 411015
ST2b = 387718, 411027

ST3= 22m x 1m
ST3a = 387747, 411024
ST3b = 387757, 411004

ST4= 20m x 1m
ST4a = 387724, 410959
ST4b = 387742, 410967

ST5= 20m x 1m
ST5a = 387728, 410953
ST5b = 387735, 410934

ST6= 20m x 1m
ST6a = 387775, 410945
ST6b = 387784, 410927

Sampling Locations and features annotated by LK Consult Ltd are approximate and are based upon observed measurements unless otherwise stated. Do not scale from this drawing and work from marked dimensions only. All dimensions and features should be confirmed on site by the Contractor. Where this drawing includes information provided to LK Consult Ltd by others, LK Consult Ltd gives no warranty, representation or assurance as to the accuracy of such information.

LK CONSULT LIMITED

Client: Hive Homes

Site: Former Carcraft Site, Nixon Street, Rochdale

Title: Slot Trench Location Plan

Job No.:	Scale (See Scale Bar):	Figure:	Revision:
LKC 19 1392	1:1250 @ A3	3	

Drawn By:	Checked By:	Drawn:
AC	CB	Aug 2019

PEAT THICKNESS TABLE				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-0.11	0.79	20233.13	
2	0.79	1.52	7969.67	
3	1.52	2.21	2334.34	
4	2.21	3.00	937.30	

KEY

BH1 BOREHOLE LOCATION

TP1 TRIAL PIT LOCATION

WS1 DYNAMIC SAMPLER LOCATION

NOTE:

PEAT THICKNESS BASED ON PREVIOUS SITE INVESTIGATIONS BY THIRD PARTIES. EDGE CANNOT BE HELD RESPONSIBLE FOR ANY INACCURATE DEPTHS.

BH205
1.2-1.5M
(0.3M)

WS3
2.5-2.8M
(0.3M)

WS13
1.2-1.8M
(0.6M)

TP10
2.0-3.5M
(+1.5M)

TP11
2.5-3.6M
(1.1M)

BH201
2.5-4.1M
(1.6M)

WS16
1.3-1.2M
(0.9M)

WS10
0.8-1.7M
(0.9M)

TP12
0.95-1.3M
(0.35M)

WS9
1.0-1.6M
(0.6M)

TP17
1.0-4.0M
(3.0M)

TP25
1.75-2.9M
(1.15M)

WS17
1.2-3.4M
(2.2M)

BH202
3.4-4.0M
(0.6M)

WS28
1.0-4.9M
(3.9M)

TP21
0.6-4.0M
(3.4M)

TP29
1.2-2.8M
(1.6M)

BH203
1.2-1.5M
(0.3M)

WS26
0.8-5.45M
(4.65M)

WS25
0.9-5.7M
(4.8M)

WS24
1.0-4.6M
(3.6M)

TP30
0.8-3.4M
(2.6M)

WS23
0.8-6.0M
(5.2M)

TP31
0.8-3.8M
(3.0M)

WS22
0.8-4.8M
(4.0M)

TP32
0.8-3.9M
(3.1M)

WS21
1.0-4.6M
(3.6M)

0 mm 10 20 30 40 50

FILENAME:

PLOT DATE:

Rev	Date	Description	By	Chk
P01	15.01.21	PRELIMINARY - Issued for Information	J.C	A.B

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Project Name
NIXON STREET
ROCHDALE

Client
HIVE HOMES

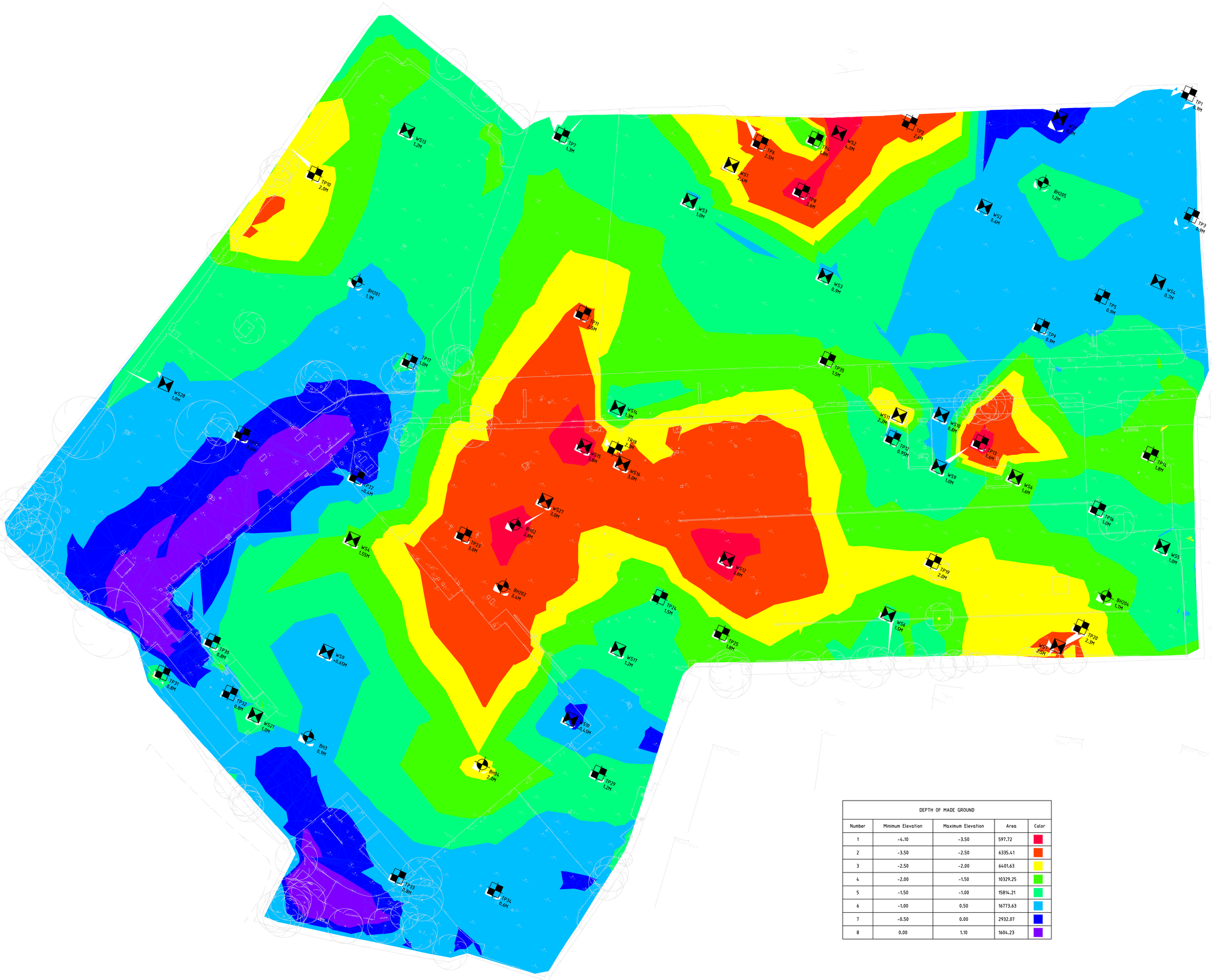
Designed	Drawn	Checked	Scale @ A1
A.B	J.C	A.B	1:500

Drawing Title
PEAT THICKNESS PLAN

Project No.
20066

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. — Revision
20066-EDGE-XX-XX-DR-G-1002 **P01**



N

S

E

W

KEY

BH1 BOREHOLE LOCATION

TP1 TRIAL PIT LOCATION

WS1 DYNAMIC SAMPLER LOCATION

NOTE:

DEPTH OF MADE GROUND BASED ON PREVIOUS SITE INVESTIGATIONS BY THIRD PARTIES. EDGE CANNOT BE HELD RESPONSIBLE FOR ANY INACCURATE DEPTHS.

DEPTH OF MADE GROUND				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-4.10	-3.50	597.72	
2	-3.50	-2.50	6335.41	
3	-2.50	-2.00	6401.63	
4	-2.00	-1.50	10329.25	
5	-1.50	-1.00	15814.21	
6	-1.00	0.50	16773.63	
7	-0.50	0.00	2932.07	
8	0.00	1.10	1604.23	

FILENAME:

PLOT DATE:

0 mm 10 20 30 40 50

Rev	Date	Description	By	Chk
P01	15.01.21	PRELIMINARY - Issued for Information	J.C	A.B

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Project Name
NIXON STREET
ROCHDALE

Client
HIVE HOMES

Designed	Drawn	Checked	Scale @ A1
R.A	J.C	A.B	1:500

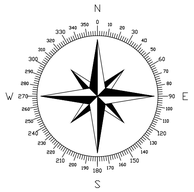
Drawing Title
DEPTH OF MADE GROUND

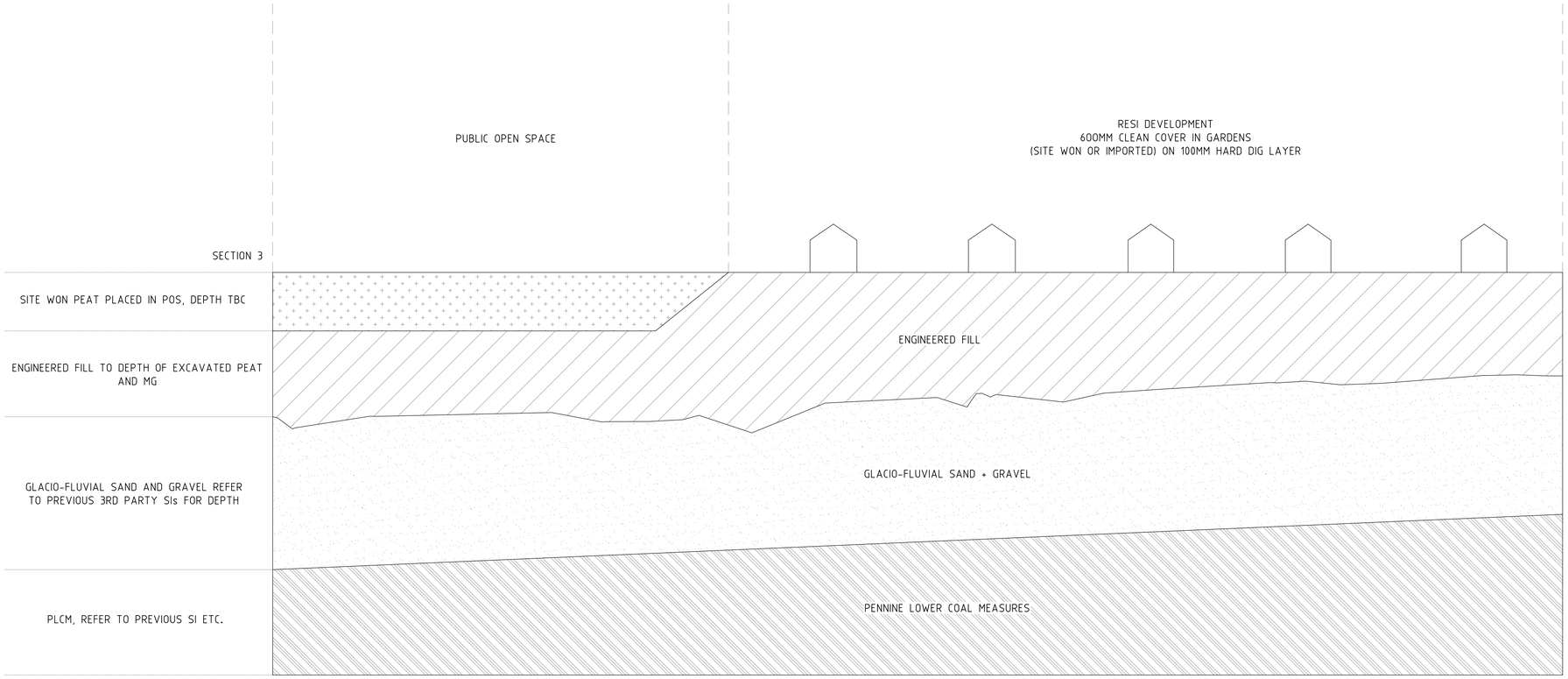
Project No.
20066

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
20066-EDGE-XX-XX-DR-G-1003

Revision
P01





SCHEMATIC CROSS SECTION
1:500 SCALE



SECTION LOCATION
1:1000 SCALE

Rev	Date	Description	By	Chk
P01	15.01.21	PRELIMINARY - Issued for Information	J.C	A.B

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Project Name
NIXON STREET
ROCHDALE

Client
HIVE HOMES

Designed	Drawn	Checked	Scale @ A1
A.B	J.C	A.B	1:500

Drawing Title
SCHEMATIC CROSS SECTION OF SITE FOLLOWING COMPLETION OF EARTHWORKS

Project No.
20066

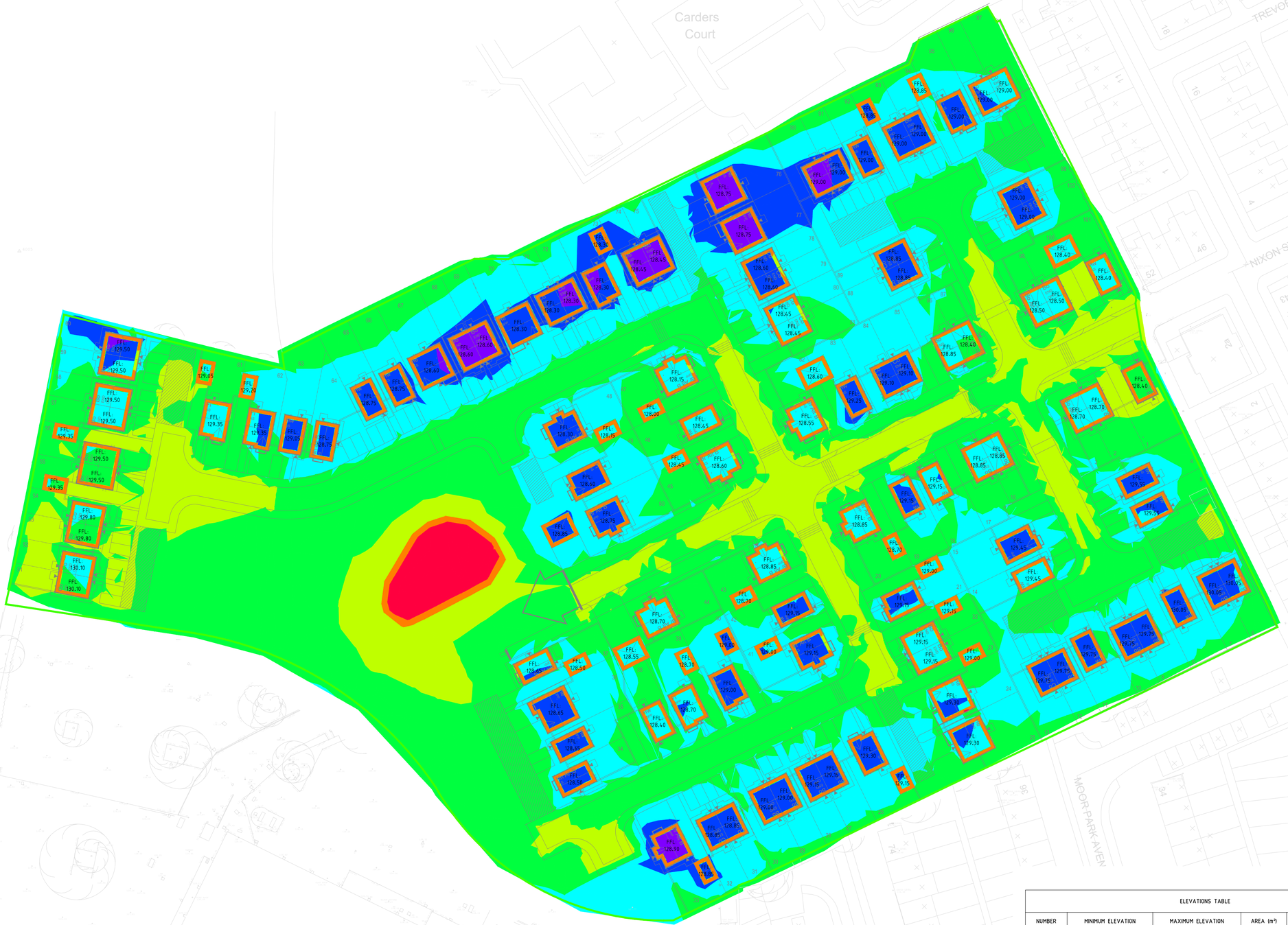
PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No.
20066-EDGE-XX-XX-DR-G-1004

Revision
P01

FILENAME
PLOT DATE

0 mm 10 20 30 40 50



N
W E
S

NOTES

1. 300mm DEPTH ASSUMED FOR SOFT LANDSCAPPING AREAS.
2. 450mm DEPTH FROM FINISHED LEVELS ASSUMED FOR PRIVATE ROADS AND DRIVEWAYS.
3. 750mm DEPTH ASSUMED FOR HIGHWAY BUILD UP.
4. 400mm DEPTH ASSUMED FOR POND'S CONSTRUCTION.
5. FORMATION LEVEL OF ALL FOUNDATIONS IS 1200MM FROM EXISTING GROUND LEVEL.
6. EXISTING GROUND LEVEL IS TAKEN FROM CPLS CHRIS PARTINGTON LAND SURVEYORS TOPOGRAPHICAL LAND SURVEY DRAWING NUMBER 020713JC-01 DATED JUNE 2013.
7. AN ADDITIONAL 200mm OFFSET FROM INTERNAL DIAMETER HAS BEEN ASSUMED FOR EMBEDMENT AND SURROUND OF ALL MANHOLES.
8. AN ADDITIONAL 200mm OFFSET FORM PIPE DIAMETER HAS BEEN ASSUMED FOR EMBEDMENT AND SURROUND OF ALL SEWER PIPES.

CUT AND FILL REPORT

GENERAL

REVISION NUMBER	0
NUMBER OF POINTS	37852
MINIMUM X COORDINATE	387623.222m
MINIMUM Y COORDINATE	410923.806m
MAXIMUM X COORDINATE	387925.842m
MAXIMUM Y COORDINATE	411142.088m
MINIMUM ELEVATION	-1.675m
MAXIMUM ELEVATION	1.336m
MEAN ELEVATION	-0.185m

TIN

NUMBER OF TRIANGLES	75179
MAXIMUM TRIANGLE AREA	40.885 sq.m
MINIMUM TRIANGLE AREA	0.000 sq.m
MINIMUM TRIANGLE LENGTH	0.000m
MAXIMUM TRIANGLE LENGTH	28.508m

VOLUME

BASE SURFACE	SC_TOPO
COMPARISON SURFACE	SC_FORMATION
CUT FACTOR	1.000
FILL FACTOR	1.000
CUT VOLUME (ADJUSTED)	10453.074 cu. m.
FILL VOLUME (ADJUSTED)	3745.512 cu. m.
NET VOLUME (ADJUSTED)	6707.562 cu. m.<CUT>
CUT VOLUME (UNADJUSTED)	10453.074 cu. m.
FILL VOLUME (UNADJUSTED)	3745.512 cu. m.
NET VOLUME (UNADJUSTED)	6707.562 cu. m.<CUT>

DRAINAGE ARISINGS

PIPE SIZE	TOTAL LENGTH	VOLUME
150mmØ	150.451m	45.511m³
225mmØ	325.877m	127.296m³
300mmØ	344.827m	169.945m³
375mmØ	118.846m	71.382m³
900mmØ	42.747m	72.242m³
1200mmØ	423.293m	889.974m³
		1376.350m³

MANHOLE SIZE	TOTAL DEPTH	VOLUME
1200Ø	12.978m	33.224m³
1350Ø	47.770m	146.296m³
1500Ø	5.711m	20.617m³
2700Ø	28.500m	273.885m³
3000Ø	15.573m	180.024m³
		654.045m³

PLOT DRAINAGE (5m³ x 101 PLOTS) 505.00m³

DRAINAGE TOTAL 2535.395m³

SUM OF CUT AND FILL:

CUT AND FILL MODEL	=	6,707.562m³ CUT
PLUS		
DRAINAGE ARISINGS	=	2,535.395m³ CUT
TOTAL VOLUME	=	9,242.957m³ CUT

ELEVATIONS TABLE

NUMBER	MINIMUM ELEVATION	MAXIMUM ELEVATION	AREA (m²)	VOLUME (m³)	COLOUR
1	-2.00	-1.50	383.10	34.896	
2	-1.50	-1.00	2595.17	699.895	
3	-1.00	-0.50	4766.13	2126.894	
4	-0.50	0.00	15903.39	7591.388	
5	0.00	0.50	9893.22	3164.983	
6	0.50	1.00	2375.43	555.103	
7	1.00	1.50	319.80	25.426	

Rev	Date	Description	By	Chk
P02	17.12.20	Updated to suit latest site layout	D.A	R.A
P01	03.08.20	PRELIMINARY - Issued for Information	D.A	R.A

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Project Name
NIXON STREET ROCHDALE

Client
HIVE HOMES

Designed	Drawn	Checked	Scale @ A1
R.A	D.A	R.A	1:500

Drawing Title
CUT AND FILL ISOPACHYTE LAYOUT

Project No.
20066

PRELIMINARY
NOT FOR CONSTRUCTION

Drawing No. Revision
20066-EDGE-XX-XX-DR-C-1006 P02

FILENAME
PLOT DATE
0 mm 10 20 30 40 50

N

G1
G2
G2
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W1
W1
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T15
T16
T17
T18
T19
T20
T21
G12
T22
T23
T24
T25
T26
G13
G14

Important: The original version of this plan was produced in colour. Which is essential to the plan's interpretation and usability. As such, a monochrome copy should not be relied upon.

KEY

T = Individual Tree
G = Group of Trees
W = Woodland

Please refer to associated Tree Survey Schedule and appendices for specific details in respect of items below.

Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Woodland
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Woodland
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Woodland
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Considered Unsuitable for Retention:

Category 'U' Tree/Group/Woodland
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Note: The stem locations of trees T6 to T8, T11 to T13, and T26, and the locations and extents of groups G1 to G8 and G10 to G12 were not included on the topographical survey plan provided, and their locations, including the extents of groups, were subsequently plotted by the arboricultural surveyor at the time of the survey using GPS sitting and, where possible, measurement from existing site features. As such, the plotted locations of these trees and the boundaries and extents of these groups cannot therefore be considered to be wholly accurate

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Project:
LAND OFF NIXON STREET
ROCHDALE
GREATER MANCHESTER
OL11 3JW

Client:
HIVE HOMES (GREATER MANCHESTER) LLP

Title:
TREE CONSTRAINTS PLAN
in Relation to Proposed Residential Development

Scale:	1:500@A1
Date:	September 2020
Drawn by:	PH
Checked by:	JL

Bowland Tree Consultancy Ltd
e: info@bowlandtreeconsultancy.co.uk
t: 01772 497192

Ref: BTC2050-TCP Rev:

Figure 8.2: Phase 1 Habitat and Vegetation Map



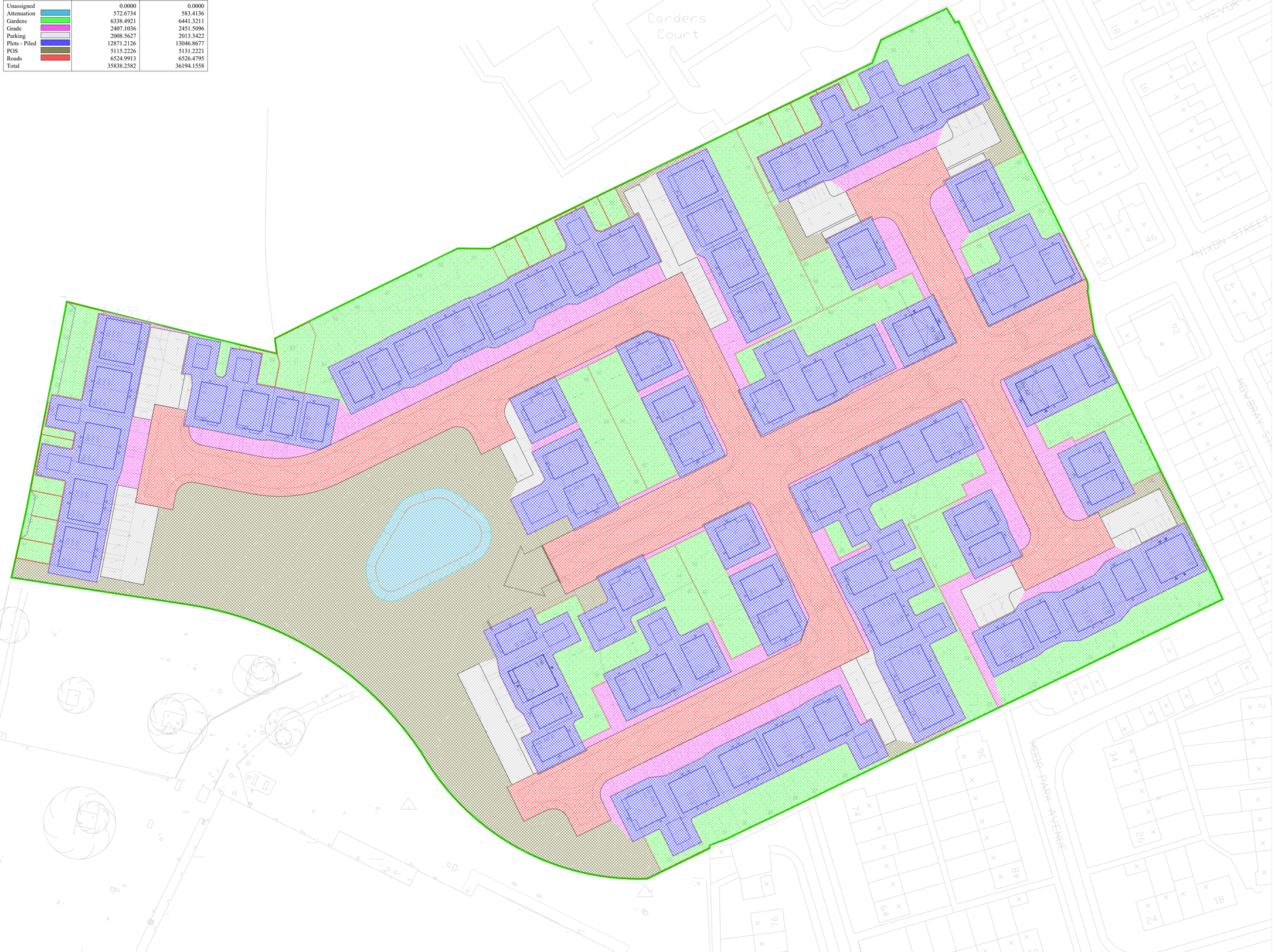
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Volumetrics Between OGL & Edge Consulting 20066-EDGE-XX- XX-DR-C-1001-1004 EXTERNAL WORKS P03 Design Formation Levels

Group	Depth	Volumes			Areas			Avge Depths	
		Cut/Material	Fill/Void	Balance	Cut/Material	Fill/Void	Null	Cut/Material	Fill/Void
Attenuation	0.4000	826.2174	0.0000	826.2174	572.6734	0.0000	0.0000	1.443	0.000
Gardens	0.6000	1935.3952	99.3081	1836.0870	5555.9218	616.4542	0.0016	0.348	0.161
Grade	0.3000	125.1570	322.6585	-197.5015	730.6218	1665.7033	0.0042	0.171	0.194
Parking	0.4500	368.9621	151.2529	217.7093	1239.8163	730.3299	0.0036	0.298	0.207
Plots - Piled	1.2000	8598.7424	2.4702	8596.2722	12758.7818	40.8635	0.0000	0.674	0.060
POS	0.3000	1347.7618	130.1402	1217.6215	4355.6590	701.7327	0.0003	0.309	0.185
Roads	0.4500	1313.7832	82.7037	1231.0795	5457.1960	1066.9609	0.0058	0.241	0.078
Total		14516.0190	788.5337	13727.4854	30670.6700	4822.0446	0.0155	0.473	0.164

Site Areas

Group	Plan Area	Slope Area
Unassigned	0.0000	0.0000
Attenuation	572.6734	583.4136
Gardens	6338.4921	6441.3211
Grade	2407.1036	2451.5096
Parking	2008.5627	2013.3422
Plots - Piled	12871.2126	13046.8677
POS	5115.2226	5131.2221
Roads	6524.9913	6526.4795
Total	35838.2582	36194.1558



NOTES

Drawing Overlays:
- OGL - Chris Partington Land Surveyors dwg 020713JC-01 June 2013
- External Levels - Edge Consulting 20066-EDGE-XX-XX-DR-C-1001-1004 EXTERNAL WORKS P03

Formation levels:
- Plots - FFL-1200mm with 2m offset to top of 450mm crush cap
- Roads - RCL-450mm offset to back of footpath to top of 300mm crush cap
- Front Drives - Graded from plot to road with 300mm crush cap
- Parking - External levels -450mm with 300mm crush cap
- Gardens - External levels -600mm
- POS - External levels -300mm
- Attenuation - Basin level -400mm with 1:3 batter

Assumptions:
- No allowance made for sub floor voids within existing structures unless explicitly stated on OGL survey / Tender information.
- No allowance for material bulking/shrinkage during earthworks.
- No allowance made for temporary works on retaining structures.

Isopachytes:
-X.XX = Cut From OGL To Design Formation Levels
X.XX = Fill From OGL To Design Formation Levels

REV	DESCRIPTION	BY	DATE
A	Updated to 20066-EDGE-XX-XX-DR-C-1001-1004 EXTERNAL WORKS P03	RJM	18/02/21

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Theatre Buildings
Carrington Business Park
Manchester Road
Carrington
M31 4DN
T: 01925 756033
www.admregen.co.uk

CLIENT: Seddon Construction

JOB TITLE: Former Carcraft, Nixon Street, Rochdale

DRAWING TITLE: Tender Volumetrics

STATUS: Tender

DRAWN BY	SIGNATURE	DATE
RJM		05-08-20
APPROVED	SIGNATURE	DATE
-		DATE

SCALE	ORG No.
1:500@A1	11236-T102

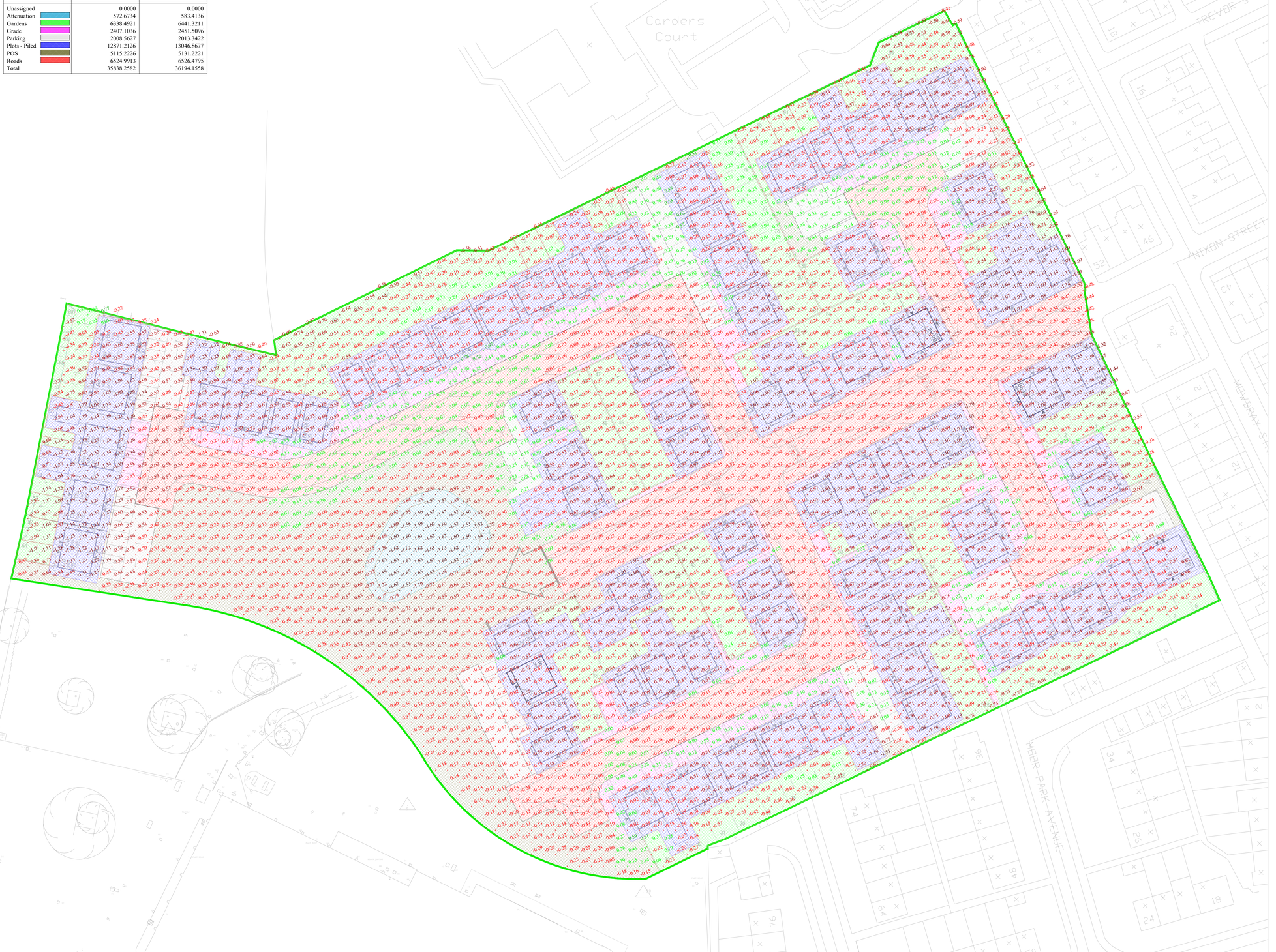
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Volumetrics Between OGL & Edge Consulting 20066-EDGE-XX- XX-DR-C-1001-1004 EXTERNAL WORKS P03 Design Formation Levels

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		Cut/Material	Fill/Void	Balance	Cut/Material	Fill/Void	Null	Cut/Material	Fill/Void
Attenuation	0.4000	826.2174	0.0000	826.2174	572.6734	0.0000	0.0000	1.443	0.000
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Grade	0.3000	125.1570	322.6585	-197.5015	730.6218	1665.7033	0.0042	0.171	0.194
Parking	0.4500	368.9621	151.2529	217.7093	1239.8163	730.3299	0.0036	0.298	0.207
Plots - Piled	1.2000	8598.7424	2.4702	8596.2722	12758.7818	40.8635	0.0000	0.674	0.060
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Total		14516.0190	788.5337	13727.4854	30670.6700	4822.0446	0.0155	0.473	0.164

Site Areas

Group	Plan Area	Slope Area
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Attenuation	572.6734	583.4136
Gardens	6338.4921	6441.3211
Grade	2407.1036	2451.5096
Parking	2008.5627	2013.3422
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POS	5115.2226	5131.2221
Roads	6524.9913	6526.4795
Total	35838.2582	36194.1558



NOTES

Drawing Overlays:
- OGL - Chris Partington Land Surveyors dwg 020713JC-01 June 2013
- External Levels - Edge Consulting 20066-EDGE-XX-XX-DR-C-1001-1004 EXTERNAL WORKS P03

Formation levels:
- Plots - FFL-1200mm with 2m offset to top of 450mm crush cap
- Roads - RCL-450mm offset to back of footpath to top of 300mm crush cap
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- Parking - External levels -450mm with 300mm crush cap
- Gardens - External levels -600mm
- POS - External levels -300mm
- Attenuation - Basin level -400mm with 1:3 batter

Assumptions:
- No allowance made for sub floor voids within existing structures unless explicitly stated on OGL survey / Tender information.
- No allowance for material bulking/shrinkage during earthworks.
- No allowance made for temporary works on retaining structures.

Isopachytes:
-X.XX = Cut From OGL To Design Formation Levels
X.XX = Fill From OGL To Design Formation Levels

REV	DESCRIPTION	BY	DATE
A	Updated to 20066-EDGE-XX-XX-DR-C-1001-1004 EXTERNAL WORKS P03	RJM	18/02/21

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Theatre Buildings
Carrington Business Park
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Carrington
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T: 01925 756033
www.admregen.co.uk

CLIENT: Seddon Construction

JOB TITLE: Former Carcraft, Nixon Street, Rochdale

DRAWING TITLE: Tender Isopachytes

STATUS: Tender

DRAWN BY	SIGNATURE	DATE
RJM		05-08-20
APPROVED	SIGNATURE	DATE
-		DATE

SCALE	ORG No.
1:500@A1	11236-T103

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Material Movements

- Excavate c.3,600m³ Hard Materials From Surface & Crush
- c.11,800m³ Made Ground Excavation To Access Peat
- Excavate c.2,500m³ Below Ground Structures & Crush
- Excavate & Selectively Place Remaining c.36,600m³ Made Ground

29,500m³ Peat Relocated

Excavate & Relocate c.10,600m³ Hard Material As Crush

Excavate & Relocate Granular Made Ground To Leave Site Short To Accomodate Civils Arisings

NOTES

Drawing Overlays:
- OGL - Chris Partington Land Surveyors dwg 020713JC-01 June 2013
- External Levels - Edge Consulting 20066-EDGE-XX-XX-DR-C-1001-1004 EXTERNAL WORKS P03

Formation levels:
- Plots - crush cap — FFL-1200mm with 2m offset to top of 450mm
- Roads - of 300mm crush cap — RCL-450mm offset to back of footpath to top
- Front Drives - cap — Graded from plot to road with 300mm crush
- Parking - cap — External levels -450mm with 300mm crush
- Gardens - External levels -600mm
- POS - External levels -300mm
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X.XX = Fill From OGL To Design Formation Levels

REV	DESCRIPTION	BY	DATE

ADM Regeneration Ltd
Theatre Buildings
Carrington Business Park
Manchester Road
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M31 4DN
T: 01925 756033
www.admregen.co.uk

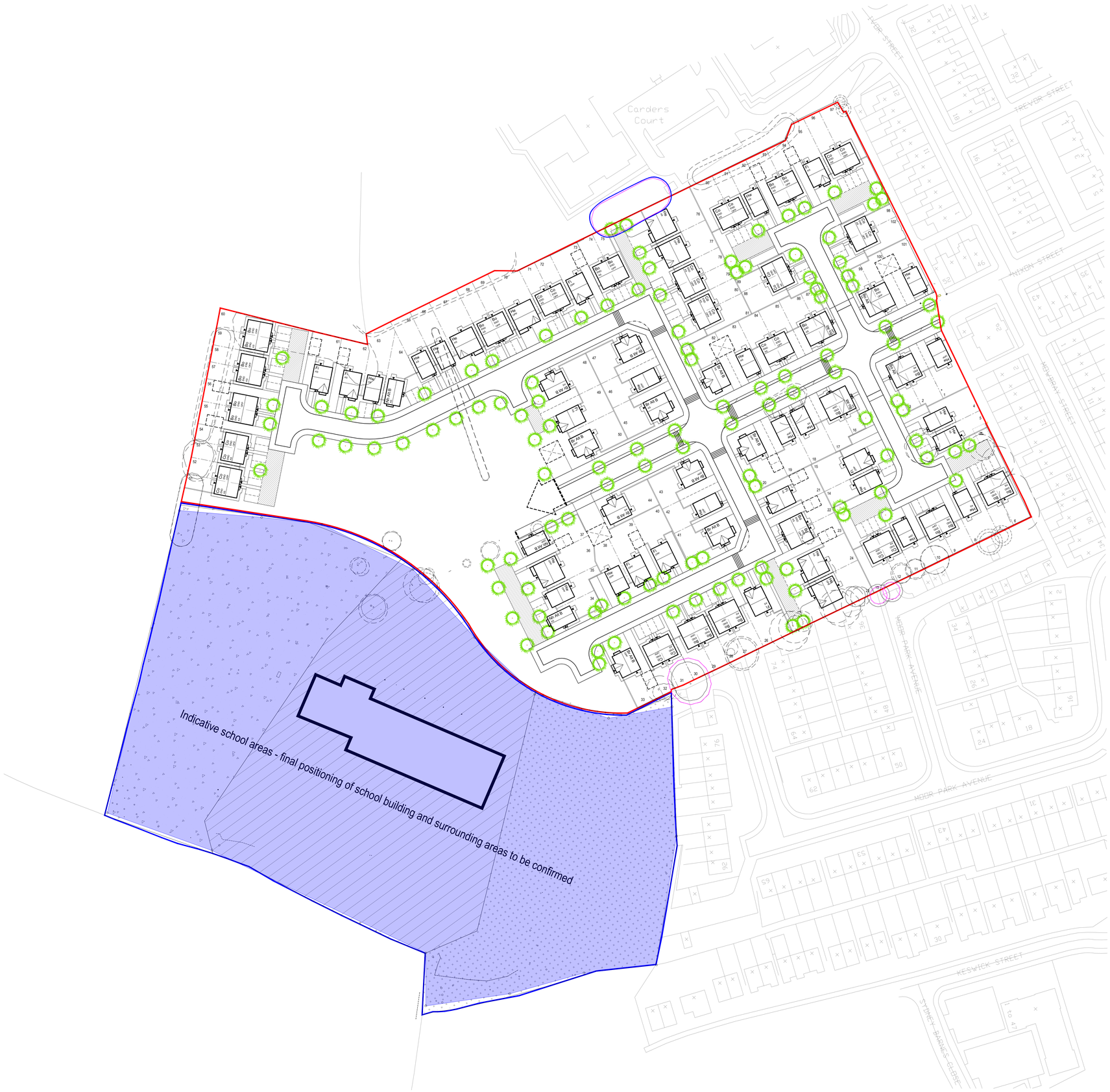
CLIENT: Seddon Construction

JOB TITLE: Former Carcraft, Nixon Street, Rochdale

DRAWING TITLE: Tender Material Movement Schematics

STATUS	Tender		
DRAWN BY	RJM	SIGNATURE	DATE 22-11-21
APPROVED	-	SIGNATURE	DATE DATE
SCALE	NTS@A1	DRG No.	11236-T104

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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Schedule of Accommodation

Name	Codes	Typology	Beds	sqft	Total	Total Sqft
Cornbrook End	Co End	Semi	3	762	24	18288
Bowker End	Bo End	Semi	3	837	26	21762
Bowker Alternative	Bo Alt	Semi	3	837	4	3348
Hollinwood	Hw	Detached	3	890	19	16910
Newhey Alternative Bay	Nh Alt B	Detached	3	939	3	2817
Firswood	Fi	Detached	4	1112	9	10008
Brooklands Alternative Bay	Br Alt B	Detached	4	1201	10	12010
Heaton	He	Detached	4	1232	7	8624
				Total	**102**	**93767**

KEY

- Land Ownership
- Indicative planting
- Existing trees to be removed
- Denotes shared drives
- Denotes raised tables
- Category 'B' Tree/Group
- **Root Protection Areas - RPAs**

Indicative school areas - final positioning of school building and surrounding areas to be confirmed

- Denotes Soft play
- Denotes Hard play
- Denotes potential build area

Phase 2 area for peat re-location

0m 10m 20m 30m 40m 50m 60m 70m 80m
1 : 500

Rev.	Date	By	Description
G	16.12.20	W.L	REMOVED GARAGE FOR PLOTS 26, 40, 41, 43, 45, 47 & 48.
F	26.10.20	C.T	UPDATED LOCATION OF INDICATIVE SCHOOL AREA
E	27.10.20	C.T	AMENDED PLOT 50 AMENDED THE RED EDGE BOUNDARY CONNECTION WITH THE SCHOOL LAND
D	19.10.20	C.T	AMENDED PLOTS 76 - 81 TO TAKE ACCOUNT OF TREES ALL OTHER MARKED FOR REMOVAL AMENDED FOLLOWING PRE APP COMMENTS FROM PLANNER
C	07.10.20	W.L	NEW SCHEDULE TYPE: SCHEDULE UPDATED WITH BAY SOFT
B	29.9.20	W.L	LAYOUT UPDATED WITH NEW GNB NAMES. SCHEDULE UPDATED
A	10.3.20	W.L	AMENDED RED AND BLUE EDGE. 4 & 8 ADDED TO ROAD ENDS

Client:
HIVE HOMES

mck associates limited
architecture ▮ building surveying ▮ urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
NIXON STREET
ROCHDALE

Drawing Title:
PROPOSED SITE LAYOUT

Drawn:	Checked:	Scale:	Date:
ELC	PGM	1:500	18/12/2019
Job No:		Drawing No:	Rev:
18-109		0001	G

A0

PLANNING

APPENDIX B

Human Health Assessment Criteria

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www.edgece.com

3rd Floor, Conavon Court, 12 Blackfriars Street
Manchester M3 5BQ, United Kingdom

HUMAN HEALTH RISK ASSESSMENT CRITERIA

Determinand	Within 600 mm Capping Layer – Garden[1] (mg/kg)	Within 300 mm Capping Layer – POS[2] (mg/kg)	Beneath Hardstanding & >600 mm Cover[3] (mg/kg)	POS – >300 mm[4] (mg/kg)
Metals				
Arsenic	37	79	40	170
Boron	290	21,000	11,000	46,000
Cadmium	11	120	85	560
Chromium^{VI}	6	7.7	6	220
Copper	2,400	12,000	7,100	44,000
Lead*	200		310	1,340
Mercury (inorganic)	40	120	56	240
Nickel	180	230	180	3,400
Selenium	250	1,100	430	1,800
Zinc	3,700	81,000	40,000	170,000
Polycyclic Aromatic Hydrocarbons (SOM 1%/ 2.5%/ 6%)				
Acenaphthene	210 / 510 / 1100	15,000 / 15,000 / 15,000	3,000^{sol} (57.0) / 4,700^{sol} (141) / 6000^{sol} (336)	29,000 / 30,000 / 30,000
Acenaphthylene	170 / 420 / 920	15,000 / 15,000 / 15,000	2,900^{sol} (86.1) / 4,600^{sol} (212) / 6,000^{sol} (506)	29,000 / 30,000 / 30,000
Anthracene	2400 / 5400 / 11000	74,000 / 74,000 / 74,000	31,000^{sol} (1.17) / 35,000 / 37,000	150,000 / 150,000 / 150,000
Benz(a)anthracene	7.2 / 11 / 13	29 / 29 / 29	11 / 14 / 15	49 / 56 / 62
Benzo(a)pyrene (Bap)	2.2 / 2.7 / 3.0	5.7 / 5.7 / 5.7	3.2 / 3.2 / 3.2	11 / 12 / 13
Benzo(b)fluoranthene	2.6 / 3.3 / 3.7	7.1 / 7.2 / 7.2	3.9 / 4.0 / 4.0	13 / 15 / 16
Benzo(g,h,i)perylene	320 / 340 / 350	640 / 640 / 640	360 /360 / 360	1,400 / 1,500 / 1,600
Benzo(k)fluoranthene	77 / 93 / 100	190 / 190 / 190	110 / 110 / 110	370 / 410 / 440
Chrysene	15 / 22 / 27	57 / 57 / 57	30 / 31 / 32	93 / 110 / 120
Dibenzo(ah)anthracene	0.24 / 0.28 / 0.3	0.57 / 0.57 / 0.58	0.31 /0.32 / 0.32	1.1 / 1.3 / 1.4
Fluoranthene	280 / 560 / 890	3,100 / 3,100 / 3,100	1,500 / 1,600 / 1,600	6,300 / 6,300 / 6,400
Fluorene	170 / 400 / 860	9,900 / 9,900 / 9,900	2,800^{sol} (30.9) / 3,800^{sol} (76.5) / 4,500^{sol} (183)	20,000 / 20,000 / 20,000
Indeno(1,2,3-cd)pyrene	27 / 36 / 41	82 / 82 /82	45 / 46 / 46	150 / 170 / 180
Naphthalene	2.3 / 5.6 / 13	4,900 / 4,900 / 4,900	2.3 / 5.6 / 13	1,200^{sol} (76.4) / 1,900^{sol} (183) / 3,000
Phenanthrene	95 / 220 / 440	3,100 / 3,100 / 3,100	1,300^{sol} (36.0) / 1,500 / 1,500	6,200 / 6,200 / 6,300
Pyrene	620 / 1200 / 2000	7,400 / 7,400 / 7,400	3,700 / 3,800 / 3,800	15,000 / 15,000 / 15,000

Determinand	Within 600 mm Capping Layer – Garden[1] (mg/kg)	Within 300 mm Capping Layer – POS[2] (mg/kg)	Beneath Hardstanding & >600 mm Cover[3] (mg/kg)	POS – >300 mm[4] (mg/kg)
Speciated Total Petroleum Hydrocarbons (SOM 1%/ 2.5%/ 6%)				
Aliphatic EC 5–6	42 / 78 / 160	57,000^{sol} (304) / 59,000 / 60,000	42 / 78 / 160	95,000^{sol} (304) / 130,000^{sol} (558) / 180,000^{sol} (1150)
Aliphatic EC >6–8	100 / 230 / 530	60,000 / 61,000 / 62,000	100 / 230 / 530	150,000^{sol} (144) / 220,000^{sol} (322) / 320,000^{sol} (736)
Aliphatic EC >8–10	27 / 65 / 150	13,000 / 13,000 / 13,000	27 / 65 / 150	14,000^{sol} (78) / 18,000^{vap} (190) / 21,000^{vap} (451)
Aliphatic EC >10–12	130^{vap} (48) / 330^{vap} (118) / 760^{vap} (283)	13,000 / 13,000 / 13,000	130^{vap} (48) / 330^{vap} (118) / 770^{vap} (283)	21,000^{sol} (48) / 23,000^{vap} (118) / 24,000^{vap} (283)
Aliphatic EC >12–16	1,100^{sol} (24) /2,400^{sol} (59) /4,300^{sol} (142)	13,000 / 13,000 / 13,000	1,100^{sol} (24) /2,400^{sol} (59) /4,400^{sol} (142)	25,000^{sol} (24) / 25,000^{sol} (59) / 26,000^{sol} (142)
Aliphatic EC >16–35	65,000^{sol} (8.48) /92,000^{sol} (21) / 110,000	25,000 / 25,000 / 25,000	65,000^{sol} (8.48) /92,000^{sol} (21) / 110,000	450,000 / 480,000 / 490,000
Aliphatic EC >35–44	65000^{sol}(8.48) / 92000^{sol} (21) / 110000	25,000 / 25,000 / 25,000	65000^{sol}(8.48) / 92000^{sol} (21) / 110000	450,000 / 480,000 / 490,000
Aromatic EC 5–7 (benzene)	370 / 690 / 1400	56,000 / 56,000 / 56,000	370 / 690 / 1,400	76,000^{sol} (1,220) / 84,000^{sol} (2,260) / 92,000^{sol} (4,710)
Aromatic EC >7–8 (toluene)	130 / 290 / 660	56,000 / 56,000 / 56,000	860 / 1,800 / 3,900	87,000^{vap} (869) / 95,000^{sol} (1,920) / 100,000^{vap} (4,360)
Aromatic EC >8–10	34 / 83 / 190	5,000 / 5,000 / 5,000	47 / 110 / 270	7,200^{vap} (613) / 8,500^{vap} (1,500) / 9,300^{vap} (3,580)
Aromatic EC >10–12	74 / 180 / 380	5,000 / 5,000 / 5,000	250 / 590 / 1200	9,200^{sol} (364) / 97,000^{sol} (899) / 10,000
Aromatic EC >12–16	140 / 330 / 660	5,100 / 5,100 / 5,000	1,800 / 2,300^{sol} (419) / 2500	10,000 / 10,000 / 10,000
Aromatic EC >16–21	260 / 540 / 930	3,800 / 3,800 / 3,800	1,900 / 1,900 / 1,900	7,600 / 7,700 / 7,800
Aromatic EC >21–35	1100 / 1500 / 1700	3,800 / 3,800 / 3,800	1900 / 1900 / 1900	7,800 / 7,800 / 7,900
Aromatic EC >35–44	1100 / 1500 / 1700	3,800 / 3,800 / 3,800	1900 / 1900 / 1900	7,800 / 7,800 / 7,900

Determinand	Within 600 mm Capping Layer – Garden[1] (mg/kg)	Within 300 mm Capping Layer – POS[2] (mg/kg)	Beneath Hardstanding & >600 mm Cover[3] (mg/kg)	POS – >300 mm[4] (mg/kg)
BTEX Compounds (SOM 1%/ 2.5%/ 6%)				
Benzene	0.087 / 0.17 / 0.37	72 / 72 / 73	0.38 / 0.7 / 1.4	90 / 100 / 110
Toluene	130 / 290 / 660	56,000 / 56,000 / 56,000	800[vap] (869) / 1,900 / 3,900	87,000[vap] (869) / 95,000[vap] (1,920) / 100,000[vap] (4,360)
Ethylbenzene	47 / 110 / 260	24,000 / 24,000 / 25,000	83 / 190 / 440	17,000[vap] (518) / 22,000[vap] (1,220) / 27,000[vap] (2,840)
O – Xylene	60 / 140 / 330	41,000 / 42,000 / 43,000	88 / 210 / 480	4,000[sol] (1,120) / 33,000[sol] (2,620)
M – Xylene	59 / 140 / 320	41,000 / 42,000 / 43,000	82 / 190 / 450	17,000[vap] (625) / 24,000[vap] (1,470) / 32,000[vap] (3,460)
P – Xylene	56 / 130 / 310	41,000 / 42,000 / 43,000	79 / 180 / 430	17,000[sol] (576) / 23,000[sol] (1,350) / 31,000[sol] (3,170)
Phenol				
Phenol	120 / 200/ 380	440 (10,000) / 690 (10,00) / 1,300 (10,000)	440/ 690 / 1200	440 (7,600) / 690 (8,300) / 1,300 (93,000)

Notes

[1] Based on SSVs for Residential End Use with Plant Uptake
[2] Based on SSVs for POS (Residential) End Use
[3] Based on SSVs for Residential End Use without Plant Uptake
[4] Based on SSVs for POS (Parks) End Use

All SSVs based on Suitable 4 Use Levels (S4UL) apart from * where Category 4 Screening Levels (C4SL) are to be used

[vap] S4UL presented exceeded the vapour saturation limit, which is presented in brackets
[sol] S4UL presented exceeds the solubility saturation limit, which is presented in brackets

Asbestos in Soils Conceptual Site Model Residential Development

Notes:

N.D. – None Detected

0.001% - Soils may contain ≤0.001% asbestos using composite testing to ensure there is no potential risk to human health. This value is present within areas where there may be short term low level exposur of soils containing trace asbestos fibres by construction workers where an appropriate level of asbestos management is employed (dust suppression).

0.1% - Soils at a depth of >1.00m bgl may contain <0.1% asbestos using composite testing where they will be not likely to be disturbed in the future and will therefore be in an area of low sensitivity. Risk assessment completed in accordance with the Asbestos JIWG risk assessment tools.

Undefined – This will be dependent upon soils encountered during the earthworks, which may be placed at these depths to ensure no potential risk to human health.



APPENDIX C

Japanese Knotweed Eradication Proposal

Japanese Knotweed Eradication Proposal For

Nixon Street, Rochdale.

Version 1.0

09.11.2021

Japanese Knotweed

Before discussing the treatment or removal of Japanese Knotweed it is worth looking at the facts relating to the weed, its means of reproduction as well as the physical properties of the plant itself.

Japanese Knotweed was introduced into the country by the Victorians, as an ornamental plant. This original plant was first introduced to Kew Gardens, and from there it was distributed commonly into the gardens of large Victorian properties. This original plant was female and all of the Japanese Knotweed in this country is a direct descendant of this original plant. Due to this all Japanese Knotweed in this country is female, as such it cannot reproduce from its seeds which are produced in September / October, as they remain sterile.

The spread of Japanese Knotweed in this country is predominantly through the distribution of soil containing rhizome from the sub surface element of the plant. In addition new stands can grow from fragments of the stem when severed.

Japanese Knotweed has a rhizome network that extends typically three meters deep into the soil and can extend laterally many meters beyond the periphery of the visible extent of the stand. The figure of seven meters is often quoted to ensure that when excavating Japanese Knotweed, no traces of rhizome are left in the ground. This is for good reason as a piece the size of a fingernail can regenerate into a new stand.

Above ground the weed starts to grow in March. The first shoots rapidly develop and can grow a number of inches a day before reaching a typical height of three meters. The leaves are a lush green with a slightly paler underside and are of simple shape. The stems to which they are attached are not unlike bamboo in that they are hollow and have nodes from where the leaves grow. These stems can be in excess of two inches in diameter when fully developed. In the late summer the plant produces flowers at the top of each stem, which are white in colour and made up of many tiny petals. At the end of the autumn the Japanese Knotweed starts to draw down the fluids from the foliage and the stems dry out completely giving the appearance that the plant is dead. These stems remain if left undisturbed and disintegrate slowly throughout the following season.

If left unchecked, this highly invasive alien weed can cause significant damage to building structures, with new shoots able to penetrate tarmac, walls and even building foundations. It has been reported growing into new buildings where it has not been eradicated before construction, and presents a risk to build projects and hard and soft landscaping.

With regard to the means of dealing with Japanese Knotweed there are two broad options. The first and quickest option is to dig out the soil and all of the

rhizomes and dispose of them to a landfill site that is licensed to accept this waste. The raisings can also legally be buried on site so long as there is at least a five-meter depth of fill covering the contaminated material. If this method is chosen it is advisable to treat with herbicide the base and walls of the intended site as well as the surface of the raisings prior to covering with the fill material. It is desirable to avoid burying under the footprint of an intended building.

The second and more economical option is to treat the Japanese Knotweed with herbicide to affect a kill. The proximity of desirable trees and more importantly any water course along with the likely future of the site effect the choice of permissible herbicides. Again there are two broad options with regard to the means of treatment. The first of which is to apply the herbicide to the leaf of the plant in order that it can translocate through the plant and into the rhizome system. This method is best performed with an initial treatment in the late summer or autumn, the reason for this being that the natural senescence of the plant aids the movement of the herbicide into the rhizome. Additionally the leaf area is significantly greater at this time of year and as such provides a greater opportunity to absorb the chemical. This treatment would need to be followed up with a program of treatments over a number of years as the rhizome system of the plant is so extensive that the herbicide cannot penetrate the full system in one application leaving it with the capacity to regenerate.

Stem injection is another means of getting herbicide into the plant. This involves cutting the stem above a node and then injecting concentrated product into the hollow inter-nodal cavity through the cuticle. This method can be carried out once the stem has reached a suitable size but as with spray treatment the application is most effective as the plant reaches senescence in the autumn. This method also requires a follow up treatment program over a number of years in order to be effective.

With regard to the above choices the deciding factor is often time. If there is a need to develop a site within a short timeframe then the excavation route is often the only possibility. If however there is more time available the more economical option of chemical treatment becomes viable. The position of the stands relative to building lines can also have an impact with regard to the decision.

Site

The site is located at the end of Nixon Street and was a former car supermarket site.

Japanese Knotweed had previously been identified and had been fenced off and subject to a herbicide treatment program.

The location of the Japanese Knotweed is shown in green on the site plan below.



Eradication Proposal

The proposal is to remove the Japanese Knotweed from its current location and transfer the contaminated soils to a treatment area within the site. The treatment area will be at least 7m from the site boundary and its location is shown in yellow on the plan below.



The Japanese Knotweed will be excavated under the supervision of Complete Weed Control's Invasive Weed Specialist in accordance with the approved Method Statement (Appendix 1).

The excavated soils will be loaded onto dumper trucks and removed to the previously prepared treatment area. These soils will then be levelled to a maximum depth of 500mm.

The treatment area will then be fenced off and warning signs erected. A Japanese Knotweed treatment program will then be established to monitor and treat any Japanese Knotweed that regrows.

Maple Contracting Ltd t/a
Complete Weed Control (Merseyside)
2 Arbury Cottage
Arbury Lane
Winwick
Warrington
WA2 0RJ

Registered in England No 5284524
Steve Crozier BASIS Registration no E/5614/ICMAT

Tel: 01925 695929
Mobile: 07900 251576
Email: stevecrozier@cwc.uk.com

www.completeweedcontrol.co.uk

Appendix 1

METHOD STATEMENT FOR THE
CONTROLLED EXCAVATION AND BURIAL OF KNOTWEED
CONTAMINATED SOILS

CLIENT: **ADM Remediation**
SITE: Nixon Street
REMOVAL DATE: TBD

1. ACTIVITY Controlled excavation and burial of Japanese knotweed contaminated soils under the supervision of Complete Weed Control.

2. *OBJECTIVE* To ensure the full removal of knotweed contaminated soils, in the location shown on the plan below, and controlled removal, at all times ensuring the spread of knotweed is not possible.



3. RESOURCES

Personnel

Experienced and competent Supervisor
Experienced and competent Plant Operatives holding relevant CITB / CTA certification

Plant

Various 360°excavators
Dump truck

4. SITE HYGENE

Avoiding contamination around the site

It is essential that you find out how much Japanese knotweed infestation there is on the site and that everyone working there clearly understands this. You should brief all contractors fully. Any areas that are contaminated with Japanese knotweed should be isolate with fencing and a restricted access sign erected.

Good site hygiene

To maintain good site hygiene, we suggest: a) as a general rule, the area of infestation is 7m horizontally from the nearest growth of Japanese knotweed that can be seen. To determine exactly how far the rhizomes have spread, you would need to dig a series of test pits and examine them carefully; b) a fence that can clearly be seen should mark out
the area of infestation. Signs should warn people working there that there is Japanese knotweed contamination; c) you should indicate stockpiles of soil contaminated with Japanese knotweed with appropriate signs and isolate them; d) you should not use vehicles with caterpillar tracks within the infested area; e) vehicles leaving the area should either be confined to haulage routes protected by root barrier membranes, or be pressure washed; f) vehicles used to transport infested soils must be thoroughly pressure-washed in a designated wash-down area before being used for other work; g) areas infested by Japanese knotweed that are not going to be excavated should be protected by root barrier membrane if they are likely to be disturbed by vehicles.

Root barrier membranes will need to be protected from damage by vehicles with a layer of sand above and below the root barrier membrane, topped with a layer of hardcore or other suitable material as specified by an architect or engineer; h) the material left after the vehicles have been pressure washed must be contained, collected and disposed of along with the other Japanese knotweed material; i) a clerk of works should oversee the Japanese knotweed excavations, including the provisions for

avoiding contamination. Everyone working on site must clearly understand the role and authority of the clerk of works.

5. METHODOLOGY

The area of Knotweed will be evaluated to determine the appropriate action needed. Any knotweed falling within the construction foot print will need to be excavated.

The excavated knotweed is to be retained on site and relocated to a previously prepared treatment area.

Should any services be encountered, which are suspected of being live, then the appropriate utility company should be contacted.

All works will be carried out under the careful supervision of CWC.

Access will be carefully created to each area of knotweed. Uncontaminated concrete and other obstructions will be carefully removed to access the knotweed to a point where CWC deem that materials are contaminated.

At this point contaminated soils will be carefully excavated and loaded into a dump truck under the guidance of CWC. Excavation to remove the knotweed contaminated soils will only stop once CWC are satisfied that all Japanese Knotweed roots and rhizomes have been removed.

The contaminated soils will be relocated to the previously prepared treatment area.

At all times excavator buckets and dump trucks shall not be over loaded to prevent spilling of soils. A brush and shovel will be made available for immediately cleaning up any spilt soils and kept separate from all other tools. These will be destroyed/disposed off upon completion of these works.

All plant used in the excavation and movement of soils, will not be allowed to operate elsewhere on-site until appropriately decontaminated by CWC and to their satisfaction.

6.	**SAFETY**	All operatives are to undergo a Site Safety Induction before commencing works on site. All personnel employed in the operations set out in the method statement are to undergo Tool Box Talks. All personnel should have the relevant CSCS Card. The following personal protective equipment must be worn by all operatives undertaking this operation: 1. Safety helmet conforming to BS 5240 Part 1 2. Safety footwear 3. Hi vis jacket/waste coat
7.	**DURATION**	The works will be completed in two days.
8.	**EMERGENCY ARRANGEMENTS**	Details of emergency procedures and contact numbers will be displayed in a prominent position on site.
9.	**SITE SUPERVISOR**	TBA Mobile Number -
10.	**PREPARATION OF METHOD STATEMENT**	Steve Crozier Mobile Phone – 07900 251576

Appendix C

Site Plans:

18-109-0001-G - Proposed Site Layout

MN230212-01 - Nixon Street - As-Built Survey-Plan

MN230212-02 - Excavation to naturals survey-Plan

MN230212-03 - Nixon Street - Constraints Plan

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.

Schedule of Accommodation

Name	Codes	Typology	Beds	sqft	Total	Total Sqft
Cornbrook End	Co End	Semi	3	762	24	18288
Bowker End	Bo End	Semi	3	837	26	21762
Bowker Alternative	Bo Alt	Semi	3	837	4	3348
Hollinwood	Hw	Detached	3	890	19	16910
Newhey Alternative Bay	Nh Alt B	Detached	3	939	3	2817
Firswood	Fi	Detached	4	1112	9	10008
Brooklands Alternative Bay	Br Alt B	Detached	4	1201	10	12010
Heaton	He	Detached	4	1232	7	8624
				Total	102	93767

KEY

- Land Ownership
- Indicative planting
- Existing trees to be removed
- Denotes shared drives
- Denotes raised tables
- Category 'B' Tree/Group
- Root Protection Areas - RPAs

Indicative school areas - final positioning of school building and surrounding areas to be confirmed

- Denotes Soft play
- Denotes Hard play
- Denotes potential build area
- Denotes future development

Indicative school areas - final positioning of school building and surrounding areas to be confirmed

0m 10m 20m 30m 40m 50m 60m 70m 80m
1 : 500

Rev.	Date	By	Description
G	16.12.20	W.L	REMOVED GARAGE FOR PLOTS 26, 40, 41, 43, 45, 47 & 48
F	26.10.20	C.T	UPDATED LOCATION OF INDICATIVE SCHOOL AREA
E	27.10.20	C.T	AMENDED PLOT 50 AMENDED THE RED EDGE BOUNDARY CONNECTION WITH THE BROOKLANDS PLOT
D	19.10.20	C.T	AMENDED PLOTS 76 - 81 TO TAKE ACCOUNT OF TREES ALL OTHER MARKED FOR REMOVAL AMENDED FOLLOWING PRE APP COMMENTS FROM PLANNER
C	07.10.20	W.L	NEW SCHEDULE TYPE SCHEDULE UPDATED WITH BAY SOFT
B	29.9.20	W.L	LAYOUT UPDATED WITH NEW ORB NAMES. SCHEDULE UPDATED
A	10.3.20	W.L	AMENDED RED AND BLUE EDGE. A & B ADDED TO ROAD ENDS

Client:
HIVE HOMES

mck associates limited
architecture ǁ building surveying ǁ urban design
burnaby villa ■ 46 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
NIXON STREET
ROCHDALE

Drawing Title:
PROPOSED SITE LAYOUT

Drawn:	Checked:	Scale:	Date:
ELC	PGM	1:500	18/12/2019
Job No:	Drawing No:	Rev:	
18-109	0001	G	

A0

PLANNING



Notes

1. Drawing units are in meter UNO.
2. Coordinate system is set to OSGB36 / OSTN15.

X 100.00 – As-Built Elevation

Document History

Revision	Description	Date	Des	Chck

Contractor

Redstart NW Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL
Tel: 0161 260 133

Client

Seddon
Plodder Lane,
Edge Fold
Bolton
BL4 0NN

Paper Size	Scale	Designer	Checker
A1	1:500@A1	MN	N/A

Project

Nixon Street, Rochdale

Drawing Title

Nixon Street - As-built elevations

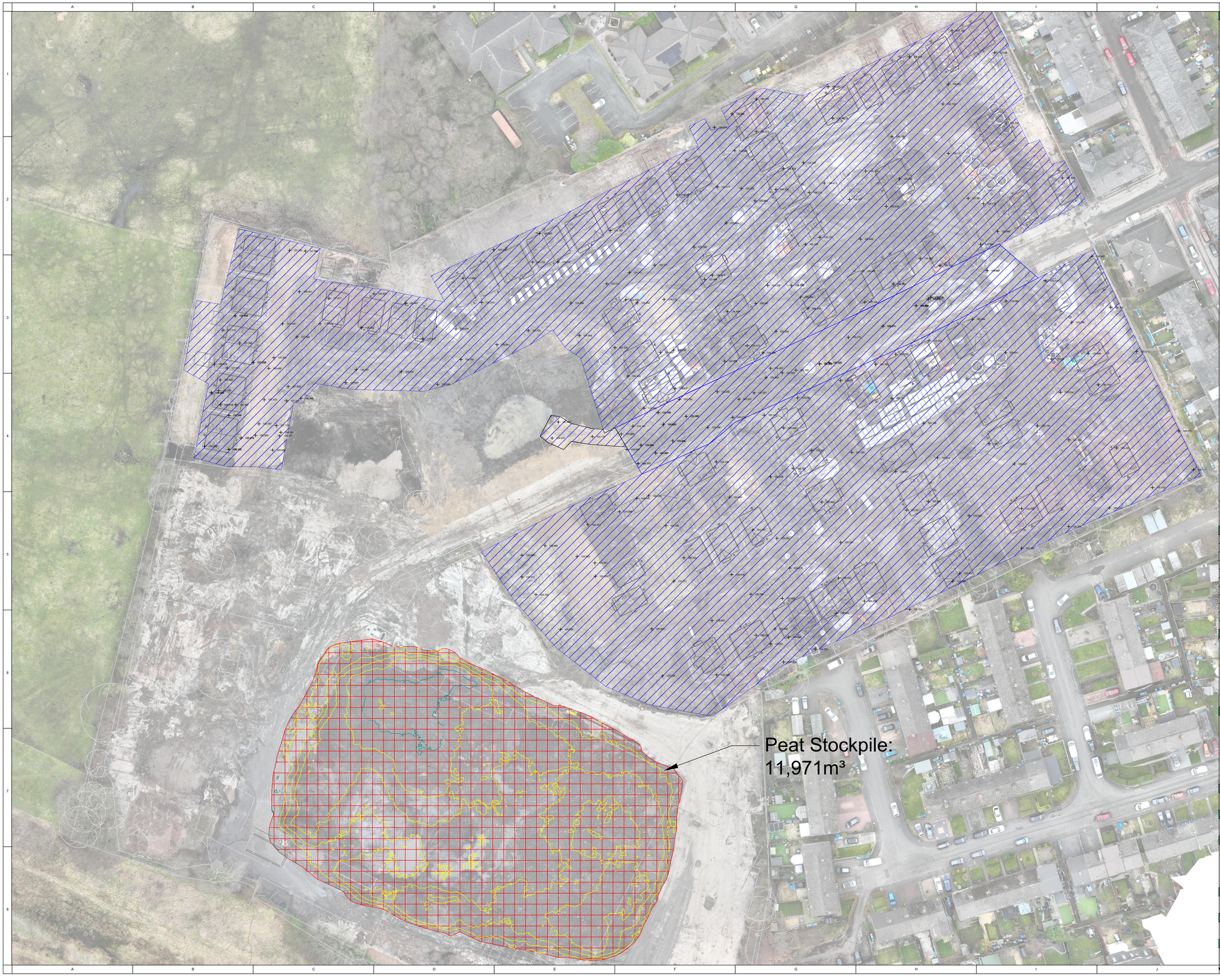
12.02.2023

Status

As-Built

Client Drawing Number	Revision
N/A	

Drawing Number	Revision
MN230212-01	00



Notes

1. Drawing units are set in meters UNO.
2. Coordinate system is set to OSGB36 / OSTN15.

100.000 Bottom of excavated peat level

Area where peat was excavated

Peat Stockpile

Document History

Revision	Description	Date	Des	Chck

Contractor

Client

Paper Size	Scale	Designer	Checker
A1	1:500@A1	MN	N/A

Project

Nixon Street, Rochdale

Drawing Title

Peat Excavation Plan

12.02.2023

Status

As-Built

Client Drawing Number	Revision
N/A	

Drawing Number	Revision
MN230212-02	00

0mm Scale 0.5 500mm 0mm Scale 0.5 500mm

Access not excavated as requested by the client

Area of remaining Cut/Fill:
Cut: 268m³
Fill: 437m³
Cut quantity includes breaking out existing road asphalt

Retaining wall not excavated as it sits in POS/Gardens

Notes

1. Drawing units are in meter UNO.
2. Coordinate system is set to OSGB36 / OSTN15.

Constraint Area

Constraint Area

Area of former Tank Farm

Approx. 500m3 Recycled Aggregate Stockpile

Reservoir Retaining Wall left in to prevent undermining / boundary stability issues.

Document History

Revision	Description	Date	Des	Chck

Contractor

Redstart NW Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL
Tel: 0161 260 133

Client

Seddon
Plodder Lane,
Edge Fold
Bolton
BL4 0NN

Paper Size	Scale	Designer	Checker
A1	1:500@A1	MN	N/A

Project

Nixon Street, Rochdale

Drawing Title

Constraints drawing

12.02.2023

Status

For Information

Client Drawing Number	Revision
N/A	

Drawing Number	Revision
MN230212-03	00

Appendix D

Asbestos Impacted Soils and UST Waste Transfer Information

Redstart NW Ltd

Site Address

Nixon St,
Rochdale,
OL11 3AC.

Work

Disposal of Hazardous Soils Containing Asbestos

DHI EXCAVATIONS LTD CONTACT NUMBERS

OFFICE: 0161 – 794 – 4550 / Transport Manager Simon 07921 833673

DHI Contact / Lance 07841 020855

Office Address: 11-13 Church St, Farnworth, Bolton, BL4 8AG.

Documents included index

1. WCL
2. Tip Permit.
3. Waste Consignment Notes & Weighbridge Tickets.

Note:

Hard copies will be within this pack are for issue to site.

Electronic copies can be sent by email if required.

Date	Load Number	Haulier	Vech Reg	WCN No	Weight
03/10/22	1	Ardwick Contr	NK17 LBN	001	15.52
03/10/22	2	Muck n Stuff	NK17 LBO	002	16.66
03/10/22	3	SJ Tippers	P8 YSJ	003	19.20
03/10/22	4	Potts Waste	AL71 PWL	004	19.02
03/10/22	5	Potts Waste	PL19 PWL	005	17.86
03/10/22	6	Ardwick Contr	NK17 LBN	006	17.18
03/10/22	7	Muck n Stuff	NK17 LBO	007	17.72
03/10/22	8	SJ Tippers	P8 YSJ	008	17.42
03/10/22	9	Potts Waste	AL71 PWL	009	18.74
03/10/22	10	Potts Waste	PL19 PWL	010	18.40
			Total Disposal 3rd Oct 2022		177.72

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 310560

Date: 03-10-22

WCL No: CB/DU181466 SIC CODE: 41-20/2

Customer: REDSTART REMEDIATION

Location: NIXON ST ROCHDALE OL11 3JB

Vehicle Reg: NK17 LBN Driver Name: NORMAN

Vehicle Type:							
	✓ 8W TIPPER		6W GRAB		8W GRAB	OTHER	

Material: HAZ SOILS CONTAINING ASBESTOS

Weight: Gross: _____ Tare: _____ Net: _____

Weight: TONNE / KG

DELAYS OR WAITING TIME

_____ ARR _____ DEP _____ HR

REASON FOR DELAY:

EWC Code: 17-06-05

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: _____ Time: _____

Print Name: MAX

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW 2230694
(Delete as applicable)

PART A Notification Details

1 Consignment note code:

R	E	D	N	I	X	/	0	0	0	0	1

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable):

R	E	D	N	I	X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: ARDWICK CONTRACTS

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU389697

Vehicle Registration: NK17 LBN

Signature:

Date: **3/9/2022** Time: 08.20

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 08.20

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605		ACC	D09

I received this waste at the address given in A4 on 03/10/2022 at 10:15

Vehicle registration no: NK17 LBN

On behalf of (name, address, postcode): Provectus Soils Management, Maw Green Soil Treatment Centre, Maw Green Road, Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4

Signature: Date: 03/10/2022 Time: 10:15

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU389697

Site
Maw Green Soil Treatment - Tel:

Ticket No 30107360
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg NK17LBN
Round Number
Transfer Note REDNIX/00001
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochdale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 10:11:43	126683	29520
03-Oct-2022 10:25:03	126689	14000
Nett Weight		15520

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30107360 - 03-Oct-2022 10:25

Driver's Signature

Ticket 30107360 - 03-Oct-2022 10:25

It is the driver's responsibility to ensure that the details on this ticket are correct.

DHI Excavations Ltd **Collection / Delivery Note**

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 262415

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE: 4120/2

Customer: redstart, rem

Location: Rochdale Nixsm st

Vehicle Reg: NK17LBO Driver Name: GARY

Vehicle Type:	8W TIPPER	6W GRAB	8W GRAB	OTHER
	✓			

Material: 1x8w haz waste (Asbestos)

Weight: TONNE / KG

Gross: _____ _____ ARR _____ DEP _____ HR

Tare: _____ REASON FOR DELAY:

Net: _____

EWC Code: 170605

DELAYS OR WAITING TIME

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: [signature] Time: 08 00

Print Name: P. SAYERS

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005

Consignment Note: Consignee/Carrier/Consignor Copy DW2230694

(Delete as applicable)

PART A Notification Details

1 Consignment note code:

R	E	D	N	I	X	/	0	0	0	0	2

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable):

R	E	D	N	I	X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	170605	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
170605	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: MUCK & STUFF LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU93247

Vehicle Registration: NK17 LBO

Signature:

Date: **3/9/2022** Time:

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time:

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605		ACC	D09

I received this waste at the address given in A4 on 03/10/2022 at 10:00

Provectus Soils Management
Maw Green Soil Treatment Centre

Vehicle registration no: NK17 LBO

On behalf of (name, address, postcode): Maw Green Road
Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: A Sloath Date: 03/10/2022 Time: 10:00

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU93247

Site
Maw Green Soil Treatment - Tel:

Ticket No 30107214
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg NK17LBO
Round Number
Transfer Note REDNIX/00002
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochdale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 09:52:28	126678	29680
03-Oct-2022 10:07:38	126682	13220
Nett Weight		16660

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30107214 - 03-Oct-2022 10:07

Driver's Signature

C EDWARD

Ticket 30107214 - 03-Oct-2022 10:07

It is the driver's responsibility to ensure that the details on this ticket are correct.

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 289089

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE: 41.2012

Customer: RESTART

Location: NIXON ST, ROCHDALE OL113JB

Vehicle Reg: P8YSJ. Driver Name: DAZ B

Vehicle Type:

8W TIPPER		6W GRAB		8W GRAB		OTHER	
	✓						

Material: HAZ SOILS Weight: TONNE / KG

DELAYS OR WAITING TIME CONTAINING ASBESTOS

Gross: _____ _____ ARR _____ DEP _____ HR

Tare: _____ REASON FOR DELAY:

EWC Code: 12.06.05 Net: _____

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: [signature] Time: 08:30

Print Name: P. SAUES

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005

LOAD 1

Consignment Note: Consignee/Carrier/Consignor Copy DW 2230694

(Delete as applicable)

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 3

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	170605	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
170605	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: S.J TIPPER HIRE LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU416760

Vehicle Registration: P8 YSJ

Signature: DR

Date: **3/9/2022** Time: 08:40

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 08:40

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605	19200	ACL	D09

I received this waste at the address given in A4 on: 03/10/2022 at 10:25

Vehicle registration no: P8 YSJ

On behalf of (name, address, postcode): Provectus Soils Management, Maw Green Soil Treatment Centre, Maw Green Road, Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: AStorth Date: 03/10/2022 Time: 10:25

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU416760

Site
Maw Green Soil Treatment - Tel:

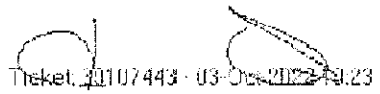
Ticket No 30107443
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg P8YSJ
Round Number
Transfer Note REDNIX/00003
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochdale, OL113AC per

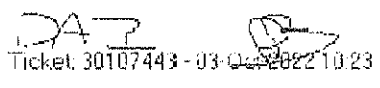
Comments

Time	Tally	Weight(kg)
03-Oct-2022 10:23:30	126688	32300
03-Oct-2022 10:23:31	13100	
Nett Weight		19200

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature



Driver's Signature



It is the driver's responsibility to ensure that the details on this ticket are correct.

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11-13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 276541

Date: 3.10.22

WCL No: CB/DU181466 SIC CODE: HI 20/2

Customer: REDSTART REMEDIATION

Location: NIXON ST, ROCHDALE OL11 3SB

Vehicle Reg: AL71 PWL Driver Name: ALAN

Vehicle Type:	8W TIPPER		6W GRAB		8W GRAB		OTHER	
		/						

Material: HAZ SOILS CONTAINING ASBESTOS

Weight: TONNE / KG

Gross: _____

Tare: _____

Net: _____

DELAYS OR WAITING TIME

_____ ARR _____ DEP _____ HR

REASON FOR DELAY:

EWC Code: 1706-05

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: Time:

Print Name: Max

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy

LOAD 1 DW 2230694

(Delete as applicable)

dhi

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 4

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: POTTS WASTE LTD

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU96930

Vehicle Registration: AL71 PWL

Signature: Accord

Date: **3/9/2022** Time: 8.00

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 8.00

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
1 7 0 6 0 5		ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 10:15

Vehicle registration no: AL71 PWL

On behalf of (name, address, postcode): Proyectus Soils Management, Maw Green Soil Treatment Centre, Maw Green Road, Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: Date: 03/10/2022 Time: 10:15

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU96930

Site
Maw Green Soil Treatment - Tel:

Ticket No 30107284
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg AL71PWL
Round Number
Transfer Note REDNIX/00004
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochd ale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 10:02:23	126681	32320
03-Oct-2022 10:21:09	126687	13300
Nett Weight		19020

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30107284 - 03-Oct-2022 10:21

Driver's Signature

A WOOD
Ticket 30107284 - 03-Oct-2022 10:21

It is the driver's responsibility to ensur e that the details on this ticket are corr ect.

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 220491

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE:

Customer:

Location:

Vehicle Reg: Driver Name:

Vehicle Type:	8W TIPPER		6W GRAB		8W GRAB		OTHER	

Material: Weight: Weight: TONNE / KG

DELAYS OR WAITING TIME

Gross: _____ _____ ARR _____ DEP _____ HR

Tare: _____ REASON FOR DELAY:

EWC Code:

Net: _____

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: Time: 03-10-22

Print Name: P. SALES

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & W… egulations 2005
Consignment Note: Consign… rier/Consignor Copy DW 2230694
(… applicable)

dhi

PART A Notification Details

1 Consignment note code:

R	E	D	N	I	X	/	0	0	0	0	5

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable):

R	E	D	N	I	X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	170605	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
170605	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: POTTS WASTE LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU196930

Vehicle Registration: PL19 PWL

Signature:

Date: **3/9/2022** Time: 8.10 AM

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 8.10 AM

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605		ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 10:10

Vehicle registration no: PL19 PWL

On behalf of (name, address, postcode): Provectus Soils Management, Maw Green Soil Treatment Centre, Maw Green Road, Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: Date: 03/10/2022 Time: 10:10

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU96930

Site
Maw Green Soil Treatment - Tel:

Ticket No 30107275
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg PL19PWL
Round Number
Transfer Note REDNIX/00005
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochdale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 10:00:34	126680	31400
03-Oct-2022 10:18:55	126686	13540
Nett Weight		17860

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30107275 - 03-Oct-2022 10:19

Driver's Signature

Ticket 30107275 - 03-Oct-2022 10:18

It is the driver's responsibility to ensure that the details on this ticket are correct.

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 310561

Date: 03-10-22

WCL No: CB/DU181466 SIC CODE: 41-2012

Customer: REDSTART REMEDIATION

Location: NIXON ST ROCHDALE OL11 3TB

Vehicle Reg: NK17 LBN Driver Name: NORMAN

Vehicle Type:	8W TIPPER	6W GRAB	8W GRAB	OTHER
	V			

Material: HAZ SOILS CONTAINING ASBESTOS

Weight: Gross: ____ Tare: ____ Net: ____

Weight: TONNE / KG

DELAYS OR WAITING TIME

____ ARR ____ DEP ____ HR

REASON FOR DELAY:

EWC Code: 17.06.05

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: JWelch Time: 11:30

Print Name: JACK WELCH

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW223694
(Delete as applicable)

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 6

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: ARDWICK CONTRACTS

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU389697

Vehicle Registration: NK17 LBN

Signature:

Date: **3/9/2022** Time: 11.30

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 11-30

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605	17180	ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 13:25

On behalf of (name, address, postcode): A Stockton
Provectus Soils Management
Maw Green Soil Treatment Centre
Maw Green Road
Crewe CW1 5NG

Vehicle registration no: NK17 LBN

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: Date: 03/10/2022 Time: 13:25

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU389697

Site
Maw Green Soil Treatment - Tel:

Ticket No 30108831
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg NK17LBN
Round Number
Transfer Note REDNIX/00006
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochd ale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 13:21:19	126705	31180
03-Oct-2022 13:21:20	14000	
Nett Weight		17180

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30108831 - 03-Oct-2022 13:21

Driver's Signature

N Edwards

Ticket 30108831 - 03-Oct-2022 13:21

It is the driver's responsibility to ensur e that the details on this ticket are corr ect.

DHI Excavations Ltd

Collection / Delivery Note

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 262416

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE: 41202

Customer: Redstart, Rem

Location: Nixon, Rochdale

Vehicle Reg: NK17CJO Driver Name: GARY

Vehicle Type:	8W TIPPER		6W GRAB		8W GRAB		OTHER	
	✓							

Material: 1 x 8w haz waste (Asbestos)

Weight: TONNE / KG

Gross: _____

Tare: _____

Net: _____

DELAYS OR WAITING TIME

_____ ARR _____ DEP _____ HR

REASON FOR DELAY:

EWC Code: 170605

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: JWelch Time: 11:30

Print Name: JACK WELCH

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW2230694
(Delete as applicable)

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 7

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: MUCK & STUFF LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU93247

Vehicle Registration: NK17 LBO

Signature:

Date: **3/9/2022** Time:

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time:

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605		ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 13:05

Vehicle registration no: NK17 LBO

On behalf of (name, address, postcode): A STOCKTON Projectus Soils Management Maw Green Soil Treatment Centr Maw Green Road Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK. authorises the maangement of waste described in B at the address given in A4.

Signature: Date: 03/10/2022 Time: 13:05

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU93247

Site
Maw Green Soil Treatment - Tel:

Ticket No 30108684
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg NK17LBO
Round Number
Transfer Note REDNIX/00007
Source Trade

Waste Description
Soil & stones with visible bonded asbestos
for treatment ex 405, Nixon Street, Rochd
ale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 13:05:09	126703	30900
03-Oct-2022 13:11:55	126704	13180
Nett Weight		17720

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30108684 - 03 Oct 2022 13.12

Driver's Signature

Ticket 30108684 - 03-Oct-2022 13.11

It is the driver's responsibility to ensur
e that the details on this ticket are corr
ect.

DHI Excavations Ltd **Collection / Delivery Note**

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 289090

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE: 41.20/2

Customer: REDSTART

Location: NIXON ST, ROCHDALE OL11 3JB

Vehicle Reg: P84JJ Driver Name: DAB

Vehicle Type:	8W TIPPER		6W GRAB		8W GRAB		OTHER	
		X						

Material: HAZ SOILS CONTAINING ASBESTOS Weight: TONNE / KG

DELAYS OR WAITING TIME

Gross: _____ _____ ARR _____ DEP _____ HR

Tare: _____ REASON FOR DELAY:

EWC Code: 17-06-05 Net: _____

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: JWelch Time: 11:45

Print Name: JACK WELCH

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW 2230694
(Delete as applicable)

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 8

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: S J TIPPER HIRE LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU416760

Vehicle Registration: P8 YSJ

Signature:

Date: **3/9/2022** Time: 12.00

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 12:00

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
170605	17420	ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 14:00

A. STOCKTON

Vehicle registration no: A8 YSJ

On behalf of (name, address, postcode):

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB 3636 AK authorises the maangement of waste described in B at the address given in A4.

Signature: Date: 03/10/2022 Time: 14:00

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU416760

Site
Maw Green Soil Treatment - Tel:

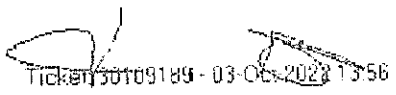
Ticket No 30109189
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg P8YSJ
Round Number
Transfer Note REDNIX/00008
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochd ale, OL113AC per

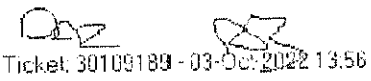
Comments

Time	Tally	Weight(kg)
03-Oct-2022 13:56:22	126708	30520
03-Oct-2022 13:56:23	13100	
Nett Weight	17420	

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature



Driver's Signature



It is the driver's responsibility to ensur e that the details on this ticket are corr ect.

DHI Excavations Ltd

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

Collection / Delivery Note

No: 276542

Date: 3-10-22

WCL No: CB/DU181466 SIC CODE: 4120/2

Customer: RESTART REMEDIATION

Location: NIXON ST ROCHDALE OL11 3JB

Vehicle Reg: AC71 PWL Driver Name: ALAN

Vehicle Type:

8W TIPPER		6W GRAB		8W GRAB		OTHER	
		✓					

Material: HAZ SOILS CONTAMINP ASBESTOS

Weight: TONNE / KG

Gross: _____

Tare: _____

Net: _____

DELAYS OR WAITING TIME

_____ ARR _____ DEP _____ HR

REASON FOR DELAY:

EWC Code: 170605

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: JWelch Time: 12:00

Print Name: JACK WELCH

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW 2230694
(Delete as applicable)

dhi

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 0 9

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: POTTS WASTE LTD

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU96930

Vehicle Registration: AL71 PWL

Signature: [signature]

Date: **3/9/2022** Time: 12.45

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature: [signature]

Date: **3/9/22** Time: 12.45

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
1 7 0 6 0 5	18740	ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 14:15

Vehicle registration no: AL 71 PWL

On behalf of (name, address, postcode): A-Stockton
Provectus Soils Management
Maw Green Soil Treatment Centre
Maw Green Road
~~Crewe CW1 5NG~~

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: [signature] Date: 03/10/2022 Time: 14:15

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU96930

Site
Maw Green Soil Treatment - Tel:

Ticket No 30109309
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg AL71PWL
Round Number
Transfer Note REDNIX/00009
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochdale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 14:10:58	126710	32040
03-Oct-2022 14:10:59	13300	
Nett Weight	18740	

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30109309 03-Oct-2022 14:11

Driver's Signature

Ticket 30109309 03-Oct-2022 14:11

It is the driver's responsibility to ensure that the details on this ticket are correct.

DHI Excavations Ltd **Collection / Delivery Note**

Bulk Excavation • Demolition • Aggregates • Soils • Grab Hire • Tipper Hire

11 - 13 Church Street, Farnworth, Bolton. BL4 8AG
Tel: 0161 794 4550 • fax: 0161 790 8088 • mobile; 07921 833673
Email: enquiries@dhiexcavations.co.uk Web: www.dhiexcavations.co.uk

No: 220492

Date: 3/10/22

WCL No: CB/DU181466 SIC CODE:

Customer:

Location:

Vehicle Reg: Driver Name:

Vehicle Type:							
	8W TIPPER		6W GRAB		8W GRAB	OTHER	

Material: Weight: Weight: TONNE / KG DELAYS OR WAITING TIME

Gross: _____ _____ ARR _____ DEP _____ HR

Tare: _____ REASON FOR DELAY:

EWC Code:

Net: _____

Daywork:	Hours Worked:	Travel Time:	Total Time:

Consignee Signature: Time: 11:55

Print Name: JACK WELCH

Conditions of Sale: it is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note, once signed by the consignee represents formal acceptance of the material in good order and condition and subsequent complaints cannot be accepted. All complaints whether in respect of material or circumstance of delivery must be made to the driver of the vehicle and confirmed in writing direct to the company immediately

Hazardous Waste (England & Wales) Regulations 2005
Consignment Note: Consignee/Carrier/Consignor Copy DW 2230694
(Delete as applicable)

PART A Notification Details

1 Consignment note code: R E D N I X / 0 0 0 1 0

2 The waste described below is to be removed from:
Redstart Northwest Ltd, Nixon St, Rochdale, OL11 3AC. Phil Sales 07384 254945

3 Premises Code (where applicable): R E D N I X

4 The waste will be taken to:
3C Waste Ltd, Maw Green Landfill Site, Maw Green Rd, Coppenhall, Crewe, CW1 5NG.

5 The waste producer was (if different from A2):
Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.

PART B Description of the waste

If continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: **EXCAVATION ARISINGS**

2 SIC for the process giving rise to the waste : **43.12**

Description of waste	EWC Code	Qty	Chemical Component		Physical form	Hazard code	Container size, type, number
			Component	Concentration			
Construction material Containing Asbestos	1 7 0 6 0 5	20T	Asbestos Fragments	>0.1%	SOLID	HP5 HP7	8W TIPPER

Additional carriage information

EWC Code	Packing group	UN Number	Proper shipping name	UN Class(es)	Special handling requirements
1 7 0 6 0 5	N/A	N/A	N/A	N/A	PPE

PART C Carrier's declaration

I certify that today I collected the consignment and that the details in A2, A4 & B3 are correct and I have been advised of any specific handling requirements.

Carrier name: POTTS WASTE LTD.

On Behalf of: DHI Excavations Ltd, 11-13 Church St, Farnworth, Bolton, BL4 8AG, **WCL:** CBDU181466

Carriers Registration No: CBDU96930

Vehicle Registration: PL19 PWL

Signature:

Date: **3/9/2022** Time: 12.40

PART D Consignor's declartion

I certify that the information above is correct, that the carrier is registered or exempt and was advised of any special handling requirements. All of the waste is labelled and packaged correctly. I have fulfilled our duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

Consignors name: **Phil Sales 07384 254945**

On behalf Of: **Redstart Northwest Ltd, Unit 6, Oak Green Buis Park, Earl Rd, Cheadle Hulme, Cheshire, SK8 6QL.**

Signature:

Date: **3/9/22** Time: 12.40

PART E Consignee's Certificate

Individual EWC Code(s) received	Quantity of each EWC code received (kg)	EWC code Accepted/Rejected	Waste Management operation (R or D code)
1 7 0 6 0 5	18400	ACC	D09

I received this waste at the address given in A4 on: 03/10/2022 at 14:10

Vehicle registration no: PL 19 PWL

On behalf of (name, address, postcode): A STOCKTON Prevectus Soils Management Maw Green Soil Treatment Centre Maw Green Road Crewe CW1 5NG

Where waste is rejected please provide details:

I certify that waste management licence/permit/authorised exemption no(s). EB3636AK authorises the maangement of waste described in B at the address given in A4.

Signature: A Stockton Date: 03 / 10 / 2022 Time: 14 : 10

FCC Environment

6 Sidings Court
White Rose Way
Doncaster
DN4 5NU
Tel: 01302303030
Fax: 01302303092

Customer
Provectus Soils Management Limited
Regent House
Bath Avenue
Wolverhampton
West MIdlands
WV1 4EG

Customer Account Number DPROV2
Customer Order Number
Waste Carrier's Reg No CBDU96930

Site
Maw Green Soil Treatment - Tel:

Ticket No 30109291
Enquiry No 2230694
Site No 1243
Landfill Tax Not Applicable
Vehicle Reg PL19PWL
Round Number
Transfer Note REDNIX/00010
Source Trade

Waste Description
Soil & stones with visible bonded asbestos for treatment ex 405, Nixon Street, Rochd ale, OL113AC per

Comments

Time	Tally	Weight(kg)
03-Oct-2022 14:08:23	126709	31940
03-Oct-2022 14:08:25		13540
Nett Weight		18400

VAT No.: 637 8808 92
LFT No.: 01675 2920 15000
Operator's Signature

Ticket 30109231 - 03-Oct-2022 14:08

Driver's Signature

Ticket 30109291 - 03-Oct-2022 14:08

It is the driver's responsibility to ensur e that the details on this ticket are corr ect.

Provectus Remediation Ltd
Regent House
Bath Avenue
Wolverhampton
West Midlands
WV1 4EG

Our ref: EB3636AK/W0028

Date: 15/07/2022

Dear Mr Jon Owens

Environmental Permitting (England and Wales) Regulations 2016

Deployment ref: EB3636AK/W0028
Permit holder: Provectus Remediation Ltd
Location of the deployment: Maw Green Landfill, Maw Green Road, Maw Green, Crewe, CW1 5NG,

Following assessment of your deployment notification reference number EB3636AK/W0028 I can confirm that we have agreed your deployment form and you may now start to operate.

You have up to 12 months to notify us that your deployment activities are commencing. Once notified your deployment lasts for 52 weeks. If you wish to continue beyond this 52 week period you can request an extension up to a maximum of 12 months or submit a new deployment application for a further 12 month extension. Please see section 4.1 of the Land and groundwater remediation deployment form guidance.

You must comply with your permit and carry out the activities in accordance with the requirements of the agreed deployment form and further information;

- Supporting Document: Environmental Monitoring Location Plan
  from Jon Owens received on 15/07/2022 at 11:45

You must seek written permission from us if any of the details provided in the deployment form change.

This approval letter is associated with the mobile plant permitting regime only. As the operator, it is your responsibility to agree other authorisations, for example, planning permission, remedial strategy, abstraction or discharge consents with the relevant regulatory authority.

Please note that operating under your Mobile Plant Permit / Mobile Treatment Licence does not imply that the remediation processes used will be suitable for meeting any remediation objectives specified. These issues must be considered separately by the developer/consultant and our local area Groundwater and Contaminated Land team. These

must be defined in the site remedial strategy which sets out the remediation options to reduce or control the risks from pollution linkages associated with the site as a whole. You may need to carry out further remediation if an unacceptable risk to the environment remains at the site.

Please notify us at least seven days prior to starting the remediation activities, at psc@environment-agency.gov.uk & GMMCLandandWater@environment-agency.gov.uk

If you have any queries about this matter please contact us by telephone on 03708 506 506 or email us at enquiries@environment-agency.gov.uk quoting your deployment application reference EB3636AK/W0028.

Yours faithfully

Maria Gibbons,
Team Leader,
National Permitting Service

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	Environment Agency
Address	National Customer Service Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	DHI EXCAVATIONS LIMITED
Registered as	an upper tier waste carrier, broker and dealer
Registration number	CBDU181466
Address of place of business	FARNWORTH SNOOKER & SOCIAL CLUB CHURCH STREET FARNWORTH BOLTON BL4 8AG
Telephone number	01617944550
Date of registration	Wednesday 10th June 2020
Expiry date of registration (unless revoked)	Sunday 16th July 2023

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY
Telephone: (01424) 718618

cs@elab-uk.co.uk
info@elab-uk.co.uk

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	22-45069
Issue:	1
Date of Issue:	14/12/2022
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	30/11/2022
Date Approved:	14/12/2022
Details:	Nixon Street, Rochdale
Approved by:	

Tim Reeve, Quality Officer

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

This report may only be reproduced in full

Sample Summary

Report No.: 22-45069, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
303741	UST 1	28/11/2022	30/11/2022	foam	
303742	UST 2	28/11/2022	30/11/2022	foam	

Results Summary

Report No.: 22-45069, issue number 1

			ELAB Reference	303741	303742
			Customer Reference		
			Sample ID		
			Sample Type	FOAM	FOAM
			Sample Location	UST 1	UST 2
			Sample Depth (m)		
			Sampling Date	28/11/2022	28/11/2022
Determinand	**Codes**	**Units**	**LOD**		
Foam sample preparation parameters					
Moisture Content	N	%	0.1	77.6	61.9
Material removed	N	%	0.1	78.3	67.4
Description of Inert material removed	N		0	All Foam	All Foam
Metals					
Antimony	N	mg/kg	5	^ < 5	< 5
Arsenic	M	mg/kg	5	^ < 5	^ < 5
Barium	U	mg/kg	10	11.5	12.6
Beryllium	M	mg/kg	5	^ < 5	^ < 5
Cadmium	M	mg/kg	2	^ < 2	^ < 2
Chromium	M	mg/kg	10	^ 12.8	^ < 10
Copper	M	mg/kg	40	^ < 40	^ < 40
Lead	M	mg/kg	10	^ < 10	^ < 10
Mercury	M	mg/kg	1	^ < 1	^ < 1
Molybdenum	M	mg/kg	10	^ < 10	^ < 10
Nickel	M	mg/kg	10	^ < 10	^ < 10
Selenium	M	mg/kg	10	^ < 10	^ < 10
Vanadium	M	mg/kg	5	^ < 5	^ < 5
Zinc	M	mg/kg	45	^ 58.4	^ < 45
Inorganics					
Free Cyanide	N	mg/kg	4	< 4	< 4
Hexavalent Chromium	N	mg/kg	3.2	< 3.2	< 3.2
Total Cyanide	M	mg/kg	4	^ < 4	^ < 4
Miscellaneous					
Loss on Ignition	M	%	0.01	^ 95.5	^ 96.2
Total Organic Carbon	N	%	0.01	17	14
Formaldehyde (Soil)	N	mg/kg	10	< 10	< 10

Results Summary

Report No.: 22-45069, issue number 1

			ELAB Reference	303741	303742
			Customer Reference		
			Sample ID		
			Sample Type	FOAM	FOAM
			Sample Location	UST 1	UST 2
			Sample Depth (m)		
			Sampling Date	28/11/2022	28/11/2022
Determinand	**Codes**	**Units**	**LOD**		
Phenols					
Phenol	M	mg/kg	5	^ < 5	^ < 5
M,P-Cresol	N	mg/kg	5	< 5	< 5
O-Cresol	N	mg/kg	5	< 5	< 5
3,4-Dimethylphenol	N	mg/kg	5	< 5	< 5
2,3-Dimethylphenol	M	mg/kg	5	^ < 5	^ < 5
2,3,5-trimethylphenol	M	mg/kg	5	^ < 5	^ < 5
Total Monohydric Phenols	N	mg/kg	25	< 25	< 25
Polyaromatic hydrocarbons					
Total (of 17) PAHs	N	mg/kg	2	37	< 2
Naphthalene GCMS	N	mg/kg	0.01	31.5	0.36
Acenaphthylene GCMS	N	mg/kg	0.01	0.24	0.06
Acenaphthene GCMS	N	mg/kg	0.01	0.16	0.03
Fluorene GCMS	N	mg/kg	0.01	0.80	0.10
Phenanthrene GCMS	N	mg/kg	0.01	2.58	0.59
Anthracene GCMS	N	mg/kg	0.01	0.75	0.16
Fluoranthene GCMS	N	mg/kg	0.01	1.77	0.46
Pyrene GCMS	N	mg/kg	0.01	1.36	0.37
Benzo(a)anthracene GCMS	N	mg/kg	0.01	0.55	0.14
Chrysene GCMS	N	mg/kg	0.01	0.53	0.14
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01	0.41	0.07
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01	0.35	0.11
Benzo(a)pyrene GCMS	N	mg/kg	0.01	0.41	0.11
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01	0.17	0.04
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01	0.06	0.02
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01	0.18	0.05
Total PAH(16) GCMS	N	mg/kg	0.04	41.8	2.80

Results Summary

Report No.: 22-45069, issue number 1

			ELAB Reference	303741	303742
			Customer Reference		
			Sample ID		
			Sample Type	FOAM	FOAM
			Sample Location	UST 1	UST 2
			Sample Depth (m)		
			Sampling Date	28/11/2022	28/11/2022
Determinand	**Codes**	**Units**	**LOD**		
BTEX					
Benzene	M	ug/kg	25	^ 12300	^ 49.5
Toluene	M	ug/kg	25	^ 30400	^ 500
Ethylbenzene	M	ug/kg	25	^ 5120	^ 323
Xylenes	M	ug/kg	25	^ 30000	^ 1850
MTBE	U	ug/kg	25	60.4	< 25
Total BTEX	N	mg/kg	0.03	77.8	2.73
TPH CWG					
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.03	0.35	0.04
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.03	0.57	< 0.03
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	10	< 10	< 10
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	10	^ < 10	^ < 10
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	10	^ < 10	^ < 10
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	10	^ < 10	^ < 10
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	10	^ 13.2	^ < 10
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	10	^ < 10	^ < 10
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	10	< 10	< 10
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	10	31.8	< 10
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	10	33.2	n/t
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.03	12.3	0.05
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.03	30.5	0.50
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	10	211	< 10
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	10	^ 215	^ < 10
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	10	^ 112	^ < 10
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	10	^ 23.3	^ < 10
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	10	^ 83.3	^ < 10
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	10	^ < 10	^ < 10
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	10	< 10	< 10
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	10	666	30.3
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	10	674	n/t
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	10	698	32.2
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	10	708	n/t
PCB (ICES 7 congeners)					
Total PCBs (7 congeners)	M	mg/kg	0.12	^ < 0.12	^ < 0.12

Results Summary

Report No.: 22-45069, issue number 1

ELAB Reference	303741	303742
Customer Reference		
Sample ID		
Sample Type	SOIL	SOIL
Sample Location	UST 1	UST 2
Sample Depth (m)		
Sampling Date	28/11/2022	28/11/2022

Determinand	Codes	Units	LOD		
VOC					
Heptane	N	ug/kg	25	45.7	< 10.0
Octane	N	ug/kg	25	524	< 10.0
Nonane	N	ug/kg	25	644	89.1
Benzene	M	ug/kg	25	^ 12300	^ 49.5
Toluene	M	ug/kg	25	^ 30400	^ 500
Ethylbenzene	M	ug/kg	25	^ 5120	^ 323
m+p-xylene	M	ug/kg	25	^ 16700	^ 943
o-xylene	M	ug/kg	25	^ 13300	^ 912
cis-1,2-dichloroethene	N	ug/kg	25	< 25.0	< 25.0
1,1-Dichloroethane	M	ug/kg	25	^ < 25.0	^ < 25.0
Chloroform	M	ug/kg	25	^ < 25.0	^ < 25.0
Tetrachloromethane	M	ug/kg	25	^ < 25.0	^ < 25.0
1,1,1-Trichloroethane	M	ug/kg	25	^ < 25.0	^ < 25.0
Trichloroethylene	M	ug/kg	25	^ < 25.0	^ < 25.0
Tetrachloroethylene	M	ug/kg	25	^ < 25.0	^ < 25.0
1,1,1,2-Tetrachloroethane	M	ug/kg	25	^ < 25.0	^ < 25.0
1,1,2,2-Tetrachloroetha	M	ug/kg	25	^ < 25.0	^ < 25.0
Chlorobenzene	M	ug/kg	25	^ < 25.0	^ < 25.0
Bromobenzene	M	ug/kg	25	^ < 25.0	^ < 25.0
Bromodichloromethane	M	ug/kg	25	^ < 25.0	^ < 25.0
Methylethylbenzene	M	ug/kg	25	^ 368	^ 83.1
1,1-Dichloro-1-propene	M	ug/kg	25	^ < 25.0	^ < 25.0
Trans - 1-2 -dichloroethylene	N	ug/kg	25	< 25.0	< 25.0
2,2-Dichloropropane	N	ug/kg	25	< 25.0	< 25.0
Bromochloromethane	N	ug/kg	25	< 25.0	< 25.0
1,2-Dichloroethane	M	ug/kg	25	^ < 25.0	^ < 25.0
Dibromomethane	M	ug/kg	25	^ < 25.0	^ < 25.0
1,2-Dichloropropane	M	ug/kg	25	^ < 25.0	^ < 25.0
cis-1,3-Dichloro-1-propene	M	ug/kg	25	^ < 25.0	^ < 25.0
trans-1,3-Dichloro-1-propene	M	ug/kg	25	^ < 25.0	^ < 25.0
1,1,2-Trichloroethane	N	ug/kg	25	< 25.0	< 25.0
Dibromochloromethane	N	ug/kg	25	< 25.0	< 25.0
1,3-Dichloropropane	N	ug/kg	25	< 25.0	< 25.0
1,2-dibromoethane	N	ug/kg	25	< 25.0	< 25.0
Styrene	N	ug/kg	25	< 25.0	30.9
Propylbenzene	N	ug/kg	25	887	217
2-Chlorotoluene	N	ug/kg	25	< 25.0	34.2
1,2,4-Trimethylbenzene	N	ug/kg	25	368	83.1
4-Chlorotoluene	N	ug/kg	25	< 25.0	< 25.0
t-butylbenzene	N	ug/kg	25	< 25.0	< 25.0
1,3,5-Trimethylbenzene	N	ug/kg	25	9170	1300
1-methylpropylbenzene	N	ug/kg	25	93.7	97.9
p-cymene	N	ug/kg	25	215	59.9
1,3-Dichlorobenzene	N	ug/kg	25	< 25.0	< 25.0
Butylbenzene	N	ug/kg	25	208	128
1,2-Dibromo-3-chloropropane	N	ug/kg	25	< 25.0	< 25.0
Hexachlorobutadiene	N	ug/kg	25	< 25.0	< 25.0
1-2-3 - Trichlorobenzene	N	ug/kg	25	< 25.0	< 25.0
Naphthalene	N	ug/kg	25	9160	2970
1-2-4 - Trichlorobenzene	N	ug/kg	25	< 25.0	< 25.0
1,4-Dichlorobenzene	N	ug/kg	25	< 25.0	< 25.0
1,2-Dichlorobenzene	N	ug/kg	25	< 25.0	< 25.0
Bromoform	N	ug/kg	25	< 25.0	< 25.0

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45069, issue number 1

			ELAB Reference	303741	303742
			Customer Reference		
			Sample ID		
			Sample Type	SOIL	SOIL
			Sample Location	UST 1	UST 2
			Sample Depth (m)		
			Sampling Date	28/11/2022	28/11/2022
Determinand	**Codes**	**Units**	**LOD**		
SVOC					
Phenol	N	mg/kg	0.01	4.56	< 0.01
Aniline	N	mg/kg	0.01	< 0.01	< 0.01
Bis(2-chloroethyl)ether	N	mg/kg	0.01	< 0.01	< 0.01
2-Chlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
1,3-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01
1,4-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01
Benzyl Alcohol	N	mg/kg	0.01	< 0.01	< 0.01
1,2-Dichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01
2-Methylphenol	N	mg/kg	0.01	1.41	< 0.01
Bis(2-chloroisopropyl)ether	N	mg/kg	0.01	< 0.01	< 0.01
3 and 4-methylphenol	N	mg/kg	0.01	2.76	< 0.01
N-Nitrosodi-n-propylamine	N	mg/kg	0.01	< 0.01	< 0.01
Hexachloroethane	N	mg/kg	0.01	< 0.01	< 0.01
Nitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01
Isophorone	N	mg/kg	0.01	< 0.01	< 0.01
2-Nitrophenol	N	mg/kg	0.01	< 0.01	< 0.01
2,4-Dimethylphenol	N	mg/kg	0.01	1.32	< 0.01
Bis(2-chloroethoxy)methane	N	mg/kg	0.01	< 0.01	< 0.01
2,4-Dichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
1,3,5-Trichlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01
Naphthalene	N	mg/kg	0.01	29.5	0.02
3-Chloroaniline	N	mg/kg	0.01	< 0.01	< 0.01
Hexachloro-1,3-butadiene	N	mg/kg	0.01	< 0.01	< 0.01
4-Chloro-3-methylphenol	N	mg/kg	0.01	< 0.01	< 0.01
2-Methylnaphthalene	N	mg/kg	0.01	14.4	0.02
1-Methylnaphthalene	N	mg/kg	0.01	7.48	0.01
Hexachlorocyclopentadiene	N	mg/kg	0.01	< 0.01	< 0.01
2,4,6-Trichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
2,4,5-Trichlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
1-Chloronaphthalene	N	mg/kg	0.01	< 0.01	< 0.01
2-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01
1,4-Dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01
Dimethyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01
1-3-dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01
2-6-dinitrotoluene	N	mg/kg	0.01	< 0.01	< 0.01
Acenaphthylene	N	mg/kg	0.01	0.02	< 0.01
1,2-Dinitrobenzene	N	mg/kg	0.01	< 0.01	< 0.01
3-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01
Acenaphthene	N	mg/kg	0.01	0.09	< 0.01
4-nitrophenol	N	mg/kg	0.01	< 0.01	< 0.01
Dibenzofuran	N	mg/kg	0.01	< 0.01	< 0.01
2,3,5,6-Tetrachlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
2,3,4,6-Tetrachlorophenol	N	mg/kg	0.01	< 0.01	< 0.01
Diethyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01
1-chloro-4-phenoxybenzene	N	mg/kg	0.01	< 0.01	< 0.01
Fluorene	N	mg/kg	0.01	0.35	< 0.01
4-Nitroaniline	N	mg/kg	0.01	< 0.01	< 0.01
Dinitro-o-cresol	N	mg/kg	0.01	< 0.01	< 0.01
Diphenylamine	N	mg/kg	0.01	< 0.01	< 0.01
Azobenzene	N	mg/kg	0.01	< 0.01	< 0.01
1-bromo-4-phenoxybenzene	N	mg/kg	0.01	< 0.01	< 0.01
Hexachlorobenzene	N	mg/kg	0.01	< 0.01	< 0.01
Pentachlorophenol	N	mg/kg	0.01	< 0.01	< 0.01

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45069, issue number 1

ELAB Reference	303741	303742
Customer Reference		
Sample ID		
Sample Type	SOIL	SOIL
Sample Location	UST 1	UST 2
Sample Depth (m)		
Sampling Date	28/11/2022	28/11/2022

Determinand	Codes	Units	LOD		
SVOC					
Phenanthrene	N	mg/kg	0.01	0.22	0.09
Anthracene	N	mg/kg	0.01	0.12	0.03
Carbazole	N	mg/kg	0.01	< 0.01	< 0.01
Dibutyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01
Fluoranthene	N	mg/kg	0.01	0.04	0.08
Pyrene	N	mg/kg	0.01	0.04	0.05
Butyl benzyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01
Bis-2-ethylhexyladipate	N	mg/kg	0.01	< 0.01	< 0.01
Diisooctyl phthalate	N	mg/kg	0.01	< 0.01	< 0.01
Benzo(a)anthracene	N	mg/kg	0.01	0.01	0.02
Chrysene	N	mg/kg	0.01	< 0.01	0.03
Bis(2-ethylhexyl)phthalate	N	mg/kg	0.01	< 0.01	< 0.01
Benzo(b)fluoranthene	N	mg/kg	0.01	0.01	0.02
Benzo(k)fluoranthene	N	mg/kg	0.01	< 0.01	0.01
Benzo(a)pyrene	N	mg/kg	0.01	< 0.01	< 0.01
Indeno(1,2,3-cd)pyrene	N	mg/kg	0.01	< 0.01	0.01
Dibenzo(a,h)anthracene	N	mg/kg	0.01	< 0.01	< 0.01
Benzo[g,h,i]perylene	N	mg/kg	0.01	0.02	0.02

Unit A2, Windmill Road, Ponswood Industrial Estate, St Leonards on Sea, East Sussex, TN38 9BY
Tel: +44 (0)1424 718618, Email: info@elab-uk.co.uk, Web: www.elab-uk.co.uk

Results Summary

Report No.: 22-45069, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
303741		UST 1	Foam	No asbestos detected	n/t	n/t	n/t	n/t
303742		UST 2	Foam	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 22-45069, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Foam					
PAH (GC-MS)	N	As submitted sample	01/12/2022		GC-MS
Free cyanide	N	As submitted sample	14/12/2022	107	Colorimetry
Hexavalent chromium	N	As submitted sample	01/12/2022	110	Colorimetry
Phenols in solids	M	As submitted sample	01/12/2022	121	HPLC
SVOC in solids	N	As submitted sample	01/12/2022	167	GC-MS
Low range Aliphatic hydrocarbons soil	N	As submitted sample	14/12/2022	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	14/12/2022	181	GC-MS
VOC in solids	M	As submitted sample	05/12/2022	181	GC-MS
BTEX in solids	M	As submitted sample	14/12/2022	181A	GC-MS
Total cyanide	M	As submitted sample	01/12/2022	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	01/12/2022	271	
Asbestos identification	U	Air dried sample	05/12/2022	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	05/12/2022	300	ICPMS

Tests marked N are not UKAS accredited

Report Information

Report No.: 22-45069, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.

ELAB are unable to provide an interpretation or opinion on the content of this report.

The results relate only to the sample received.

PCB congener results may include any coeluting PCBs

Uncertainty of measurement for the determinands tested are available upon request

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month

All water samples will be retained for 7 days following the date of the test report

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

P.P O'Connor Enviro Limited
Sharston Recycling Yard, Longley Lane, Sharston,
Manchester, M22 4SS

Phone: **0161 945 4668**
Website: **www.ppoconnor.co.uk**

P. P. O'CONNOR
Committed To Excellence

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence:

Waste Management Licence:
EPR/AB3205FD/T001 - The Old Railway Station, Longley Lane, Sharston, Manchester, M22 4RQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 25/01/2023

Job Number: 46423

Waste Producer
GRIP STEEL REINFORCEMENTS LTD
Redstart C/o Seddon, Nixon Street, Rochdale, OL11 3JW

Grade & EWC
Mixed Construction Waste - 17 09 04

SIC Code: 41202 Construction of domestic

Order Details
NEWSK 8 (Open)

PO: John
Contact: DUANE 079828375636

Time On Site 12:57 **Time Off Site** 12:58

Load Details:

Driver Notes
wait and load



Waste Producer Signature

Print Name duane
Signing represents total acceptance of all the Terms and Conditions

I (the customer) do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
P.P. O'CONNOR ENVIRO LTD
61 Mosley Road, Trafford Park, Manchester, M17 1GJ

Waste Receiver

Registration Number:

Vehicle Registration: MF71 OKT

Driver Name: Kyle Matley

Registration Number:

Carrier Signature Kyle Matley

Description of Waste: Where waste is discovered to be inconsistent with the description given by the customer or their agent, the owner reserves the right to recover the appropriate charges and associated tax, together with any other costs incurred.

P.P O'Connor Enviro Limited
Sharston Recycling Yard, Longley Lane, Sharston,
Manchester, M22 4SS

Phone: **0161 945 4668**
Website: **www.ppoconnor.co.uk**

P. P. O'CONNOR
Committed To Excellence

Duty of Care - Controlled Waste Transfer Note

Waste Carrier Licence:

Waste Management Licence:
EPR/AB3205FD/T001 - The Old Railway Station, Longley Lane, Sharston, Manchester, M22 4RQ

Annual Waste Transfer Note - valid for 12 months from:
Date: 25/01/2023

Job Number: 46425

Waste Producer
GRIP STEEL REINFORCEMENTS LTD
Redstart C/o Seddon, Nixon Street, Rochdale, OL11 3JW

Grade & EWC
Mixed Construction Waste - 17 09 04

SIC Code: 41202 Construction of domestic

Load Details:

Order Details
FIN 8 (Open)

Driver Notes

PO: John
Contact: DUANE 079828375636

Time On Site 12:57 **Time Off Site** 13:09

Waste Producer Signature

Print Name
Signing represents total acceptance of all the Terms and Conditions

I (the customer) do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

Waste Carrier
P.P. O'CONNOR ENVIRO LTD
61 Mosley Road, Trafford Park, Manchester, M17 1GJ

Waste Receiver
P.P. O'CONNOR ENVIRO LTD
The Old Railway Station, Longley Lane, Sharston, Manchester, M22 4RQ

Registration Number:

Vehicle Registration: MF71 OKT

Driver Name: Kyle Matley

Registration Number: EPR/AB3205FD/T001

Carrier Signature Kyle Matley

Receiver Signature Tp Wallbank

Description of Waste: Where waste is discovered to be inconsistent with the description given by the customer or their agent, the owner reserves the right to recover the appropriate charges and associated tax, together with any other costs incurred.

P.P. O'CONNOR ENVIRO LTD
The Old Railway Station, Longley Lane,
Sharston, Manchester, M22 4RQ
email: trevor.wallbank@ppoconnor.co.uk
VAT Reg: 378 2728 55
Company Reg: 7463694

ID:46425 Date:25-01-23

WASTE PRODUCER:
GRIP STEEL REINFORCEMENTS LTD
Redstart C/o Seddon, Nixon Street,
Rochdale, OL11 3JW
Service: FIN
Container: 8 (Open)
PO: John
SIC Code: 41202 Construction of
domestic

WEIGHTS:
Ticket Ref: 46425
GROSS: 14.220 T | 25-01-23 14:28
TARE: 9.880 T | 25-01-23 14:28
NET: 4.340 T

Mixed Construction Waste 17 09 04
4.340 T

CARRIER/HAULIER:
P.P. O'CONNOR ENVIRO LTD
61 Mosley Road, Trafford Park,
Manchester, M17 1GJ
Carrier Reg: CBDU101751
Vehicle Reg: MF71 OKT

WASTE RECEIVER:
P.P. O'CONNOR ENVIRO LTD
The Old Railway Station, Longley Lane,
Sharston, Manchester, M22 4RQ
Permit: EPR/AB3205FD/T001

I (the customer) do hereby declare that the service contracted for as defined above has been carried out to my complete satisfaction. I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011. Signing represents acceptance of the Terms and Conditions.

CARRIER:



Print name: Kyle Matley

WASTE RECEIVER:



Print name: Trevor

Appendix E

Japanese Knotweed Removal Information.

complete weed control

Japanese Knotweed Removal Report

Nixon Street, Rochdale.

About us

Complete Weed Control offers a specialist contract service for the eradication of all problem weeds, wherever they appear. Experience plays a major factor in successful treatment. Knowing when and how to apply the appropriate product can speed up eradication and save time and money.

- With over 30 years of operation, 48 regions and over 200 operators working throughout the UK, we have a combined experience of over 640 years, which means we are confident of providing an answer to your weed control problems.
- Our work is covered by a guarantee to meet your expectations. We re-treat free of charge if we do not achieve our goals.
- Through our customised CWC job system computer program we are ISO 9002 compliant and quality assured.
- With 48 regional offices we can offer a nationwide service at a local level.

CWC has consistently invested in new technology, resulting in award winning equipment and techniques that provides environmentally friendly and cost effective solutions to your weed problems.

Established in 1972, Complete Weed Control Ltd is the only company offering a wide range of weed control services on a national basis. The company was set up to provide a specialist weed control service to a diverse range of areas including Local Authorities and Public Utilities, industrial sites, amenity and leisure areas such as golf courses, football pitches, tennis, bowls etc.

Complete Weed Control is at the forefront of the fight against Japanese Knotweed, helping land owners all over the country monitor the extent of the menace and tackle it. Complete Weed Control recently held a seminar, with the purpose of pooling the immense amount of knowledge from within their organisation, about the control and eradication of Japanese Knotweed. Ian Graham, Managing Director, commented “Our company has been established for over 30 years and during that time we have had to tackle the problem of Japanese Knotweed in every imaginable situation. This experience is invaluable, given the difficulties tackling this most invasive weed”

Quality is a key element in service provision at CWC. Achieving the prestigious ISO 9000 Quality Standard in 2000, all personnel are fully trained in the safe use of chemicals and receive regular training updates from the company’s own Health and Safety specialist – Jonathan Stockley. Strong emphasis will always be placed on maintaining the highest possible standards using the most up to date equipment, the best available products, ensuring full legal plus health and safety compliance, minimizing environmental impact, thus giving customer satisfaction”.

Japanese Knotweed

Before discussing the treatment or removal of Japanese Knotweed it is worth looking at the facts relating to the weed, its means of reproduction as well as the physical properties of the plant itself.

Japanese Knotweed was introduced into the country by the Victorians, as an ornamental plant. This original plant was first introduced to Kew Gardens, and from there it was distributed commonly into the gardens of large Victorian properties. This original plant was female and all of the Japanese Knotweed in this country is a direct descendant of this original plant. Due to this all Japanese Knotweed in this country is female, as such it cannot reproduce from its seeds which are produced in September / October, as they remain sterile.

The spread of Japanese Knotweed in this country is predominantly through the distribution of soil containing rhizome from the sub surface element of the plant. In addition new stands can grow from fragments of the stem when severed.

Japanese Knotweed has a rhizome network that extends typically three meters deep into the soil and can extend laterally many meters beyond the periphery of the visible extent of the stand. The figure of seven meters is often quoted to ensure that when excavating Japanese Knotweed, no traces of rhizome are left in the ground. This is for good reason as a piece the size of a fingernail can regenerate into a new stand.

Above ground the weed starts to grow in March. The first shoots rapidly develop and can grow a number of inches a day before reaching a typical height of three meters. The leaves are a lush green with a slightly paler underside and are of simple shape. The stems to which they are attached are not unlike bamboo in that they are hollow and have nodes from where the leaves grow. These stems can be in excess of two inches in diameter when fully developed. In the late summer the plant produces flowers at the top of each stem, which are white in colour and made up of many tiny petals. At the end of the autumn the Japanese Knotweed starts to draw down the fluids from the foliage and the stems dry out completely giving the appearance that the plant is dead. These stems remain if left undisturbed and disintegrate slowly throughout the following season.

If left unchecked, this highly invasive alien weed can cause significant damage to building structures, with new shoots able to penetrate tarmac, walls and even building foundations. It has been reported growing into new buildings where it has not been eradicated before construction, and presents a risk to built projects and hard and soft landscaping.

With regard to the means of dealing with Japanese Knotweed there are two broad options. The first and quickest option is to dig out the soil and all of the

rhizomes and dispose of them to a landfill site that is licensed to accept this waste. The raisings can also legally be buried on site so long as there is at least a five-meter depth of fill covering the contaminated material. It is desirable to avoid burying under the footprint of an intended building.

The second and more economical option is to treat the Japanese Knotweed with herbicide to affect a kill. The proximity of desirable trees and more importantly any water course along with the likely future of the site effect the choice of permissible herbicides. Again there are two broad options with regard to the means of treatment. The first of which is to apply the herbicide to the leaf of the plant in order that it can translocate through the plant and into the rhizome system. This method is best performed with an initial treatment in the late summer or autumn, the reason for this being that the natural senescence of the plant aids the movement of the herbicide into the rhizome. Additionally the leaf area is significantly greater at this time of year and as such provides a greater opportunity to absorb the chemical. This treatment would need to be followed up with a program of treatments over a number of years as the rhizome system of the plant is so extensive that the herbicide cannot penetrate the full system in one application leaving it with the capacity to regenerate.

Stem injection is another means of getting herbicide into the plant. This involves cutting the stem above a node and then injecting concentrated product into the hollow inter-nodal cavity through the cuticle. This method can be carried out once the stem has reached a suitable size but as with spray treatment the application is most effective as the plant reaches senescence in the autumn. This method also requires a follow up treatment program over a number of years in order to be effective.

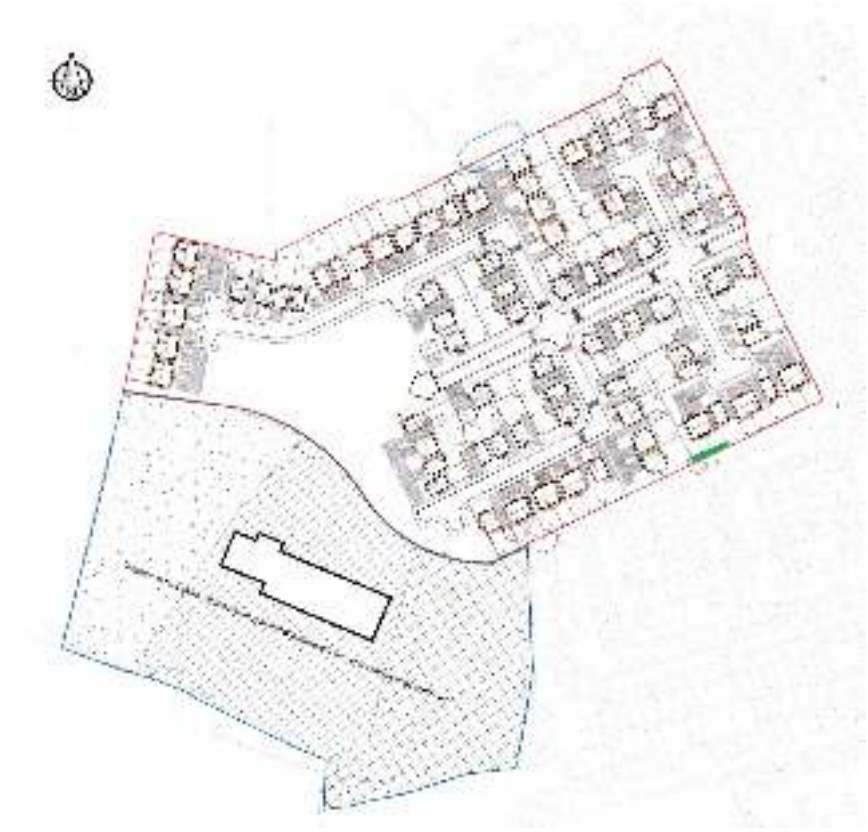
With regard to the above choices the deciding factor is often time. If there is a need to develop a site within a short timeframe then the excavation route is often the only possibility. If however there is more time available the more economical option of chemical treatment becomes viable. The position of the stands relative to building lines can also have an impact with regard to the decision.

Site

The site is located at the end of Nixon Street and was a former car supermarket site.

Japanese Knotweed had previously been identified and had been fenced off and subject to a herbicide treatment program.

The location of the Japanese Knotweed is shown in green on the site plan below.



Method Statement

Activity

Controlled excavation and removal of knotweed contaminated soils under the supervision of Complete Weed Control.

Objective

To ensure the full removal of knotweed contaminated soils and controlled relocation, at all times ensuring the spread of knotweed is not possible.

Resources

Personnel
Experienced and competent Banks man
Experienced and competent Plant Operatives holding relevant CITB / CTA certification

Plant
360°excavator

Methodology

Should any services be encountered, which are suspected of being live, then the appropriate utility company should be contacted.

All works will be carried out under the careful supervision of Complete Weed Control (CWC).

Excavation to remove the knotweed contaminated soils will only stop once CWC are satisfied that all rhizomes have been removed.

The contaminated soils were then carefully loaded onto a tipper truck and removed to a licenced waste tip.

At all times excavator buckets and tipper trucks shall not be over loaded to prevent spilling of any contaminated soils. If possible all plant will refrain from tracking or travelling onto contaminated soils. A brush and shovel will be made available for immediately cleaning up any spilt soils and kept separate from all other tools.

All plant used in the excavation and movement of soils, will not be allowed to operate elsewhere on-site until appropriately cleaned down and decontaminated by CWC and to their satisfaction.

Safety

All operatives are to undergo a Site Safety Induction before commencing works on site.

All personnel employed in the operations set out in the method statement are to undergo Tool Box Talks.

The following personal protective equipment must be worn by all operatives undertaking this operation:

1. Safety helmet conforming to BS 5240 Part 1
2. Safety footwear
3. Hi vis jacket/waste coat

Conclusion

Complete Weed Control attended the above site on the 7th October 2022 and successfully supervised the excavation of the Japanese Knotweed contaminated soils. The soils were loaded onto a tipper truck and removed to a licensed waste tip.





Complete Weed Control personally supervised the excavations and throughout the process a thorough attention to detail was maintained to ensure that no Japanese Knotweed rhizomes were present in any of the excavations.

Steve Crozier
Director
Complete Weed Control

Maple Contracting Ltd t/a
Complete Weed Control (Merseyside)
2 Arbury Cottage
Arbury Lane
Winwick
Warrington
WA2 0RJ

Registered in England No 5284524
Steve Crozier BASIS Registration no E/5614/ICMAT

Tel 01925 695929 Mobile 07900 251576
Email: stevecwc@sky.com

www.completeweedcontrol.co.uk

Notice of variation with introductory note

Environmental Permitting (England & Wales) Regulations 2010

Harwood Quarry Co. Ltd

Harwood Quarry
Brookfold Lane
Bolton
BL2 4LT

Variation notice number

EPR/XP3796CW/V002

Permit number

EPR/XP3796CW

Harwood Quarry
Permit Number EPR/XP3796CW

Introductory note

This introductory note does not form a part of the notice

The following notice gives notice of the variation of an environmental permit.

The main features of the facility are as follows. The original waste disposal licence allowed a range of commercial and industrial wastes to be disposed of at the site. In the early 1980's the waste types were limited to dry chemically inert, insoluble, non-toxic and non-putrescible. From 1992 until 2005 landfilling activities reduced at the site to allow for quarrying.

In 2004 an application was made for a PPC permit for the Harwood Quarry site, but as the area covered by this permit did not have an engineered basal liner to the standards required by the Landfill Directive, the permit for this section of the site was withdrawn. A closure notice was then served by the Agency on Harwood Quarry Co Ltd in November 2006 requiring that the site produces a closure report and follows the closure process.

In 2006 landfilling re-commenced using a restricted number of mainly inert waste types in order that the site could progress towards closure.

The closure report dated March 2007 was received by the Agency and a second closure notice was served on Harwood Quarry Co Ltd in February 2008 requiring a second closure report and allowing waste to be deposited at the site until November 2008. An extension to this deadline until 16th July 2009 was given by the Agency as a result of the economic downturn.

In July 2009 the operator submitted a closure report addendum to the Agency demonstrating that remaining waste deposits at the site were a recovery activity rather than a disposal activity. The main justification being the requirement of the adjacent PPC permit to have an engineered separation zone (ESZ) constructed between this permit and the PPC permit. The ESZ can only be constructed if there is adequate support for the barrier from the Harwood Quarry Co Ltd side of the site (a suitable landform).

This is an Agency Initiated permit variation following a periodic review conducted in April 2010.

The Schedules specify the changes made to the permit. A varied and consolidated environmental permit, reflecting the changes made to the permit, has been issued.

The status log of the permit sets out the permitting history, including any changes to the permit reference number

Status Log of the permit		
Detail	**Date**	**Comments**
Application - Harwood Quarry Co. Ltd	17/03/77	
Waste Disposal Licence Issued	November 1977	RD/LIC/122/77
Modification WML/0122/M1 Issued	27/11/81	
Modification WML/0122/M2 Issued	22/09/83	
Modification WML/0122/M3 Issued	15/03/85	
Modification WML/0122/M4 Issued	26/08/87	
Modification WML/0122/M5 Issued	20/05/88	
Modification WML/0122/M6 Issued	20/04/90	
Modification WML/0122/M7 Issued	17/07/91	
Modification WML/0122/M8 Issued	26/07/94	
Environment Agency Variation duly made EPR/XP3796CW/V002	09/04/10	
Variation EPR/XP3796CW/V002 determined (varied and consolidated permit issued)	15/10/10	

Other Part A installation permits relating to this installation		
Operator	**Permit Number**	**Date of Issue**
Booth Ventures Limited	BV8741IL	17/10/05

End of Introductory Note

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	Roy Braidwood & Sons Transport Ltd.
Registered as	An upper tier waste carrier, broker and dealer
Registration number	CBDU91464
Address of place of business	R BRAIDWOOD & SONS TRANSPORT LTD LESTER ROAD MANCHESTER M38 0PT
Telephone number	01617993801
Date of registration	9 February 2022
Expiry date of registration (unless revoked)	23 March 2025

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

Ground Materials Limited
Suite 15, Link 665 Business Centre
Todd Hall Road
Lancashire
BB4 5HU
0161 647 7409
info@gmat.co.uk

GMAT
Ground Material Solutions

SHIPMENT TICKET NO. SH22070215

SITE	Harwood Quarry
PERMIT NO.	EPR/BV8741IL

CUSTOMER	Roy Braidwood & Sons Transport Limited
PROJECT ADDRESS	Nixon Street

CUST ORDER NO.	-	SALE ORDER NO.	SO22003353

DESCRIPTION	EWC	QTY	UNIT
Japanese Knotweed	17 05 04	1.00	Ld

CARRIER	Roy Braidwood & Sons Transport Ltd	CARRIER REG.	CBDU91464
VEHICLE REG.	V400 RBS	DRIVER	Neil
DATE	07/10/22		

DISCLAIMER I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England and Wales) Regulations 2011

SIGNATURE:

TICKET NOTES

Ground Materials Limited
Suite 15, Link 665 Business Centre
Todd Hall Road
Lancashire
BB4 5HU
0161 647 7409
info@gmat.co.uk

GMAT
Ground Material Solutions

SHIPMENT TICKET NO. SH22070281

SITE	Harwood Quarry
PERMIT NO.	EPR/BV8741IL

CUSTOMER	Roy Braidwood & Sons Transport Limited
PROJECT ADDRESS	Nixon Street

CUST ORDER NO.	-	**SALE ORDER NO.**	SO22003353

DESCRIPTION	**EWC**	**QTY**	**UNIT**
Japanese Knotweed	17 05 04	1.00	Ld

CARRIER	Roy Braidwood & Sons Transport Ltd	**CARRIER REG.**	CBDU91464
VEHICLE REG.	V400 RBS	**DRIVER**	Neil
DATE	07/10/22		

DISCLAIMER I confirm that I have fulfilled my duty to apply the waste hierarchy as required by regulation 12 of the Waste (England and Wales) Regulations 2011

SIGNATURE:

TICKET NOTES

smas WORKSAFE

wrap

ROY BRAIDWOOD & SONS TRANSPORT LTD
LESTER ROAD, WORSLEY TRADING ESTATE, LITTLE HULTON, MANCHESTER M380PT
TEL: 0161-799-3801 FAX 0161-702-0882

Duty of Care: Controlled Waste Transfer Note

Section A – Description of Waste

Please describe the waste being transferred: Soil cont. less than 5% Japanese Knotweed

How is the waste contained? Loose ☑ Sacks ☐ Skip ☐ Drum ☐ Other ☐ Please describe: _____

What is the quantity of the waste (weight etc.)? 10 loads

European Waste Category (EWC code): 17-05-04

Standard Industrial Classification (SIC code): 49.41.0

Section B – Current Holder of Waste (Transferor)

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

Full Name: Phil Sales

Name & address of company: Redstart Northwest Limited, Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, SK8 6QL

Which of the following are you? (Please tick one or more boxes)

Producer of waste ☑ Holder of waste disposal or waste management licence ☐ Licence Number: _____ Issued by: _____

Importer of the waste ☐ Exempt from requirement to have a vast disposal or waste management licence. ☑ Give reason: Construction related company

Waste disposal Authority (Scotland only) ☐ Exempt from requirement to register ☐ Give reason: _____

Section C – Person Collecting The Waste (Transferee)

Full name: **ROY BRAIDWOOD & SONS TRANSPORT LTD** Authorised for transport purposes ☑

Name and address of company:
LESTER ROAD, WORSLEY TRADING ESTATE
LITTLE HULTON
MANCHESTER
M38 0PT

Specify which of these purposes: **REGISTERED WASTE CARRIER**
License number: **CB/DU91464**
Issued by: **E.A. SHEFFIELD**

Section D

Address of place and transfer / collection point: Nixon Street, Rochdale, OL11 3AG

Date of transfer: 07/10/2022 Time (s) of transfer (for multiple consignments give "between dates"): 07/10/2023

Name and address of broker who arranged this waste transfer (if applicable): _____

Section E – Disposer of the waste.

Name and address of company: Booth Ventures, Harwood Quarry, Brookfold Lane, Bolton, BL2 4LT

Which of the following are you? (Please tick appropriate box)

Holder of disposal of waste management licence ☑ Licence number: EPR/XP3796CW Issued by: Environment Agency

Exempt from licensing requirements ☐

Transferor	**Transferee**	**Disposer**
Signed	**Signed**	**Signed**
Print Phil Sales	**Print** Matthew Braidwood	**Print**

Appendix F

- **MMPs, Crusher Permits, U1 and T5 exemption.**

DoW CoP
Sustainable Reuse of Soils
A CL:AIRE Initiative

2022-08-15 08:29:38

Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Nixon Street MMP QP Declaration
Related declaration references	None
3. Site of Origin	Checked
4. Direct Transfer	N/A
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m^3	108000
Additional comments on Proposed Volumes	

3. Site of Origin	
3a. Route A: Land affected by contamination or suspected of being affected by contamination	Checked
3b. Route B: Land not suspected of being affected by contamination.	N/A
Site Address	Nixon Street, Rochdale
Postcode for Site of Origin	OL11 3AG
Grid Reference for Site of Origin	387760, 410980

CL:AIRE Initiatives Ltd
Chiltern House, Haddenham Business Centre, Thame Road,
Haddenham, Buckinghamshire, HP17 8BY
Company Registration No. 13628954
dowcop.declarations@claireinitiatives.com

3d. Site Owner(s)	
Site Owner #1	
Name	Phase 1 - Hive Homes (Greater Manchester) LLP
Address	2a Derwent Avenue, Chorlton, Manchester, M21 7QP
Email	Ed.milner@hive-homes.co.uk
Telephone	07811 440342
Site Owner #2	
Name	Phase 2: Rochdale Borough Council
Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Email	Via Hive, see above
Telephone	Via Hive, see above
3e. Developer	
Developer #1	
Company	Hive Homes (Greater Manchester) LLP
Address	2a Derwent Avenue, Chorlton, Manchester, M21 7QP
Contact Name	Ed Milner
Job Title	Director
Email	Ed.milner@hive-homes.co.uk
Telephone	07811 440342
Developer #2	
Company	Phase 2: Rochdale Borough Council
Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Contact Name	Via Hive, see above
Job Title	Via Hive, see above
Email	Via Hive, see above
Telephone	Via Hive, see above

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6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Rochdale Metropolitan Borough Council
Local Authority Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Lead Contact Name	Michael Moore
Lead Contact Role	Environmental Health Senior Officer (Environmental Protection)
Lead Contact Address (if different from above)	
Lead Contact Email	michael.moore@rochdale.gov.uk
Lead Contact Telephone	01706 924107
Receiver Site Agency	Warrington
Agency Address	Richard Fairclough House Knutsford Road, Warrington, WA4 1HT
Contact Telephone	0203 025 0535 or 03708 506 506
Contact Email	gmmcwasteenquiries@environment-agency.gov.uk & SPPlanning.RFH@environment-agency.gov.uk

7. Lines of Evidence	
Reference for the Materials Management Plan	Edge Consulting: MMP-Nixon Street V2 dated 11/08/22
Reference for the Risk Assessment	Delta Simons Investigation and Report Ref 14-0185.03 (2016) in MMP Appendix C WSP Site Investigation Report Ref 70049932-11197 (2018) in MMP Appendix D
Reference for either Remediation Strategy or Design Statement	EDGE Remediation Strategy Ref 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05] of 29/04/22 in MMP Appendix H. Human Health Assessment Criteria in remediation strategy as presented in MMP Appendix B.

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Reference for the Verification Plan	Section 5 of EDGE Remediation Strategy Ref 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT[P05] of 29/04/22
Company	EDGE Consulting Engineers
Address	3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ
Name	Andrew Bain, Geo-environmental Team Leader,
Email	abain@edgece.com
Telephone	T 0161 834 1938 M 0798 407 7358
Expected production date for the Verification Report.	2023-03-01 00:00:00
7gi. Location plans	Proposed site layout plan is presented as MCK Associates Limited Drawing No 18-109 Rev J Redstart Drawing Ref NIX002 Remediation Works Layout and Levels
7gii. Schematics	Drawing 11236-T104 Tender Materials Movement Schematics in MMP Appendix A.
7giii. Desk Top Study	Delta Simons Investigation and Report Ref 14-0185.03 (2016) in MMP Appendix C
7giv. Mass balance calculations	MMP Box 19 and Redstart (the remediation contractor) Volume Assessment
7gv. Contingency arrangements	MMP Box 21a to 21d
7gvi. Tracking system	MMP Box 22a to 22e, Box 23 & Redstart Tracking Form in Appendix I
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	e-mail from Michael Moore (RBC) to Hive Homes showing LA approval of remediation strategy dated 23/12/21 presented in MMP Appendix E. Remediation Strategy states that DoWCoP MMP system will be used.

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Reference the correspondence with the Environment Agency	e-mail from Stephen Bostock (EA) to EDGE dated 01/08/22 presented in MMP Appendix F.
I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	20/01429/FUL
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Please list correspondence reviewed above	See Box 7H above
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Chris Eccles
8b. QP Number	QP020
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked

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Company Registration No. 13628954
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8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked

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DoW CoP
Sustainable Reuse of Soils
A CL:AIRE Initiative

2022-09-29 13:41:02

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This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Nixon Street MMP Donor 1 QP Declaration
Related declaration references	None
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m^3	4200
Additional comments on Proposed Volumes	Note that there are two receiver sites, Phase 1 and Phase 2 with different owners, these two sites are adjacent and being developed by the same contractor for both owners. SI and Rem Strat all for the Phase 1 and 2 sites

4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A

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4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	
Donor Site #1	
Site Address	Kinross Street, Burnley, BB11 4DP NGR 382870 431837
Company	Ring Stones
Developer company address	1st Floor, Centenary Court, Croft Street, Burnley, BB11 2ED
Name	Jonathan Shaw
Email	jshaw@ringstones.co.uk
Telephone	0300 303 3968
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG
Company	For Phase 1 Area: Hive Homes (Greater Manchester) LLP.
Developer company address	Phase 1 Area: 2a Derwent Avenue, Chorlton, Manchester, M21 7QP.
Name	Ed Milner
Email	Ed.milner@hive-homes.co.uk
Telephone	07811 440342
Receiver Site #2	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG
Company	Rochdale Borough Council
Developer company address	Phase 2: Rochdale Borough Council, Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Name	As Per Phase 1 Area - Hive Homes LLP
Email	As Per Phase 1 Area - Hive Homes LLP
Telephone	As Per Phase 1 Area - Hive Homes LLP

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6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Rochdale Metropolitan Borough Council
Local Authority Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Lead Contact Name	Michael Moore
Lead Contact Role	Environmental Health Senior Officer (Environmental Protection)
Lead Contact Address (if different from above)	
Lead Contact Email	michael.moore@rochdale.gov.uk
Lead Contact Telephone	01706 924107
Receiver Site Agency	Warrington
Agency Address	The Waste Enquiries Helpdesk Team The Environment Agency Sustainable Places (Liverpool City Region) Richard Fairclough House, Knutsford Road, Warrington, Cheshire WA4 1HT
Contact Telephone	03708506506
Contact Email	stephen.bostock@environment-agency.gov.uk

7. Lines of Evidence	
Reference for the Materials Management Plan	Redstart: Nixon St Rochdale MMP1 Donor 1 dated 26/09/22

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Reference for the Risk Assessment	Receiver: - Delta Simons Report Ref: 14-0185-03, 'Outline Remediation Strategy, Nixon Street, Rochdale', January 2016; - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016; - Curtins Report Ref: 063870-CUR-00-XX-RP-001 V03, 'Castleton, Rochdale, Foursite Review', September 2017; - WSP Report Ref: 70049932-11197, 'Former Carcraft Site, Rochdale, Ground Investigation Report', December 2018. - LK Consult Report Ref: CL-602-LKC-19 1392-02, 'Peat Delineation Report', December 2019. Donor - GRO-21190-2519 June 2021 - Phase 1 Report Melrose Avenue, Burnley Geo-Environmental Appraisal - GRO-21190-2743 September 2021 - Phase 2 SI Report Melrose Avenue, Burnley Geo-Environmental Appraisal
Reference for either Remediation Strategy or Design Statement	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – MMP Appendix 4
Reference for the Verification Plan	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – See Section 5 - MMP Appendix 4
Company	Redstart Northwest Limited
Address	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire, SK8 6QL
Name	Phil Sales – Technical Manager
Email	Phil.Sales@RedstartNW.com
Telephone	0161 260 1333
Expected production date for the Verification Report.	2022-12-16 00:00:00
7gi. Location plans	In Appendix 3 & 7 for MMP Receiver and MMP Appendix 2 & 4 for Donor

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7gii. Schematics	Drawing NIX001 Rev 03 - CUT AND FILL in MMP Appendix 3
7giii. Desk Top Study	Receiver - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016 Donor -
7giv. Mass balance calculations	MMP Box 19 has summary Donor - 348.08.DLR - Kinross - Isopacht of Dig Levels Required; - 348.08.RCB - Kinross - Isopacht of Required Cut Balance Receiver - NIX001 Rev 03 - CUT AND FILL; - NIX002 REV 00 - REMEDIATION WORKS LAYOUT & LEVELS.
7gv. Contingency arrangements	MMP Box 21a to 21d
7gvi. Tracking system	MMP Box 22a to 22e &Material Tracking Form attached in Appendix 8
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	e-mail from Michael Moore (RBC) to Hive Homes showing LA approval of remediation strategy dated 23/12/21 presented in MMP Appendix 5. The remediation strategy states that DoWCoP will be used
Reference the correspondence with the Environment Agency	An email was submitted by P Sales of Redstart to the EA Greater Manchester, Merseyside and Cheshire (GMMC) Waste Enquiries Teams on Tuesday 13th September 2022. Reply received from Stephen Bostock of EA 26/09/22 indicating 'no objection.'
I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	20-01429-FUL in MMP Appendix 1
a) The Local Authority	Checked

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b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Please list correspondence reviewed above	See Box 7h above
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Chris Eccles
8b. QP Number	QP020
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked

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8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked

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DoW CoP
Sustainable Reuse of Soils
A CL:AIRE Initiative

2022-12-02 15:59:44

Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Nixon Street MMP Donor 2 QP Declaration
Related declaration references	2022-09-29 13:41:02
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m^3	3000
Additional comments on Proposed Volumes	Note that there are two receiver sites, Phase 1 and Phase 2 with different owners, these two sites are adjacent and being developed by the same contractor for both owners. SI and Rem Strat all for the Phase 1 and 2 sites

4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A

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4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	
Donor Site #1	
Site Address	Wilmslow High School. Holly Road North, Wilmslow SK9 1LZ
Company	Cheshire East Counci
Developer company address	Delamere House, Delamere Street, Crewe, Cheshire, CW1 2JZ
Name	Ms Rebekah Norbury
Email	Rebekah.Norbury@cheshireeast.gov.uk
Telephone	0300 123 5500
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG NGR 38481 380260
Company	For Phase 1 Area: Hive Homes (Greater Manchester) LLP
Developer company address	Phase 1 Area: 2a Derwent Avenue, Chorlton, Manchester, M21 7QP.
Name	Ed Milner
Email	Ed.milner@hive-homes.co.uk
Telephone	07811 440342
Receiver Site #2	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG
Company	Rochdale Borough Council
Developer company address	Phase 2: Rochdale Borough Council, Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Name	As Per Phase 1 Area - Hive Homes LLP
Email	As Per Phase 1 Area - Hive Homes LLP
Telephone	As Per Phase 1 Area - Hive Homes LLP

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6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Rochdale Metropolitan Borough Council
Local Authority Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Lead Contact Name	Michael Moore
Lead Contact Role	Environmental Health Senior Officer (Environmental Protection)
Lead Contact Address (if different from above)	
Lead Contact Email	michael.moore@rochdale.gov.uk
Lead Contact Telephone	01706 924107
Receiver Site Agency	Warrington
Agency Address	The Waste Enquiries Helpdesk Team The Environment Agency Sustainable Places (Liverpool City Region) Richard Fairclough House, Knutsford Road, Warrington, Cheshire WA4 1HT
Contact Telephone	03708506506
Contact Email	stephen.bostock@environment-agency.gov.uk

7. Lines of Evidence	
Reference for the Materials Management Plan	Redstart: Nixon St Rochdale MMP2 Donor 2 dated 29/11/22.

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Reference for the Risk Assessment	Receiver: - Delta Simons Report Ref: 14-0185-03, 'Outline Remediation Strategy, Nixon Street, Rochdale', January 2016; - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016; - Curtins Report Ref: 063870-CUR-00-XX-RP-001 V03, 'Castleton, Rochdale, Foursite Review', September 2017; - WSP Report Ref: 70049932-11197, 'Former Carcraft Site, Rochdale, Ground Investigation Report', December 2018. - LK Consult Report Ref: CL-602-LKC-19 1392-02, 'Peat Delineation Report', December 2019. Donor 2 - Sutcliffe Investigations, Phase II Interpretative Ground Assessment, Report Ref: 28562LG – R02 Issue A. Dated April 2020
Reference for either Remediation Strategy or Design Statement	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – MMP Appendix 4
Reference for the Verification Plan	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – See Section 5 - MMP Appendix 4
Company	Redstart Northwest Limited
Address	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire, SK8 6QL
Name	Phil Sales – Technical Manager
Email	Phil.Sales@RedstartNW.com
Telephone	0161 260 1333
Expected production date for the Verification Report.	2023-01-13 00:00:00
7gi. Location plans	In Appendix 3 & 7 for MMP Receiver and MMP Appendix 2 & 4 for Donor 2
7gii. Schematics	Drawing NIX001 Rev 03 - CUT AND FILL in MMP Appendix 3

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7giii. Desk Top Study	Receiver - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016 Donor 2 - Sutcliffe Investigations, Phase II Interpretative Ground Assessment, Report Ref: 28562LG – R02 Issue A. Dated April 2020, this summarises the Phase 1 SI report by Sutcliffe Ref 28562LG-R01
7giv. Mass balance calculations	MMP Box 19 has summary Donor - 348.08.DLR - Kinross - Isopacht of Dig Levels Required; - 348.08.RCB - Kinross - Isopacht of Required Cut Balance Receiver - NIX001 Rev 03 - CUT AND FILL; - NIX002 REV 00 - REMEDIATION WORKS LAYOUT & LEVELS.
7gv. Contingency arrangements	MMP Box 21a to 21d
7gvi. Tracking system	MMP Box 22a to 22e & Box 23 plus Material Tracking Form attached in Appendix 8
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	e-mail from Michael Moore (RBC) to Hive Homes showing LA approval of remediation strategy dated 23/12/21 presented in MMP Appendix 5. The remediation strategy states that DoWCoP will be used
Reference the correspondence with the Environment Agency	An email was submitted by P Sales of Redstart to the EA Greater Manchester, Merseyside and Cheshire (GMMC) Waste Enquiries Teams on Tuesday 13th September 2022. Reply received from Stephen Bostock of EA 26/09/22 indicating 'no objection.'
I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	20-01429-FUL in MMP Appendix 1

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a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Please list correspondence reviewed above	See Box 7h above
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Chris Eccles
8b. QP Number	QP020
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked

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8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked

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DoW CoP
Sustainable Reuse of Soils
A CL:AIRE Initiative

2022-12-06 16:57:17

Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Nixon Street MMP Donor 3 QP Declaration
Related declaration references	2022-09-29 13:41:02, 2022-12-02 15:59:44
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m³	2000
Additional comments on Proposed Volumes	Still require a further 2450m3 if all donors provide full allocation.

4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked
4c. Donor Sites	

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Donor Site #1	
Site Address	Donor 3 - Kingsway Business Park, John Milne Avenue, Rockdale, OL6 4NG
Company	Wilson Bowden Developments Ltd
Developer company address	Forest Business Park, Bardon Hill, Leicestershire, LE67 1UB
Name	David Wilford
Email	david.wilford@wilsonbowden.co.uk
Telephone	01530276276
4d. Receiver Sites	
Receiver Site #1	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG NGR 38481 380260
Company	For Phase 1 Area: Hive Homes (Greater Manchester) LLP
Developer company address	Phase 1 Area: 2a Derwent Avenue, Chorlton, Manchester, M21 7QP.
Name	Ed Milner
Email	Ed.milner@hive-homes.co.uk
Telephone	07811 440342
Receiver Site #2	
Site Address	Land at Nixon Street, Rochdale, OL11 3AG
Company	Rochdale Borough Council
Developer company address	Phase 2: Rochdale Borough Council, Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Name	As Per Phase 1 Area - Hive Homes LLP
Email	As Per Phase 1 Area - Hive Homes LLP
Telephone	As Per Phase 1 Area - Hive Homes LLP

6. Local Authorities / Regulators
6a. Local Authorities
Local Authority #1

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Receiver Site Local Authority	Rochdale Metropolitan Borough Council
Local Authority Address	Floor 3, Number One Riverside, Smith Street, Rochdale, OL16 1XU
Lead Contact Name	Michael Moore
Lead Contact Role	Environmental Health Senior Officer (Environmental Protection)
Lead Contact Address (if different from above)	
Lead Contact Email	michael.moore@rochdale.gov.uk
Lead Contact Telephone	01706 924107
Receiver Site Agency	Warrington
Agency Address	The Waste Enquiries Helpdesk Team The Environment Agency Sustainable Places (Liverpool City Region) Richard Fairclough House, Knutsford Road, Warrington, Cheshire WA4 1HT
Contact Telephone	03708506506
Contact Email	stephen.bostock@environment-agency.gov.uk

7. Lines of Evidence	
Reference for the Materials Management Plan	Redstart: Nixon St Rochdale MMP3 Donor 3 dated 05/12/22.

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Reference for the Risk Assessment	Receiver: - Delta Simons Report Ref: 14-0185-03, 'Outline Remediation Strategy, Nixon Street, Rochdale', January 2016; - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016; - Curtins Report Ref: 063870-CUR-00-XX-RP-001 V03, 'Castleton, Rochdale, Foursite Review', September 2017; - WSP Report Ref: 70049932-11197, 'Former Carcraft Site, Rochdale, Ground Investigation Report', December 2018. - LK Consult Report Ref: CL-602-LKC-19 1392-02, 'Peat Delineation Report', December 2019. Donor 3 - BWB Consulting, Phase 2 Geo-Environmental Factual and Interpretive Report, Report Ref: MCS091SE/02/V1. Dated June 2011
Reference for either Remediation Strategy or Design Statement	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – MMP Appendix 4
Reference for the Verification Plan	Edge Consulting: Detailed Remediation Strategy for Nixon Street, Rochdale 20066-EDGE-XX-XX-RP-G-0001_DET_REM_STRAT [P05] dated 29/04/22 – See Section 5 - MMP Appendix 4
Company	Redstart Northwest Limited
Address	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire, SK8 6QL
Name	Phil Sales – Technical Manager
Email	Phil.Sales@RedstartNW.com
Telephone	0161 260 1333
Expected production date for the Verification Report.	2023-01-13 00:00:00
7gi. Location plans	In Appendix 3 & 7 for MMP Receiver and MMP Appendix 2 & 4 for Donor 3
7gii. Schematics	Drawing NIX001 Rev 03 - CUT AND FILL in MMP Appendix 3

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7giii. Desk Top Study	Receiver - Delta Simons Report Ref: 14-0185-03, 'Additional Phase I & II Geo-Environmental Site Investigation', February 2016 Donor 2- BWB Consulting, Phase 2 Geo-Environmental Factual and Interpretive Report, Report Ref: MCS091SE/02/V1. Dated June 2011 - this summarises earlier Phase 1 SI Report
7giv. Mass balance calculations	MMP Box 19 has summary Drawing - 348.08.DLR - Kinross - Isopacht of Dig Levels Required; - 348.08.RCB - Kinross - Isopacht of Required Cut Balance Receiver - NIX001 Rev 03 - CUT AND FILL; - NIX002 REV 00 - REMEDIATION WORKS LAYOUT & LEVELS
7gv. Contingency arrangements	MMP Box 21a to 21d meet DoWCoP requirements
7gvi. Tracking system	MMP Box 22a to 22e & Box 23 plus Material Tracking Form attached in Appendix 8 together meet DoWCoP requirements
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	e-mail from Michael Moore (RBC) to Hive Homes showing LA approval of remediation strategy dated 23/12/21 presented in MMP Appendix 5. The remediation strategy states that DoWCoP will be used
Reference the correspondence with the Environment Agency	An email was submitted by P Sales of Redstart to the EA Greater Manchester, Merseyside and Cheshire (GMMC) Waste Enquiries Teams on Tuesday 13th September 2022. Reply received from Stephen Bostock of EA 26/09/22 indicating 'no objection.'
I have reviewed the planning consent including planning conditions	Checked

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Planning Reference (State either the reference or Not Applicable.)	20-01429-FUL in MMP Appendix 1
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Please list correspondence reviewed above	See Box 7h above
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Chris Eccles
8b. QP Number	QP020
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked

CL:AIRE Initiatives Ltd
Reading Business Centre, Fountain House 8th Floor,
2 Queens Walk, Reading, Berkshire RG1 7QF
Company Registration No. 13628954
dowcop.declarations@claireinitiatives.com

8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked

CL:AIRE Initiatives Ltd
Reading Business Centre, Fountain House 8th Floor,
2 Queens Walk, Reading, Berkshire RG1 7QF
Company Registration No. 13628954
dowcop.declarations@claireinitiatives.com

Waste exemption registration WEX342750

We confirm that the details you have entered, as shown below, are now on the exemptions register. Your registration should show on the public register within 5 days.

This document is not a permit. Exemptions may have ceased or been revoked.

To check whether these exemptions are still valid, check the company's registration WEX342750 on the public register of waste exemptions: https://environment.data.gov.uk/public-register/view/search-waste-exemptions

Business responsibilities

The business or organisation responsible for carrying out the exempt waste operations agrees to:

- comply with all limits on waste types and quantities
- comply with all conditions governing how waste must be stored, handled and treated
- carry out the operations without endangering human health or harming the environment

For the operations to remain exempt they must be carried out without:

- causing risk to water, air, soil, plants or animals
- causing a nuisance through noise and odours
- negatively affecting the countryside or places of special interest

In sensitive locations, extra controls may be needed over and above those set out in the exemptions to make sure this happens.

Registration details

Registration details

Reference Number	WEX342750
Date registered	5 September 2022

Exemptions

U1: Use of waste in construction	Expires on 4 September 2025
T5: Screening and blending waste	Expires on 4 September 2025

Your contact details

Your name	Phil Sales
Your telephone number	01612601333
Your email address	Phil.Sales@redstartNW.com

Waste operator details

Business or organisation type	Limited company
Waste operator responsible for these waste operations	REDSTART NORTHWEST LIMITED

Address of the Waste operator	RED START NORTH WEST LTD UNIT 6 OAK GREEN, STANLEY GREEN BUSINESS PARK CHEADLE HULME CHEADLE SK8 6QL

Waste operations contact

Name	Phil Sales
Position	Technical Manager
Telephone number	01612601333
Email	Phil.Sales@redstartNW.com
Address	RED START NORTH WEST LTD UNIT 6 OAK GREEN, STANLEY GREEN BUSINESS PARK CHEADLE HULME CHEADLE SK8 6QL

Waste operation details

Grid reference	SD 87912 10856
Site details	Former carcraft site Nixon Street, Rochdale, OL11 3AG



LICENCE HOLDERS DETAILS
Casey Plant Services Ltd **Rydings Road** **Rochdale** **OL12 9PS**
Telephone: 01706 641010 Facsimile: 01706-860451

MACHINE TYPE	SERIAL NUMBER
Premiertrak R400X	PTDPR40XK0MMA6567
PLANT NUMBER	**CRUSHER LICENCE NUMBER**
97398	
DEPLOYMENT DATE:	**ESTIMATED DURATION OF WORK**
13/12/2022	apx:~ 4 weeks
CUSTOMER & OPERATING SITE ADDRESS	**MATERIAL TYPE**
Redstart Northwest Ltd Nixon street Rochdale OL11 3JW	CONCRETE BRICK
CUSTOMERS CONTACT DETAILS	**REQUIREMENTS OR CONDITIONS**
NAME : Duane Addy **TEL:** 07982837536 **FAX :** **EMAIL :** duaneaddy1966@gmail.com	Self drive - temporary Transfer paperwork issued with Hire Contract 12/12/2022



LICENCE HOLDERS DETAILS
Casey Plant Services Ltd **Rydings Road** **Rochdale** **OL12 9PS**
Telephone: 01706 641010 Facsimile: 01706-860451

MACHINE TYPE	SERIAL NUMBER
Premiertrak R400X	PTDPR40XK0MMA6567
PLANT NUMBER	**CRUSHER LICENCE NUMBER**
97398	
DEPLOYMENT DATE:	**ESTIMATED DURATION OF WORK**
23/01/2023	apx:~ 4 weeks
CUSTOMER & OPERATING SITE ADDRESS	**MATERIAL TYPE**
Redstart Northwest Ltd Nixon street Rochdale OL11 3JW	CONCRETE BRICK
CUSTOMERS CONTACT DETAILS	**REQUIREMENTS OR CONDITIONS**
NAME : Duane Addy **TEL:** 07982837536 **FAX :** **EMAIL :** duaneaddy1966@gmail.com	Self drive - temporary Transfer paperwork issued with Hire Contract 23/01/2023



LICENCE HOLDERS DETAILS
Casey Plant Services Ltd **Rydings Road** **Rochdale** **OL12 9PS**
Telephone: 01706 641010 Facsimile: 01706-860451

MACHINE TYPE	SERIAL NUMBER
Premiertrak R400X	PTDPR40XK0MMA6567
PLANT NUMBER	**CRUSHER LICENCE NUMBER**
97398	
DEPLOYMENT DATE:	**ESTIMATED DURATION OF WORK**
27/09/2022	apx:~ 4 weeks
CUSTOMER & OPERATING SITE ADDRESS	**MATERIAL TYPE**
Redstart Northwest Ltd Nixon street Rochdale OL11 3JW	CONCRETE BRICK
CUSTOMERS CONTACT DETAILS	**REQUIREMENTS OR CONDITIONS**
NAME : Duane Addy **TEL:** 07982837536 **FAX :** **EMAIL :** duaneaddy1966@gmail.com	Self drive - temporary Transfer paperwork issued with Hire Contract 27/09/2022

CRUSHER DEPLOYMENT NOTIFICATION

LICENCE HOLDERS DETAILS
Casey Plant Services Ltd **Rydings Road** **Rochdale** **OL12 9PS**
Telephone: 01706 641010 Facsimile: 01706-860451

MACHINE TYPE	SERIAL NUMBER
PEGSON XR400 -	400199ECXR
PLANT NUMBER	**CRUSHER LICENCE NUMBER**
97376	P46 / I / 14
DEPLOYMENT DATE:	**ESTIMATED DURATION OF WORK**
05/10/2022	approximately 4 weeks
CUSTOMER & OPERATING SITE ADDRESS	**MATERIAL TYPE**
Redstart Northwest Ltd Nixon street Rochdale OL11 3JW	CONCRETE BRICK
CUSTOMERS CONTACT DETAILS	**REQUIREMENTS OR CONDITIONS**
NAME : Duane Addy **TEL:** 07982 837 536 **FAX :** **EMAIL :**	permit sent to customer

Part B transfer Form

Application to transfer a permit for a limited period: mobile plant

Local Authority Pollution Prevention and Control
Pollution Prevention and Control Act 1990
Environmental Permitting (England and Wales) Regulations 2010

Introduction

When to use this form
Use this form if you are applying to temporarily transfer a permit for a mobile plant. The form must be signed by both the hire company and the user of hired plant.

The appropriate fee must be enclosed with the application to enable it to be processed further. When complete, send the form and the fee and any additional information to:

Public Protection Service
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

If you need help and advice
We have made the application form as straightforward as possible, but please get in touch with us at the local authority address given above if you need any advice on how to set out the information we need.

LAPPC application form: to be completed by the operator		
For Local Authority use		
Application reference	Officer reference	Date received

1. Type of mobile plant (eg ‘mark-3 crusher made by XYZ’)

……PEGSON XR400……..

2. Address of where the plant will be used

Redstart Northwest Ltd

Nixon street

Rochdale

Postcode ..... OL11 3JW.....Telephone..... 07982 837 536.....

3. Permit reference number ……P46 / I / 14……..

4. Name of hire company …… Casey Plant Services Ltd

Contact name, email and telephone ……Stuart Keate
stuart.keate@casey.co.uk 01706 641010

……..

5. Name of user company ……Redstart Northwest Ltd……

Trading/business name (if different) …….

Registered office address

Redstart Northwest Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme Cheshire SK8 6QL

Contact name, email and telephone …Duane Addy ……..

…duaneaddy1966@gmail.com……07982837536……..

6. Dates (and times) when the requested transfer will take effect and will cease to have effect

start date and time…..……05-10-2022……

end date and time…….APX~ 02-11-2022

At the expiry of this fixed period this transfer will cease to have effect and the permit which is the subject of this transfer will revert to the hire company.

7. Has the user previously hired mobile crushing or screening plant from this hire company?

Yes~~/No~~

If yes, what was

a) the date of the last hire ……27-09-2022…….

b) the local authority to which a transfer application was made

……Rochdale……..

~~8. Please state the amount enclosed as a fee for this application.~~

~~£……. (cheques should be made payable to [ ])~~

9. Is there any information in the application that you wish to justify being kept from the public register on the grounds of commercial or industrial confidentiality?

~~Yes~~/no

If Yes, please provide full justification, considering the definition of commercial confidentiality within the EP Regulations.

10. Data protection and offences

The information you give will be used by the local authority to process your application. It will be placed on the relevant public register and used to monitor compliance with the permit conditions. We may also use and or disclose any of the information you give us in order to:

- consult with the public, public bodies and other organisations,
- carry out statistical analysis, research and development on environmental issues,
- provide public register information to enquirers,
- make sure you keep to the conditions of your permit and deal with any matters relating to your permit
- investigate possible breaches of environmental law and take any resulting action,
- prevent breaches of environmental law,
- offer you documents or services relating to environmental matters,

- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows)
- assess customer service satisfaction and improve our service.

We may pass on the information to agents/ representatives who we ask to do any of these things on our behalf.

It is an offence under regulation 38 of the EP Regulations, for the purpose of obtaining a permit (for yourself or anyone else) to:

- make a false statement which you know to be false or misleading in a material particular,
- recklessly make a statement which is false or misleading in a material particular.

If you make a false statement

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

If the user company contravenes the conditions of the permit at any time when it is transferred to them

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

11. Declaration by proposed user: previous offences (delete whichever is inapplicable)

I/We certify

EITHER
No offences have been committed in the previous five years which are relevant to my/our competence to operate this mobile plant in accordance with the EP Regulations.

No formal enforcement action has been undertaken, or written warnings received, in the 12 months before the date of this application about a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

OR

A. The following offences have been committed in the previous five years which may be relevant to my/our competence to operating this installation in accordance with the Regulations:

B. The following formal enforcement action has been undertaken/written warnings received in the 12 months before the date of this application about either a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

……

……

Signature …….

Name ……

Position……

Date …….

12. Declaration - signature of hire company*

I/We certify that the information in this application supplied by us as the permit-holder company is correct. I/We apply for a transfer of our existing permit in respect of the particulars described in this joint transfer application.

Signature ……Stuart Keate……..

Name …… Stuart Keate ……..

Position……Hire Coordinator……...

Date ……05-10-2022……

Signature ……..

Name …….

Position……

Date ……

13. Declaration - signature of proposed user*

I/We certify that the information supplied by us in this application is correct. I/We apply for a transfer of an existing permit in respect of the particulars described in this joint transfer application. I/We understand that, for the duration of the fixed period given in response to question 6, I/we will be responsible for operating the mobile plant in accordance with the permit conditions and will be liable to enforcement action for any contraventions. I/We have seen and read a copy of the permit for this plant.

Signature ……..

Name …….

Position……...

Date ……

Signature ……..

Name ……..

Position……

Date ……

* Where more than one person is defined as the operator, all should sign. Where a company or other body corporate – an authorised person should sign and provide evidence of authority from the board of the company or body corporate.

Part B transfer Form

Application to transfer a permit for a limited period: mobile plant

Local Authority Pollution Prevention and Control
Pollution Prevention and Control Act 1990
Environmental Permitting (England and Wales) Regulations 2010

Introduction

When to use this form
Use this form if you are applying to temporarily transfer a permit for a mobile plant. The form must be signed by both the hire company and the user of hired plant.

The appropriate fee must be enclosed with the application to enable it to be processed further. When complete, send the form and the fee and any additional information to:

Public Protection Service
Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

If you need help and advice
We have made the application form as straightforward as possible, but please get in touch with us at the local authority address given above if you need any advice on how to set out the information we need.

LAPPC application form: to be completed by the operator		
For Local Authority use		
Application reference	Officer reference	Date received

1. Type of mobile plant (eg ‘mark-3 crusher made by XYZ’)

Premier Trak R400X / serial nos PTDPR40XK0MMA6567 Plant Nos 97398

2. Address of where the plant will be used

Redstart Northwest Ltd
Nixon street
Rochdale
OL11 3JW

Postcode ..... OL11 3JW Telephone..... 07982837536.....

3. Permit reference number - P46

4. Name of hire company - Casey Plant Services Ltd

Contact name, email and telephone – Stuart Keate , stuart.keate@casey.co.uk , 01706 641010

5. Name of user company …… Redstart Northwest Ltd……

Trading/business name (if different) ……..

Registered office address

Redstart Northwest Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme Cheshire SK8 6QL

Contact name, email and telephone ……..

…… Duane Addy 07982837536
Neil Griffiths 07943588403

6. Dates (and times) when the requested transfer will take effect and will cease to have effect

start date and time…..……13-12-2022……

end date and time……APX 20-01-2023…….

At the expiry of this fixed period this transfer will cease to have effect and the permit which is the subject of this transfer will revert to the hire company.

7. Has the user previously hired mobile crushing or screening plant from this hire company?

Yes/~~No~~

If yes, what was

a) the date of the last hire ……09-12-2022…….

b) the local authority to which a transfer application was made

……Rochdale……..

8. Please state the amount enclosed as a fee for this application.

~~£……. (cheques should be made payable to [ ])~~

9. Is there any information in the application that you wish to justify being kept from the public register on the grounds of commercial or industrial confidentiality?

~~Yes~~ / No

If Yes, please provide full justification, considering the definition of commercial confidentiality within the EP Regulations.

10. Data protection and offences

The information you give will be used by the local authority to process your application. It will be placed on the relevant public register and used to monitor compliance with the permit conditions. We may also use and or disclose any of the information you give us in order to:

- consult with the public, public bodies and other organisations,
- carry out statistical analysis, research and development on environmental issues,
- provide public register information to enquirers,
- make sure you keep to the conditions of your permit and deal with any matters relating to your permit
- investigate possible breaches of environmental law and take any resulting action,
- prevent breaches of environmental law,
- offer you documents or services relating to environmental matters,
- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows)
- assess customer service satisfaction and improve our service.

We may pass on the information to agents/ representatives who we ask to do any of these things on our behalf.

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- make a false statement which you know to be false or misleading in a material particular,
- recklessly make a statement which is false or misleading in a material particular.

If you make a false statement

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

If the user company contravenes the conditions of the permit at any time when it is transferred to them

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

11. Declaration by proposed user: previous offences (delete whichever is inapplicable)

I/We certify

EITHER
No offences have been committed in the previous five years which are relevant to my/our competence to operate this mobile plant in accordance with the EP Regulations.

No formal enforcement action has been undertaken, or written warnings received, in the 12 months before the date of this application about a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

OR

A. The following offences have been committed in the previous five years which may be relevant to my/our competence to operating this installation in accordance with the Regulations:

B. The following formal enforcement action has been undertaken/written warnings received in the 12 months before the date of this application about either a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

……

……

Signature …….

Name ……

Position……

Date …….

12. Declaration - signature of hire company*

I/We certify that the information in this application supplied by us as the permit-holder company is correct. I/We apply for a transfer of our existing permit in respect of the particulars described in this joint transfer application.

Signature …… Stuart Keate

Name …… Stuart Keate

Position……Hire Coordinator

Date ……12-12-22……

Signature ……..

Name …….

Position……

Date ……

13. Declaration - signature of proposed user*

I/We certify that the information supplied by us in this application is correct. I/We apply for a transfer of an existing permit in respect of the particulars described in this joint transfer application. I/We understand that, for the duration of the fixed period given in response to question 6, I/we will be responsible for operating the mobile plant in accordance with the permit conditions and will be liable to enforcement action for any contraventions. I/We have seen and read a copy of the permit for this plant.

Signature ……..

Name …….

Position……...

Date ……

Signature ……..

Name …….

Position……

Date ……

* Where more than one person is defined as the operator, all should sign. Where a company or other body corporate – an authorised person should sign and provide evidence of authority from the board of the company or body corporate.

Part B transfer Form

Application to transfer a permit for a limited period: mobile plant

Local Authority Pollution Prevention and Control
Pollution Prevention and Control Act 1990
Environmental Permitting (England and Wales) Regulations 2010

Introduction

When to use this form
Use this form if you are applying to temporarily transfer a permit for a mobile plant. The form must be signed by both the hire company and the user of hired plant.

The appropriate fee must be enclosed with the application to enable it to be processed further. When complete, send the form and the fee and any additional information to:

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Floor 3
Number One Riverside
Smith Street
Rochdale
OL16 1XU

If you need help and advice
We have made the application form as straightforward as possible, but please get in touch with us at the local authority address given above if you need any advice on how to set out the information we need.

LAPPC application form: to be completed by the operator		
For Local Authority use		
Application reference	Officer reference	Date received

1. Type of mobile plant (eg ‘mark-3 crusher made by XYZ’)

Premier Trak R400X / serial nos PTDPR40XK0MMA6567 Plant Nos 97398

2. Address of where the plant will be used

Redstart Northwest Ltd
Nixon street
Rochdale
OL11 3JW

Postcode ..... OL11 3JW Telephone..... 07982837536.....

3. Permit reference number - P46

4. Name of hire company - Casey Plant Services Ltd

Contact name, email and telephone – Stuart Keate , stuart.keate@casey.co.uk , 01706 641010

5. Name of user company …… Redstart Northwest Ltd……

Trading/business name (if different) …….

Registered office address

Redstart Northwest Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme Cheshire SK8 6QL

Contact name, email and telephone ……..

…… Duane Addy 07982837536
Neil Griffiths 07943588403

6. Dates (and times) when the requested transfer will take effect and will cease to have effect

start date and time…..……23-01-2023……

end date and time……APX 17-02-2023……

At the expiry of this fixed period this transfer will cease to have effect and the permit which is the subject of this transfer will revert to the hire company.

7. Has the user previously hired mobile crushing or screening plant from this hire company?

Yes/~~No~~

If yes, what was

a) the date of the last hire ……13-12-2022…….

b) the local authority to which a transfer application was made

……Rochdale……..

8. Please state the amount enclosed as a fee for this application.

~~£……. (cheques should be made payable to [ ])~~

9. Is there any information in the application that you wish to justify being kept from the public register on the grounds of commercial or industrial confidentiality?

~~Yes~~ / No

If Yes, please provide full justification, considering the definition of commercial confidentiality within the EP Regulations.

10. Data protection and offences

The information you give will be used by the local authority to process your application. It will be placed on the relevant public register and used to monitor compliance with the permit conditions. We may also use and or disclose any of the information you give us in order to:

- consult with the public, public bodies and other organisations,
- carry out statistical analysis, research and development on environmental issues,
- provide public register information to enquirers,
- make sure you keep to the conditions of your permit and deal with any matters relating to your permit
- investigate possible breaches of environmental law and take any resulting action,
- prevent breaches of environmental law,
- offer you documents or services relating to environmental matters,
- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows)
- assess customer service satisfaction and improve our service.

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- recklessly make a statement which is false or misleading in a material particular.

If you make a false statement

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

If the user company contravenes the conditions of the permit at any time when it is transferred to them

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

11. Declaration by proposed user: previous offences (delete whichever is inapplicable)

I/We certify

EITHER
No offences have been committed in the previous five years which are relevant to my/our competence to operate this mobile plant in accordance with the EP Regulations.

No formal enforcement action has been undertaken, or written warnings received, in the 12 months before the date of this application about a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

OR

A. The following offences have been committed in the previous five years which may be relevant to my/our competence to operating this installation in accordance with the Regulations:

B. The following formal enforcement action has been undertaken/written warnings received in the 12 months before the date of this application about either a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

……

……

Signature …….

Name ……

Position……

Date …….

12. Declaration - signature of hire company*

I/We certify that the information in this application supplied by us as the permit-holder company is correct. I/We apply for a transfer of our existing permit in respect of the particulars described in this joint transfer application.

Signature …… Stuart Keate

Name …… Stuart Keate

Position……Hire Coordinator

Date ……20-01-23……

Signature ……..

Name …….

Position……

Date ……

13. Declaration - signature of proposed user*

I/We certify that the information supplied by us in this application is correct. I/We apply for a transfer of an existing permit in respect of the particulars described in this joint transfer application. I/We understand that, for the duration of the fixed period given in response to question 6, I/we will be responsible for operating the mobile plant in accordance with the permit conditions and will be liable to enforcement action for any contraventions. I/We have seen and read a copy of the permit for this plant.

Signature ……..

Name …….

Position……...

Date ……

Signature ……..

Name …….

Position……

Date ……

* Where more than one person is defined as the operator, all should sign. Where a company or other body corporate – an authorised person should sign and provide evidence of authority from the board of the company or body corporate.

Part B transfer Form

Application to transfer a permit for a limited period: mobile plant

Local Authority Pollution Prevention and Control
Pollution Prevention and Control Act 1990
Environmental Permitting (England and Wales) Regulations 2010

Introduction

When to use this form
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Number One Riverside
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LAPPC application form: to be completed by the operator		
For Local Authority use		
Application reference	Officer reference	Date received

1. Type of mobile plant (eg ‘mark-3 crusher made by XYZ’)

Premier Trak R400X / serial nos PTDPR40XK0MMA6567 Plant Nos 97398

2. Address of where the plant will be used

Redstart Northwest Ltd
Nixon street
Rochdale
OL11 3JW

Postcode ..... OL11 3JW Telephone..... 07982837536.....

3. Permit reference number - P46

4. Name of hire company - Casey Plant Services Ltd

Contact name, email and telephone – Stuart Keate , stuart.keate@casey.co.uk , 01706 641010

5. Name of user company …… Redstart Northwest Ltd……

Trading/business name (if different) ……..

Registered office address

Redstart Northwest Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme Cheshire SK8 6QL

Contact name, email and telephone ……..

…… Duane Addy 07982837536

6. Dates (and times) when the requested transfer will take effect and will cease to have effect

start date and time…..……27-09-2022……

end date and time……~25-10-2022……...

At the expiry of this fixed period this transfer will cease to have effect and the permit which is the subject of this transfer will revert to the hire company.

7. Has the user previously hired mobile crushing or screening plant from this hire company?

Yes/~~No~~

If yes, what was

a) the date of the last hire ……03-02-2022…….

b) the local authority to which a transfer application was made

……Rochdale……..

8. Please state the amount enclosed as a fee for this application.

~~£……. (cheques should be made payable to [ ])~~

9. Is there any information in the application that you wish to justify being kept from the public register on the grounds of commercial or industrial confidentiality?

~~Yes~~ / No

If Yes, please provide full justification, considering the definition of commercial confidentiality within the EP Regulations.

10. Data protection and offences

The information you give will be used by the local authority to process your application. It will be placed on the relevant public register and used to monitor compliance with the permit conditions. We may also use and or disclose any of the information you give us in order to:

- consult with the public, public bodies and other organisations,
- carry out statistical analysis, research and development on environmental issues,
- provide public register information to enquirers,
- make sure you keep to the conditions of your permit and deal with any matters relating to your permit
- investigate possible breaches of environmental law and take any resulting action,
- prevent breaches of environmental law,
- offer you documents or services relating to environmental matters,
- respond to requests for information under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004 (if the Data Protection Act allows)
- assess customer service satisfaction and improve our service.

We may pass on the information to agents/ representatives who we ask to do any of these things on our behalf.

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- make a false statement which you know to be false or misleading in a material particular,
- recklessly make a statement which is false or misleading in a material particular.

If you make a false statement

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

If the user company contravenes the conditions of the permit at any time when it is transferred to them

- we may prosecute you, and
- if you are convicted, you are liable to a fine or imprisonment (or both).

11. Declaration by proposed user: previous offences (delete whichever is inapplicable)

I/We certify

EITHER
No offences have been committed in the previous five years which are relevant to my/our competence to operate this mobile plant in accordance with the EP Regulations.

No formal enforcement action has been undertaken, or written warnings received, in the 12 months before the date of this application about a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

OR

A. The following offences have been committed in the previous five years which may be relevant to my/our competence to operating this installation in accordance with the Regulations:

B. The following formal enforcement action has been undertaken/written warnings received in the 12 months before the date of this application about either a) failure to comply with conditions relating to the operation of any mobile plant, or b) operating without the plant being subject to a relevant environmental permit.

……

……

Signature …….

Name ……

Position……

Date …….

12. Declaration - signature of hire company*

I/We certify that the information in this application supplied by us as the permit-holder company is correct. I/We apply for a transfer of our existing permit in respect of the particulars described in this joint transfer application.

Signature …… Stuart Keate

Name …… Stuart Keate

Position……Hire Coordinator

Date ……27-09-22……

Signature ……..

Name …….

Position……

Date ……

13. Declaration - signature of proposed user*

I/We certify that the information supplied by us in this application is correct. I/We apply for a transfer of an existing permit in respect of the particulars described in this joint transfer application. I/We understand that, for the duration of the fixed period given in response to question 6, I/we will be responsible for operating the mobile plant in accordance with the permit conditions and will be liable to enforcement action for any contraventions. I/We have seen and read a copy of the permit for this plant.

Signature ……..

Name …….

Position……...

Date ……

Signature ……..

Name …….

Position……

Date ……

* Where more than one person is defined as the operator, all should sign. Where a company or other body corporate – an authorised person should sign and provide evidence of authority from the board of the company or body corporate.

Casey Plant Services Ltd.

Rydings Road
Rochdale
OL12 9PS

Telephone: 01706 341121

Plant Office: 01706 641010
Facsimile: 01706 860451
VAT No: 149 9170 34

www.casey.co.uk

REGULAR THOROUGH EXAMINATION

Lifting Operations & Lifting Equipment Regulations 1998
Provision & Use of Work Equipment Regulations 1998

Name of User:	Casey Plant Services ltd
Address:	Al-Jon House, Regent St, Rochdale
Location:	Regent St
Description:	Powerscreen R400X
Serial No	PIDPR400XKOMMA6567
Plant No	97398
Make	Powerscreen
Model	Premiertrak R400X
Year of Manufacture	2021

Safe Working Load: Not Applicable
Repairs required facilitating safe operation:
If no repairs, enter "***None***"

1. defects found which give rise to imminent danger and require immediate attention? None

2. defects found which could, in time give rise to danger and require attention within a specified time None

Remarks:
This is to certify that, on the date of examination the item described above was thoroughly examined and unless otherwise indicated, the equipment is safe to operate.

Examination Dates:

Last:	
Current:	29.11.2022
Next:	29.11.2023

Inspecting Engineer:
Position: **Plant Engineer**

Signature **Rick Sowerby**

Casey Plant Services Ltd.

Rydings Road
Rochdale
OL12 9PS

Telephone: 01706 341121

Plant Office: 01706 641010
Facsimile: 01706 860451
VAT No: GB 765 3472 10

www.casey.co.uk

REGULAR THOROUGH EXAMINATION

Lifting Operations & Lifting Equipment Regulations 1998
Provision & Use of Work Equipment Regulations 1998

Name of User:

Address: Regent St OL120HQ

Location: Regent St Depot Rochdale

Description:

Serial No 400199ECXR
Plant No 97376
Make Pegson
Model XR400
Year of Manufacture 2007

Safe Working Load: Not Applicable

Repairs required facilitating safe operation:
If no repairs, enter "***None***"

1. defects found which give rise to imminent danger and require immediate attention? None

2. defects found which could, in time give rise to danger and require attention within a specified time? None

Remarks:

This is to certify that, on the date of examination the item described above was thoroughly examined and unless otherwise indicated, the equipment is safe to operate.

Examination Dates:

Last:	07.10.2022
Current:	04.10.2022
Next:	04.10.2023

Inspecting Engineer: **Richard wright**

Position: **Plant Engineer**

Original EC Declaration of Conformity

2006/42/EC 'Machinery Directive'

Manufacturer: Terex GB Limited
200 Coalisland Road
Dungannon
Co. Tyrone
BT71 4DR
United Kingdom

Name of person authorised to compile the Technical File: Lee Johnston
Address of person authorised to compile the Technical file: Terex GB Limited (address as above)

Machine Function: Mobile Crusher

Model / Type: PREMIERTRAK R400X

Serial / PIN number: PIDPR40XKOMMA6567

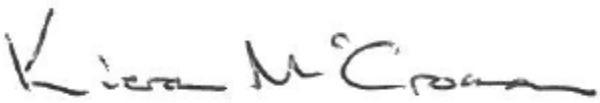
Commercial Name: Powerscreen ® PREMIERTRAK R400X

Terex GB Limited hereby declare that the above piece of industrial equipment has been designed and manufactured to comply with the relevant provisions of the Machinery Directive 2006/42/EC.

Terex GB Limited hereby declare that the above of industrial equipment has been designed and manufactured to comply with the EMC Directive 2014/30/EU.

Place Of Issue: Omagh, United Kingdom.
Date Of Issue: NOV 2021

Empowered Signatory:



Kieran McCrossan
Operations Director

Appendix G

Site Chemical and Geotechnical Testing

Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-34766-1		
Initial Date of Issue:	16-Sep-2022		
Client	Redstart Northwest Limited		
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL		
Contact(s):	Phil Sales		
Project	405 Nixon Street, Rochdale		
Quotation No.:	Q20-21529	**Date Received:**	12-Sep-2022
Order No.:	405	**Date Instructed:**	12-Sep-2022
No. of Samples:	3		
Turnaround (Wkdays):	5	**Results Due:**	16-Sep-2022
Date Approved:	16-Sep-2022		
Approved By:			
Details:	Stuart Henderson, Technical Manager		

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-34766	22-34766	22-34766
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1504698	1504699	1504700
			Sample Location:		SGC01	SGC02	SGC03
			Sample Type:		SOIL	SOIL	SOIL
			Date Sampled:		08-Sep-2022	08-Sep-2022	08-Sep-2022
			Asbestos Lab:		COVENTRY	COVENTRY	COVENTRY
Determinand	**Accred.**	**SOP**	**Units**	**LOD**			
ACM Type	U	2192		N/A	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Total Asbestos	U	2192	%	0.001	-	-	-
Moisture	N	2030	%	0.020	8.9	7.0	2.8
pH	U	2010		4.0	9.3	9.3	9.6
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	< 0.40	0.58	< 0.40
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	0.039	0.042	0.025
Sulphur (Elemental)	U	2180	mg/kg	1.0	< 1.0	< 1.0	4.5
Cyanide (Free)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Sulphate (Acid Soluble)	U	2430	%	0.010	0.016	0.017	< 0.010
Arsenic	U	2455	mg/kg	0.5	1.9	2.1	0.6
Barium	U	2455	mg/kg	0	36	32	6
Beryllium	U	2455	mg/kg	0.5	< 0.5	0.6	< 0.5
Cadmium	U	2455	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Chromium	U	2455	mg/kg	0.5	4.8	6.8	1.5
Molybdenum	U	2455	mg/kg	0.5	< 0.5	< 0.5	< 0.5
Antimony	N	2455	mg/kg	2.0	< 2.0	< 2.0	< 2.0
Copper	U	2455	mg/kg	0.50	2.5	3.5	0.87
Mercury	U	2455	mg/kg	0.05	< 0.05	< 0.05	< 0.05
Nickel	U	2455	mg/kg	0.50	2.1	4.3	0.70
Lead	U	2455	mg/kg	0.50	4.2	5.1	1.4
Selenium	U	2455	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Vanadium	U	2455	mg/kg	0.5	5.6	8.2	1.3
Zinc	U	2455	mg/kg	0.50	19	7.8	2.6
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Organic Matter	U	2625	%	0.40	1.1	1.9	2.9
Aliphatic TPH >C5-C6	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C6-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C5-C7	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C7-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-34766	22-34766	22-34766
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1504698	1504699	1504700
			Sample Location:		SGC01	SGC02	SGC03
			Sample Type:		SOIL	SOIL	SOIL
			Date Sampled:		08-Sep-2022	08-Sep-2022	08-Sep-2022
			Asbestos Lab:		COVENTRY	COVENTRY	COVENTRY
Determinand	**Accred.**	**SOP**	**Units**	**LOD**			
Aromatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Total Aromatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	2.0	< 2.0	< 2.0	< 2.0
Benzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
Toluene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
Ethylbenzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
m & p-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
o-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
Methyl Tert-Butyl Ether	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20
Naphthalene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Acenaphthylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Acenaphthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Fluorene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Phenanthrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Fluoranthene	N	2800	mg/kg	0.010	0.91	0.68	< 0.010
Pyrene	N	2800	mg/kg	0.010	1.5	1.2	< 0.010
Benzo[a]anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Chrysene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Benzo[b]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Benzo[k]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Benzo[a]pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Indeno(1,2,3-c,d)Pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Benzo[g,h,i]perylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010
Total Of 16 PAH's	N	2800	mg/kg	0.20	2.4	1.9	< 0.20
Total Phenols	U	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2180	Sulphur (Elemental) in Soils by HPLC	Sulphur	Dichloromethane extraction / HPLC with UV detection
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
Uncertainty of measurement for the determinands tested are available upon request
None of the results in this report have been recovery corrected
All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied
B - Sample age exceeds stability time (sampling to extraction)
C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

UKAS TESTING
2183

Final Report

Report No.:	22-37815-1
Initial Date of Issue:	14-Oct-2022
Client	Redstart Northwest Limited
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL
Contact(s):	Phil Sales
Project	405, Nixon Street, Rochdale
Quotation No.:	Q20-21529
Order No.:	405
No. of Samples:	5
Turnaround (Wkdays):	5
Date Approved:	14-Oct-2022
Approved By:	
Details:	Stuart Henderson, Technical Manager

Date Received:	04-Oct-2022
Date Instructed:	04-Oct-2022
Results Due:	10-Oct-2022

Results - Soil

Project: 405, Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-37815	22-37815	22-37815	22-37815	22-37815
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1517959	1517960	1517961	1517962	1517963
			Sample Location:		SGC04	SGC05	SGC06	SGC07	SGC08
			Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL
			Date Sampled:		29-Sep-2022	29-Sep-2022	29-Sep-2022	29-Sep-2022	29-Sep-2022
			Asbestos Lab:		COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY
Determinand	**Accred.**	**SOP**	**Units**	**LOD**					
ACM Type	U	2192		N/A	-	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Total Asbestos	U	2192	%	0.001	-	-	-	-	-
Moisture	N	2030	%	0.020	5.5	7.0	10	9.7	5.0
pH	U	2010		4.0	8.4	9.3	9.8	8.8	7.4
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	0.42	0.52	0.45	< 0.40	1.3
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	0.047	0.098	0.015	0.029	< 0.010
Sulphur (Elemental)	U	2180	mg/kg	1.0	< 1.0	1.7	1.4	< 1.0	< 1.0
Cyanide (Free)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Sulphate (Acid Soluble)	U	2430	%	0.010	0.028	0.12	0.058	0.033	0.051
Arsenic	U	2455	mg/kg	0.5	2.7	2.2	2.6	1.6	1.3
Barium	U	2455	mg/kg	0	63	61	56	42	45
Beryllium	U	2455	mg/kg	0.5	< 0.5	< 0.5	0.5	< 0.5	< 0.5
Cadmium	U	2455	mg/kg	0.10	< 0.10	< 0.10	0.11	< 0.10	0.10
Chromium	U	2455	mg/kg	0.5	10	3.7	8.1	5.8	61
Molybdenum	U	2455	mg/kg	0.5	< 0.5	< 0.5	0.5	< 0.5	< 0.5
Antimony	N	2455	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Copper	U	2455	mg/kg	0.50	8.4	6.3	5.8	3.8	25
Mercury	U	2455	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Nickel	U	2455	mg/kg	0.50	11	3.7	4.6	3.3	56
Lead	U	2455	mg/kg	0.50	25	14	22	9.1	5.9
Selenium	U	2455	mg/kg	0.25	< 0.25	< 0.25	0.30	0.27	0.49
Vanadium	U	2455	mg/kg	0.5	9.7	4.2	6.5	4.3	71
Zinc	U	2455	mg/kg	0.50	27	16	26	9.6	39
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Organic Matter	U	2625	%	0.40	1.1	1.5	< 0.40	0.59	3.4
Aliphatic TPH >C5-C6	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C6-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C5-C7	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C7-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

Results - Soil

Project: 405, Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-37815	22-37815	22-37815	22-37815	22-37815
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1517959	1517960	1517961	1517962	1517963
		Sample Location:			SGC04	SGC05	SGC06	SGC07	SGC08
		Sample Type:			SOIL	SOIL	SOIL	SOIL	SOIL
		Date Sampled:			29-Sep-2022	29-Sep-2022	29-Sep-2022	29-Sep-2022	29-Sep-2022
		Asbestos Lab:			COVENTRY	COVENTRY	COVENTRY	COVENTRY	COVENTRY
Determinand	**Accred.**	**SOP**	**Units**	**LOD**					
Aromatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aromatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Benzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Toluene	N	2760	µg/kg	0.20	0.75	0.58	0.84	0.57	0.61
Ethylbenzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
m & p-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
o-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Methyl Tert-Butyl Ether	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Naphthalene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Fluorene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Phenanthrene	N	2800	mg/kg	0.010	0.21	0.45	0.55	< 0.010	< 0.010
Anthracene	N	2800	mg/kg	0.010	0.10	0.20	0.24	< 0.010	< 0.010
Fluoranthene	N	2800	mg/kg	0.010	0.55	1.3	1.0	0.19	0.20
Pyrene	N	2800	mg/kg	0.010	0.46	1.1	0.85	0.21	0.20
Benzo[a]anthracene	N	2800	mg/kg	0.010	0.27	0.64	0.46	< 0.010	< 0.010
Chrysene	N	2800	mg/kg	0.010	0.21	0.54	0.33	< 0.010	< 0.010
Benzo[b]fluoranthene	N	2800	mg/kg	0.010	< 0.010	0.69	< 0.010	< 0.010	< 0.010
Benzo[k]fluoranthene	N	2800	mg/kg	0.010	< 0.010	0.25	< 0.010	< 0.010	< 0.010
Benzo[a]pyrene	N	2800	mg/kg	0.010	< 0.010	0.76	< 0.010	< 0.010	< 0.010
Indeno(1,2,3-c,d)Pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[g,h,i]perylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Total Of 16 PAH's	N	2800	mg/kg	0.20	1.8	5.9	3.4	0.40	0.40
Total Phenols	U	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2180	Sulphur (Elemental) in Soils by HPLC	Sulphur	Dichloromethane extraction / HPLC with UV detection
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
Uncertainty of measurement for the determinands tested are available upon request
None of the results in this report have been recovery corrected
All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied
B - Sample age exceeds stability time (sampling to extraction)
C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

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TN38 9BY
Telephone: (01424) 718618

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THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	22-45487
Issue:	1
Date of Issue:	21/12/2022
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	13/12/2022
Date Approved:	21/12/2022
Details:	Nixon Street, Rochdale
Approved by:	

Tim Reeve, Quality Officer

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

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Sample Summary

Report No.: 22-45487, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
305935	SGC09	09/12/2022	14/12/2022	Stones	
305936	SGC10	09/12/2022	14/12/2022	Stones	
305937	SGC11	09/12/2022	14/12/2022	Stones	
305938	SGC12	09/12/2022	14/12/2022	Stones	

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Results Summary

Report No.: 22-45487, issue number 1

ELAB Reference			305935	305936	305937	305938
Customer Reference						
Sample ID						
Sample Type			SOIL	SOIL	SOIL	SOIL
Sample Location			SGC09	SGC10	SGC11	SGC12
Sample Depth (m)						
Sampling Date			09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**			
Soil sample preparation parameters						
Moisture Content	N	%	0.1	11.8	6.5	6.9	7.8
Material removed	N	%	0.1	9.3	5.8	11.3	13.4
Description of Inert material removed	N		0	Stones	Stones/Brick	Stones/Brick	Stones/Clinker
Metals							
Antimony	N	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Arsenic	M	mg/kg	0.5	^ 6.3	^ 4.5	^ 3.5	^ 4.5
Barium	U	mg/kg	1	112	79.6	75.7	85.9
Beryllium	M	mg/kg	0.5	^ < 0.5	^ < 0.5	^ < 0.5	^ < 0.5
Cadmium	M	mg/kg	0.2	^ < 0.2	^ < 0.2	^ < 0.2	^ < 0.2
Chromium	M	mg/kg	1	^ 22.3	^ 20.0	^ 19.2	^ 18.7
Copper	M	mg/kg	4	^ 13.5	^ 17.9	^ 11.3	^ 12.9
Lead	M	mg/kg	1	^ 29.4	^ 23.8	^ 14.5	^ 35.3
Mercury	M	mg/kg	0.1	^ < 0.1	^ < 0.1	^ < 0.1	^ < 0.1
Molybdenum	M	mg/kg	1	^ < 1.0	^ < 1.0	^ < 1.0	^ < 1.0
Nickel	M	mg/kg	1	^ 14.7	^ 17.5	^ 16.5	^ 14.7
Selenium	M	mg/kg	1	^ < 1.0	^ < 1.0	^ < 1.0	^ < 1.0
Vanadium	M	mg/kg	0.5	^ 18.5	^ 17.1	^ 16.0	^ 14.5
Zinc	M	mg/kg	4.5	^ 44.0	^ 57.9	^ 55.0	^ 42.0
Anions							
Water Soluble Sulphate	M	g/l	0.02	^ 0.12	^ < 0.02	^ 0.02	^ 0.08
Inorganics							
Elemental Sulphur	M	mg/kg	20	^ < 20	^ < 20	^ < 20	^ < 20
Free Cyanide	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8	< 0.8	< 0.8
Total Cyanide	M	mg/kg	1	^ < 1.0	^ < 1.0	^ < 1.0	^ < 1.0
Acid Soluble Sulphate (SO4)	U	%	0.02	0.06	0.14	0.07	0.04
Water Soluble Boron	N	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5

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Results Summary

Report No.: 22-45487, issue number 1

				ELAB Reference	305935	305936	305937	305938
				Customer Reference				
				Sample ID				
				Sample Type	SOIL	SOIL	SOIL	SOIL
				Sample Location	SGC09	SGC10	SGC11	SGC12
				Sample Depth (m)				
				Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**				
Miscellaneous							
pH	M	pH units	0.1		^ 10.5	^ 11.8	^ 11.8	^ 10.0
Soil Organic Matter	U	%	0.1		0.4	1.0	0.8	1.3
Phenols								
Phenol	M	mg/kg	1		^ < 1	^ < 1	^ < 1	^ < 1
M,P-Cresol	N	mg/kg	1		< 1	< 1	< 1	< 1
O-Cresol	N	mg/kg	1		< 1	< 1	< 1	< 1
3,4-Dimethylphenol	N	mg/kg	1		< 1	< 1	< 1	< 1
2,3-Dimethylphenol	M	mg/kg	1		^ < 1	^ < 1	^ < 1	^ < 1
2,3,5-trimethylphenol	M	mg/kg	1		^ < 1	^ < 1	^ < 1	^ < 1
Total Monohydric Phenols	N	mg/kg	5		< 5	< 5	< 5	< 5
Polyaromatic hydrocarbons								
Naphthalene GCMS	N	mg/kg	0.01		< 0.01	0.09	0.02	0.05
Acenaphthylene GCMS	N	mg/kg	0.01		< 0.01	0.02	0.02	0.03
Acenaphthene GCMS	N	mg/kg	0.01		< 0.01	0.62	0.03	0.12
Fluorene GCMS	N	mg/kg	0.01		< 0.01	0.16	0.02	0.09
Phenanthrene GCMS	N	mg/kg	0.01		< 0.01	0.37	0.18	0.87
Anthracene GCMS	N	mg/kg	0.01		< 0.01	0.23	0.15	0.41
Fluoranthene GCMS	N	mg/kg	0.01		0.03	1.65	1.53	2.46
Pyrene GCMS	N	mg/kg	0.01		0.02	1.52	1.49	2.00
Benzo(a)anthracene GCMS	N	mg/kg	0.01		0.01	0.54	0.71	0.90
Chrysene GCMS	N	mg/kg	0.01		0.02	0.70	0.66	0.84
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01		0.01	0.40	0.60	0.62
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01		0.02	0.50	0.71	0.72
Benzo(a)pyrene GCMS	N	mg/kg	0.01		0.02	0.69	0.84	0.94
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01		< 0.01	0.32	0.41	0.45
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01		< 0.01	0.15	0.18	0.18
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01		0.01	0.40	0.46	0.49
Total PAH(16) GCMS	N	mg/kg	0.04		0.16	8.36	8.02	11.2

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Results Summary

Report No.: 22-45487, issue number 1

				ELAB Reference	305935	305936	305937	305938
				Customer Reference				
				Sample ID				
				Sample Type	SOIL	SOIL	SOIL	SOIL
				Sample Location	SGC09	SGC10	SGC11	SGC12
				Sample Depth (m)				
				Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**				
BTEX							
Benzene	M	ug/kg	10	^ < 10.0	^ < 10.0	^ < 10.0	^ < 10.0
Toluene	M	ug/kg	10	^ < 10.0	^ < 10.0	^ < 10.0	^ < 10.0
Ethylbenzene	M	ug/kg	10	^ < 10.0	^ < 10.0	^ < 10.0	^ < 10.0
Xylenes	M	ug/kg	10	^ < 10.0	^ < 10.0	^ < 10.0	^ < 10.0
MTBE	U	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0
TPH CWG							
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	1	^ < 1.0	^ < 1.0	^ < 1.0	^ < 1.0
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	1	^ < 1.0	^ 3.7	^ < 1.0	^ < 1.0
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	1	^ < 1.0	^ 7.1	^ < 1.0	^ < 1.0
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	1	^ 4.9	^ 179	^ 3.5	^ 3.3
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	1	^ < 1.0	^ 56.8	^ < 1.0	^ < 1.0
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	1	< 1.0	17.7	< 1.0	< 1.0
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	6.8	248	4.8	4.7
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	6.9	266	5.2	4.9
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	1	^ < 1.0	^ 1.5	^ < 1.0	^ < 1.0
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	1	^ 1.2	^ 18.6	^ 1.5	^ 1.6
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	1	^ < 1.0	^ 82.9	^ 2.0	^ 2.5
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	1	^ 5.6	^ 549	^ 11.9	^ 11.9
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	1	^ < 1.0	^ 203	^ 1.7	^ 1.0
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	1	< 1.0	39.6	< 1.0	< 1.0
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	8.9	855	17.7	17.6
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	8.9	895	18.1	17.8
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	15.6	1100	22.5	22.3
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	15.9	1160	23.3	22.7

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Tel: +44 (0)1424 718618, Email: info@elab-uk.co.uk, Web: www.elab-uk.co.uk

Results Summary

Report No.: 22-45487, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
305935		SGC09	Brown Soil, Stones, Clinker, Brick	No asbestos detected	n/t	n/t	n/t	n/t
305936		SGC10	Stones/ Brick	No asbestos detected	n/t	n/t	n/t	n/t
305937		SGC11	Stones/ Brick, Concrete	No asbestos detected	n/t	n/t	n/t	n/t
305938		SGC12	Stones/ Brick/ Concrete	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 22-45487, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
PAH (GC-MS)	N	As submitted sample	19/12/2022		GC-MS
Free cyanide	N	As submitted sample	20/12/2022	107	Colorimetry
Hexavalent chromium	N	As submitted sample	19/12/2022	110	Colorimetry
pH	M	Air dried sample	20/12/2022	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	20/12/2022	115	Ion Chromatography
Phenols in solids	M	As submitted sample	19/12/2022	121	HPLC
Elemental Sulphur	M	Air dried sample	19/12/2022	122	HPLC
Water soluble anions	M	Air dried sample	19/12/2022	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
BTEX in solids	M	As submitted sample	21/12/2022	181A	GC-MS
Water soluble boron	N	Air dried sample	20/12/2022	202	Colorimetry
Total cyanide	M	As submitted sample	19/12/2022	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	19/12/2022	271	
Asbestos identification	U	Air dried sample	21/12/2022	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	19/12/2022	300	ICPMS
Soil organic matter	U	Air dried sample	19/12/2022	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

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Report Information

Report No.: 22-45487, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.

ELAB are unable to provide an interpretation or opinion on the content of this report.

The results relate only to the sample received.

PCB congener results may include any coeluting PCBs

Uncertainty of measurement for the determinands tested are available upon request

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month

All water samples will be retained for 7 days following the date of the test report

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

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2683

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	23-45838
Issue:	1
Date of Issue:	23/01/2023
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	11/01/2023
Date Approved:	23/01/2023
Details:	Nixon Street. Rochdale
Approved by:	

Mike Varley, General Manager

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

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Sample Summary

Report No.: 23-45838, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
307635	Peat 1	09/01/2023	11/01/2023	Sandy silty loam	

Results Summary

Report No.: 23-45838, issue number 1

ELAB Reference	307635
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	Peat 1
Sample Depth (m)	
Sampling Date	09/01/2023

Determinand	Codes	Units	LOD	
Soil sample preparation parameters				
Moisture Content	N	%	0.1	31.8
Material removed	N	%	0.1	5.7
Description of Inert material removed	N		0	Stones
Metals				
Antimony	N	mg/kg	0.5	2.8
Arsenic	M	mg/kg	0.5	11.0
Barium	U	mg/kg	1	232
Beryllium	M	mg/kg	0.5	0.5
Cadmium	M	mg/kg	0.2	0.5
Chromium	M	mg/kg	1	16.0
Copper	M	mg/kg	4	40.7
Lead	M	mg/kg	1	115
Mercury	M	mg/kg	0.1	< 0.1
Molybdenum	M	mg/kg	1	1.5
Nickel	M	mg/kg	1	17.8
Selenium	M	mg/kg	1	< 1.0
Vanadium	M	mg/kg	0.5	20.5
Zinc	M	mg/kg	4.5	170
Anions				
Water Soluble Sulphate	M	g/l	0.02	0.12
Inorganics				
Elemental Sulphur	M	mg/kg	20	50
Free Cyanide	N	mg/kg	1	< 1.0
Hexavalent Chromium	N	mg/kg	0.8	< 0.8
Total Cyanide	M	mg/kg	1	< 1.0
Acid Soluble Sulphate (SO4)	U	%	0.02	0.07
Water Soluble Boron	N	mg/kg	0.5	1.2
Miscellaneous				
pH	M	pH units	0.1	8.6
Soil Organic Matter	U	%	0.1	8.1
Phenols				
Phenol	M	mg/kg	1	< 1
M,P-Cresol	N	mg/kg	1	< 1
O-Cresol	N	mg/kg	1	< 1
3,4-Dimethylphenol	N	mg/kg	1	< 1
2,3-Dimethylphenol	M	mg/kg	1	< 1
2,3,5-trimethylphenol	M	mg/kg	1	4
Total Monohydric Phenols	N	mg/kg	5	< 5

Results Summary

Report No.: 23-45838, issue number 1

ELAB Reference	307635
Customer Reference	
Sample ID	
Sample Type	SOIL
Sample Location	Peat 1
Sample Depth (m)	
Sampling Date	09/01/2023

Determinand	Codes	Units	LOD	
Polyaromatic hydrocarbons				
Naphthalene GCMS	N	mg/kg	0.01	0.27
Acenaphthylene GCMS	N	mg/kg	0.01	0.04
Acenaphthene GCMS	N	mg/kg	0.01	0.69
Fluorene GCMS	N	mg/kg	0.01	0.40
Phenanthrene GCMS	N	mg/kg	0.01	1.94
Anthracene GCMS	N	mg/kg	0.01	1.02
Fluoranthene GCMS	N	mg/kg	0.01	6.81
Pyrene GCMS	N	mg/kg	0.01	5.76
Benzo(a)anthracene GCMS	N	mg/kg	0.01	2.29
Chrysene GCMS	N	mg/kg	0.01	2.26
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01	1.59
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01	1.76
Benzo(a)pyrene GCMS	N	mg/kg	0.01	2.26
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01	1.00
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01	0.42
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01	1.07
Total PAH(16) GCMS	N	mg/kg	0.04	29.6
BTEX				
Benzene	M	ug/kg	10	< 10.0
Toluene	M	ug/kg	10	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0
Xylenes	M	ug/kg	10	37.1
MTBE	U	ug/kg	10	< 10.0
TPH CWG				
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	0.01
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	6.0
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	1	18.9
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	1	46.9
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	1	28.7
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	1	166
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	1	61.2
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	1	19.4
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	327
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	347
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	9.1
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	1	20.5
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	1	83.5
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	1	175
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	1	413
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	1	183
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	1	33.2
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	885
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	918
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	1210
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	1260

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Results Summary

Report No.: 23-45838, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
307635		Peat 1	Brown Soil, Stones, Clinker, Concrete, Organics	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 23-45838, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
PAH (GC-MS)	N	As submitted sample	18/01/2023		GC-MS
Free cyanide	N	As submitted sample	18/01/2023	107	Colorimetry
Hexavalent chromium	N	As submitted sample	17/01/2023	110	Colorimetry
pH	M	Air dried sample	18/01/2023	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	19/01/2023	115	Ion Chromatography
Phenols in solids	M	As submitted sample	17/01/2023	121	HPLC
Elemental Sulphur	M	Air dried sample	18/01/2023	122	HPLC
Water soluble anions	M	Air dried sample	18/01/2023	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	20/01/2023	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	20/01/2023	181	GC-MS
BTEX in solids	M	As submitted sample	20/01/2023	181A	GC-MS
Water soluble boron	N	Air dried sample	18/01/2023	202	Colorimetry
Total cyanide	M	As submitted sample	18/01/2023	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	18/01/2023	271	
Asbestos identification	U	Air dried sample	19/01/2023	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	18/01/2023	300	ICPMS
Soil organic matter	U	Air dried sample	18/01/2023	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

Report Information

Report No.: 23-45838, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
	Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
	ELAB are unable to provide an interpretation or opinion on the content of this report.
	The results relate only to the sample received.
	PCB congener results may include any coeluting PCBs
	Uncertainty of measurement for the determinands tested are available upon request
	Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

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2683

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	22-45491
Issue:	1
Date of Issue:	21/12/2022
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	13/12/2022
Date Approved:	21/12/2022
Details:	Nixon Street, Rochdale
Approved by:	

Tim Reeve, Quality Officer

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

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Sample Summary

Report No.: 22-45491, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
305939	RS01	09/12/2022	14/12/2022	Silty loam	
305940	RS02	09/12/2022	14/12/2022	Silty loam	

Results Summary

Report No.: 22-45491, issue number 1

			ELAB Reference	305939	305940
			Customer Reference		
			Sample ID		
			Sample Type	SOIL	SOIL
			Sample Location	RS01	RS02
			Sample Depth (m)		
			Sampling Date	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**		
Soil sample preparation parameters					
Moisture Content	N	%	0.1	24.1	22.7
Material removed	N	%	0.1	4.9	8.3
Description of Inert material removed	N		0	Stones/Clinker	Stones
Metals					
Antimony	N	mg/kg	0.5	1.6	1.6
Arsenic	M	mg/kg	0.5	9.9	10.3
Barium	U	mg/kg	1	176	162
Beryllium	M	mg/kg	0.5	0.8	1.0
Cadmium	M	mg/kg	0.2	0.3	0.2
Chromium	M	mg/kg	1	24.2	26.5
Copper	M	mg/kg	4	45.2	43.2
Lead	M	mg/kg	1	147	121
Mercury	M	mg/kg	0.1	0.2	0.1
Molybdenum	M	mg/kg	1	1.1	1.1
Nickel	M	mg/kg	1	26.8	36.2
Selenium	M	mg/kg	1	< 1.0	< 1.0
Vanadium	M	mg/kg	0.5	27.7	36.3
Zinc	M	mg/kg	4.5	223	208
Anions					
Water Soluble Sulphate	M	g/l	0.02	0.08	0.09
Inorganics					
Elemental Sulphur	M	mg/kg	20	360	323
Free Cyanide	N	mg/kg	1	< 1.0	< 1.0
Hexavalent Chromium	N	mg/kg	0.8	< 0.8	< 0.8
Total Cyanide	M	mg/kg	1	< 1.0	1.0
Acid Soluble Sulphate (SO4)	U	%	0.02	0.04	0.05
Water Soluble Boron	N	mg/kg	0.5	0.8	0.8

Results Summary

Report No.: 22-45491, issue number 1

ELAB Reference	305939	305940
Customer Reference		
Sample ID		
Sample Type	SOIL	SOIL
Sample Location	RS01	RS02
Sample Depth (m)		
Sampling Date	09/12/2022	09/12/2022

Determinand	Codes	Units	LOD		
Miscellaneous					
pH	M	pH units	0.1	8.7	8.6
Soil Organic Matter	U	%	0.1	3.9	3.6
Phenols					
Phenol	M	mg/kg	1	< 1	< 1
M,P-Cresol	N	mg/kg	1	< 1	< 1
O-Cresol	N	mg/kg	1	< 1	< 1
3,4-Dimethylphenol	N	mg/kg	1	< 1	< 1
2,3-Dimethylphenol	M	mg/kg	1	< 1	< 1
2,3,5-trimethylphenol	M	mg/kg	1	< 1	< 1
Total Monohydric Phenols	N	mg/kg	5	< 5	< 5
Polyaromatic hydrocarbons					
Naphthalene GCMS	N	mg/kg	0.01	0.40	0.17
Acenaphthylene GCMS	N	mg/kg	0.01	0.05	0.04
Acenaphthene GCMS	N	mg/kg	0.01	0.38	0.19
Fluorene GCMS	N	mg/kg	0.01	0.27	0.15
Phenanthrene GCMS	N	mg/kg	0.01	1.55	1.08
Anthracene GCMS	N	mg/kg	0.01	0.50	0.46
Fluoranthene GCMS	N	mg/kg	0.01	3.62	2.86
Pyrene GCMS	N	mg/kg	0.01	3.15	2.50
Benzo(a)anthracene GCMS	N	mg/kg	0.01	1.58	1.29
Chrysene GCMS	N	mg/kg	0.01	1.62	1.36
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01	1.43	1.25
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01	1.55	1.17
Benzo(a)pyrene GCMS	N	mg/kg	0.01	1.94	1.60
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01	0.99	0.86
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01	0.38	0.36
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01	1.15	1.00
Total PAH(16) GCMS	N	mg/kg	0.04	20.6	16.3

Results Summary

Report No.: 22-45491, issue number 1

			ELAB Reference	305939	305940
			Customer Reference		
			Sample ID		
			Sample Type	SOIL	SOIL
			Sample Location	RS01	RS02
			Sample Depth (m)		
			Sampling Date	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**		
BTEX					
Benzene	M	ug/kg	10	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0
MTBE	U	ug/kg	10	< 10.0	< 10.0
TPH CWG					
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	1.1	< 1.0
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	1	1.6	1.1
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	1	1.8	1.0
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	1	31.4	31.3
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	1	9.5	5.5
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	1	2.2	< 1.0
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	46.0	40.2
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	48.2	40.7
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	< 1.0	< 1.0
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	1	1.5	< 1.0
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	1	10.1	2.4
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	1	10.3	1.5
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	1	31.7	16.0
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	1	11.8	4.8
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	1	1.1	< 1.0
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	66.0	25.7
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	67.1	26.1
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	112	66.0
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	115	66.8

2683

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Results Summary

Report No.: 22-45491, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
305939		RS01	Brown sandy soil, stones, concrete, brick, clinker	No asbestos detected	n/t	n/t	n/t	n/t
305940		RS02	Brown sandy soil, stones, concrete, brick, clinker	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 22-45491, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
PAH (GC-MS)	N	As submitted sample	19/12/2022		GC-MS
Free cyanide	N	As submitted sample	20/12/2022	107	Colorimetry
Hexavalent chromium	N	As submitted sample	19/12/2022	110	Colorimetry
pH	M	Air dried sample	20/12/2022	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	20/12/2022	115	Ion Chromatography
Phenols in solids	M	As submitted sample	19/12/2022	121	HPLC
Elemental Sulphur	M	Air dried sample	19/12/2022	122	HPLC
Water soluble anions	M	Air dried sample	19/12/2022	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
BTEX in solids	M	As submitted sample	21/12/2022	181A	GC-MS
Water soluble boron	N	Air dried sample	20/12/2022	202	Colorimetry
Total cyanide	M	As submitted sample	19/12/2022	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	19/12/2022	271	
Asbestos identification	U	Air dried sample	20/12/2022	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	19/12/2022	300	ICPMS
Soil organic matter	U	Air dried sample	19/12/2022	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

Report Information

Report No.: 22-45491, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
	Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
	ELAB are unable to provide an interpretation or opinion on the content of this report.
	The results relate only to the sample received.
	PCB congener results may include any coeluting PCBs
	Uncertainty of measurement for the determinands tested are available upon request
	Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-44660-1
Initial Date of Issue:	04-Jan-2023
Client	Redstart Northwest Limited
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL
Contact(s):	Phil Sales
Project	405 Nixon Street, Rochdale
Quotation No.:	Q20-21529
Order No.:	405
No. of Samples:	6
Turnaround (Wkdays):	10
Date Approved:	04-Jan-2023
Approved By:	
Details:	Stuart Henderson, Technical Manager

Date Received:	21-Nov-2022
Date Instructed:	21-Nov-2022
Results Due:	02-Dec-2022

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-44660	22-44660	22-44660	22-44660	22-44660	22-44660
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1549613	1549614	1549615	1549616	1549617	1549618
			Sample Location:		V01	V02	V03	V04	V05	V06
			Sample Type:		SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Date Sampled:		17-Nov-2022	17-Nov-2022	17-Nov-2022	17-Nov-2022	17-Nov-2022	17-Nov-2022
Determinand	**Accred.**	**SOP**	**Units**	**LOD**						
Moisture	N	2030	%	0.020	15	11	14	15	15	21
Aliphatic VPH >C5-C6	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C6-C7	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C7-C8	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aliphatic VPH >C8-C10	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Total Aliphatic VPH >C5-C10	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25
Aliphatic EPH >C10-C12	U	2690	mg/kg	2.00	2.4	< 2.0	< 2.0	< 2.0	< 2.0	2.6
Aliphatic EPH >C12-C16	U	2690	mg/kg	1.00	3.9	1.7	2.8	2.1	4.0	4.3
Aliphatic EPH >C16-C21	U	2690	mg/kg	2.00	6.0	4.3	6.6	3.5	5.2	6.4
Aliphatic EPH >C21-C35	U	2690	mg/kg	3.00	24	12	32	13	7.9	9.7
Aliphatic EPH >C35-C40	N	2690	mg/kg	1.00	75	5.4	14	47	1.6	1.8
Total Aliphatic EPH >C10-C35	U	2690	mg/kg	5.00	37	19	43	21	18	23
Aromatic VPH >C5-C7	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C7-C8	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Aromatic VPH >C8-C10	U	2780	mg/kg	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Total Aromatic VPH >C5-C10	U	2780	mg/kg	0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25	< 0.25
Aromatic EPH >C10-C12	U	2690	mg/kg	1.00	< 1.0	< 1.0	< 1.0	1.3	< 1.0	< 1.0
Aromatic EPH >C12-C16	U	2690	mg/kg	1.00	< 1.0	1.1	2.1	2.3	< 1.0	< 1.0
Aromatic EPH >C16-C21	N	2690	mg/kg	2.00	6.8	24	14	24	2.0	9.1
Aromatic EPH >C21-C35	U	2690	mg/kg	2.00	19	39	23	63	5.6	17
Aromatic EPH >C35-C40	N	2690	mg/kg	1.00	5.1	5.3	4.1	6.9	3.0	5.4
Total Aromatic EPH >C10-C35	U	2690	mg/kg	5.00	27	64	39	91	8.5	27
Total VPH >C5-C10	U	2780	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Total EPH >C10-C35	U	2690	mg/kg	10.00	64	83	83	110	27	50
Naphthalene	U	2700	mg/kg	0.10	2.5	0.30	0.86	2.2	0.48	4.0
Acenaphthylene	U	2700	mg/kg	0.10	0.51	0.10	0.32	0.45	< 0.10	12
Acenaphthene	U	2700	mg/kg	0.10	2.8	0.22	0.71	4.1	0.17	1.1
Fluorene	U	2700	mg/kg	0.10	3.1	0.21	0.76	5.0	< 0.10	3.6
Phenanthrene	U	2700	mg/kg	0.10	18	0.81	4.5	20	0.67	46
Anthracene	U	2700	mg/kg	0.10	7.7	0.45	1.7	9.2	0.25	34
Fluoranthene	U	2700	mg/kg	0.10	35	2.3	8.4	35	0.96	140
Pyrene	U	2700	mg/kg	0.10	34	2.4	9.1	32	1.2	130
Benzo[a]anthracene	U	2700	mg/kg	0.10	14	1.1	3.7	13	0.53	59
Chrysene	U	2700	mg/kg	0.10	15	1.6	4.7	14	1.1	55
Benzo[b]fluoranthene	U	2700	mg/kg	0.10	20	1.5	4.8	13	1.1	61
Benzo[k]fluoranthene	U	2700	mg/kg	0.10	7.8	0.50	1.7	4.8	0.35	23
Benzo[a]pyrene	U	2700	mg/kg	0.10	18	1.4	4.3	13	0.70	60
Indeno(1,2,3-c,d)Pyrene	U	2700	mg/kg	0.10	10	1.4	2.9	7.0	0.79	35
Dibenz(a,h)Anthracene	U	2700	mg/kg	0.10	2.8	0.43	0.87	1.6	< 0.10	7.7
Benzo[g,h,i]perylene	U	2700	mg/kg	0.10	9.5	1.9	2.7	6.5	0.65	34
Total Of 16 PAH's	U	2700	mg/kg	2.0	200	17	52	180	9.0	710

Test Methods

SOP	Title	Parameters included	Method summary
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2690	EPH A/A Split	Aliphatics: >C10–C12, >C12–C16, >C16–C21, >C21– C35, >C35– C44 Aromatics: >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21–C35, >C35– C44	Acetone/Heptane extraction / GCxGC FID detection
2700	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-FID	Acenaphthene; Acenaphthylene; Anthracene; Benzo[a]Anthracene; Benzo[a]Pyrene; Benzo[b]Fluoranthene; Benzo[ghi]Perylene; Benzo[k]Fluoranthene; Chrysene; Dibenz[ah]Anthracene; Fluoranthene; Fluorene; Indeno[123cd]Pyrene; Naphthalene; Phenanthrene; Pyrene	Dichloromethane extraction / GC-FID (GC-FID detection is non-selective and can be subject to interference from co-eluting compounds)
2780	VPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10 Aromatics: >C5–C6, >C6–C8,>C8–C10	Water extraction / Headspace GCxGC FID detection

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
Uncertainty of measurement for the determinands tested are available upon request
None of the results in this report have been recovery corrected
All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied
B - Sample age exceeds stability time (sampling to extraction)
C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY
Telephone: (01424) 718618

cs@elab-uk.co.uk
info@elab-uk.co.uk

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	22-45486
Issue:	1
Date of Issue:	21/12/2022
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	13/12/2022
Date Approved:	21/12/2022
Details:	Nixon Street, Rochdale
Approved by:	

Tim Reeve, Quality Officer

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

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Sample Summary

Report No.: 22-45486, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
305930	IGF01	09/12/2022	14/12/2022	Sandy loam	
305931	IGF02	09/12/2022	14/12/2022	Sandy loam	
305932	IGF03	09/12/2022	14/12/2022	Sandy loam	
305933	IGF04	09/12/2022	14/12/2022	Sandy loam	
305934	IGF05	09/12/2022	14/12/2022	Sandy loam	

Results Summary

Report No.: 22-45486, issue number 1

				ELAB Reference	305930	305931	305932	305933	305934
				Customer Reference					
				Sample ID					
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Location	IGF01	IGF02	IGF03	IGF04	IGF05
				Sample Depth (m)					
				Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**						
Soil sample preparation parameters									
Moisture Content	N	%	0.1		9.1	9.0	9.5	9.4	8.4
Material removed	N	%	0.1		< 0.1	7.5	5.4	5.9	5.1
Description of Inert material removed	N		0		None	Stones	Stones	Stones	Stones
Metals									
Antimony	N	mg/kg	0.5		0.6	0.5	< 0.5	< 0.5	< 0.5
Arsenic	M	mg/kg	0.5		5.6	5.5	5.5	5.2	5.6
Barium	U	mg/kg	1		69.7	85.0	76.1	69.9	68.6
Beryllium	M	mg/kg	0.5		< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Cadmium	M	mg/kg	0.2		< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium	M	mg/kg	1		17.1	20.7	17.3	15.9	18.4
Copper	M	mg/kg	4		22.7	21.2	21.2	20.3	22.2
Lead	M	mg/kg	1		18.4	16.1	17.0	16.4	16.9
Mercury	M	mg/kg	0.1		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Molybdenum	M	mg/kg	1		1.1	< 1.0	< 1.0	< 1.0	< 1.0
Nickel	M	mg/kg	1		15.6	19.0	16.6	15.5	16.9
Selenium	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium	M	mg/kg	0.5		18.2	20.6	18.1	16.3	18.0
Zinc	M	mg/kg	4.5		59.5	57.2	55.4	55.1	58.4
Anions									
Water Soluble Sulphate	M	g/l	0.02		0.04	0.08	0.04	0.08	0.07
Inorganics									
Elemental Sulphur	M	mg/kg	20		< 20	< 20	< 20	< 20	< 20
Free Cyanide	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Hexavalent Chromium	N	mg/kg	0.8		< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Total Cyanide	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Acid Soluble Sulphate (SO4)	U	%	0.02		0.13	0.10	0.13	0.12	0.11
Water Soluble Boron	N	mg/kg	0.5		< 0.5	< 0.5	< 0.5	< 0.5	< 0.5

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45486, issue number 1

			ELAB Reference	305930	305931	305932	305933	305934
			Customer Reference					
			Sample ID					
			Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL
			Sample Location	IGF01	IGF02	IGF03	IGF04	IGF05
			Sample Depth (m)					
			Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**					
Miscellaneous								
pH	M	pH units	0.1	11.8	11.5	11.9	11.6	11.7
Soil Organic Matter	U	%	0.1	0.7	0.5	0.6	0.5	0.8
Phenols								
Phenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1
M,P-Cresol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1
O-Cresol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1
3,4-Dimethylphenol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1
2,3-Dimethylphenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1
2,3,5-trimethylphenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1
Total Monohydric Phenols	N	mg/kg	5	< 5	< 5	< 5	< 5	< 5
Polyaromatic hydrocarbons								
Naphthalene GCMS	N	mg/kg	0.01	0.02	0.01	0.01	0.02	0.04
Acenaphthylene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.04
Acenaphthene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.04
Fluorene GCMS	N	mg/kg	0.01	0.01	< 0.01	< 0.01	< 0.01	0.08
Phenanthrene GCMS	N	mg/kg	0.01	0.12	0.02	0.03	0.04	0.99
Anthracene GCMS	N	mg/kg	0.01	0.01	< 0.01	< 0.01	< 0.01	0.18
Fluoranthene GCMS	N	mg/kg	0.01	0.04	0.01	0.03	0.03	1.20
Pyrene GCMS	N	mg/kg	0.01	0.04	0.01	0.03	0.03	0.93
Benzo(a)anthracene GCMS	N	mg/kg	0.01	0.01	< 0.01	< 0.01	< 0.01	0.30
Chrysene GCMS	N	mg/kg	0.01	0.04	0.01	0.02	0.02	0.44
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01	0.02	< 0.01	< 0.01	0.01	0.25
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01	0.02	< 0.01	0.02	0.01	0.32
Benzo(a)pyrene GCMS	N	mg/kg	0.01	0.01	< 0.01	0.01	0.01	0.35
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.16
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	0.05
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01	0.01	< 0.01	0.01	0.01	0.19
Total PAH(16) GCMS	N	mg/kg	0.04	0.39	0.11	0.21	0.21	5.58

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45486, issue number 1

			ELAB Reference	305930	305931	305932	305933	305934
			Customer Reference					
			Sample ID					
			Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL
			Sample Location	IGF01	IGF02	IGF03	IGF04	IGF05
			Sample Depth (m)					
			Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**					
BTEX								
Benzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
MTBE	U	ug/kg	10	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
TPH CWG								
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	1.5	< 1.0	1.2	1.3
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	< 1.0	2.1	< 1.0	1.7	1.9
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1	< 1.0	2.1	< 1.0	1.8	1.9
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	1	< 1.0	1.7	< 1.0	1.5	1.6
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	< 1.0	2.8	< 1.0	2.4	2.6
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1	< 1.0	2.8	< 1.0	2.4	2.6
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	< 1.0	4.8	< 1.0	4.1	4.4
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1	< 1.0	4.9	< 1.0	4.2	4.5

Tests marked N are not UKAS accredited.

Unit A2, Windmill Road, Ponswood Industrial Estate, St Leonards on Sea, East Sussex, TN38 9BY
Tel: +44 (0)1424 718618, Email: info@elab-uk.co.uk, Web: www.elab-uk.co.uk

Results Summary

Report No.: 22-45486, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
305930		IGF01	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305931		IGF02	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305932		IGF03	Brown Soil, Stones, Clinker, Brick, Concrete	No asbestos detected	n/t	n/t	n/t	n/t
305933		IGF04	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305934		IGF05	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 22-45486, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
PAH (GC-MS)	N	As submitted sample	19/12/2022		GC-MS
Free cyanide	N	As submitted sample	20/12/2022	107	Colorimetry
Hexavalent chromium	N	As submitted sample	19/12/2022	110	Colorimetry
pH	M	Air dried sample	20/12/2022	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	20/12/2022	115	Ion Chromatography
Phenols in solids	M	As submitted sample	19/12/2022	121	HPLC
Elemental Sulphur	M	Air dried sample	19/12/2022	122	HPLC
Water soluble anions	M	Air dried sample	19/12/2022	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
BTEX in solids	M	As submitted sample	21/12/2022	181A	GC-MS
Water soluble boron	N	Air dried sample	20/12/2022	202	Colorimetry
Total cyanide	M	As submitted sample	19/12/2022	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	19/12/2022	271	
Asbestos identification	U	Air dried sample	21/12/2022	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	19/12/2022	300	ICPMS
Soil organic matter	U	Air dried sample	19/12/2022	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

Report Information

Report No.: 22-45486, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
	Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
	ELAB are unable to provide an interpretation or opinion on the content of this report.
	The results relate only to the sample received.
	PCB congener results may include any coeluting PCBs
	Uncertainty of measurement for the determinands tested are available upon request
	Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

eurofins | Chemtest
Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

UKAS TESTING
2183

Amended Report

Report No.:	22-38633-3		
Initial Date of Issue:	18-Oct-2022	**Date of Re-Issue:**	19-Oct-2022
Client	Redstart Northwest Limited		
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL		
Contact(s):	Phil Sales		
Project	405 Nixon Street, Rochdale		
Quotation No.:	Q20-21529	**Date Received:**	10-Oct-2022
Order No.:	405	**Date Instructed:**	10-Oct-2022
No. of Samples:	8		
Turnaround (Wkdays):	5	**Results Due:**	14-Oct-2022
Date Approved:	18-Oct-2022		
Approved By:			
Details:	Stuart Henderson, Technical Manager		

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-38633	22-38633	22-38633	22-38633
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1521792	1521793	1521794	1521795
				Sample Location:	ISS01	ISS02	ISS03	ISS04
				Sample Type:	SOIL	SOIL	SOIL	SOIL
				Date Sampled:	06-Oct-2022	06-Oct-2022	06-Oct-2022	06-Oct-2022
				Asbestos Lab:	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**				
ACM Type	U	2192		N/A	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Total Asbestos	U	2192	%	0.001	-	-	-	-
Moisture	N	2030	%	0.020	14	14	13	12
pH	U	2010		4.0	6.9	9.0	9.0	8.8
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	< 0.40	< 0.40	< 0.40	0.40
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	0.058	< 0.010	< 0.010	< 0.010
Sulphur (Elemental)	U	2180	mg/kg	1.0	4.1	< 1.0	< 1.0	< 1.0
Cyanide (Free)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Sulphate (Acid Soluble)	U	2430	%	0.010	0.026	0.034	0.029	0.035
Arsenic	U	2455	mg/kg	0.5	4.7	1.8	2.0	1.0
Barium	U	2455	mg/kg	0	54	17	19	9
Beryllium	U	2455	mg/kg	0.5	0.5	0.6	0.7	< 0.5
Cadmium	U	2455	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chromium	U	2455	mg/kg	0.5	8.1	22	25	9.6
Molybdenum	U	2455	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Antimony	N	2455	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0
Copper	U	2455	mg/kg	0.50	14	16	21	9.7
Mercury	U	2455	mg/kg	0.05	0.05	< 0.05	< 0.05	< 0.05
Nickel	U	2455	mg/kg	0.50	12	19	24	9.8
Lead	U	2455	mg/kg	0.50	21	6.6	8.2	3.8
Selenium	U	2455	mg/kg	0.25	0.50	0.40	0.56	0.29
Vanadium	U	2455	mg/kg	0.5	9.3	19	23	9.5
Zinc	U	2455	mg/kg	0.50	43	39	48	20
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Organic Matter	U	2625	%	0.40	2.3	< 0.40	< 0.40	< 0.40
Aliphatic TPH >C5-C6	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C6-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C5-C7	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C7-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-38633	22-38633	22-38633	22-38633
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1521792	1521793	1521794	1521795
			Sample Location:		ISS01	ISS02	ISS03	ISS04
			Sample Type:		SOIL	SOIL	SOIL	SOIL
			Date Sampled:		06-Oct-2022	06-Oct-2022	06-Oct-2022	06-Oct-2022
			Asbestos Lab:		DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**				
Aromatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aromatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0
Benzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Toluene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Ethylbenzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
m & p-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
o-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Methyl Tert-Butyl Ether	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Naphthalene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Fluorene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Phenanthrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Fluoranthene	N	2800	mg/kg	0.010	0.37	< 0.010	< 0.010	< 0.010
Pyrene	N	2800	mg/kg	0.010	0.41	< 0.010	< 0.010	< 0.010
Benzo[a]anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Chrysene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[b]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[k]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[a]pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Indeno(1,2,3-c,d)Pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[g,h,i]perylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Total Of 16 PAH's	N	2800	mg/kg	0.20	0.78	< 0.20	< 0.20	< 0.20
Total Phenols	U	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2180	Sulphur (Elemental) in Soils by HPLC	Sulphur	Dichloromethane extraction / HPLC with UV detection
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
Uncertainty of measurement for the determinands tested are available upon request
None of the results in this report have been recovery corrected
All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied
B - Sample age exceeds stability time (sampling to extraction)
C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Final Report

Report No.:	22-41445-1		
Initial Date of Issue:	07-Nov-2022		
Client	Redstart Northwest Limited		
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL		
Contact(s):	Phil Sales		
Project	405 Nixon Street, Rochdale		
Quotation No.:	Q20-21529	**Date Received:**	28-Oct-2022
Order No.:	405	**Date Instructed:**	28-Oct-2022
No. of Samples:	4		
Turnaround (Wkdays):	5	**Results Due:**	03-Nov-2022
Date Approved:	07-Nov-2022		
Approved By:			
Details:	Stuart Henderson, Technical Manager		

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-41445	22-41445	22-41445	22-41445
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1534575	1534576	1534577	1534578
				Sample Location:	ISS05	ISS06	ISS07	ISS08
				Sample Type:	SOIL	SOIL	SOIL	SOIL
				Date Sampled:	26-Oct-2022	26-Oct-2022	26-Oct-2022	26-Oct-2022
				Asbestos Lab:	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**				
ACM Type	U	2192		N/A	-	-	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Total Asbestos	U	2192	%	0.001	-	-	-	-
Moisture	N	2030	%	0.020	27	24	26	24
pH	U	2010		4.0	7.1	7.8	7.6	8.0
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	0.44	< 0.40	4.6	0.46
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	0.020	< 0.010	< 0.010	< 0.010
Sulphur (Elemental)	U	2180	mg/kg	1.0	< 1.0	1.3	< 1.0	1.5
Cyanide (Free)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Sulphate (Acid Soluble)	U	2430	%	0.010	< 0.010	0.010	0.013	0.010
Arsenic	U	2455	mg/kg	0.5	4.8	4.1	6.1	4.5
Barium	U	2455	mg/kg	0	29	33	32	47
Beryllium	U	2455	mg/kg	0.5	< 0.5	< 0.5	< 0.5	< 0.5
Cadmium	U	2455	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chromium	U	2455	mg/kg	0.5	7.7	10	9.9	8.1
Molybdenum	U	2455	mg/kg	0.5	< 0.5	< 0.5	0.6	0.6
Antimony	N	2455	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0
Copper	U	2455	mg/kg	0.50	8.0	14	18	14
Mercury	U	2455	mg/kg	0.05	< 0.05	< 0.05	0.05	< 0.05
Nickel	U	2455	mg/kg	0.50	6.2	8.3	7.5	6.2
Lead	U	2455	mg/kg	0.50	15	17	27	20
Selenium	U	2455	mg/kg	0.25	0.36	0.38	0.40	0.36
Vanadium	U	2455	mg/kg	0.5	13	17	15	11
Zinc	U	2455	mg/kg	0.50	35	42	46	39
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50
Organic Matter	U	2625	%	0.40	1.7	2.1	2.8	1.4
Aliphatic TPH >C5-C6	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C6-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C5-C7	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C7-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10

Results - Soil

Project: 405 Nixon Street, Rochdale

Client: Redstart Northwest Limited		**Chemtest Job No.:**			22-41445	22-41445	22-41445	22-41445
Quotation No.: Q20-21529		**Chemtest Sample ID.:**			1534575	1534576	1534577	1534578
			Sample Location:		ISS05	ISS06	ISS07	ISS08
			Sample Type:		SOIL	SOIL	SOIL	SOIL
			Date Sampled:		26-Oct-2022	26-Oct-2022	26-Oct-2022	26-Oct-2022
			Asbestos Lab:		DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**				
Aromatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aromatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0
Benzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Toluene	N	2760	µg/kg	0.20	0.76	< 0.20	0.77	< 0.20
Ethylbenzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
m & p-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
o-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Methyl Tert-Butyl Ether	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20
Naphthalene	N	2800	mg/kg	0.010	0.035	< 0.010	< 0.010	< 0.010
Acenaphthylene	N	2800	mg/kg	0.010	1.3	< 0.010	< 0.010	< 0.010
Acenaphthene	N	2800	mg/kg	0.010	1.3	< 0.010	< 0.010	< 0.010
Fluorene	N	2800	mg/kg	0.010	2.2	< 0.010	< 0.010	< 0.010
Phenanthrene	N	2800	mg/kg	0.010	3.8	< 0.010	< 0.010	< 0.010
Anthracene	N	2800	mg/kg	0.010	3.7	< 0.010	< 0.010	< 0.010
Fluoranthene	N	2800	mg/kg	0.010	8.1	< 0.010	< 0.010	< 0.010
Pyrene	N	2800	mg/kg	0.010	8.0	< 0.010	< 0.010	< 0.010
Benzo[a]anthracene	N	2800	mg/kg	0.010	9.1	< 0.010	< 0.010	< 0.010
Chrysene	N	2800	mg/kg	0.010	9.5	< 0.010	< 0.010	< 0.010
Benzo[b]fluoranthene	N	2800	mg/kg	0.010	10	< 0.010	< 0.010	< 0.010
Benzo[k]fluoranthene	N	2800	mg/kg	0.010	9.6	< 0.010	< 0.010	< 0.010
Benzo[a]pyrene	N	2800	mg/kg	0.010	9.4	< 0.010	< 0.010	< 0.010
Indeno(1,2,3-c,d)Pyrene	N	2800	mg/kg	0.010	9.6	< 0.010	< 0.010	< 0.010
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.010	8.8	< 0.010	< 0.010	< 0.010
Benzo[g,h,i]perylene	N	2800	mg/kg	0.010	9.5	< 0.010	< 0.010	< 0.010
Total Of 16 PAH's	N	2800	mg/kg	0.20	100	< 0.20	< 0.20	< 0.20
Total Phenols	U	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	pH Meter
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2180	Sulphur (Elemental) in Soils by HPLC	Sulphur	Dichloromethane extraction / HPLC with UV detection
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazide.
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
Uncertainty of measurement for the determinands tested are available upon request
None of the results in this report have been recovery corrected
All results are expressed on a dry weight basis

The following tests were analysed on samples as received and the results subsequently corrected to a dry weight basis TPH, BTEX, VOCs, SVOCs, PCBs, Phenols

For all other tests the samples were dried at < 37°C prior to analysis
All Asbestos testing is performed at the indicated laboratory
Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1

Sample Deviation Codes

A - Date of sampling not supplied
B - Sample age exceeds stability time (sampling to extraction)
C - Sample not received in appropriate containers
D - Broken Container
E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt
All water samples will be retained for 14 days from the date of receipt
Charges may apply to extended sample storage

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

Unit A2
Windmill Road
Ponswood Industrial Estate
St Leonards on Sea
East Sussex
TN38 9BY
Telephone: (01424) 718618

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info@elab-uk.co.uk

THE ENVIRONMENTAL LABORATORY LTD

Analytical Report Number:	22-45485
Issue:	1
Date of Issue:	21/12/2022
Contact:	Phil Sales
Customer Details:	Redstart Northwest Limited Unit 6 Oak Green Business Park Earl Road Cheadle Hulme CheshireSK8 6OL
Quotation No:	Q22-03402
Order No:	405
Customer Reference:	348.08
Date Received:	13/12/2022
Date Approved:	21/12/2022
Details:	Nixon Street, Rochdale
Approved by:	

Tim Reeve, Quality Officer

Any comments, opinions or interpretations expressed herein are outside the scope of UKAS accreditation (Accreditation Number 2683

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Sample Summary

Report No.: 22-45485, issue number 1

Elab No.	Client's Ref.	Date Sampled	Date Scheduled	Description	Deviations
305924	ISS05A	09/12/2022	14/12/2022	Sandy loam	
305925	ISS09	09/12/2022	14/12/2022	Sandy loam	
305926	ISS10	09/12/2022	14/12/2022	Sandy loam	
305927	ISS11	09/12/2022	14/12/2022	Sandy loam	
305928	ISS12	09/12/2022	14/12/2022	Sandy loam	
305929	ISS13	09/12/2022	14/12/2022	Sandy loam	

Results Summary

Report No.: 22-45485, issue number 1

				ELAB Reference	305924	305925	305926	305927	305928	305929
				Customer Reference						
				Sample ID						
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Location	ISS05A	ISS09	ISS10	ISS11	ISS12	ISS13
				Sample Depth (m)						
				Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**							
Soil sample preparation parameters										
Moisture Content	N	%	0.1		8.8	8.2	8.7	10.2	9.9	9.0
Material removed	N	%	0.1		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	6.0
Description of Inert material removed	N		0		None	None	None	None	None	Stones
Metals										
Antimony	N	mg/kg	0.5		3.6	2.1	1.3	1.0	0.8	0.6
Arsenic	M	mg/kg	0.5		5.7	6.3	6.2	5.5	5.5	6.0
Barium	U	mg/kg	1		70.0	75.8	79.2	76.4	71.4	75.2
Beryllium	M	mg/kg	0.5		0.5	0.6	< 0.5	< 0.5	< 0.5	< 0.5
Cadmium	M	mg/kg	0.2		< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium	M	mg/kg	1		17.7	20.7	19.6	18.7	19.0	18.7
Copper	M	mg/kg	4		22.5	23.7	24.0	22.1	21.7	22.0
Lead	M	mg/kg	1		29.3	20.3	19.4	17.7	18.5	17.9
Mercury	M	mg/kg	0.1		0.1	0.1	< 0.1	< 0.1	< 0.1	< 0.1
Molybdenum	M	mg/kg	1		1.4	1.1	< 1.0	1.1	< 1.0	< 1.0
Nickel	M	mg/kg	1		16.5	20.1	19.1	15.9	16.4	17.6
Selenium	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium	M	mg/kg	0.5		16.9	19.8	19.3	18.9	18.7	18.8
Zinc	M	mg/kg	4.5		62.6	61.0	59.8	63.4	59.6	60.7
Anions										
Water Soluble Sulphate	M	g/l	0.02		0.04	< 0.02	0.09	< 0.02	0.03	0.04
Inorganics										
Elemental Sulphur	M	mg/kg	20		26	< 20	< 20	< 20	< 20	< 20
Free Cyanide	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Hexavalent Chromium	N	mg/kg	0.8		< 0.8	< 0.8	< 0.8	< 0.8	< 0.8	< 0.8
Total Cyanide	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Acid Soluble Sulphate (SO4)	U	%	0.02		0.12	0.14	0.11	0.17	0.17	0.14
Water Soluble Boron	N	mg/kg	0.5		< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45485, issue number 1

			ELAB Reference	305924	305925	305926	305927	305928	305929
			Customer Reference						
			Sample ID						
			Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sample Location	ISS05A	ISS09	ISS10	ISS11	ISS12	ISS13
			Sample Depth (m)						
			Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**						
Miscellaneous									
pH	M	pH units	0.1	11.8	11.8	11.5	12.0	11.9	11.9
Soil Organic Matter	U	%	0.1	0.6	0.6	0.7	0.7	0.7	1.0
Phenols									
Phenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
M,P-Cresol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
O-Cresol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
3,4-Dimethylphenol	N	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
2,3-Dimethylphenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
2,3,5-trimethylphenol	M	mg/kg	1	< 1	< 1	< 1	< 1	< 1	< 1
Total Monohydric Phenols	N	mg/kg	5	< 5	< 5	< 5	< 5	< 5	< 5
Polyaromatic hydrocarbons									
Naphthalene GCMS	N	mg/kg	0.01	0.02	0.03	0.01	0.02	0.02	0.01
Acenaphthylene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Acenaphthene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Fluorene GCMS	N	mg/kg	0.01	0.01	0.01	< 0.01	< 0.01	0.01	< 0.01
Phenanthrene GCMS	N	mg/kg	0.01	0.11	0.07	0.02	0.05	0.06	0.07
Anthracene GCMS	N	mg/kg	0.01	0.02	0.01	< 0.01	< 0.01	0.01	0.02
Fluoranthene GCMS	N	mg/kg	0.01	0.10	0.05	0.01	0.03	0.03	0.03
Pyrene GCMS	N	mg/kg	0.01	0.09	0.05	0.01	0.03	0.03	0.03
Benzo(a)anthracene GCMS	N	mg/kg	0.01	0.04	0.02	< 0.01	0.01	0.01	< 0.01
Chrysene GCMS	N	mg/kg	0.01	0.06	0.03	0.01	0.02	0.03	0.02
Benzo(b)fluoranthene GCMS	N	mg/kg	0.01	0.04	0.02	< 0.01	0.01	0.02	0.01
Benzo(k)fluoranthene GCMS	N	mg/kg	0.01	0.04	0.03	< 0.01	0.02	0.02	0.02
Benzo(a)pyrene GCMS	N	mg/kg	0.01	0.04	0.02	< 0.01	0.01	0.02	< 0.01
Indeno(1,2,3-cd)pyrene GCMS	N	mg/kg	0.01	0.02	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Dibenzo(a,h)anthracene GCMS	N	mg/kg	0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(g,h,i)perylene GCMS	N	mg/kg	0.01	0.03	0.02	< 0.01	0.01	0.01	0.01
Total PAH(16) GCMS	N	mg/kg	0.04	0.61	0.38	0.12	0.25	0.27	0.24

Tests marked N are not UKAS accredited.

Results Summary

Report No.: 22-45485, issue number 1

				ELAB Reference	305924	305925	305926	305927	305928	305929
				Customer Reference						
				Sample ID						
				Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Sample Location	ISS05A	ISS09	ISS10	ISS11	ISS12	ISS13
				Sample Depth (m)						
				Sampling Date	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022	09/12/2022
Determinand	**Codes**	**Units**	**LOD**							
BTEX										
Benzene	M	ug/kg	10		< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Toluene	M	ug/kg	10		< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Ethylbenzene	M	ug/kg	10		< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Xylenes	M	ug/kg	10		< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
MTBE	U	ug/kg	10		< 10.0	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
TPH CWG										
>C5-C6 Aliphatic (HS_1D_MS)	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C6-C8 Aliphatic (HS_1D_MS)	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aliphatic (HS_1D_MS+EH_2D_AL)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aliphatic (EH_2D_AL)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aliphatic (EH_2D_AL)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aliphatic (EH_2D_AL)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aliphatic (EH_2D_AL)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C40-C44 Aliphatic (EH_2D_AL)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aliphatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aliphatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AL)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C5-C7 Aromatic (HS_1D_MS)	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C7-C8 Aromatic (HS_1D_MS)	N	mg/kg	0.01		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
>C8-C10 Aromatic (HS_1D_MS+EH_2D_AR)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C10-C12 Aromatic (EH_2D_AR)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aromatic (EH_2D_AR)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C21-C35 Aromatic (EH_2D_AR)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C35-C40 Aromatic (EH_2D_AR)	M	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C40-C44 Aromatic Soil (EH_2D_AR)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aromatic hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total aromatic hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_AR)	N	mg/kg	1		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total petroleum hydrocarbons (>C5 - C40) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1		1.1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total petroleum hydrocarbons (>C5 - C44) (HS_1D_MS+EH_2D_Total)	N	mg/kg	1		1.1	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

Tests marked N are not UKAS accredited.

Unit A2, Windmill Road, Ponswood Industrial Estate, St Leonards on Sea, East Sussex, TN38 9BY
Tel: +44 (0)1424 718618, Email: info@elab-uk.co.uk, Web: www.elab-uk.co.uk

Results Summary

Report No.: 22-45485, issue number 1

Asbestos Results

Analytical result only applies to the sample as submitted by the client. Any comments, opinions or interpretations (marked #)
in this report are outside UKAS accreditation (Accreditation No2683). They are subjective comments only which must be verified by the client.

Elab No	Depth (m)	Clients Reference	Description of Sample Matrix #	Asbestos Identification	Gravimetric Analysis Total (%)	Gravimetric Analysis by ACM Type (%)	Free Fibre Analysis (%)	Total Asbestos (%)
305924		ISS05A	Brown Soil, Stones, Clinker, Brick, Concrete	No asbestos detected	n/t	n/t	n/t	n/t
305925		ISS09	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305926		ISS10	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305927		ISS11	Brown Soil, Stones, Clinker, Brick	No asbestos detected	n/t	n/t	n/t	n/t
305928		ISS12	Brown Soil, Stones, Clinker	No asbestos detected	n/t	n/t	n/t	n/t
305929		ISS13	Brown Soil, Stones, Clinker, Brick	No asbestos detected	n/t	n/t	n/t	n/t

Method Summary

Report No.: 22-45485, issue number 1

Parameter	Codes	Analysis Undertaken On	Date Tested	Method Number	Technique
Soil					
PAH (GC-MS)	N	As submitted sample	19/12/2022		GC-MS
Free cyanide	N	As submitted sample	20/12/2022	107	Colorimetry
Hexavalent chromium	N	As submitted sample	19/12/2022	110	Colorimetry
pH	M	Air dried sample	20/12/2022	113	Electromeric
Acid Soluble Sulphate	U	Air dried sample	20/12/2022	115	Ion Chromatography
Phenols in solids	M	As submitted sample	19/12/2022	121	HPLC
Elemental Sulphur	M	Air dried sample	19/12/2022	122	HPLC
Water soluble anions	M	Air dried sample	19/12/2022	172	Ion Chromatography
Low range Aliphatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
Low range Aromatic hydrocarbons soil	N	As submitted sample	21/12/2022	181	GC-MS
BTEX in solids	M	As submitted sample	21/12/2022	181A	GC-MS
Water soluble boron	N	Air dried sample	20/12/2022	202	Colorimetry
Total cyanide	M	As submitted sample	19/12/2022	204	Colorimetry
TPH CWG soil by gc-gc	M	As submitted sample	19/12/2022	271	
Asbestos identification	U	Air dried sample	21/12/2022	280	Microscopy
Aqua regia extractable metals	M	Air dried sample	19/12/2022	300	ICPMS
Soil organic matter	U	Air dried sample	19/12/2022	BS1377:P3	Titrimetry

Tests marked N are not UKAS accredited

Report Information

Report No.: 22-45485, issue number 1

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.
	Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed.
	ELAB are unable to provide an interpretation or opinion on the content of this report.
	The results relate only to the sample received.
	PCB congener results may include any coeluting PCBs
	Uncertainty of measurement for the determinands tested are available upon request
	Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/21
Date of Issue 14 September 2022

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 is the trading name of Murray Rix (Northern) Limited. Registered in England 2878361

M U R R A Y R I X
ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

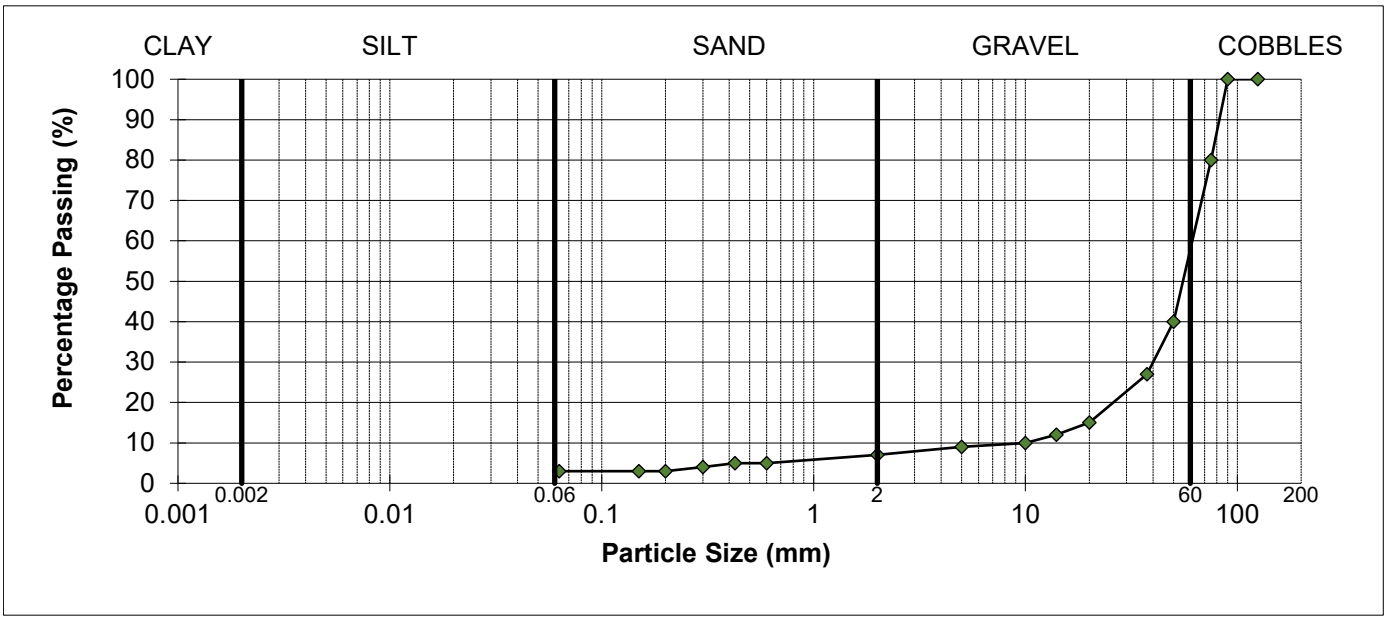
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/21

SAMPLE LABEL	SGC01	DATE SAMPLED	08-Sep-22
LAB SAMPLE No	116476	DATE RECEIVED	08-Sep-22
DATE TESTED	08-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	9	
90	100		2	7	
75	80		0.6	5	
50	40		0.425	5	
37.5	27		0.3	4	
20	15		0.2	3	
14	12		0.15	3	
10	10		0.063	3	<15



REMARKS
Uniformity coefficient = <10, Sample complies with the advised grading specification for a 1B material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 14-Sep-22

M U R R A Y R I X
ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

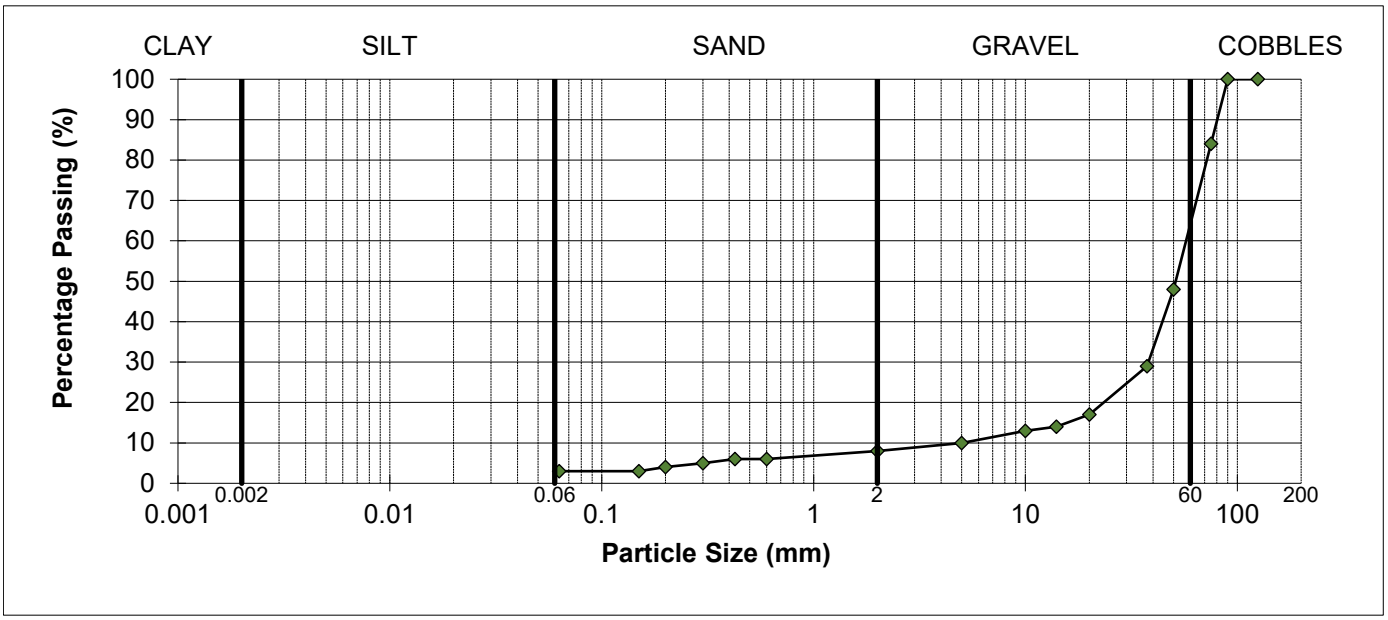
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/21

SAMPLE LABEL	SGC02	DATE SAMPLED	08-Sep-22
LAB SAMPLE No	116477	DATE RECEIVED	08-Sep-22
DATE TESTED	08-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	10	
90	100		2	8	
75	84		0.6	6	
50	48		0.425	6	
37.5	29		0.3	5	
20	17		0.2	4	
14	14		0.15	3	
10	13		0.063	3	<15



REMARKS
Uniformity coefficient = >10, Sample complies with the advised grading specification for a 1A material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 14-Sep-22

M U R R A Y R I X

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UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

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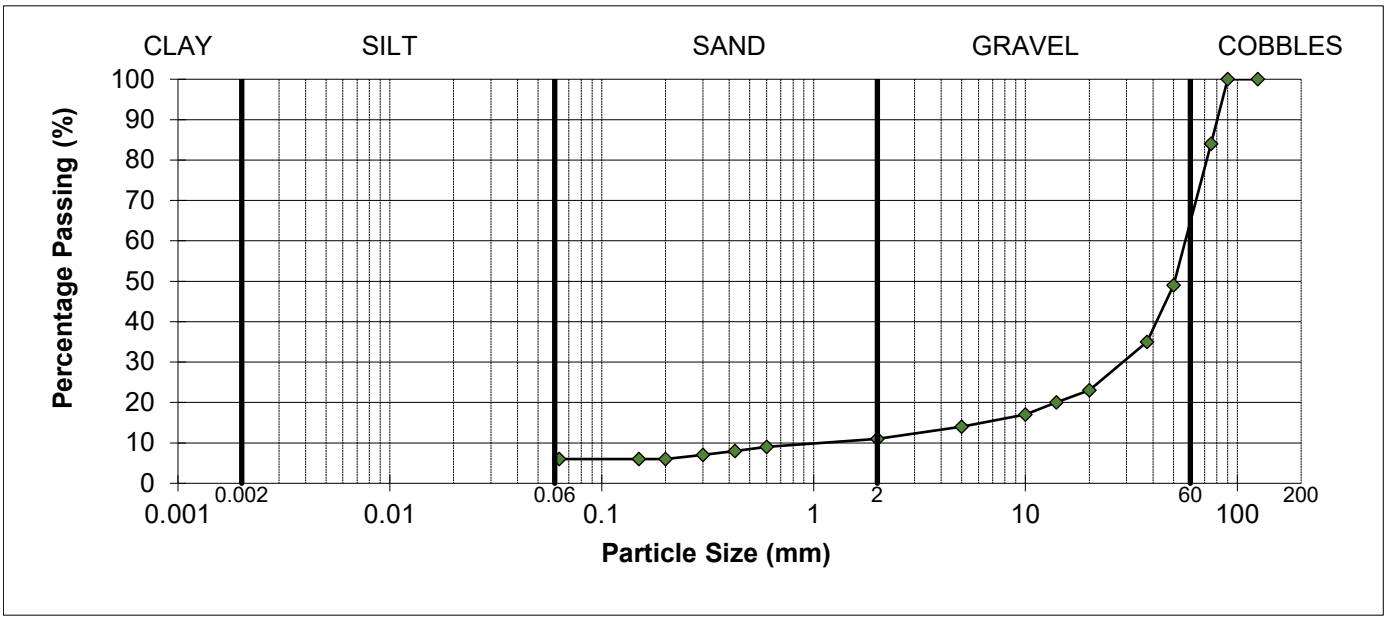
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/21

SAMPLE LABEL	SGC03	DATE SAMPLED	08-Sep-22
LAB SAMPLE No	116478	DATE RECEIVED	08-Sep-22
DATE TESTED	08-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	14	
90	100		2	11	
75	84		0.6	9	
50	49		0.425	8	
37.5	35		0.3	7	
20	23		0.2	6	
14	20		0.15	6	
10	17		0.063	6	<15



REMARKS

Uniformity coefficient = >10, Sample complies with the advised grading specification for a 1A material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 14-Sep-22

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/27
Date of Issue 06 October 2022

Approved Signatories

S J Hutchings, O P Davies

Notes

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Andrew House, Hadfield Street, Dukinfield, Cheshire SK16 4QX Tel: 0161 475 0870
Email: enquiries@murrayrix.com Website: www.murrayrix.com

Also at: London: 020 8523 1999

UKAS TESTING 1580

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DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

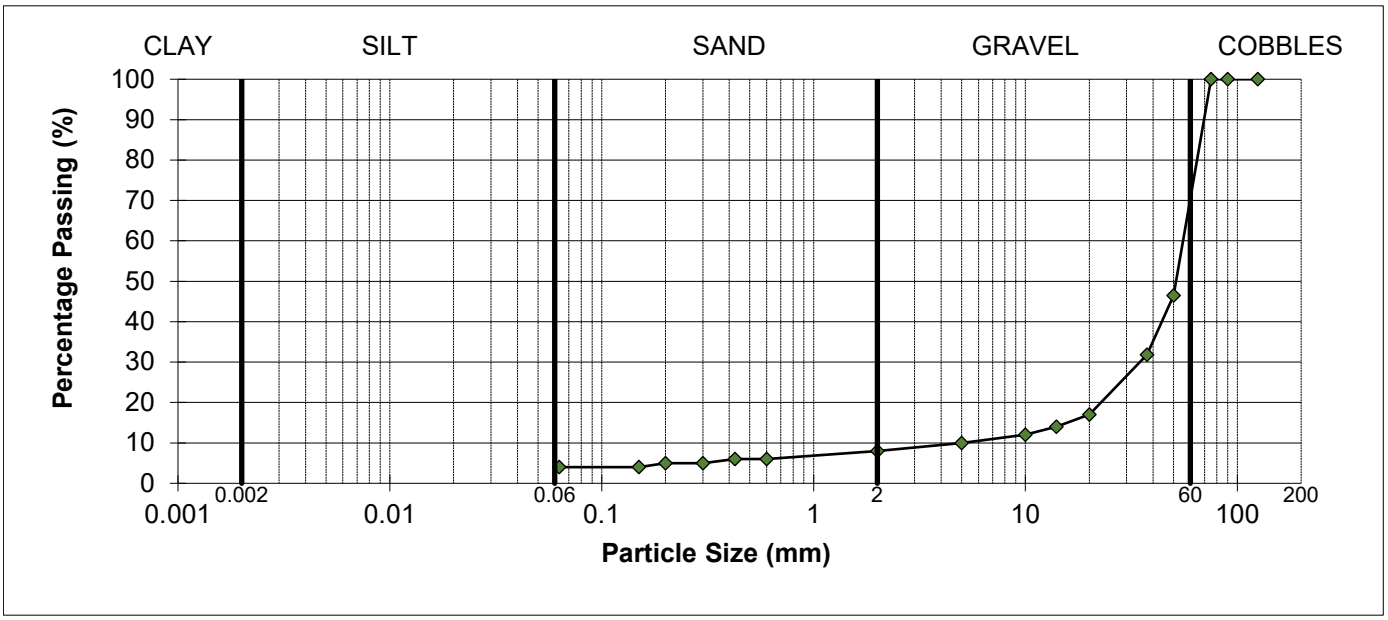
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/27

SAMPLE LABEL	SGC04	DATE SAMPLED	29-Sep-22
LAB SAMPLE No	117124	DATE RECEIVED	29-Sep-22
DATE TESTED	30-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	10	
90	100		2	8	
75	100		0.6	6	
50	47		0.425	6	
37.5	32		0.3	5	
20	17		0.2	5	
14	14		0.15	4	
10	12		0.063	4	<15



REMARKS

Sample complies with the advised grading specification for a 1A material (SHW 2016), Uniformity coefficient = >10

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 06-Oct-22

M U R R A Y R I X
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TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

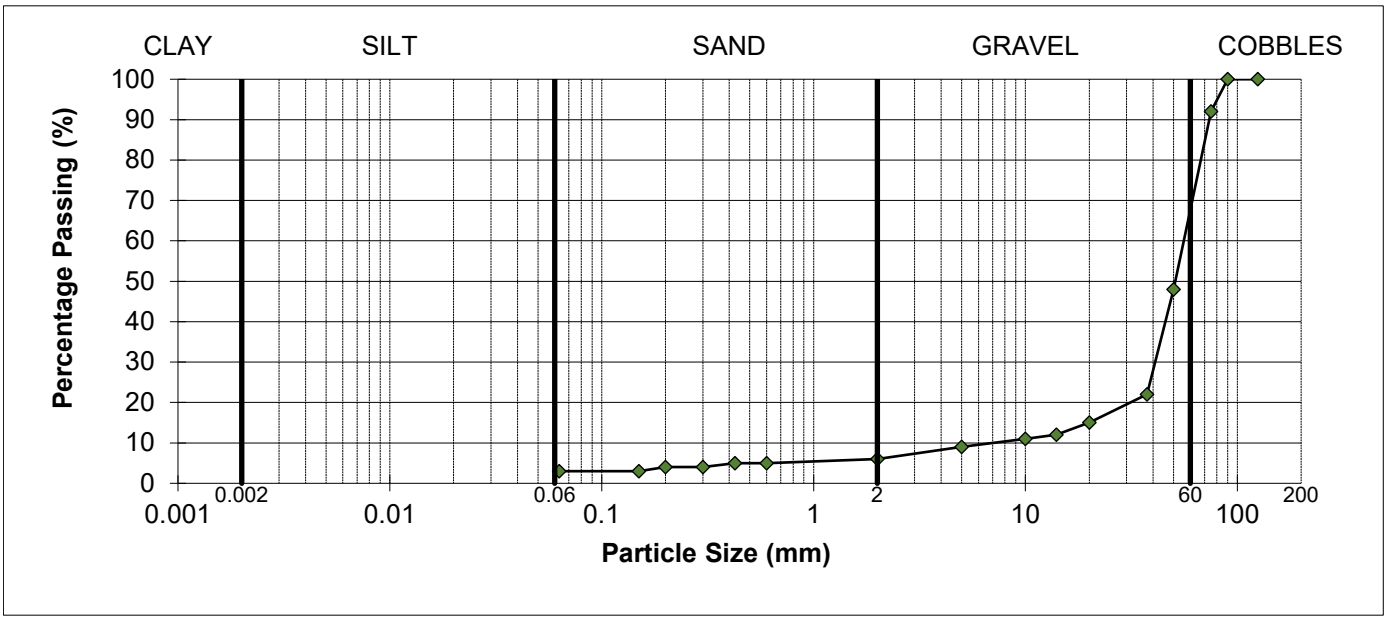
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/27

SAMPLE LABEL	SGC05	DATE SAMPLED	29-Sep-22
LAB SAMPLE No	117125	DATE RECEIVED	29-Sep-22
DATE TESTED	30-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	9	
90	100		2	6	
75	92		0.6	5	
50	48		0.425	5	
37.5	22		0.3	4	
20	15		0.2	4	
14	12		0.15	3	
10	11		0.063	3	<15



REMARKS

Sample complies with the advised grading specification for a 1B material (SHW 2016), Uniformity coefficient = <10

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 06-Oct-22

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TEL 0161 475 0870

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PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

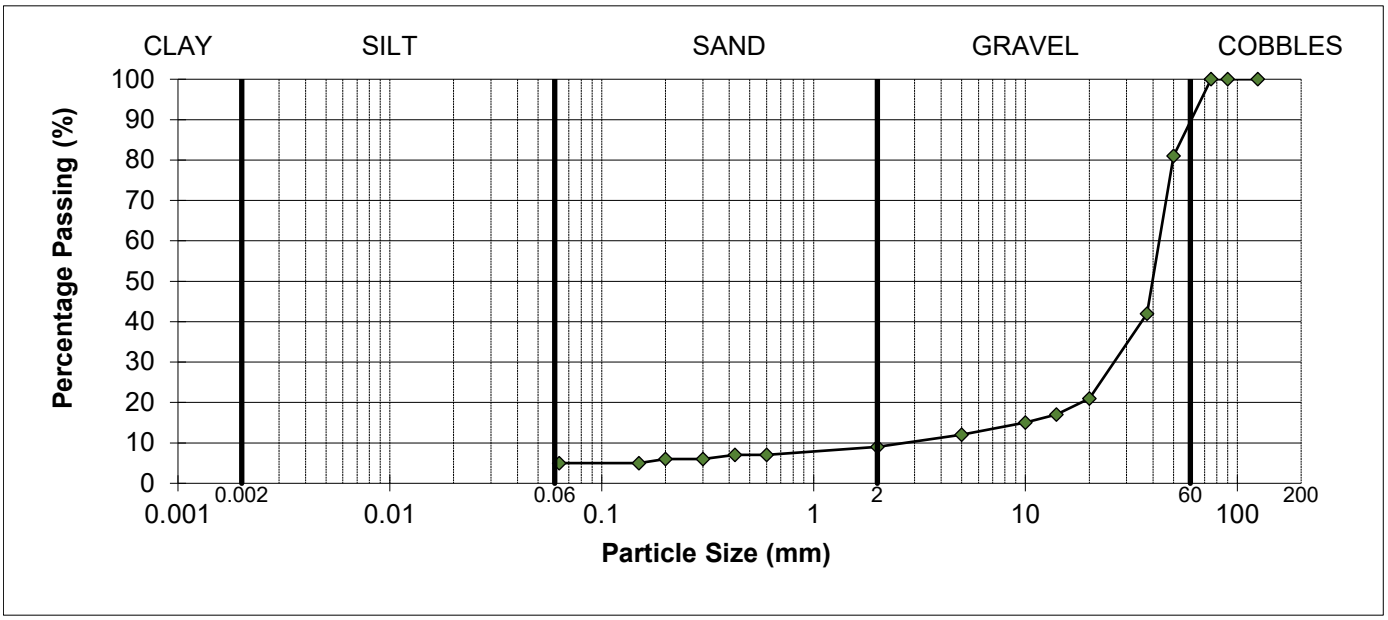
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/27

SAMPLE LABEL	SGC06	DATE SAMPLED	29-Sep-22
LAB SAMPLE No	117126	DATE RECEIVED	29-Sep-22
DATE TESTED	30-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	12	
90	100		2	9	
75	100		0.6	7	
50	81		0.425	7	
37.5	42		0.3	6	
20	21		0.2	6	
14	17		0.15	5	
10	15		0.063	5	<15



REMARKS

Sample complies with the advised grading specification for a 1A material (SHW 2016), Uniformity coefficient = >10

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 06-Oct-22

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PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

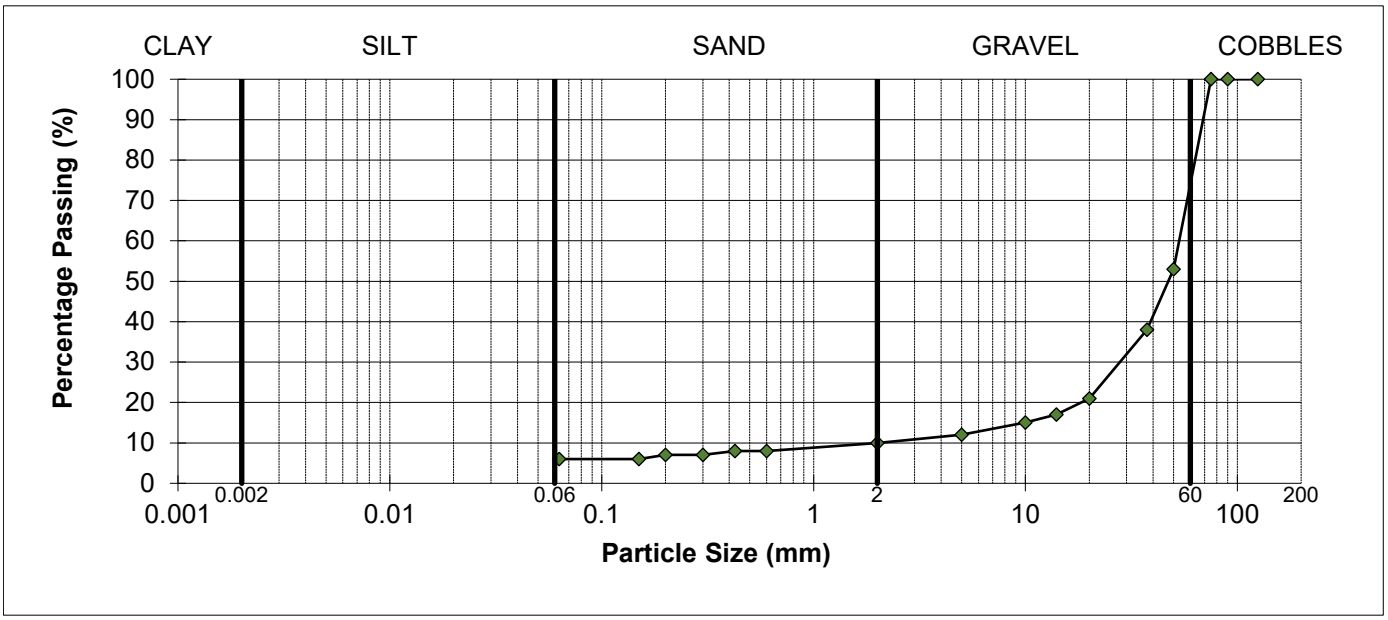
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/27

SAMPLE LABEL	SGC07	DATE SAMPLED	29-Sep-22
LAB SAMPLE No	117127	DATE RECEIVED	29-Sep-22
DATE TESTED	30-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	12	
90	100		2	10	
75	100		0.6	8	
50	53		0.425	8	
37.5	38		0.3	7	
20	21		0.2	7	
14	17		0.15	6	
10	15		0.063	6	<15



REMARKS

Sample complies with the advised grading specification for a 1A material (SHW 2016), Uniformity coefficient = >10

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 06-Oct-22

M U R R A Y R I X

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DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

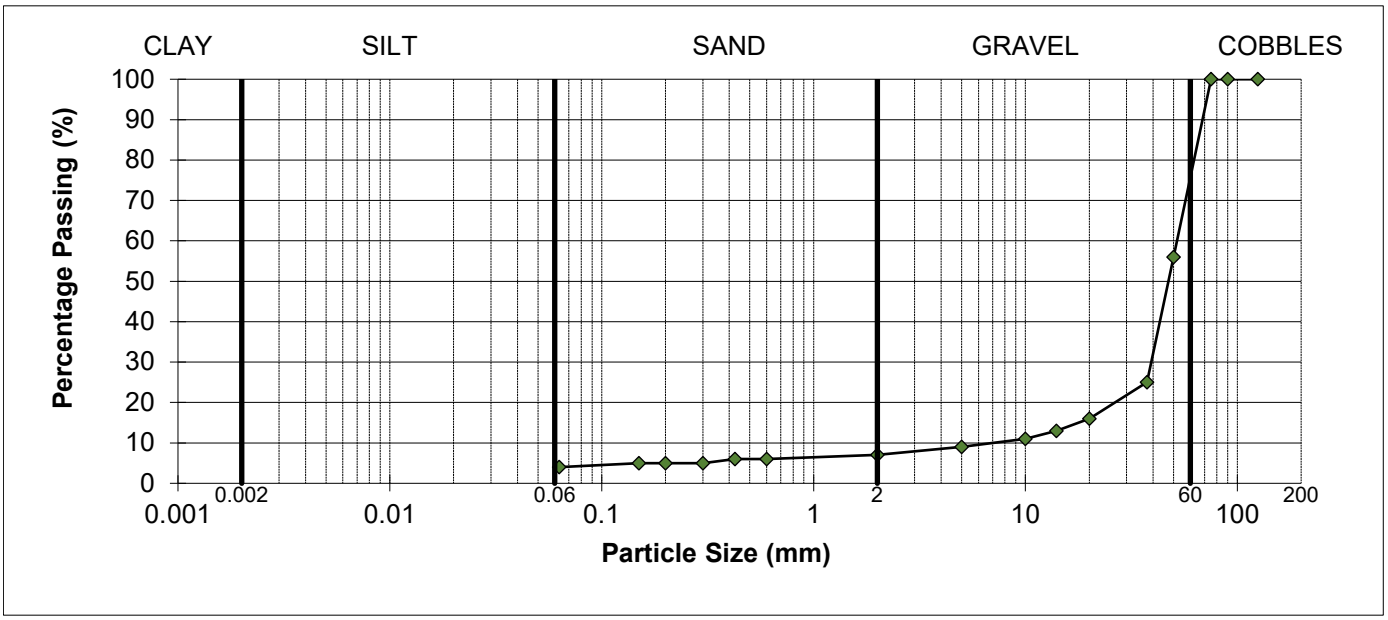
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/27

SAMPLE LABEL	SGC08	DATE SAMPLED	29-Sep-22
LAB SAMPLE No	117128	DATE RECEIVED	29-Sep-22
DATE TESTED	30-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	95-100	5	9	
90	100		2	7	
75	100		0.6	6	
50	56		0.425	6	
37.5	25		0.3	5	
20	16		0.2	5	
14	13		0.15	5	
10	11		0.063	4	<15



REMARKS

Sample complies with the advised grading specification for a 1B material (SHW 2016), Uniformity coefficient = <10

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 06-Oct-22

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/34
Date of Issue 22 November 2022

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.

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Andrew House, Hadfield Street, Dukinfield, Cheshire SK16 4QX Tel: 0161 475 0870
Email: enquiries@murrayrix.com Website: www.murrayrix.com

Also at: London: 020 8523 1999

UKAS TESTING 1580

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TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

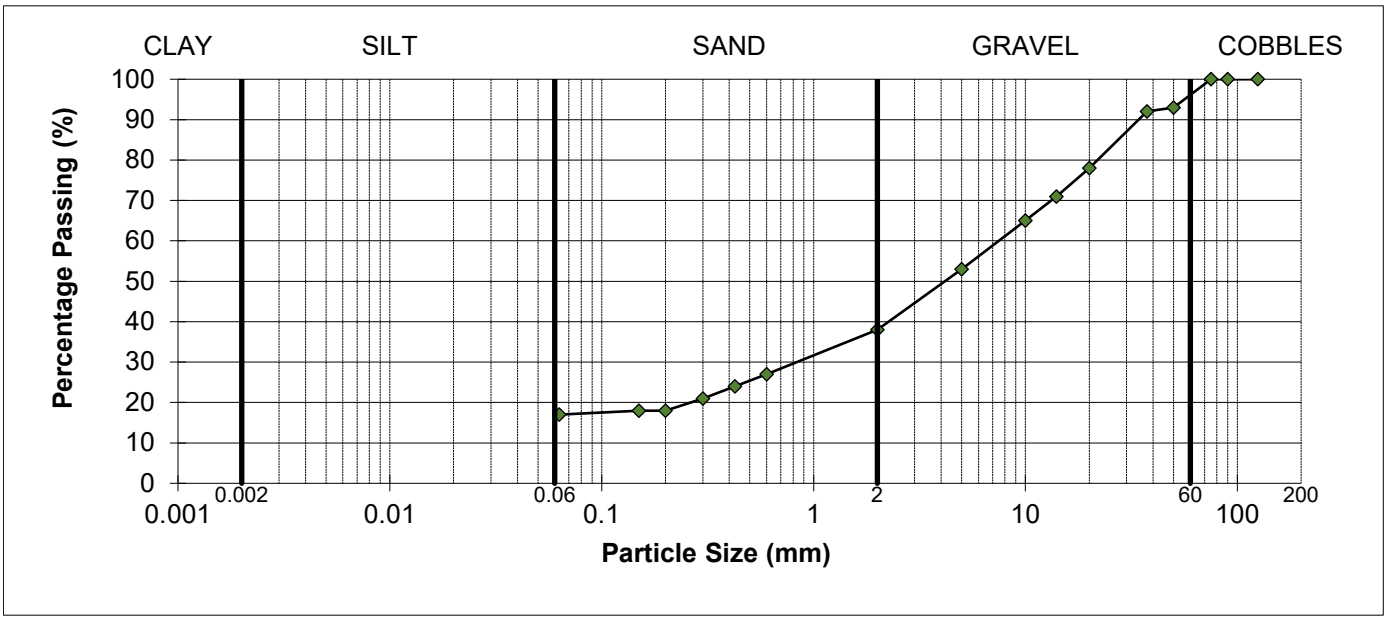
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/34

SAMPLE LABEL	SG09	DATE SAMPLED	16-Nov-22
LAB SAMPLE No	118907	DATE RECEIVED	16-Nov-22
DATE TESTED	16-Nov-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	53	
90	100		2	38	15-80
75	100		0.6	27	
50	93		0.425	24	
37.5	92		0.3	21	
20	78		0.2	18	
14	71		0.15	18	
10	65		0.063	17	15-80



REMARKS

Sample complies with the advised grading specification for a 2C material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 22-Nov-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

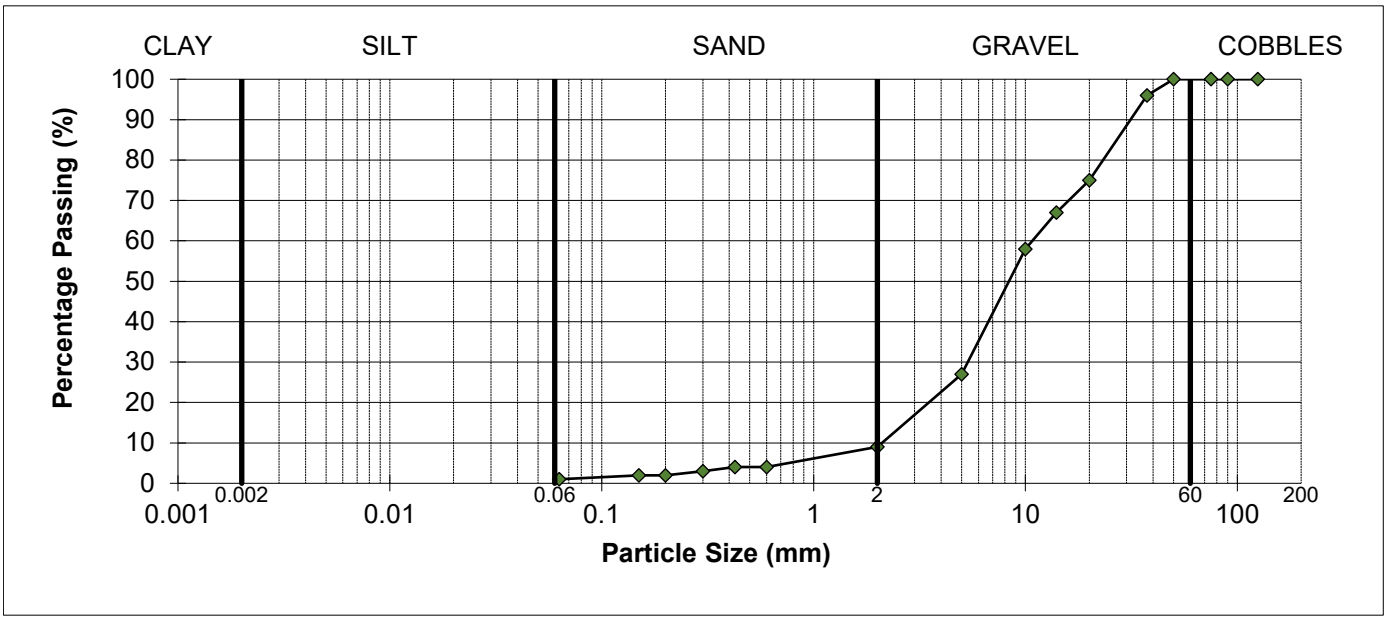
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/34

SAMPLE LABEL	SG10	DATE SAMPLED	16-Nov-22
LAB SAMPLE No	118908	DATE RECEIVED	16-Nov-22
DATE TESTED	16-Nov-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	27	10-45
90	100	80-100	2	9	
75	100	65-100	0.6	4	0-25
50	100		0.425	4	
37.5	96	45-100	0.3	3	
20	75		0.2	2	
14	67		0.15	2	
10	58	15-60	0.063	1	0-12



REMARKS

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 22-Nov-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

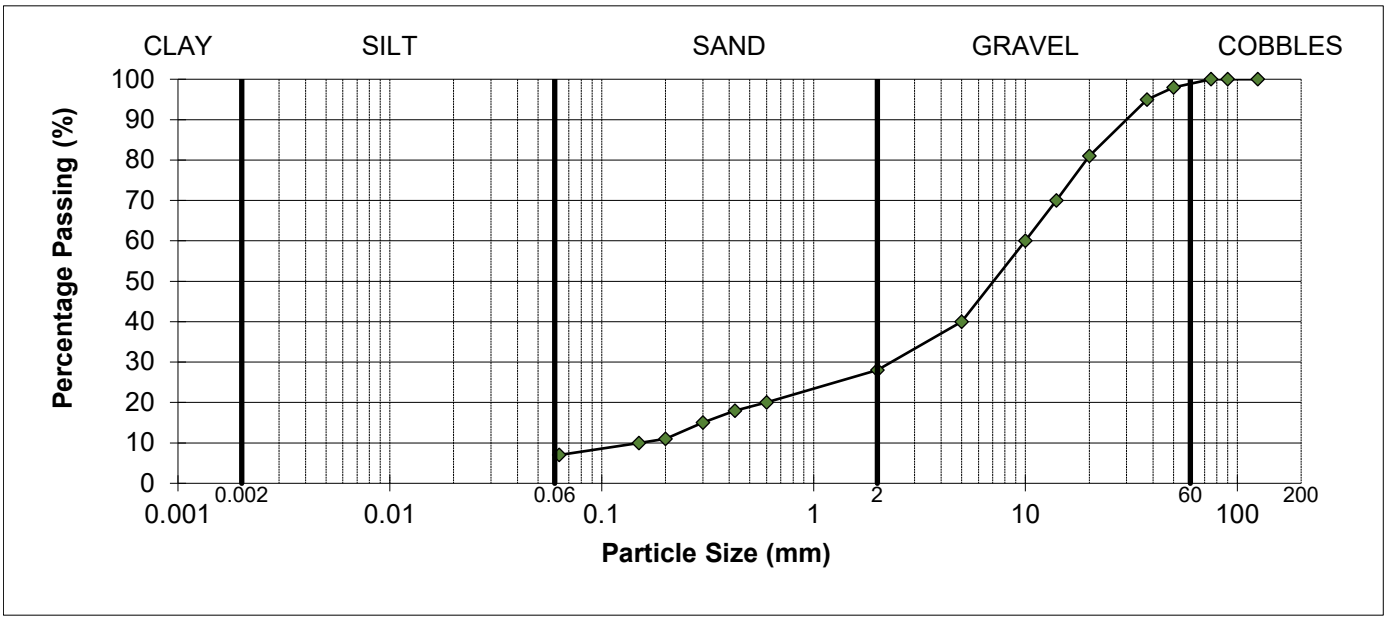
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/34

SAMPLE LABEL	SG11	DATE SAMPLED	16-Nov-22
LAB SAMPLE No	118909	DATE RECEIVED	16-Nov-22
DATE TESTED	16-Nov-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	40	10-45
90	100	80-100	2	28	
75	100	65-100	0.6	20	0-25
50	98		0.425	18	
37.5	95	45-100	0.3	15	
20	81		0.2	11	
14	70		0.15	10	
10	60	15-60	0.063	7	0-12



REMARKS

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 22-Nov-22

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/39B
Date of Issue 20 December 2022

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.

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TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

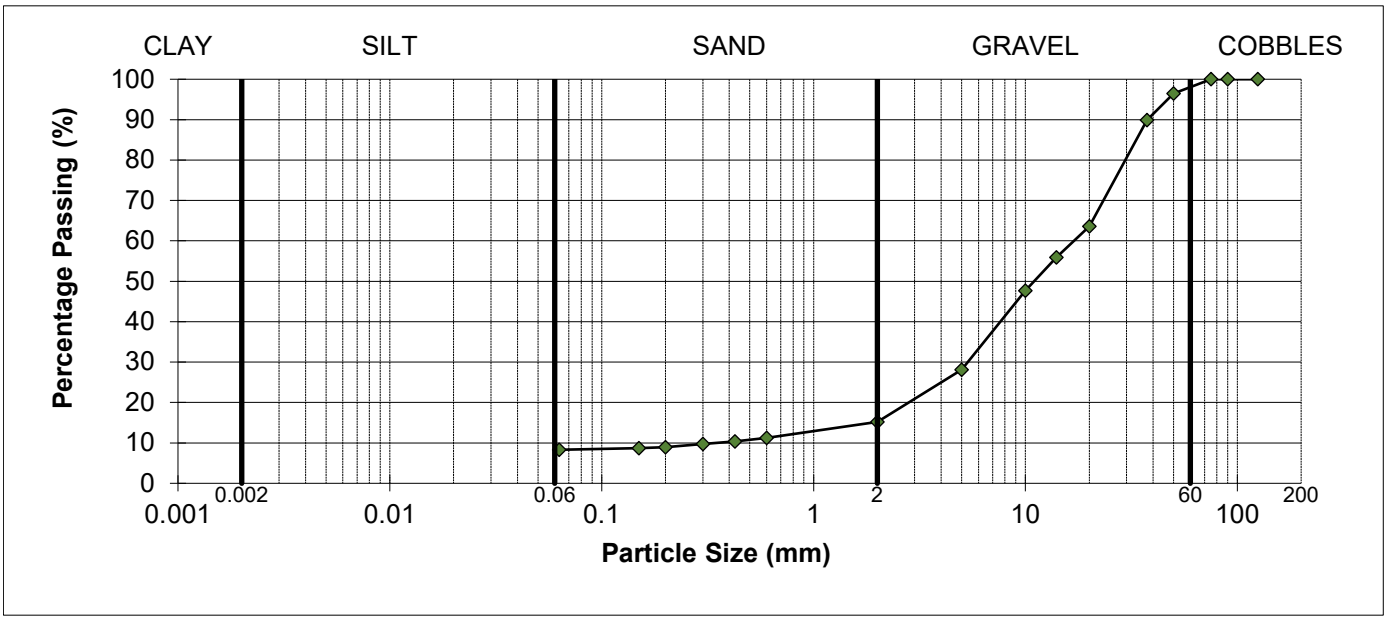
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39B

SAMPLE LABEL	SGC12	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119617	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Site Generated Crush
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	28	10-45
90	100	80-100	2	15	
75	100	65-100	0.6	11	0-25
50	97		0.425	10	
37.5	90	45-100	0.3	10	
20	64		0.2	9	
14	56		0.15	9	
10	48	15-60	0.063	8	0-12



REMARKS

As received water content = 8.7%

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

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ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
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TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

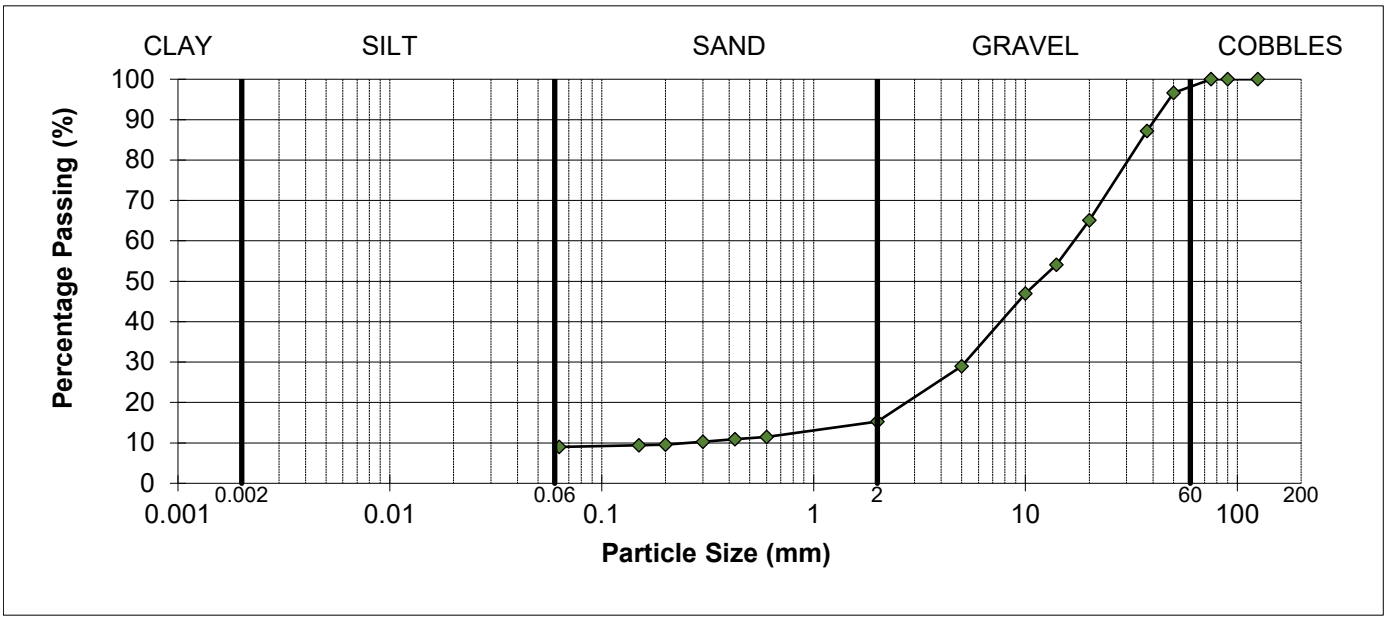
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39B

SAMPLE LABEL	SGC13	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119618	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Site Generated Crush
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	29	10-45
90	100	80-100	2	15	
75	100	65-100	0.6	12	0-25
50	97		0.425	11	
37.5	87	45-100	0.3	10	
20	65		0.2	10	
14	54		0.15	9	
10	47	15-60	0.063	9	0-12



REMARKS
As received water content = 11.0%
Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

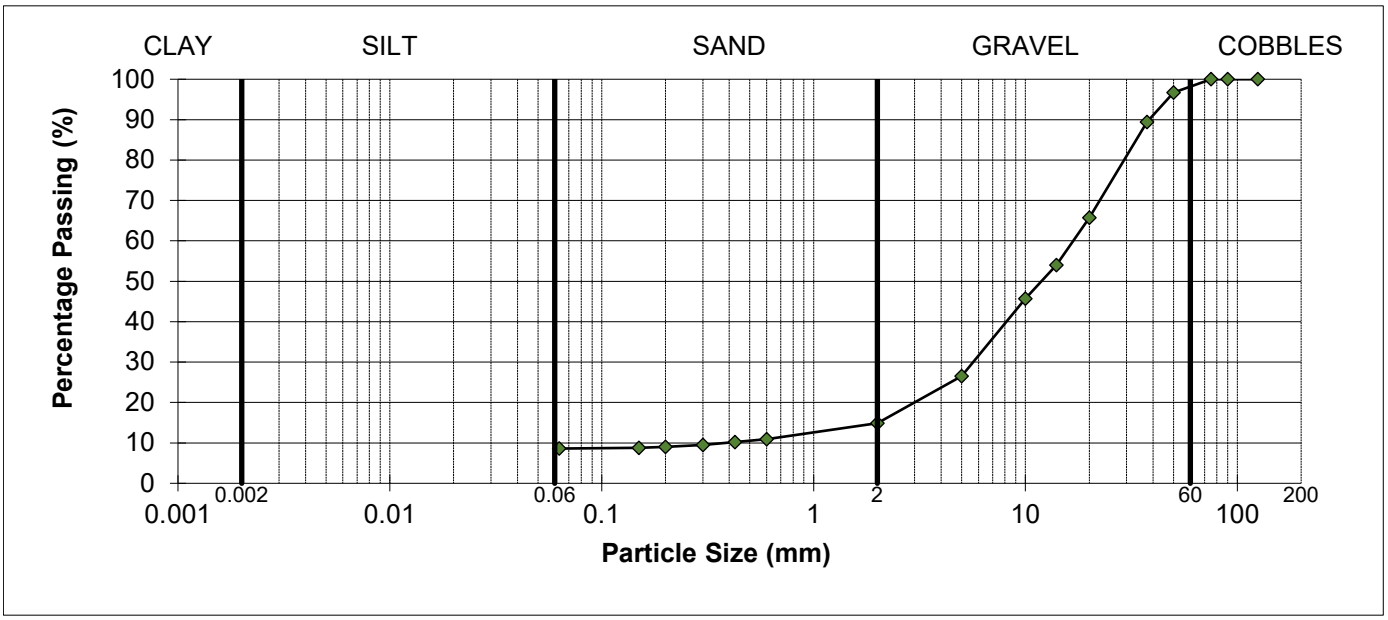
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39B

SAMPLE LABEL	SGC14	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119619	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Site Generated Crush
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	27	10-45
90	100	80-100	2	15	
75	100	65-100	0.6	11	0-25
50	97		0.425	10	
37.5	89	45-100	0.3	10	
20	66		0.2	9	
14	54		0.15	9	
10	46	15-60	0.063	9	0-12



REMARKS

As received water content = 8.6%

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

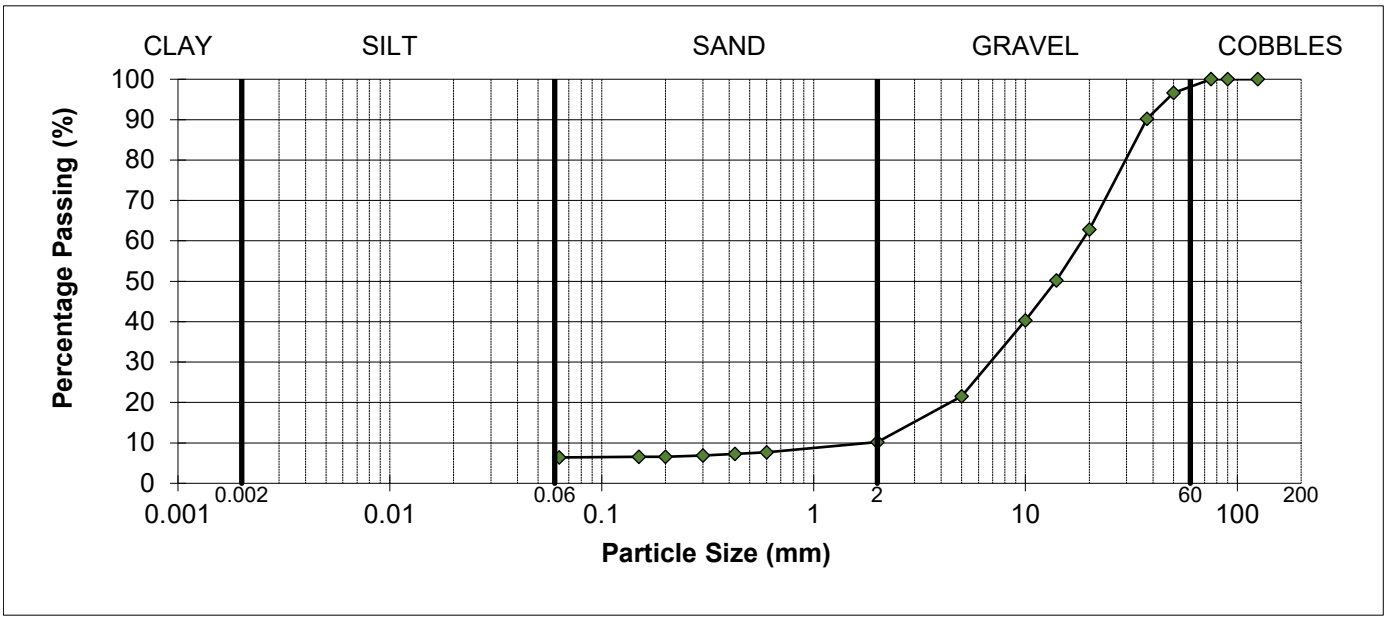
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39B

SAMPLE LABEL	SGC15	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119620	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Site Generated Crush
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	22	10-45
90	100	80-100	2	10	
75	100	65-100	0.6	8	0-25
50	97		0.425	7	
37.5	90	45-100	0.3	7	
20	63		0.2	7	
14	50		0.15	7	
10	40	15-60	0.063	6	0-12



REMARKS
As received water content = 10.8%
Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

MURRAY RIX

CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/25
Date of Issue 30 September 2022
Page 1 of 4

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.

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UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

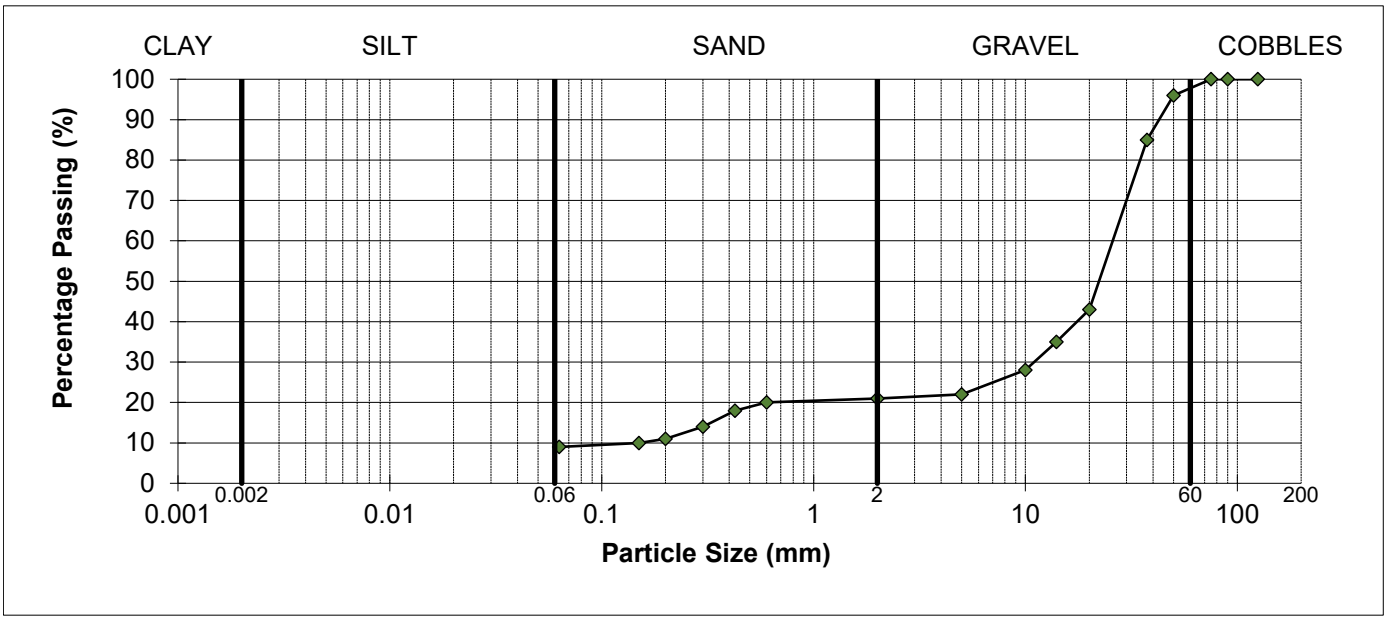
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/25

SAMPLE LABEL	SGG01	DATE SAMPLED	21-Sep-22
LAB SAMPLE No	116897	DATE RECEIVED	22-Sep-22
DATE TESTED	23-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	22	10-45
90	100	80-100	2	21	
75	100	65-100	0.6	20	0-25
50	96		0.425	18	
37.5	85	45-100	0.3	14	
20	43		0.2	11	
14	35		0.15	10	
10	28	15-60	0.063	9	0-12



REMARKS
Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 30-Sep-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

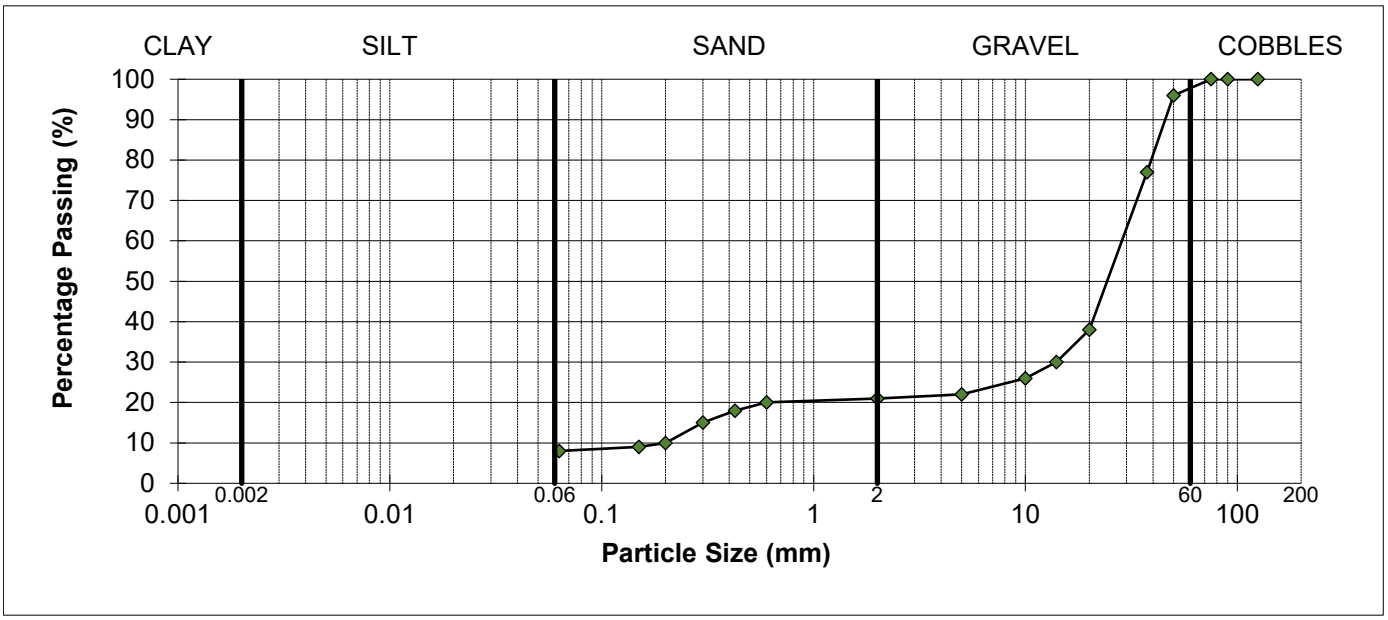
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/25

SAMPLE LABEL	SGG02	DATE SAMPLED	21-Sep-22
LAB SAMPLE No	116898	DATE RECEIVED	22-Sep-22
DATE TESTED	23-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	22	10-45
90	100	80-100	2	21	
75	100	65-100	0.6	20	0-25
50	96		0.425	18	
37.5	77	45-100	0.3	15	
20	38		0.2	10	
14	30		0.15	9	
10	26	15-60	0.063	8	0-12



REMARKS

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 30-Sep-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

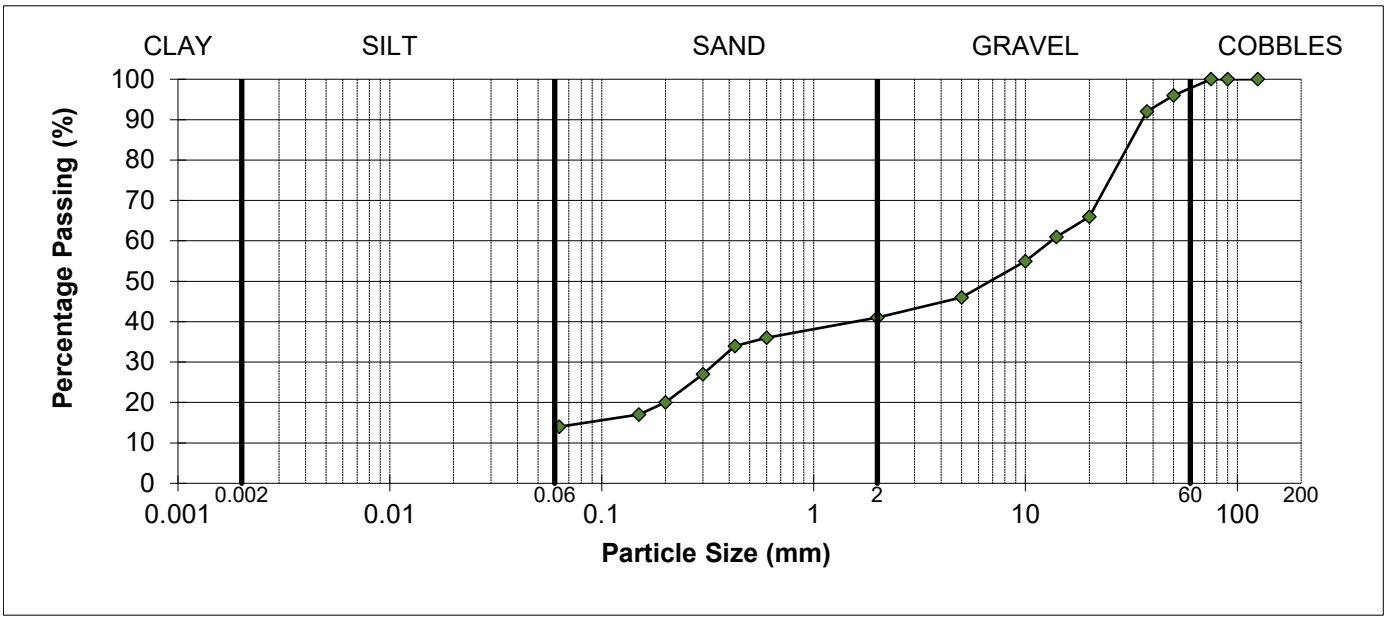
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/25

SAMPLE LABEL	SGG03	DATE SAMPLED	21-Sep-22
LAB SAMPLE No	116899	DATE RECEIVED	22-Sep-22
DATE TESTED	23-Sep-22	SAMPLED BY	Client

MATERIAL	Recycled Crush
ADVISED SOURCE	Site won

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	46	10-45
90	100	80-100	2	41	
75	100	65-100	0.6	36	0-25
50	96		0.425	34	
37.5	92	45-100	0.3	27	
20	66		0.2	20	
14	61		0.15	17	
10	55	15-60	0.063	14	0-12



REMARKS

Sample fails to comply with the advised grading specification for a 6F2 material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 30-Sep-22

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4339/39A
Date of Issue 20 December 2022

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.

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DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

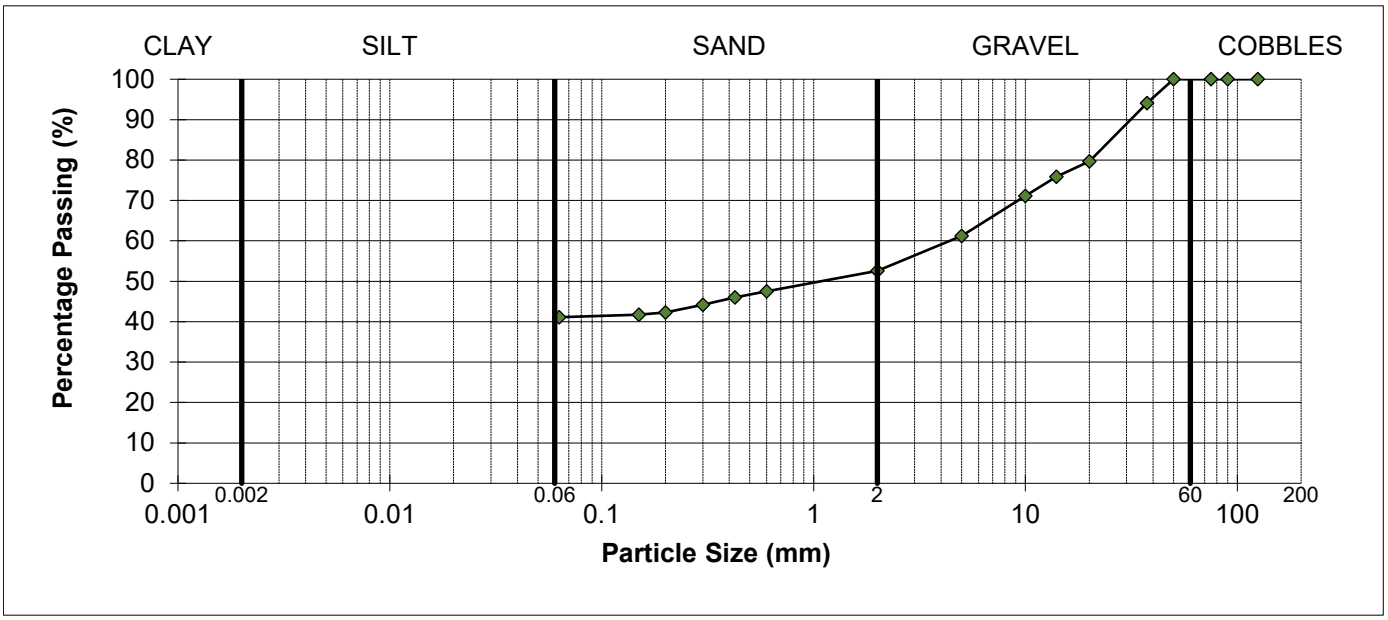
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39A

SAMPLE LABEL	IGF01	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119614	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Imported General Fill
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	61	
90	100		2	53	15-80
75	100		0.6	48	
50	100		0.425	46	
37.5	94		0.3	44	
20	80		0.2	42	
14	76		0.15	42	`
10	71		0.063	41	15-80



REMARKS
As received water content = 9.3%
Sample complies with the advised grading specification for a 2C material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

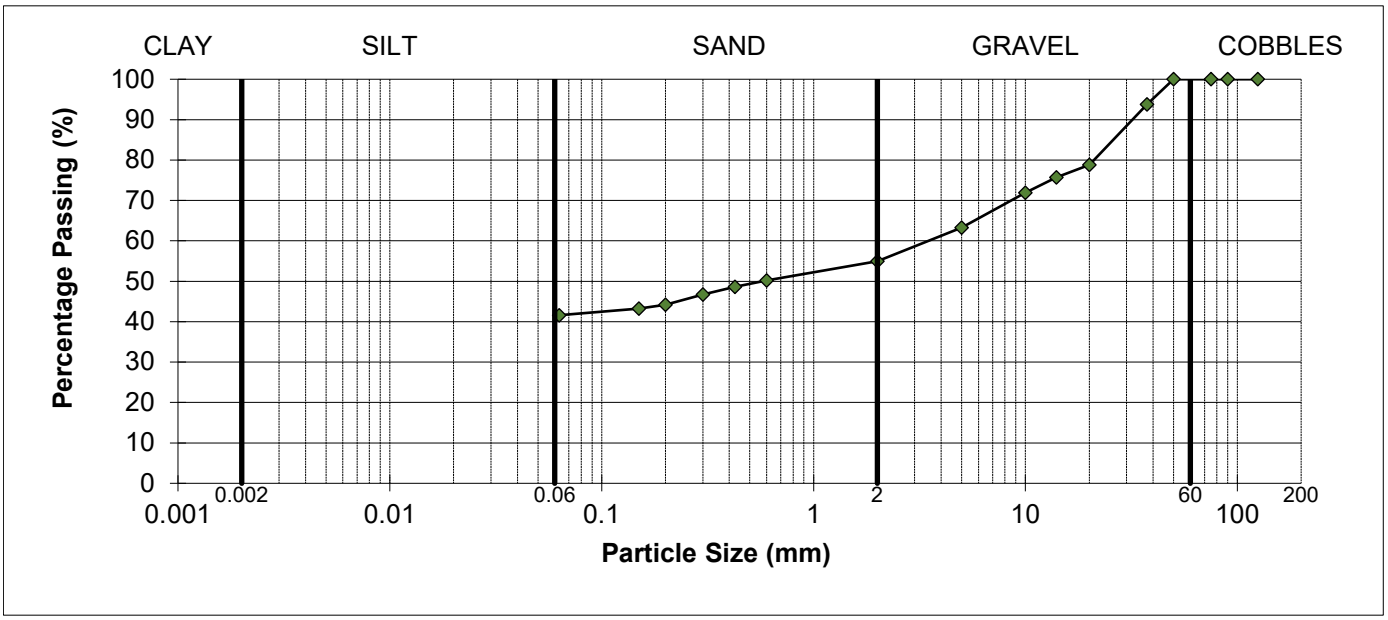
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39A

SAMPLE LABEL	IGF03	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119615	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Imported General Fill
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	63	
90	100		2	55	15-80
75	100		0.6	50	
50	100		0.425	49	
37.5	94		0.3	47	
20	79		0.2	44	
14	76		0.15	43	
10	72		0.063	42	15-80



REMARKS

As received water content = 11.4%

Sample complies with the advised grading specification for a 2C material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

M U R R A Y R I X

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

PARTICLE SIZE DISTRIBUTION

BS EN ISO 17892-4:2016

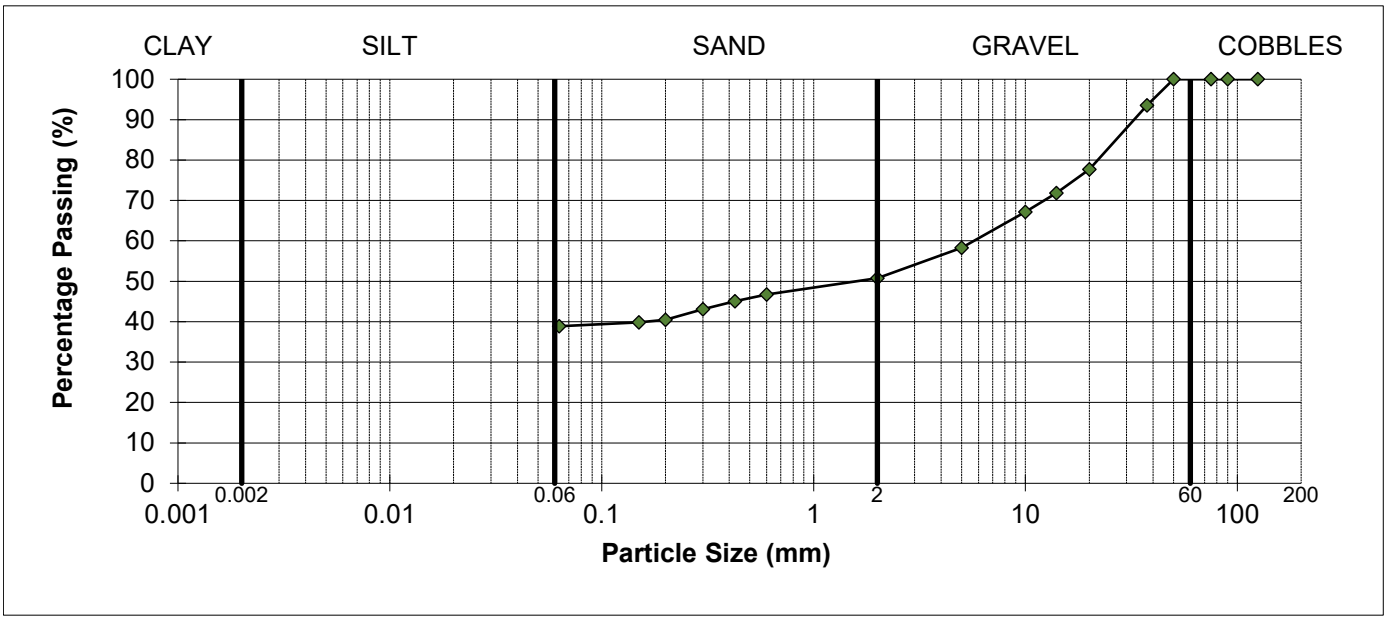
Determination of Water Content in accordance with BS EN ISO 17892-1:2014 (Oven Dry)

CLIENT	Redstart Northwest Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4339/39A

SAMPLE LABEL	IGF05	DATE SAMPLED	09-Dec-22
LAB SAMPLE No	119616	DATE RECEIVED	09-Dec-22
DATE TESTED	10-Dec-22	SAMPLED BY	Client

MATERIAL	Imported General Fill
ADVISED SOURCE	As client & site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	58	
90	100		2	51	15-80
75	100		0.6	47	
50	100		0.425	45	
37.5	94		0.3	43	
20	78		0.2	41	
14	72		0.15	40	
10	67		0.063	39	15-80



REMARKS

As received water content = 11.0%

Sample complies with the advised grading specification for a 2C material (SHW 2016)

SIGNED

NAME O.P. Davies BA (Hons) (Laboratory Manager) DATE 20-Dec-22

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street

Job Number MRN 4556/1
Date of Issue 03 January 2023

Approved Signatories

S J Hutchings, O P Davies

Notes

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Andrew House, Hadfield Street, Dukinfield, Cheshire SK16 4QX Tel: 0161 475 0870
Email: enquiries@murrayrix.com Website: www.murrayrix.com

Also at: London: 020 8523 1999

UKAS TESTING 1580

Murray Rix is the trading name of Murray Rix (Northern) Limited. Registered in England 2878361

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

TEST CERTIFICATE

DRY DENSITY/WATER CONTENT RELATIONSHIP 2.5kg RAMMER
BS 1377-4:1990
PARTICLE DENSITY METHOD BS 1377-2:2022 Cl.9.2

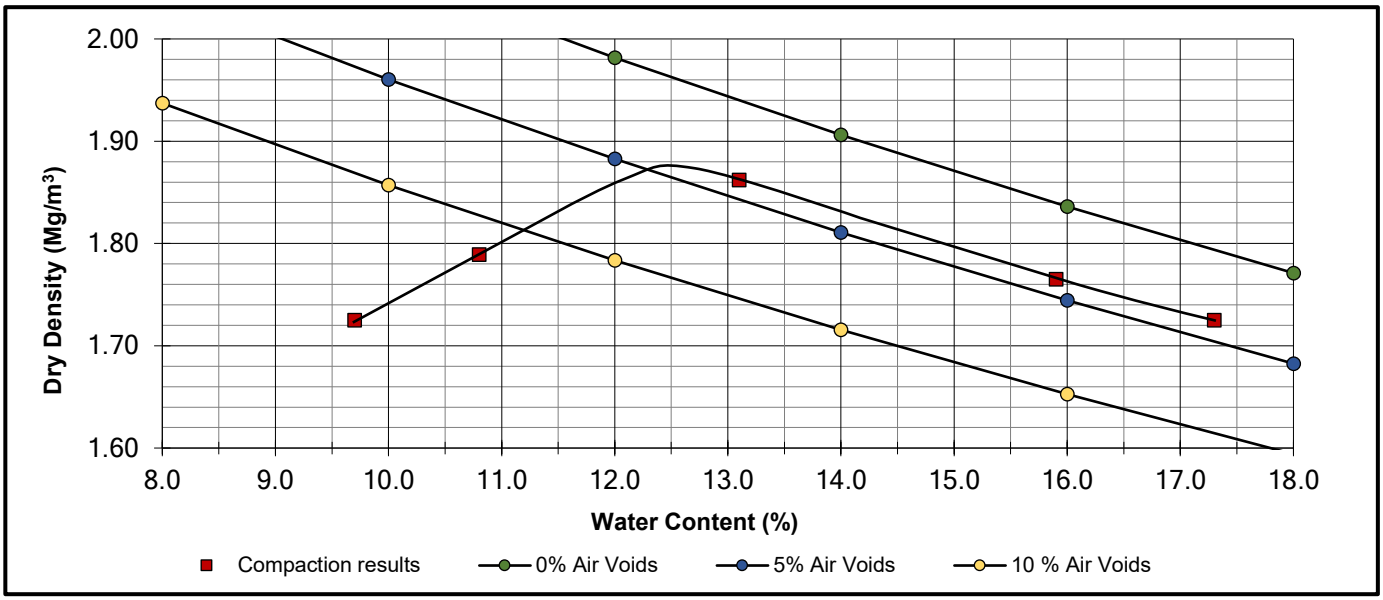
CLIENT	Redstart (Northwest) Ltd
SITE	Nixon Street
JOB NUMBER	MRN 4556/1

SAMPLE LABEL	IGF01-5	DATE SAMPLED	09-Dec-22
SAMPLE NUMBER	119614, 119615, 119616	DATE RECEIVED	09-Dec-22
DATE TESTED	21-Dec-22	SAMPLED BY	Client

MATERIAL	Imported General Fill
ADVISED SOURCE	As client & site above
PRE TREATMENT	Air Dried / Separate Batches

RETAINED 37.5mm	6 %	GRADING ZONE	Zone 5
RETAINED 20mm	21 %	PARTICLE DENSITY	2.60 Mg/m3 (Assumed)

POINT NUMBER	WATER CONTENT (%)	DRY DENSITY (Mg/m^3)
1	9.7	1.725
2	10.8	1.789
3	13.1	1.862
4	15.9	1.765
5	17.3	1.725



OPTIMUM WATER CONTENT	**13**	(%)
MAXIMUM DRY DENSITY	**1.87**	(Mg/m^3)

REMARKS

NAME O.P. Davies BA (Hons) (Laboratory Manager) SIGNED DATE 03-Jan-23

Appendix H

- **In-Situ Geotechnical Testing Results and Location Plans.**

  MN230120-004 - Nixon Street - CBR Test Results and Locations

Nixon Street - CBR Testing to Date

Date	Ref	Easting	Northing	Height	Strata	CBR Value (%)
20/09/2022	4101	387850.38	411117.754	128.322	Top of Capping	9.2
20/09/2022	4103	387819.096	411103.794	128.289	Top of Capping	10.8
20/09/2022	4114	387846.934	411090.046	128.197	Top of Capping	7.9
20/09/2022	4115	387858.792	411067.844	127.906	Top of Capping	9.6
29/09/2022	4100	387857.233	411121.616	127.991	Top of Capping	24
29/09/2022	4102	387821.078	411102.757	127.955	Top of Capping	24.6
29/09/2022	4104	387872.303	411086.563	127.355	Top of Capping	15
29/09/2022	4105	387881.827	411048.165	127.65	Top of Capping	19.5
29/09/2022	4112	387802.354	411080.867	127.57	Top of Capping	21
29/09/2022	4113	387845.821	411095.914	127.811	Top of Capping	21.5
29/09/2022	4116	387835.682	411024.392	128.133	Top of Capping	27.3
14/10/2022	4106	387813.891	411018.452	128.232	Top of Capping	10.2
14/10/2022	4107	387805.846	411034.958	128.085	Top of Capping	7.6
14/10/2022	4108	387797.576	411053.168	127.76	Top of Capping	8.2
14/10/2022	4109	387788.088	411070.774	127.564	Top of Capping	9.2
14/10/2022	4110	387770.556	411061.149	127.435	Top of Capping	10.3
14/10/2022	4111	387760.433	411053.934	127.448	Top of Capping	8.5
14/10/2022	4117	387837.136	410999.322	128.444	Top of Capping	11.1
14/10/2022	4118	387825.08	410995.135	128.41	Top of Capping	7.6
14/10/2022	4119	387810.221	410999.656	128.411	Top of Capping	9.7
14/10/2022	4120	387775.242	411082.679	127.747	Top of Capping	9.2
20/10/2022	3020	387871.764	411034.063	128.031	FORMATION	11.1
20/10/2022	3021	387876.627	411022.258	128.312	FORMATION	12.9
20/10/2022	3022	387883.24	411005.788	128.701	FORMATION	15.5
20/10/2022	4015	387869.183	411036.482	128.265	Top of Capping	21.9
20/10/2022	4016	387875.437	411026.922	128.574	Top of Capping	30.4
20/10/2022	4017	387882.935	411010.868	128.948	Top of Capping	25.5
20/10/2022	4036	387869.972	410982.891	129.047	Top of Capping	18.4
20/10/2022	4037	387911.327	411003.211	129.342	Top of Capping	19
20/10/2022	4038	387891.473	411029.144	128.844	Top of Capping	24.2
20/10/2022	4039	387862.747	411014.225	128.718	Top of Capping	26.5
22/11/2022	3001	387805.898	411034.878	127.795	FORMATION	3.4
22/11/2022	3002	387796.823	411052.903	127.449	FORMATION	3.1
22/11/2022	3003	387788.743	411070.928	127.206	FORMATION	2.5
22/11/2022	3004	387764.627	411058.87	127.085	FORMATION	4
22/11/2022	3005	387739.708	411047.949	127.377	FORMATION	3.7
22/11/2022	3023	387831.873	410983.678	128.114	FORMATION	2.8
22/11/2022	3024	387823.805	410998.006	128.089	FORMATION	3.4
22/11/2022	3025	387814.27	411016.748	127.96	FORMATION	4
22/11/2022	4010	387831.35	410983.678	128.454	Top of Capping	20.7
22/11/2022	4029	387761.606	411032.068	127.837	Top of Capping	20.3
22/11/2022	4030	387787.482	411043.542	127.747	Top of Capping	13.3
22/12/2022	3005	387739.082	411044.896	127.425	FORMATION	4.7
22/12/2022	3006	387721.838	411036.296	127.663	FORMATION	3.7
22/12/2022	3007	387705.107	411027.737	127.891	FORMATION	3.1
22/12/2022	3008	387683.505	411024.714	128.169	FORMATION	4.7
22/12/2022	3009	387662.108	411035.625	128.441	FORMATION	3.4
22/12/2022	3026	387818.36	410977.151	128.29	FORMATION	3.1
22/12/2022	3027	387797.699	410966.92	128.001	FORMATION	3.1
22/12/2022	4018	387736.933	411044.757	127.762	Top of Capping	49.3
22/12/2022	4019	387722.555	411037.331	128.068	Top of Capping	28.3
22/12/2022	4020	387703.761	411027.877	128.343	Top of Capping	31.4
22/12/2022	4021	387683.393	411026.258	128.704	Top of Capping	37.1
22/12/2022	4022	387660.729	411030.537	128.974	Top of Capping	45.1
22/12/2022	4025	387682.886	411041.313	128.828	Top of Capping	29.9
22/12/2022	4033	387795.148	410946.073	128.412	Top of Capping	31.3
22/12/2022	4034	387826.842	410964.974	128.752	Top of Capping	21.9
17/01/2023	3026	387818.3599	410977.1508	128.273	FORMATION	3.1
17/01/2023	3027	387797.6989	410966.9201	127.956	FORMATION	3.1
17/01/2023	3028	387772.8743	410954.787	127.676	FORMATION	3.1
17/01/2023	3029	387755.5208	410946.7804	127.418	FORMATION	3.7
17/01/2023	4011	387818.3791	410979.7787	128.235	Top of Capping	23.5
17/01/2023	4012	387797.9029	410970.0867	127.947	Top of Capping	22.8
17/01/2023	4013	387772.8689	410957.7912	127.667	Top of Capping	25.3
17/01/2023	4014	387756.3719	410949.2556	127.429	Top of Capping	21.3
17/01/2023	4035	387852.0664	410968.1692	128.248	Top of Capping	35.5
17/01/2023	4040	387812.3151	411043.4891	127.498	Top of Capping	25.3
17/01/2023	4041	387848.2271	411060.4584	127.828	Top of Capping	27.9
17/01/2023	4042	387835.1795	411080.313	127.841	Top of Capping	28.8
17/01/2023	4043	387793.1454	411098.4368	127.689	Top of Capping	30.1
06/02/2023	3018	387870.794	411056.359	127.769	FORMATION	4
06/02/2023	4003	387870.2881	411059.198	128.047	Top of Capping	10.9
06/02/2023	4004	387854.8036	411051.6755	128.251	Top of Capping	9.9
06/02/2023	4005	387835.6307	411042.4173	128.3	Top of Capping	9
06/02/2023	4006	387815.5743	411032.2789	128.239	Top of Capping	11.4
06/02/2023	4007	387801.8113	411025.3249	128.06	Top of Capping	13.3
06/02/2023	4008	387781.5395	411015.628	128.175	Top of Capping	12.9
06/02/2023	4009	387762.222	411005.1403	128.011	Top of Capping	10.3
06/02/2023	4023	387639.8835	411006.7662	129.413	Top of Capping	7.6
06/02/2023	4024	387650.1609	411058.7132	128.765	Top of Capping	8.8
06/02/2023	4026	387715.6348	411051.7871	128.038	Top of Capping	7
06/02/2023	4027	387736.306	411062.0603	127.84	Top of Capping	9.7
06/02/2023	4028	387755.5905	411072.4498	127.558	Top of Capping	10.8
06/02/2023	4031	387753.5356	410975.4359	127.947	Top of Capping	9.2
06/02/2023	4032	387784.8647	410975.4897	128.025	Top of Capping	10.3
06/02/2023	3010	387760.1098	411003.8929	127.743	FORMATION	2.8
06/02/2023	3011	387781.9391	411012.8415	127.891	FORMATION	2.8
06/02/2023	3012	387803.1129	411022.7767	127.823	FORMATION	3.4
06/02/2023	3013	387817.3648	411029.4882	127.989	FORMATION	2.8
06/02/2023	3014	387836.87	411040.0587	128.129	FORMATION	2.8
06/02/2023	3015	387855.7647	411049.0362	127.975	FORMATION	3.4



Notes

1. Drawing units are in meter UNI.
2. Coordinate system is set to OSGB36 / OSTN15.

4xxx CBR Location on Top of Capping

3xxx CBR Location on Formation Level

Document History

Revision	Description	Date	Des	Chck

Contractor

Redstart NW Ltd
Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL
Tel: 0161 260 133

Client

Seddon
Plodder Lane,
Edge Fold
Bolton
BL4 0NN

Paper Size	Scale	Designer	Checker
A1	1:1000@A1	MN	N/A

Project

Nixon Street, Rochdale

Drawing Title

Location Plan of CBR's done to date

12.02.2023

Status

For Information

Client Drawing Number	Revision
N/A	

Drawing Number	Revision
MN230120-004	00

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR1	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3010

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

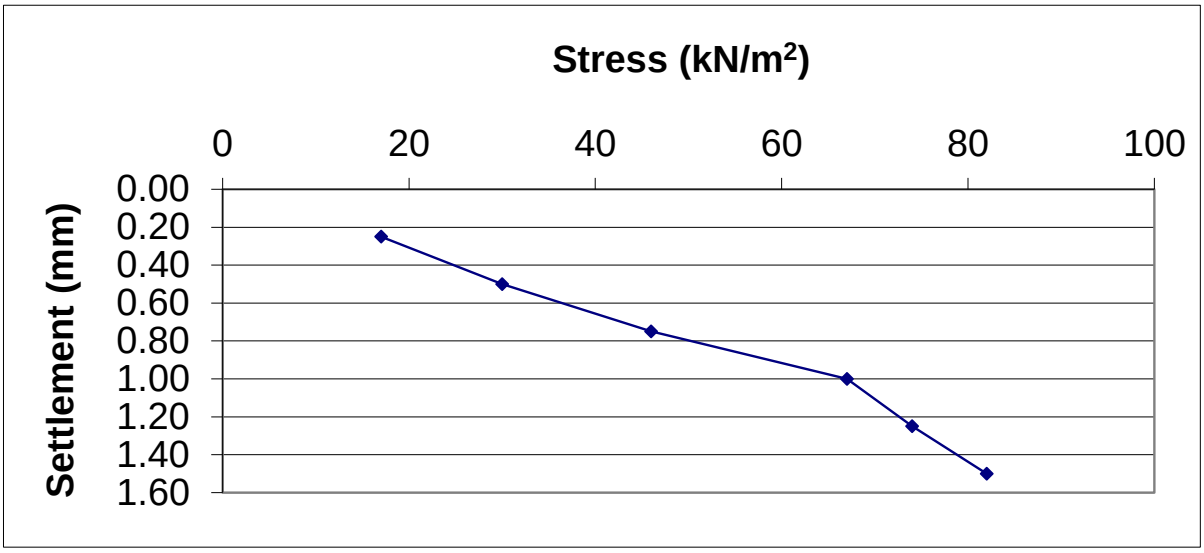
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR1

Stress (kN/m2)	Settlement (mm)
17	0.25
30	0.50
46	0.75
67	1.00
74	1.25
82	1.50



K Value 26.3
CBR value 2.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR2	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3011

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

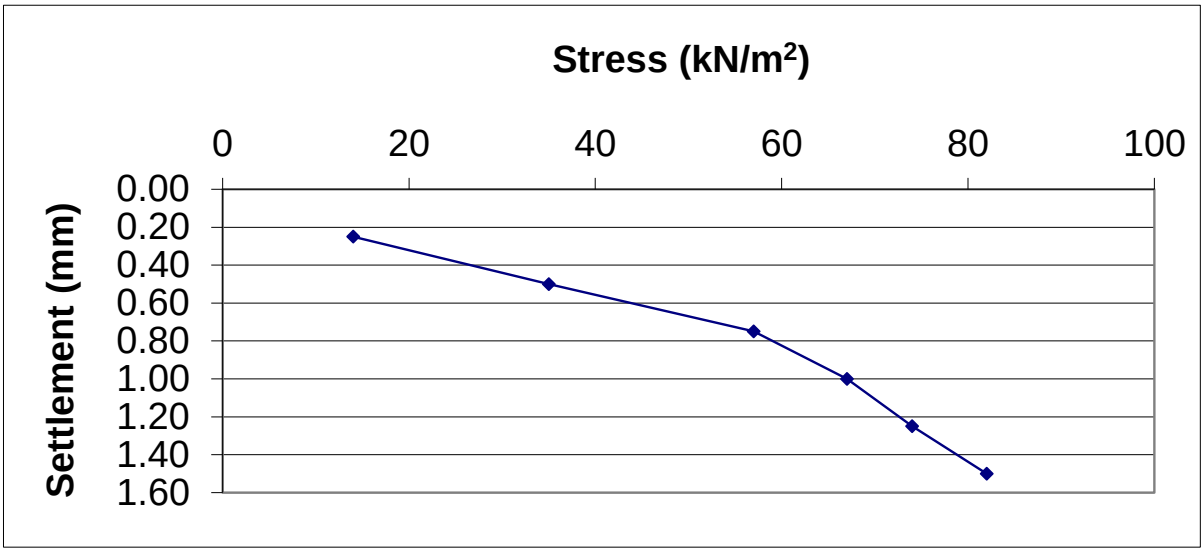
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR2

Stress (kN/m2)	Settlement (mm)
14	0.25
35	0.50
57	0.75
67	1.00
74	1.25
82	1.50



K Value 26.3
CBR value 2.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR3	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3012

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

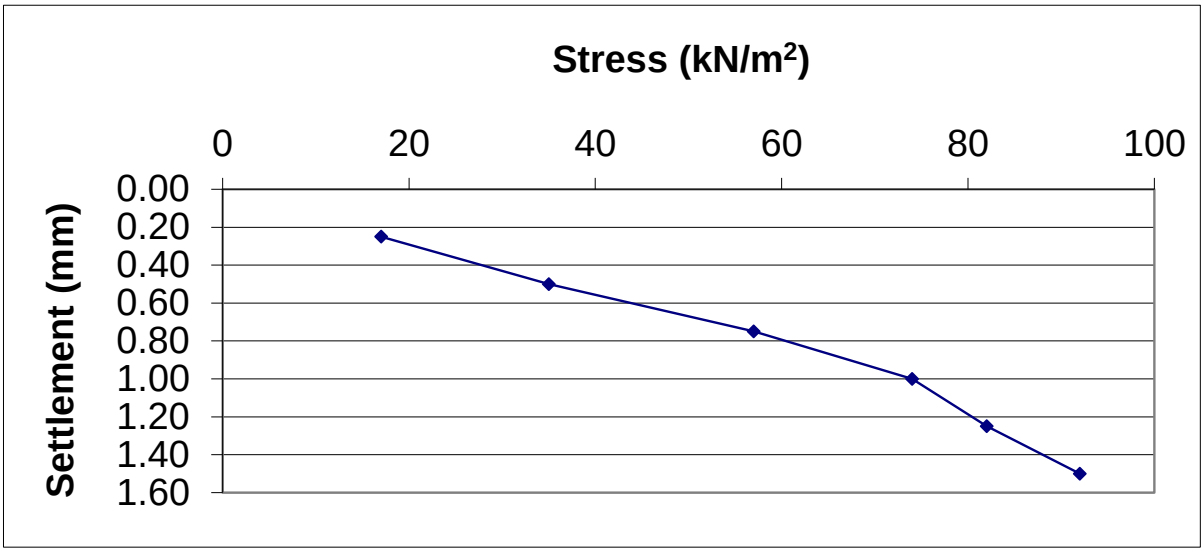
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR3

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
82	1.25
92	1.50



K Value 29.3
CBR value 3.4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR4	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3013

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

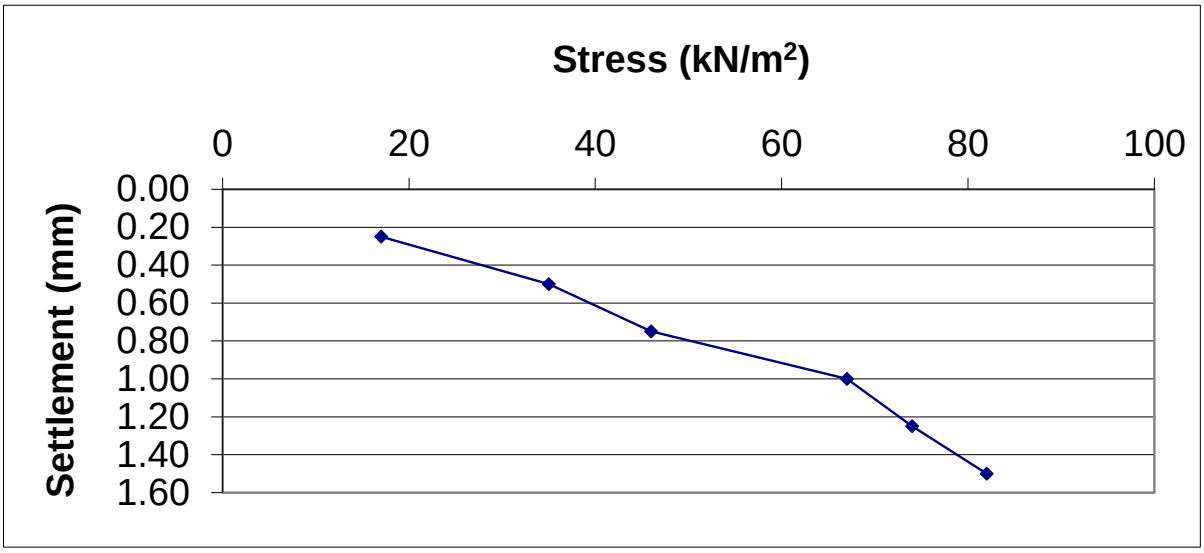
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR4

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
46	0.75
67	1.00
74	1.25
82	1.50



K Value 26.3
CBR value 2.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR5	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3014

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

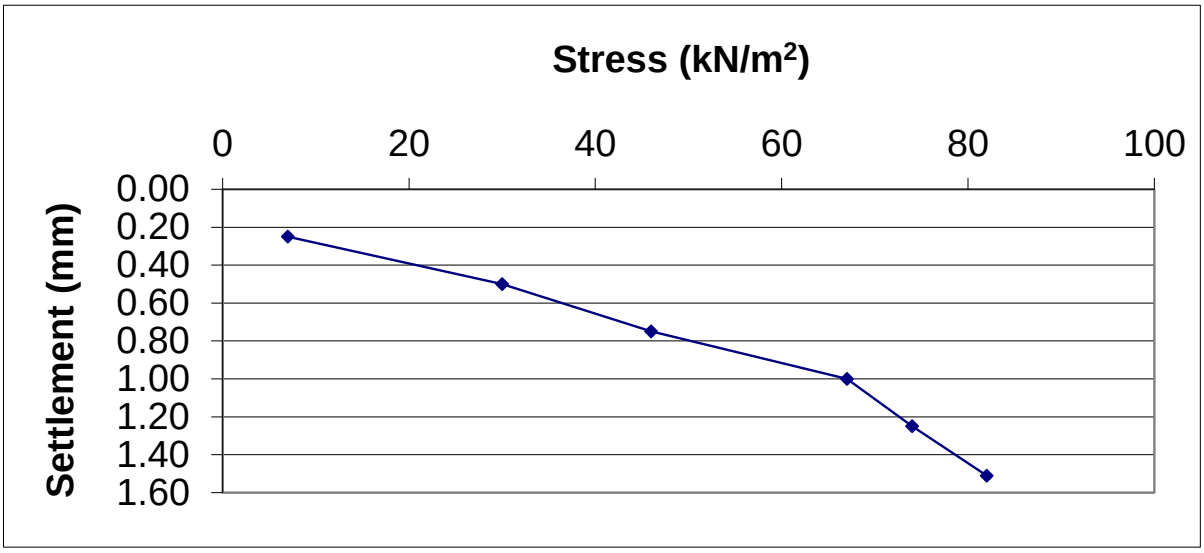
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR5

Stress (kN/m2)	Settlement (mm)
7	0.25
30	0.50
46	0.75
67	1.00
74	1.25
82	1.51



K Value 26.3
CBR value 2.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR6	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3015

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

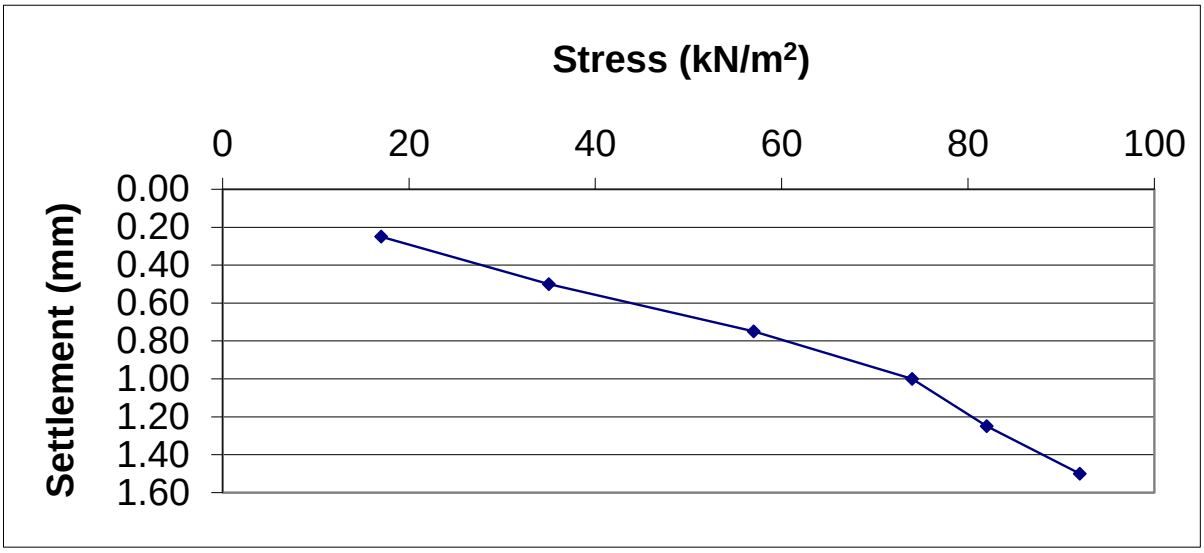
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR6

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
82	1.25
92	1.50



K Value 29.3
CBR value 3.4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR7	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3018

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

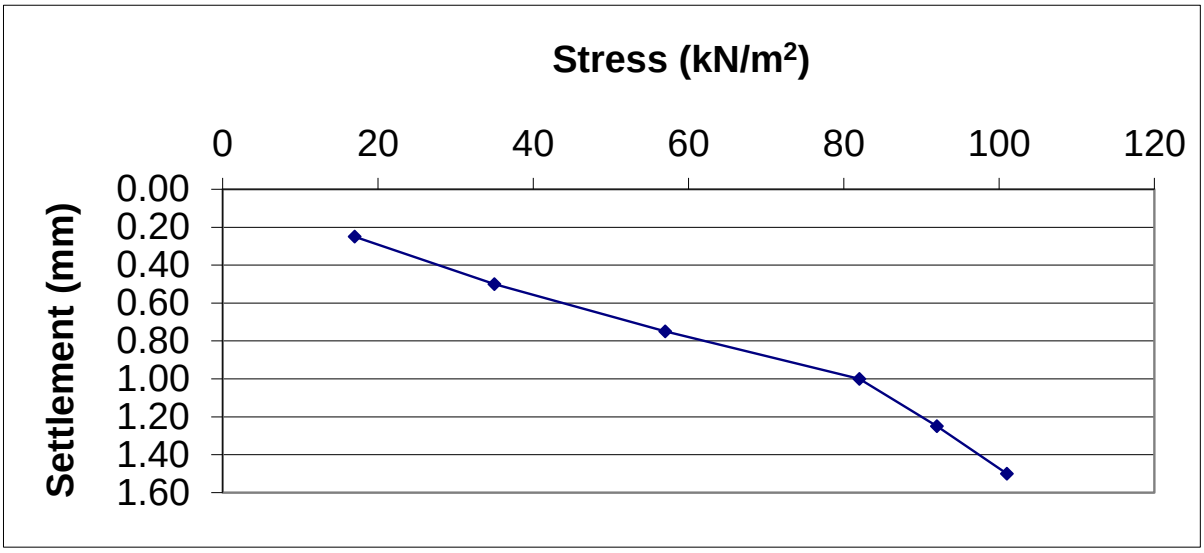
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR7

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
82	1.00
92	1.25
101	1.50



K Value 32.4
CBR value 4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR8	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4003

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

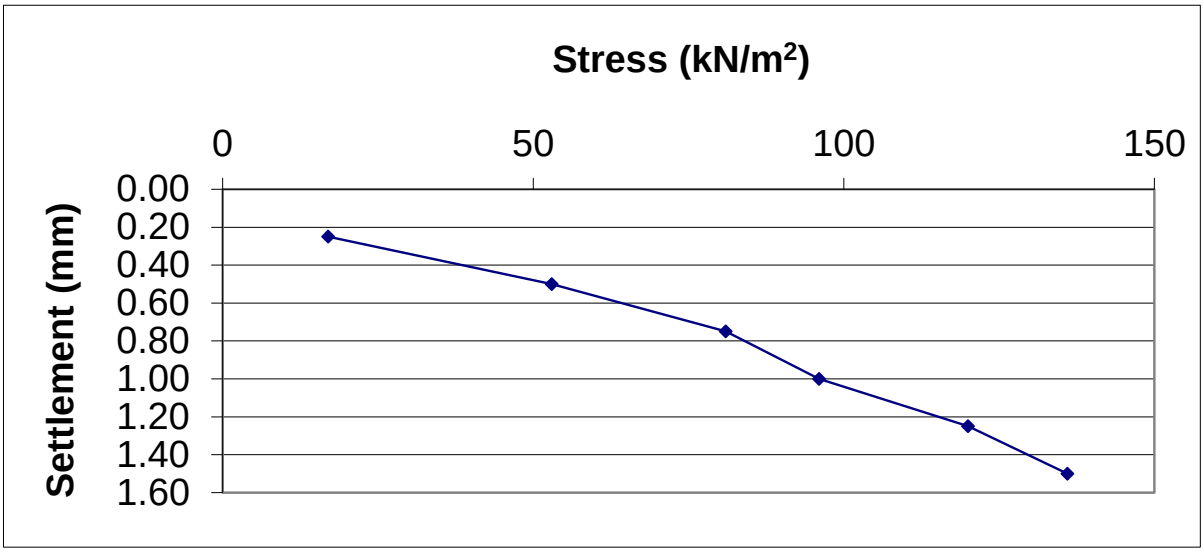
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR8

Stress (kN/m2)	Settlement (mm)
17	0.25
53	0.50
81	0.75
96	1.00
120	1.25
136	1.50



K Value 57.8
CBR value 10.9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR9	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4004

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

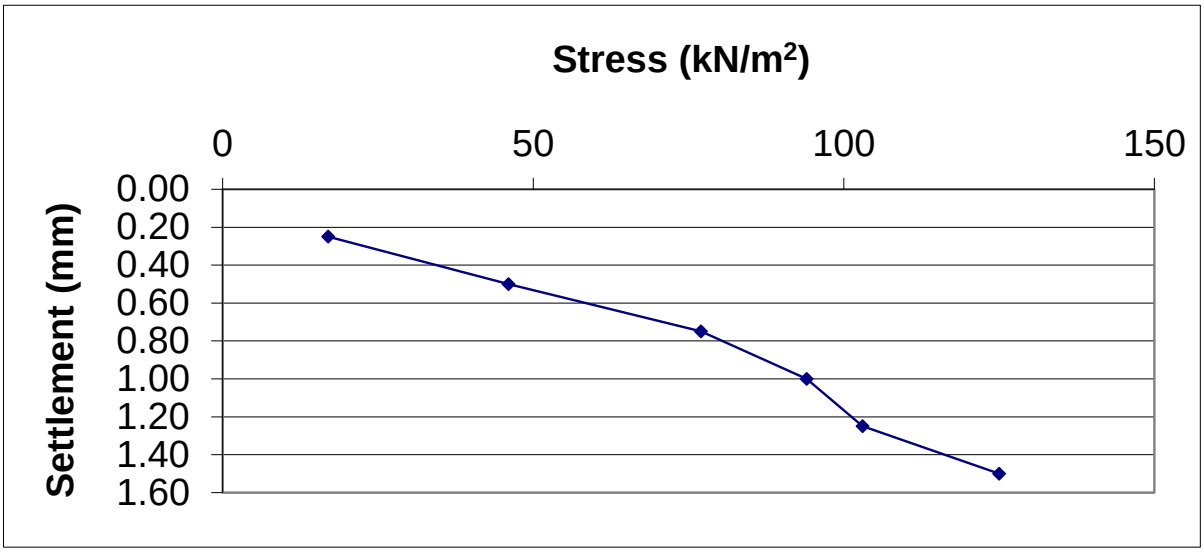
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR9

Stress (kN/m2)	Settlement (mm)
17	0.25
46	0.50
77	0.75
94	1.00
103	1.25
125	1.50



K Value 54.6
CBR value 9.9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR10	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4005

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

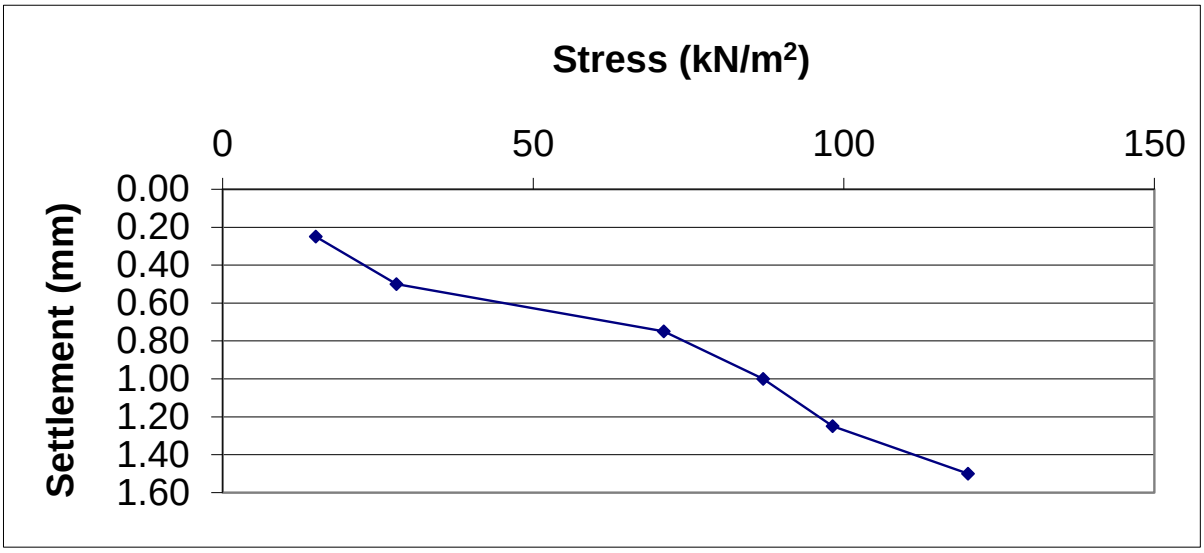
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR10

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
71	0.75
87	1.00
98	1.25
120	1.50



K Value 51.6
CBR value 9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR11	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4006

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

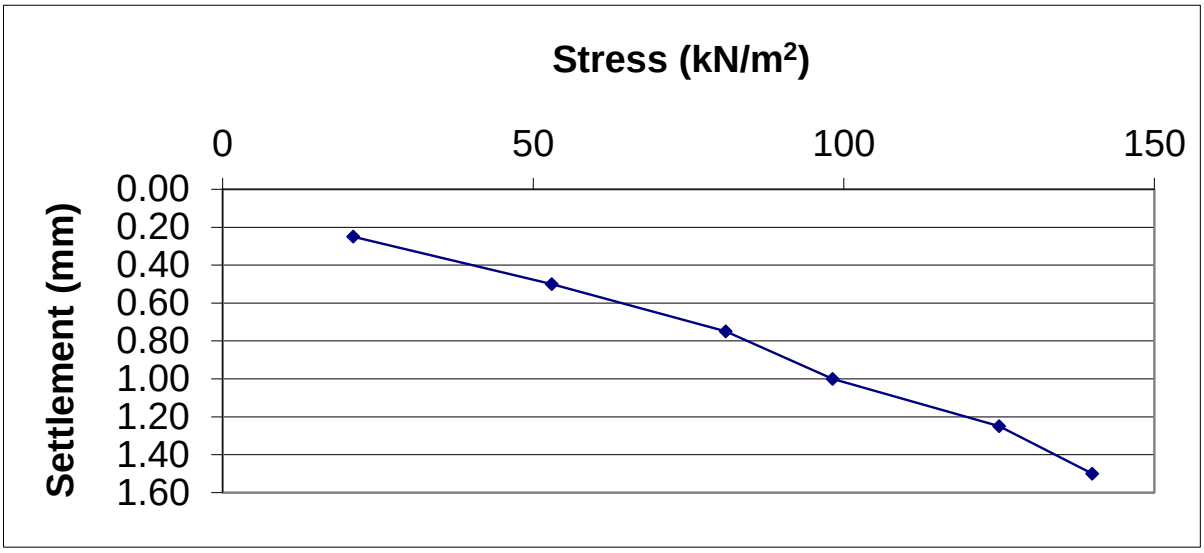
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR11

Stress (kN/m2)	Settlement (mm)
21	0.25
53	0.50
81	0.75
98	1.00
125	1.25
140	1.50



K Value 59.3
CBR value 11.4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR12	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4007

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

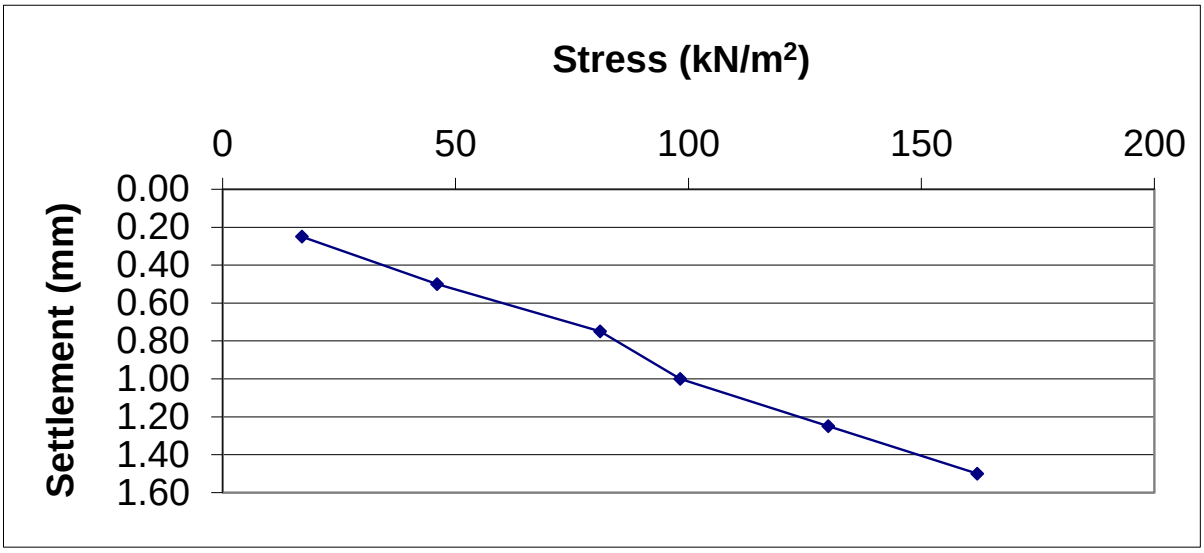
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR12

Stress (kN/m2)	Settlement (mm)
17	0.25
46	0.50
81	0.75
98	1.00
130	1.25
162	1.50



K Value 64.8
CBR value 13.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR13	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4008

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

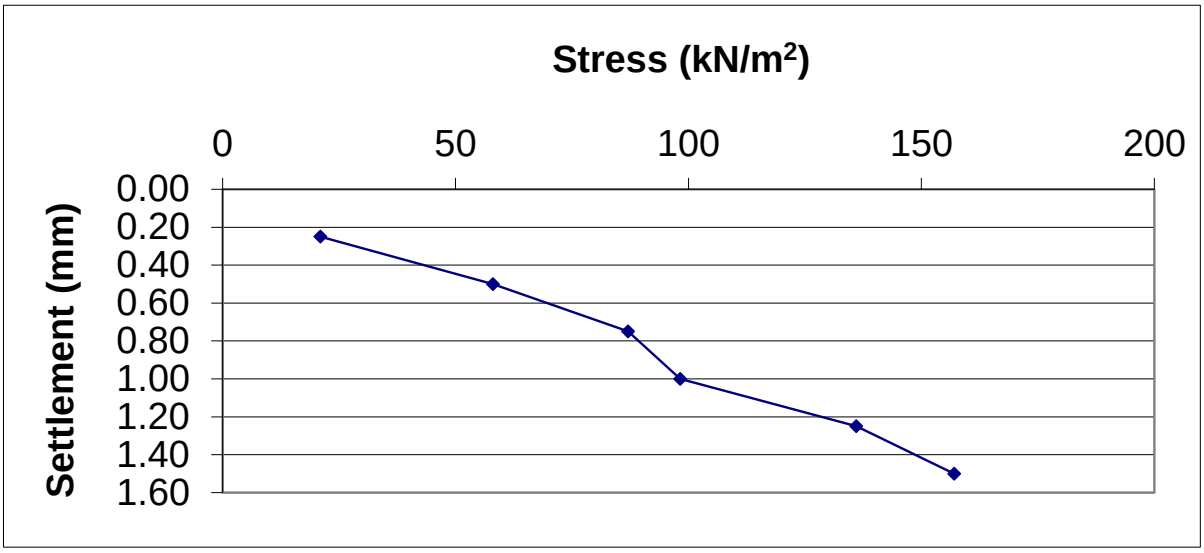
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR13

Stress (kN/m2)	Settlement (mm)
21	0.25
58	0.50
87	0.75
98	1.00
136	1.25
157	1.50



K Value 63.5
CBR value 12.9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR14	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4009

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

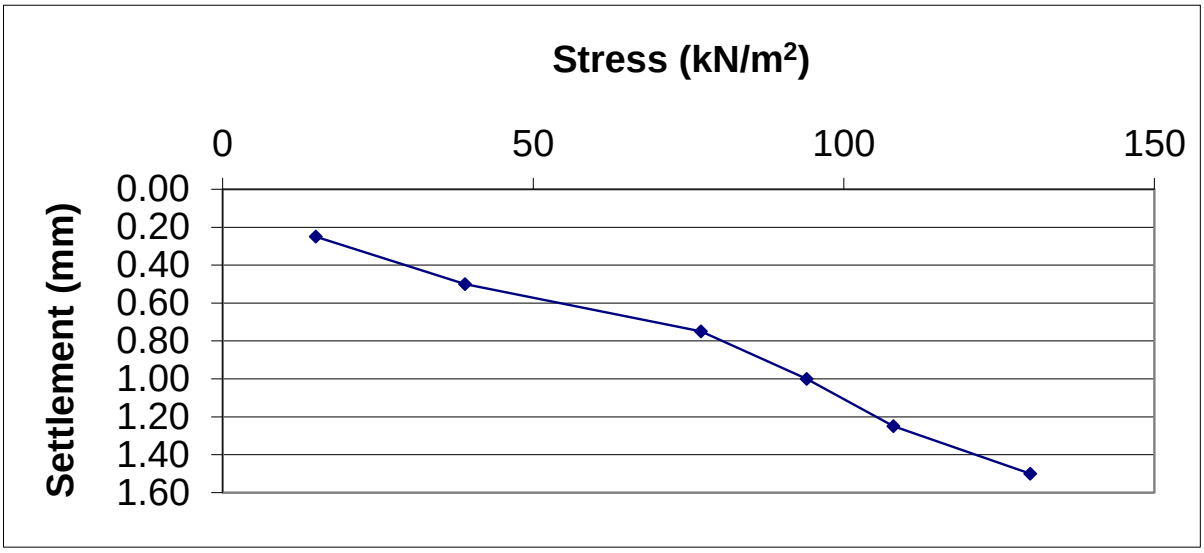
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR14

Stress (kN/m2)	Settlement (mm)
15	0.25
39	0.50
77	0.75
94	1.00
108	1.25
130	1.50



K Value 55.8
CBR value 10.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR15	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: Plot 4023

Depth: Top of Capping @ Plots

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

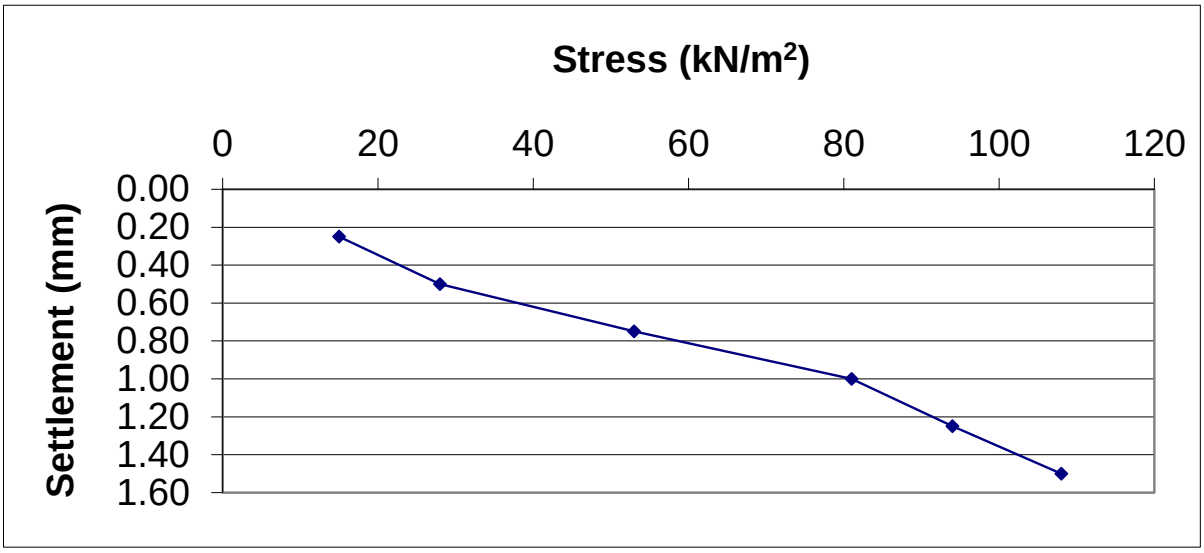
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR15

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
53	0.75
81	1.00
94	1.25
108	1.50



K Value 47.1
CBR value 7.6%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR16	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: Plot 4024
Depth: Top of Capping @ Plots
Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

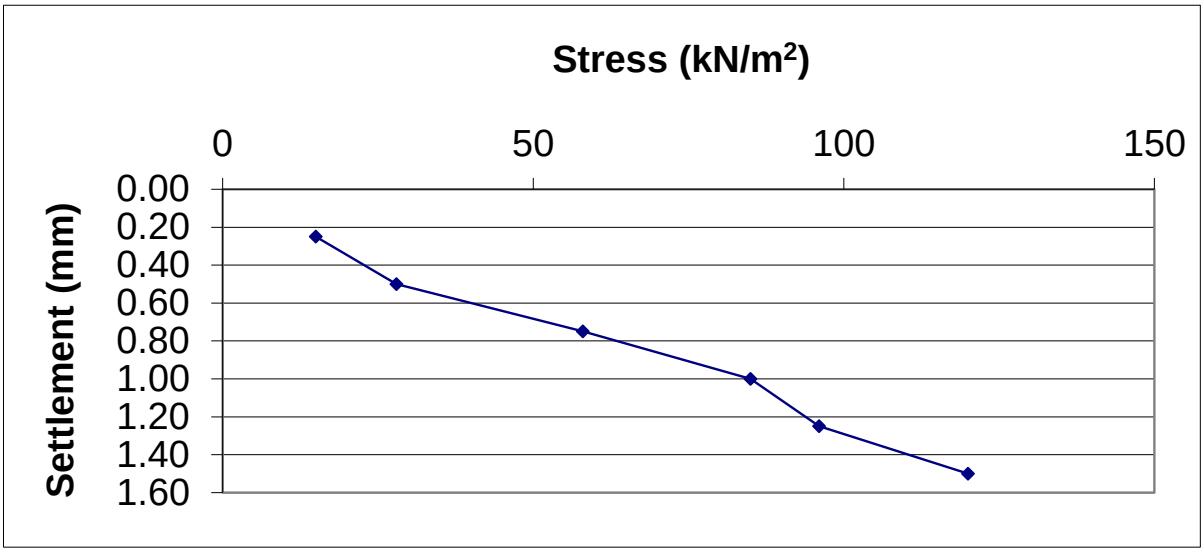
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR16

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
58	0.75
85	1.00
96	1.25
120	1.50



K Value 51.1
CBR value 8.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR17	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: Plot 4026
Depth: Top of Capping @ Plots
Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

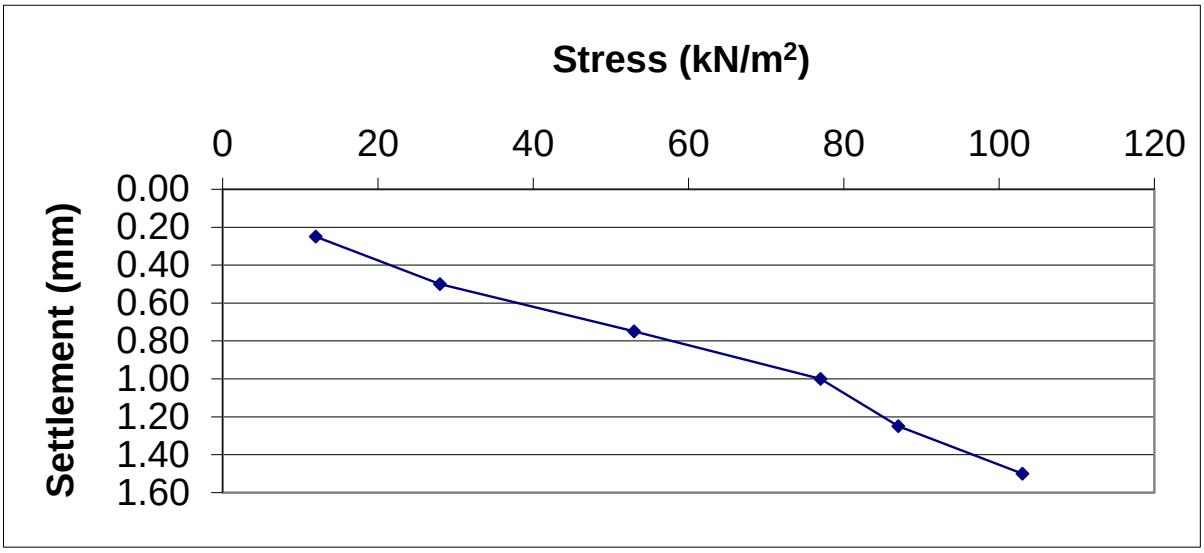
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR17

Stress (kN/m2)	Settlement (mm)
12	0.25
28	0.50
53	0.75
77	1.00
87	1.25
103	1.50



K Value 44.9
CBR value 7%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR18	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: Plot 4027
Depth: Top of Capping @ Plots
Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

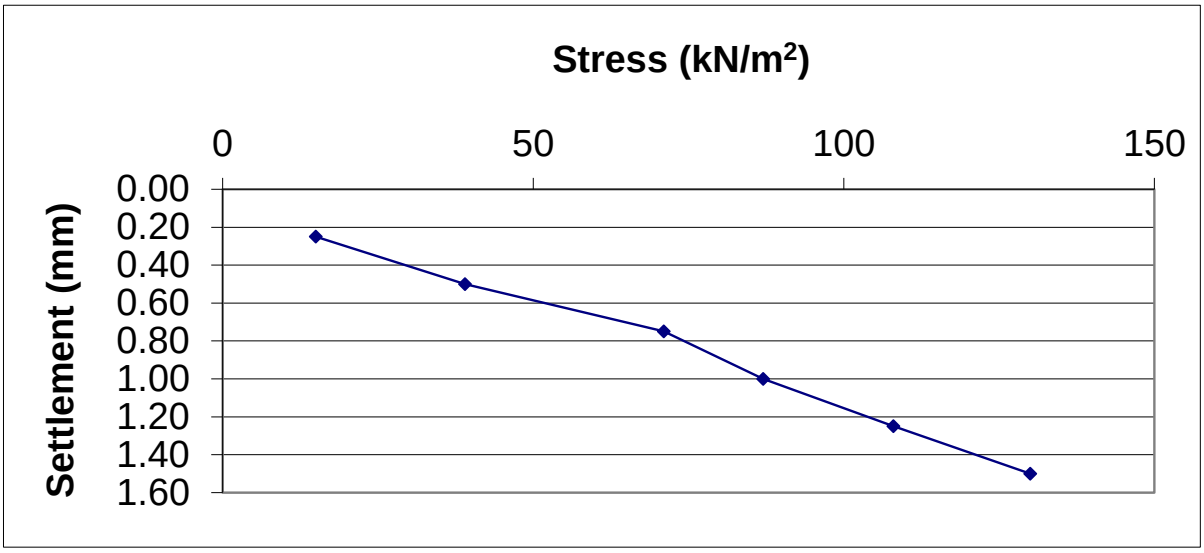
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR18

Stress (kN/m2)	Settlement (mm)
15	0.25
39	0.50
71	0.75
87	1.00
108	1.25
130	1.50



K Value 54.1
CBR value 9.7%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR19	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: Plot 4028

Depth: Top of Capping @ Plots

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

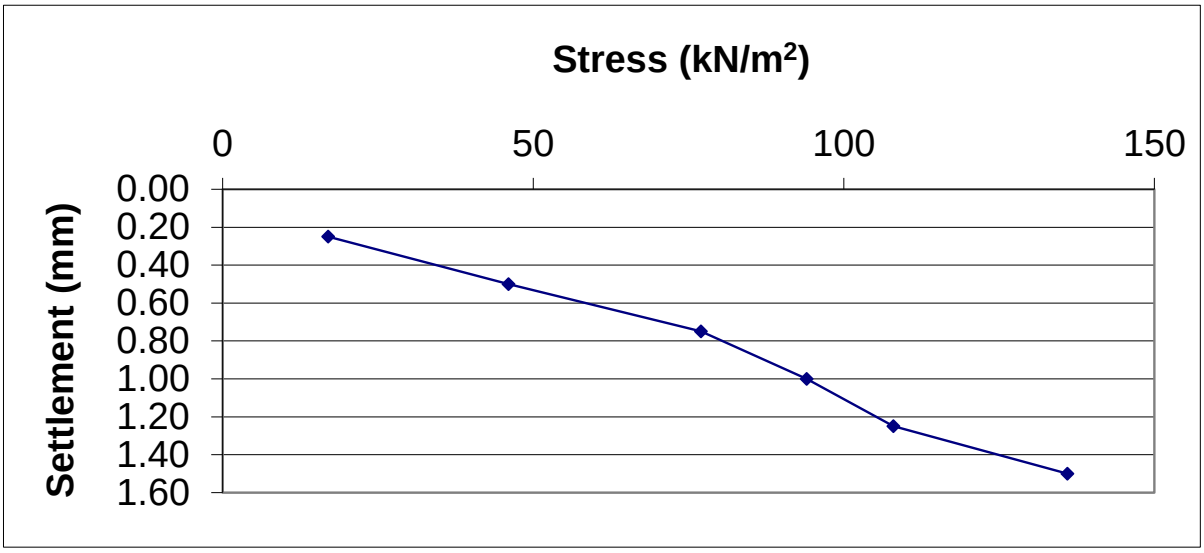
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR19

Stress (kN/m2)	Settlement (mm)
17	0.25
46	0.50
77	0.75
94	1.00
108	1.25
136	1.50



K Value 57.3
CBR value 10.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR20	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: Plot 4031

Depth: Top of Capping @ Plots

Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

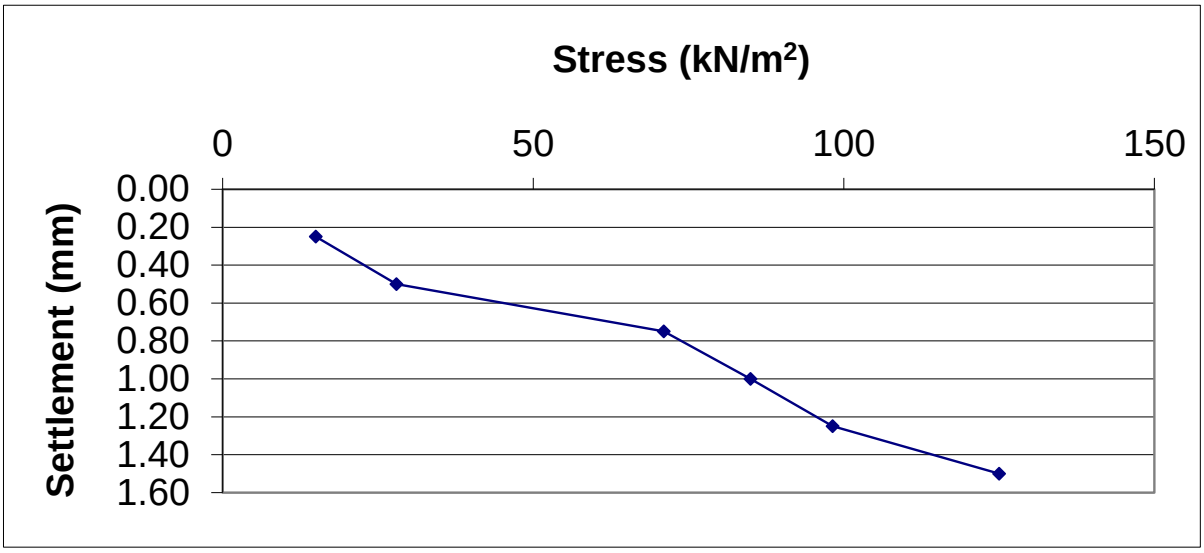
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR20

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
71	0.75
85	1.00
98	1.25
125	1.50



K Value 52.3
CBR value 9.2%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	0602/CBR21	Date of Report	07/02/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: Plot 4032
Depth: Top of Capping @ Plots
Plate Size mm: 450

Date Tested: 06/02/23

Weather Conditions: Overcast, 4C

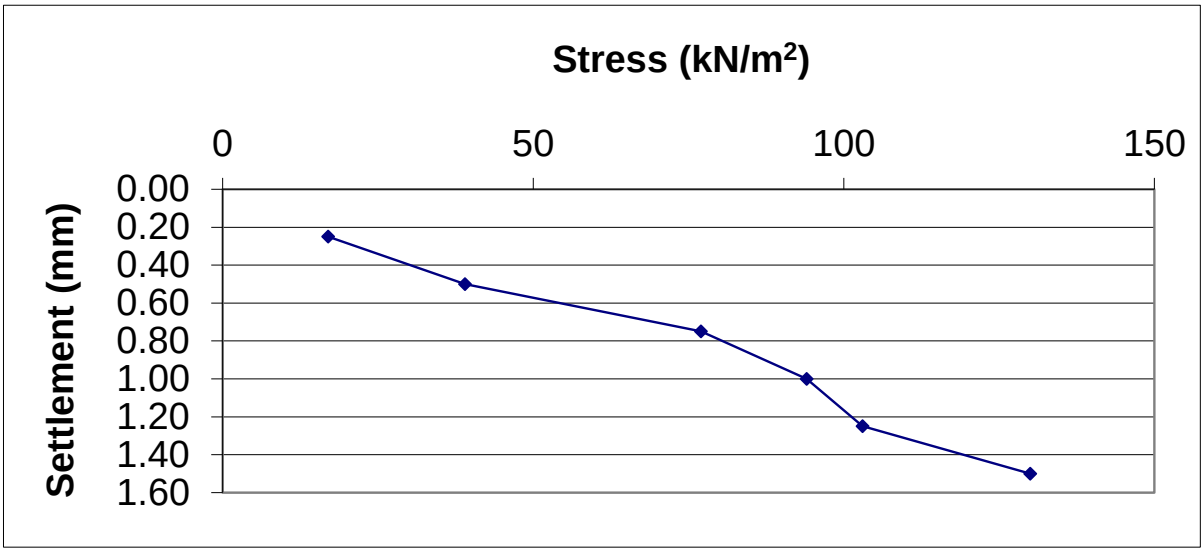
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

0602/CBR21

Stress (kN/m2)	Settlement (mm)
17	0.25
39	0.50
77	0.75
94	1.00
103	1.25
130	1.50



K Value 55.8
CBR value 10.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR1	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 1
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

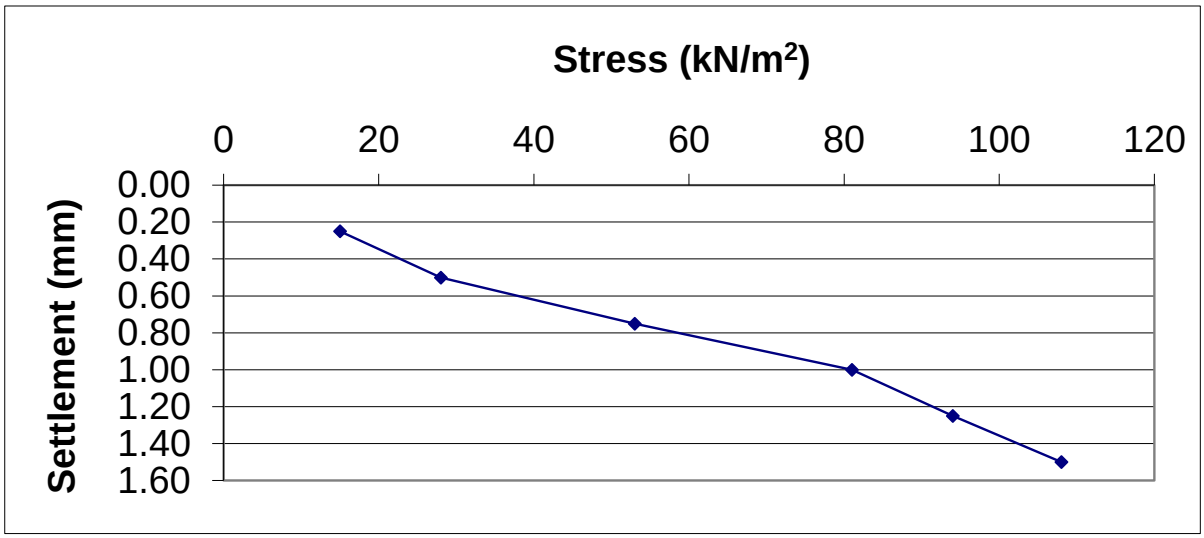
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR1

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
53	0.75
81	1.00
94	1.25
108	1.50



K Value 47.1
CBR value 7.6%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR2	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 2
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

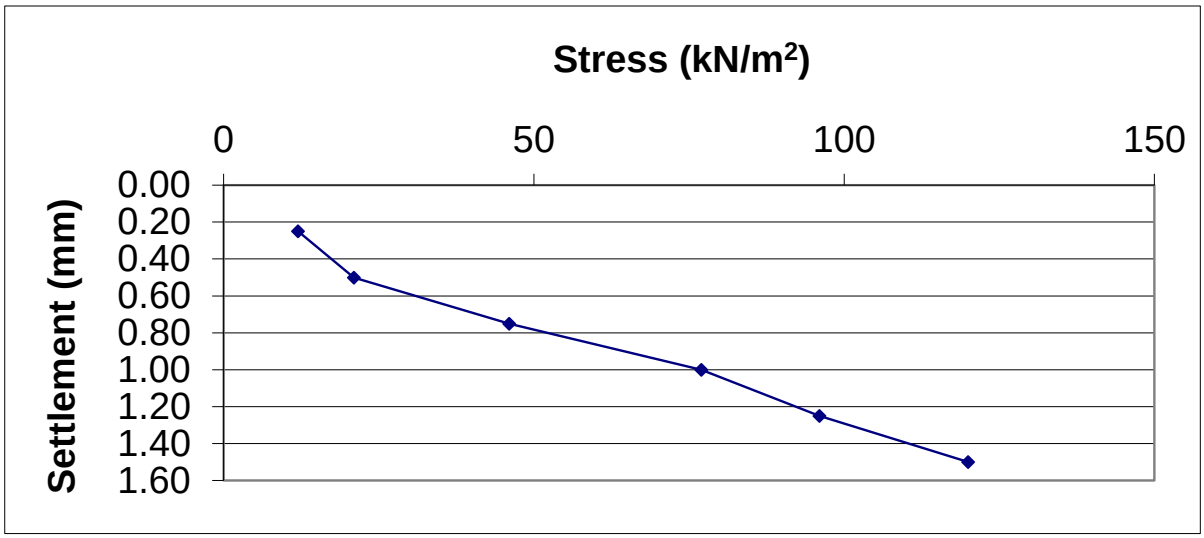
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR2

Stress (kN/m2)	Settlement (mm)
12	0.25
21	0.50
46	0.75
77	1.00
96	1.25
120	1.50



K Value 49.1
CBR value 8.2%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR3	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Area:

Location: 3

Depth: Top of Capping

Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

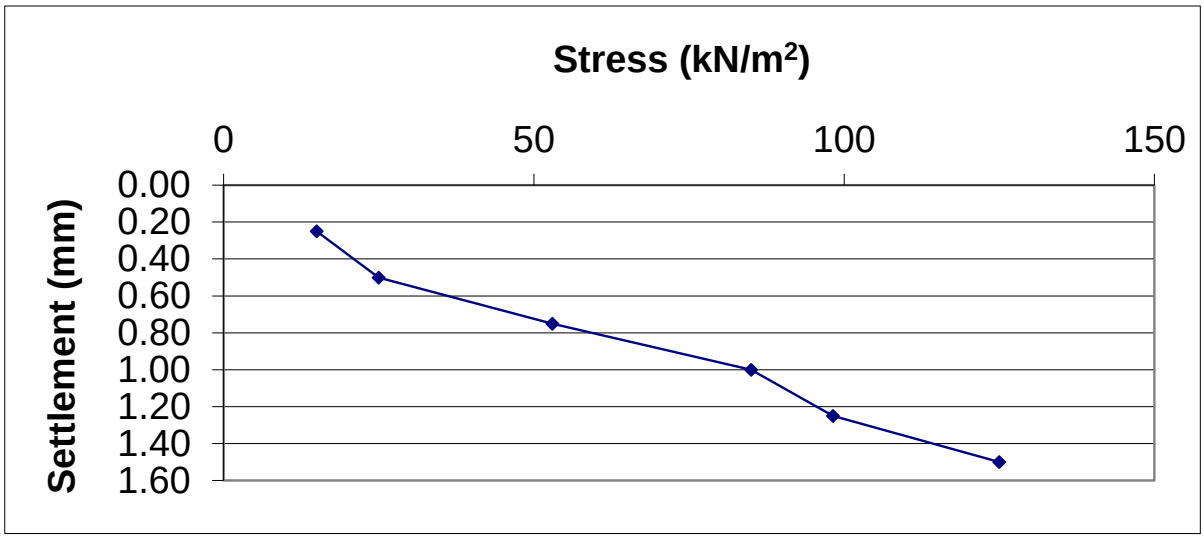
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR3

Stress (kN/m2)	Settlement (mm)
15	0.25
25	0.50
53	0.75
85	1.00
98	1.25
125	1.50



K Value 52.3
CBR value 9.2%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR4	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Area:

Location: 4

Depth: Top of Capping

Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

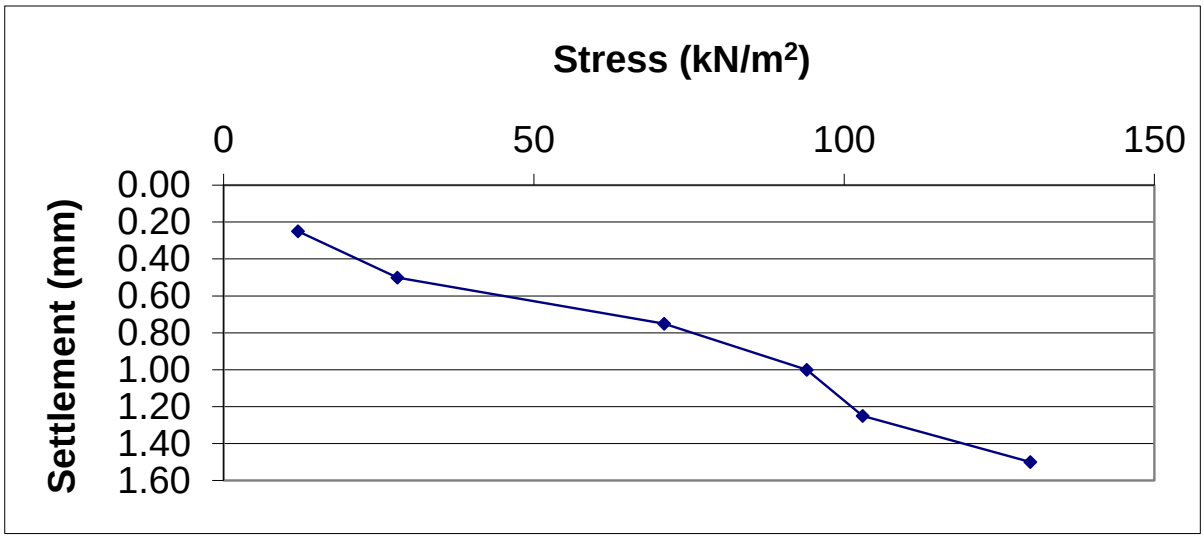
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR4

Stress (kN/m2)	Settlement (mm)
12	0.25
28	0.50
71	0.75
94	1.00
103	1.25
130	1.50



K Value 55.8
CBR value 10.3%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR5	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 5
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

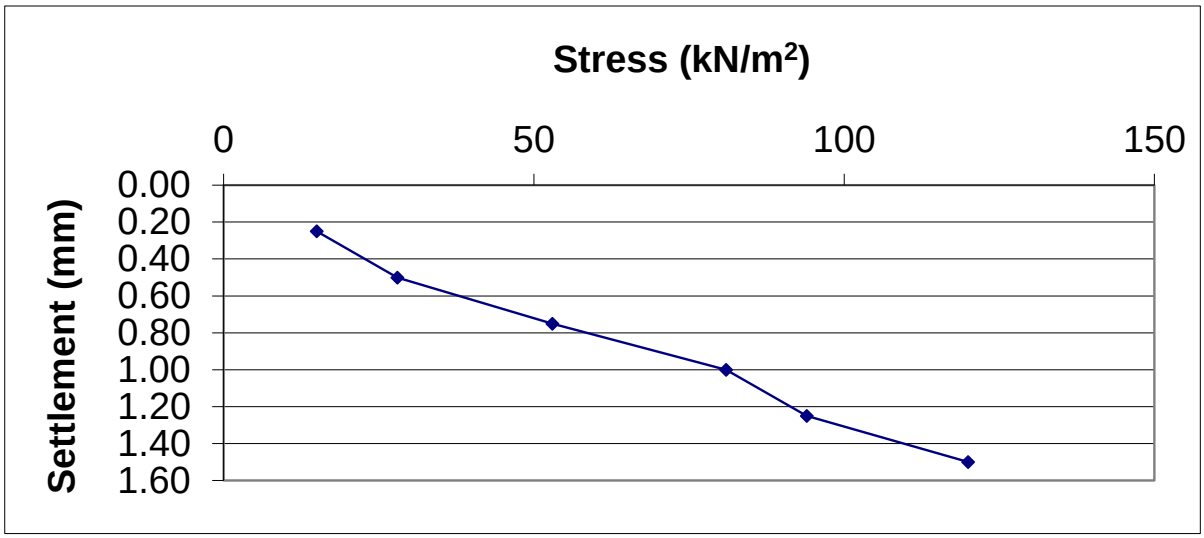
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR5

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
53	0.75
81	1.00
94	1.25
120	1.50



K Value 50.1
CBR value 8.5%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR6	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 6
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

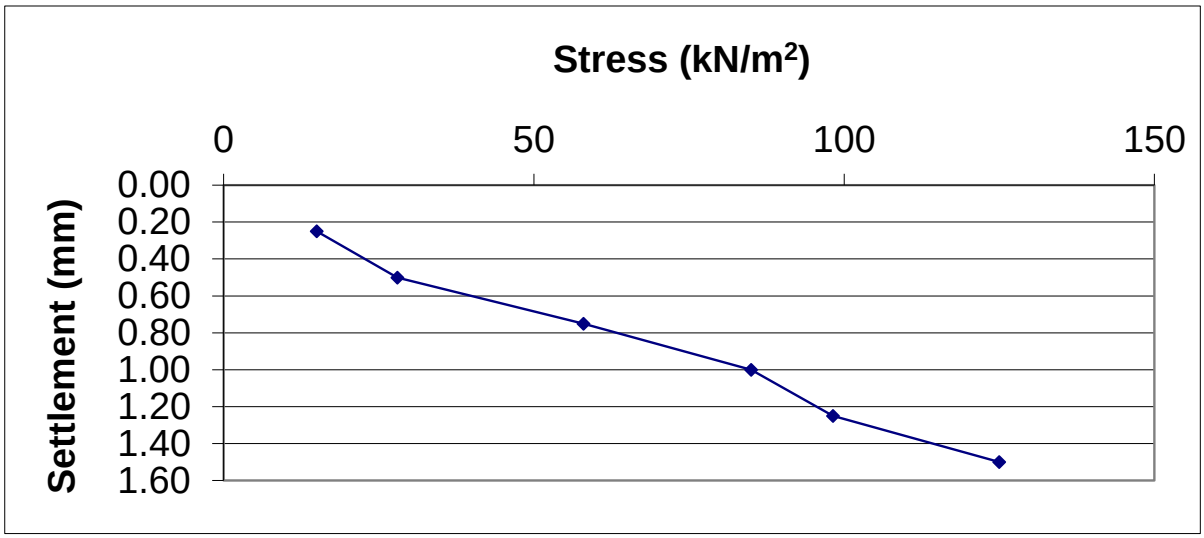
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR6

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
58	0.75
85	1.00
98	1.25
125	1.50



K Value 52.3
CBR value 9.2%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR7	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Pilling Mat Plot
Location: 7
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

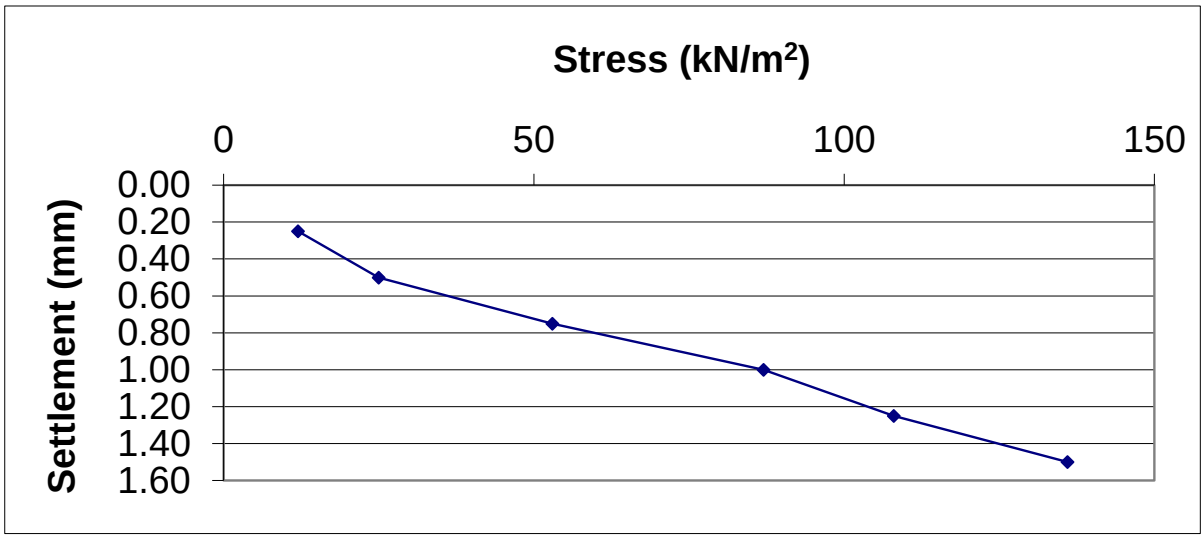
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR7

Stress (kN/m2)	Settlement (mm)
12	0.25
25	0.50
53	0.75
87	1.00
108	1.25
136	1.50



K Value 55.6
CBR value 10.2%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR8	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Pilling Mat Plot
Location: 8
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

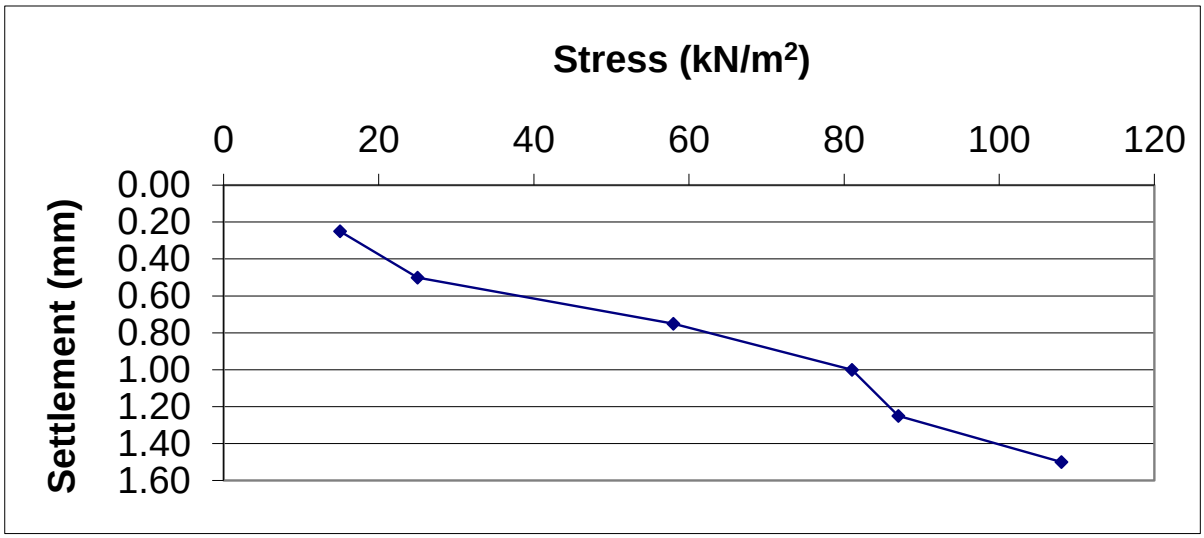
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR8

Stress (kN/m2)	Settlement (mm)
15	0.25
25	0.50
58	0.75
81	1.00
87	1.25
108	1.50



K Value 47.1
CBR value 7.6%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR9	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 9
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

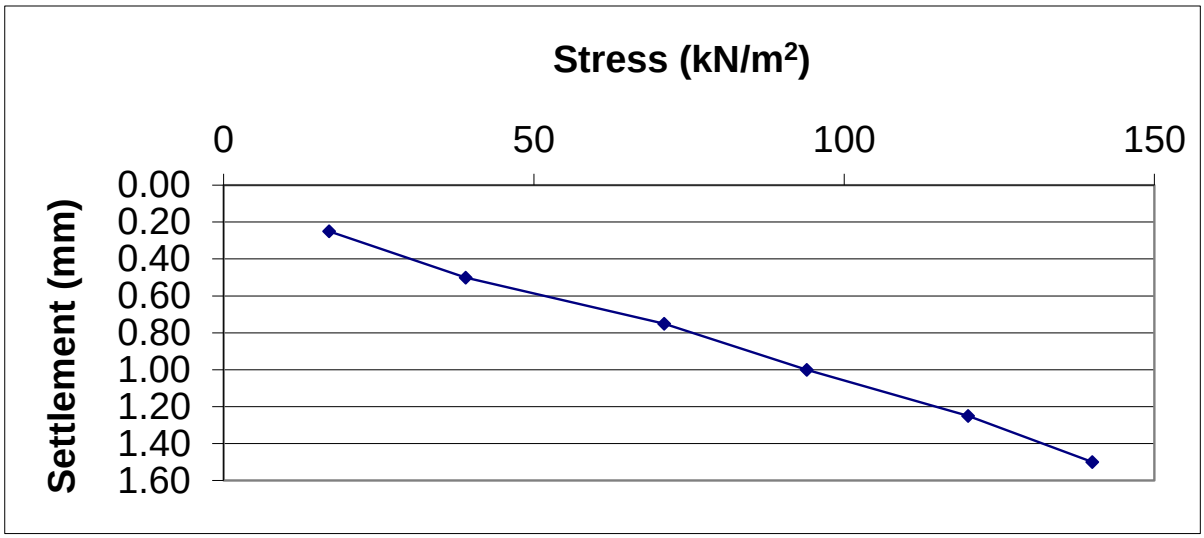
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR9

Stress (kN/m2)	Settlement (mm)
17	0.25
39	0.50
71	0.75
94	1.00
120	1.25
140	1.50



K Value 58.3
CBR value 11.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1410/CBR10	Date of Report	14/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 10
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 14/10/22

Weather Conditions: Overcast

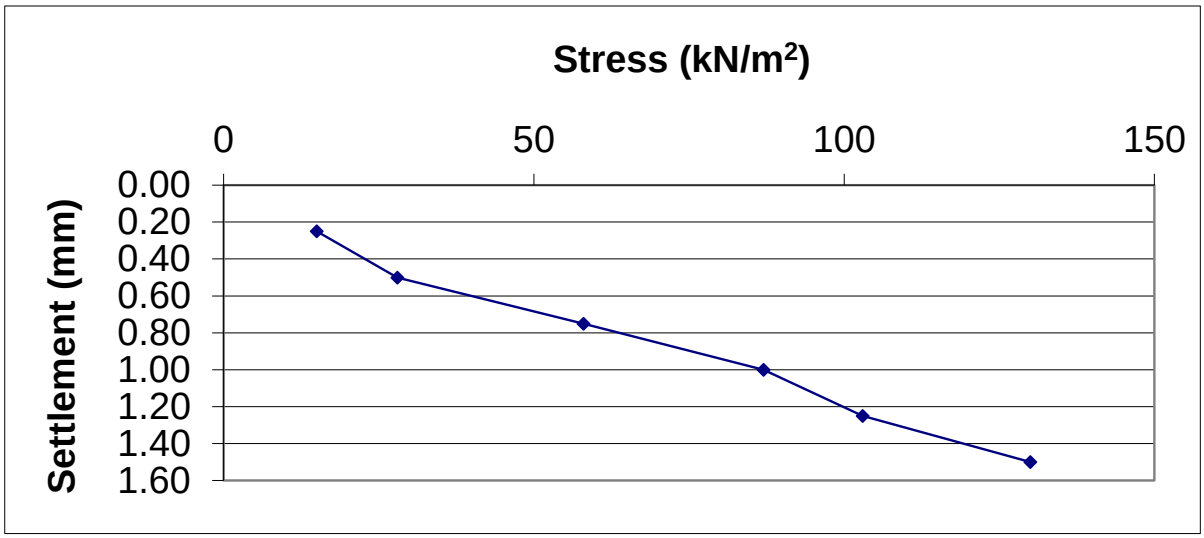
Tested By: Mr Joe Brown

Kentledge Type: Excavator

Comments

1410/CBR10

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
58	0.75
87	1.00
103	1.25
130	1.50



K Value 54.1
CBR value 9.7%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR1	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3026

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

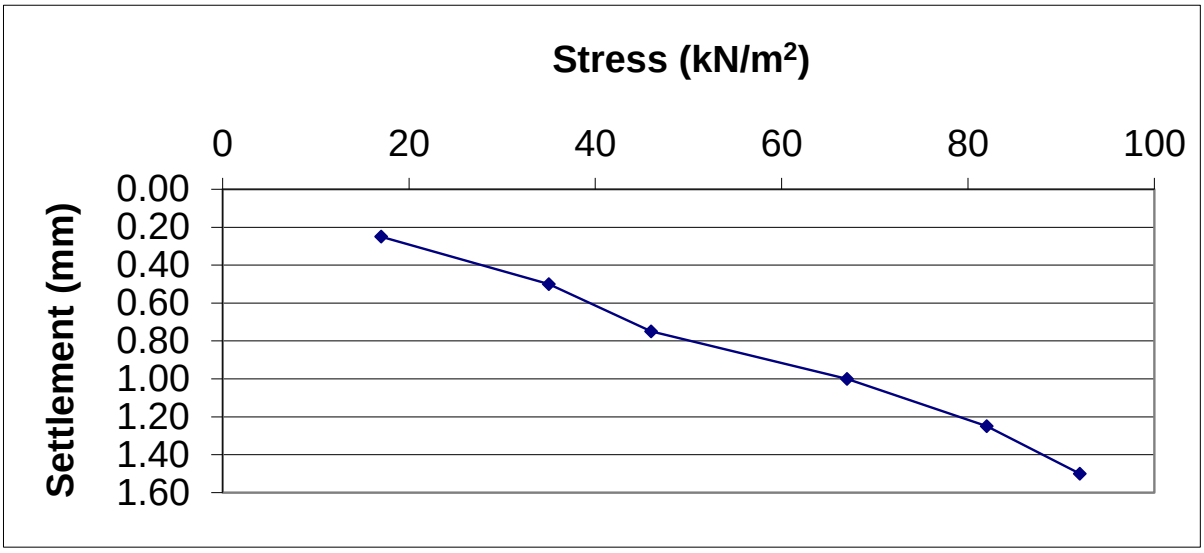
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR1

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
46	0.75
67	1.00
82	1.25
92	1.50



K Value 28.1
CBR value 3.1%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR2	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3027
Depth: Formation @ Top of Road
Plate Size mm: 300

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

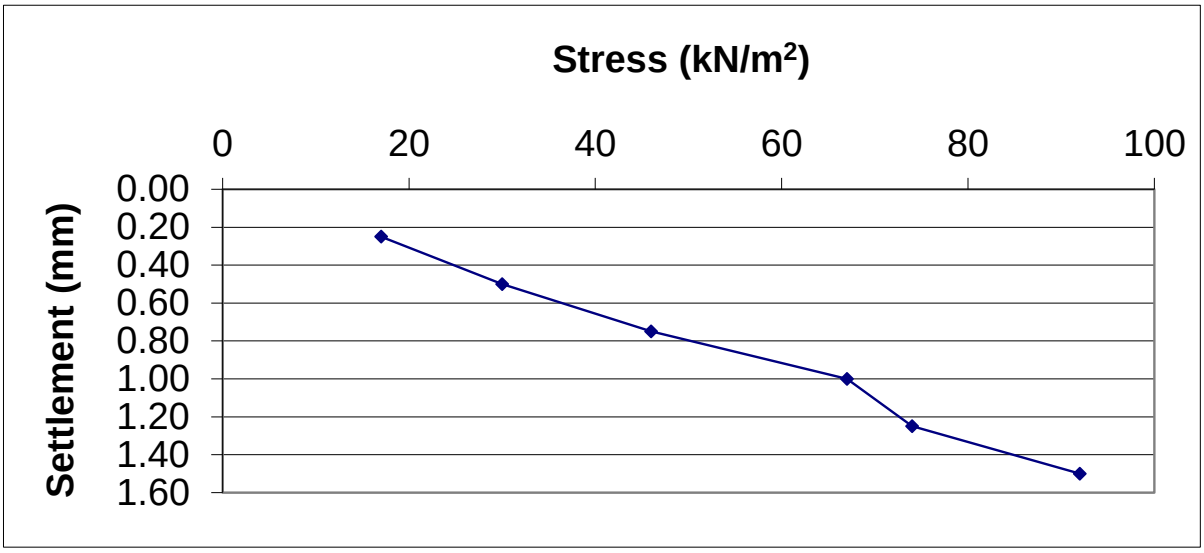
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR2

Stress (kN/m2)	Settlement (mm)
17	0.25
30	0.50
46	0.75
67	1.00
74	1.25
92	1.50



K Value 28.1
CBR value 3.1%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR3	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3028

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

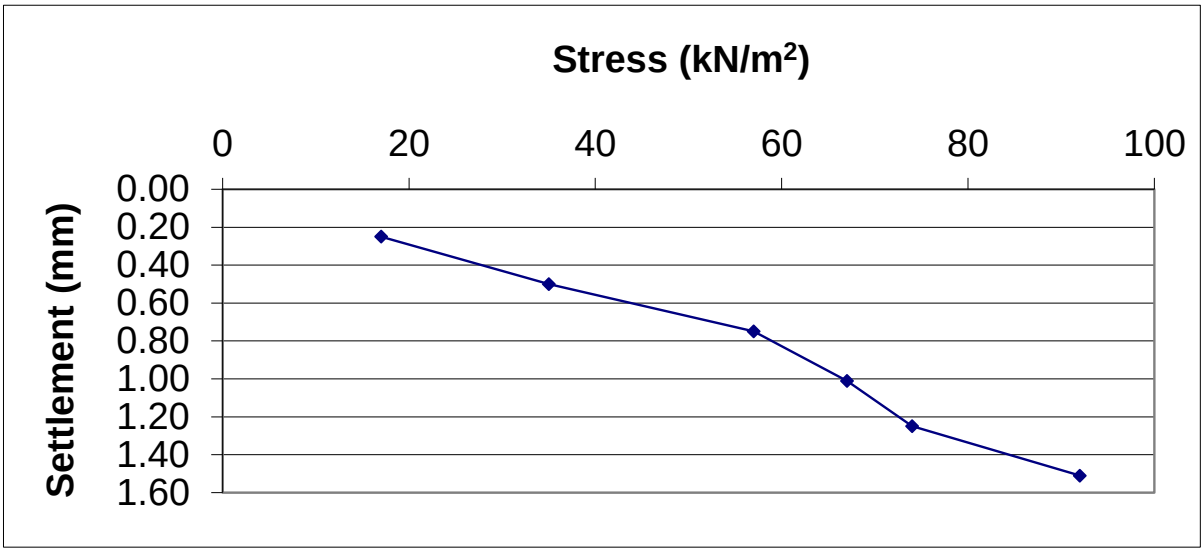
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR3

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
67	1.01
74	1.25
92	1.51



K Value 27.9
CBR value 3.1%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR4	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay

Supplier/Source: Site Won

Location: 3029

Depth: Formation @ Top of Road

Plate Size mm: 300

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

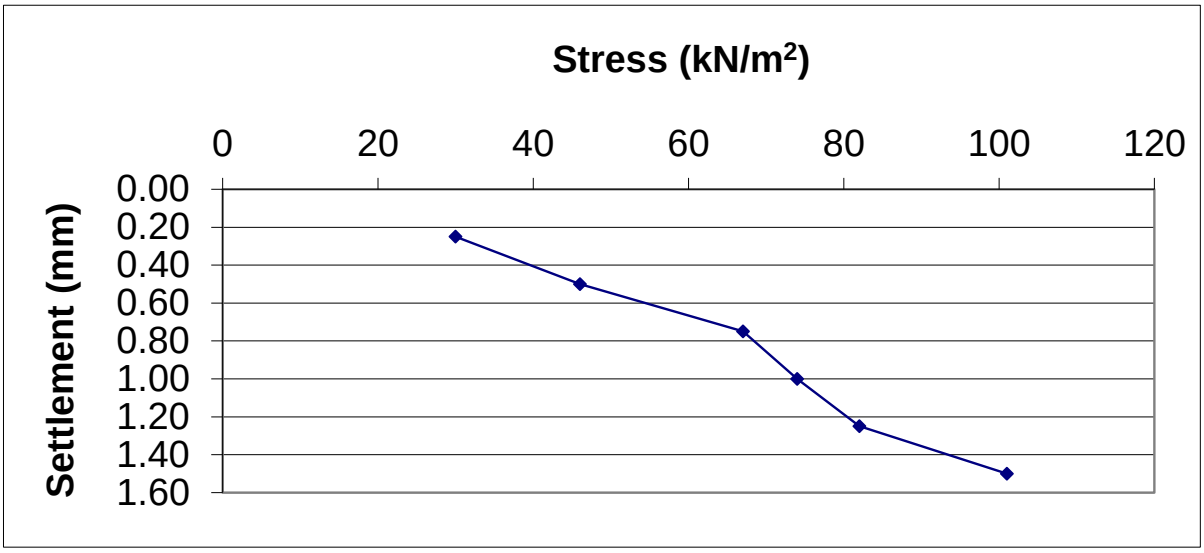
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR4

Stress (kN/m2)	Settlement (mm)
30	0.25
46	0.50
67	0.75
74	1.00
82	1.25
101	1.50



K Value 30.9
CBR value 3.7%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR5	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4014

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

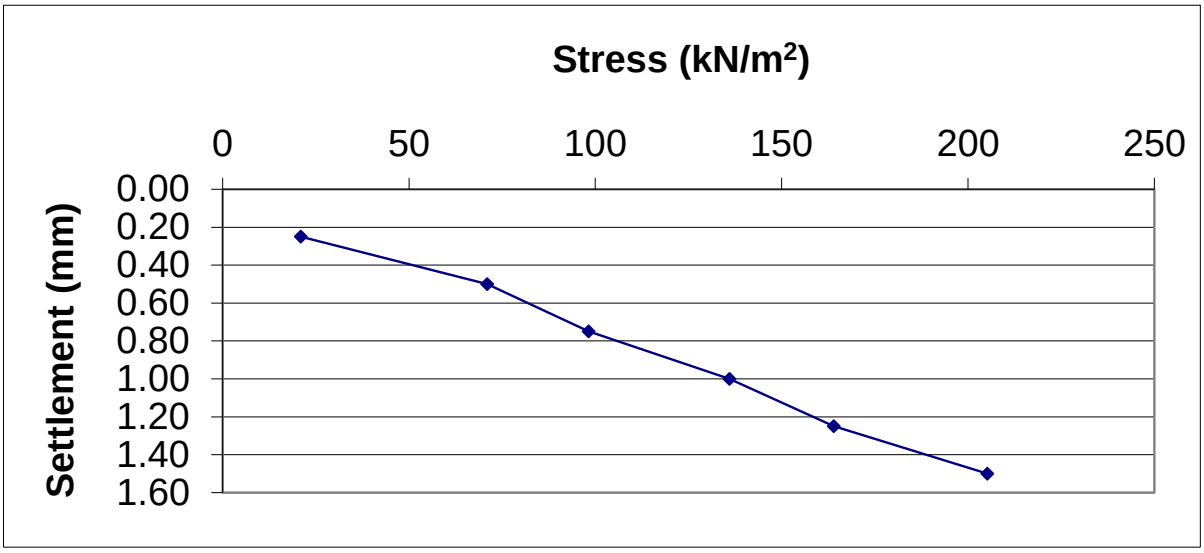
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR5

Stress (kN/m2)	Settlement (mm)
21	0.25
71	0.50
98	0.75
136	1.00
164	1.25
205	1.50



K Value 85.0
CBR value 21.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR6	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4013

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

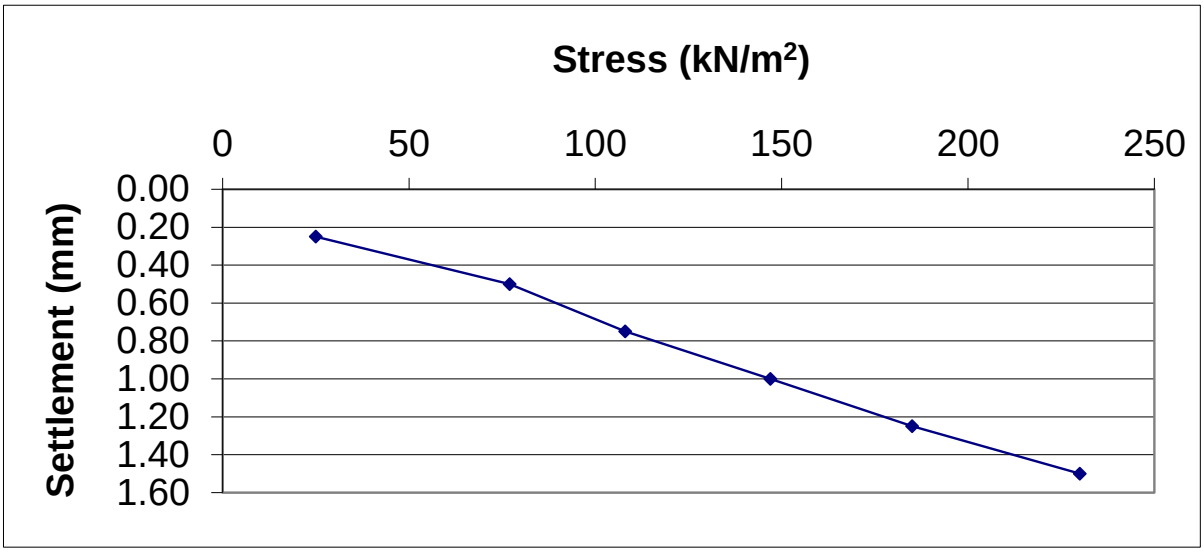
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR6

Stress (kN/m2)	Settlement (mm)
25	0.25
77	0.50
108	0.75
147	1.00
185	1.25
230	1.50



K Value 93.9
CBR value 25.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR7	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4012

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

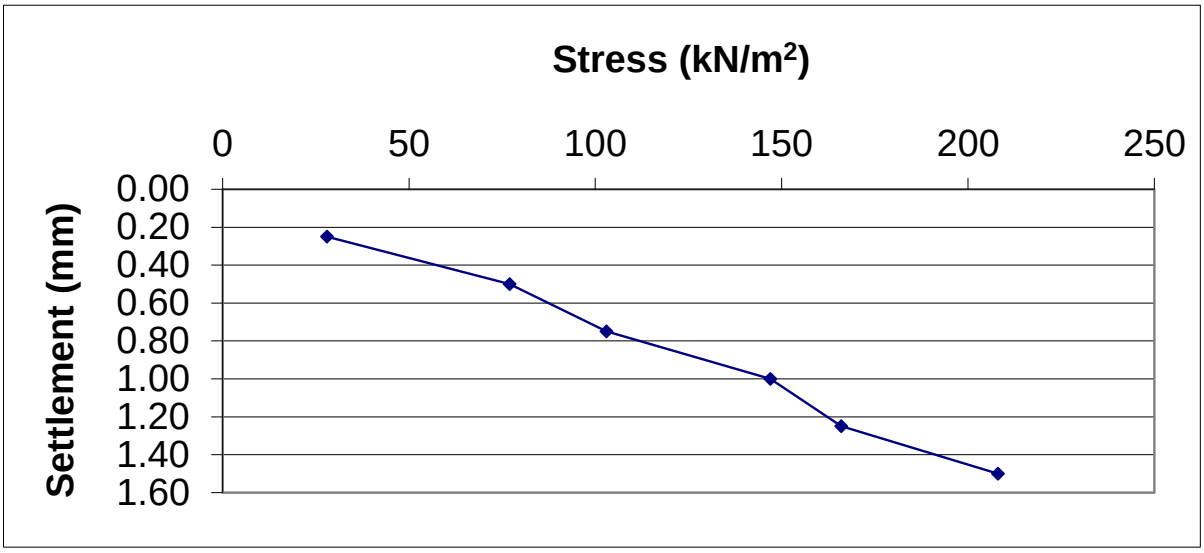
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR7

Stress (kN/m2)	Settlement (mm)
28	0.25
77	0.50
103	0.75
147	1.00
166	1.25
208	1.50



K Value 88.5
CBR value 22.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR8	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4011

Depth: Top of Capping @ Top of Road

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

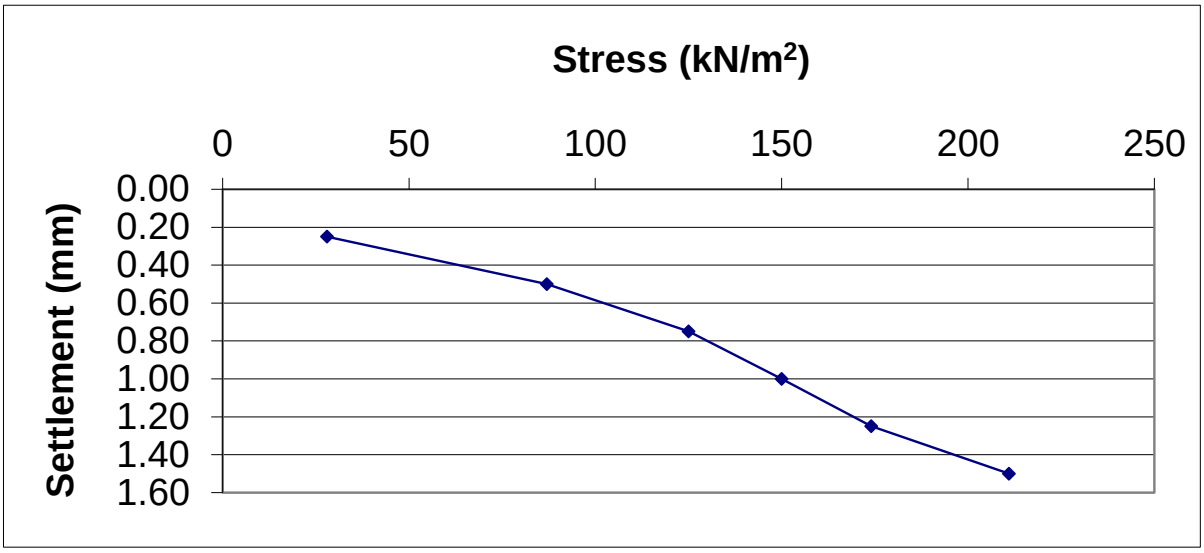
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR8

Stress (kN/m2)	Settlement (mm)
28	0.25
87	0.50
125	0.75
150	1.00
174	1.25
211	1.50



K Value 90.0
CBR value 23.5%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR9	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4040

Depth: Top of Capping @ Top of Piling Matt

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

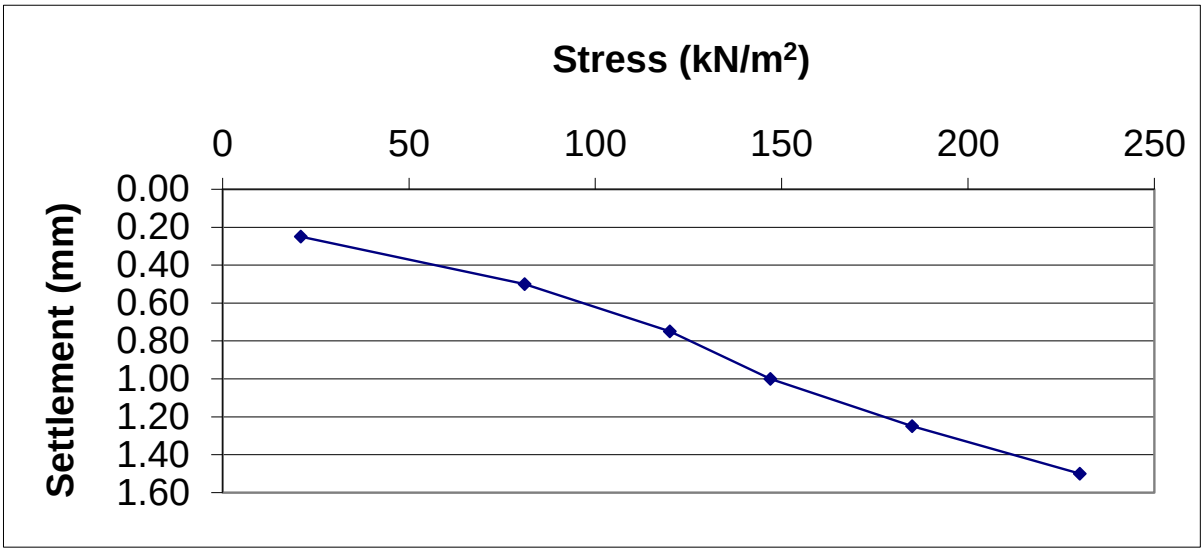
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR9

Stress (kN/m2)	Settlement (mm)
21	0.25
81	0.50
120	0.75
147	1.00
185	1.25
230	1.50



K Value 93.9
CBR value 25.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR10	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4041

Depth: Top of Capping @ Top of Piling Matt

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

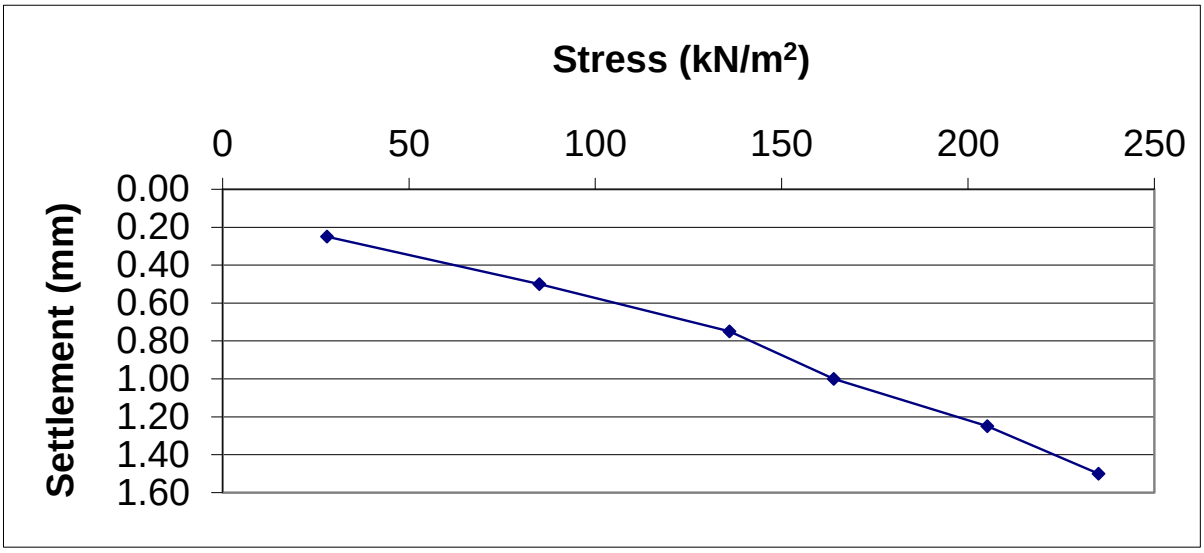
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR10

Stress (kN/m2)	Settlement (mm)
28	0.25
85	0.50
136	0.75
164	1.00
205	1.25
235	1.50



K Value 99.4
CBR value 27.9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR11	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4042

Depth: Top of Capping @ Top of Piling Matt

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

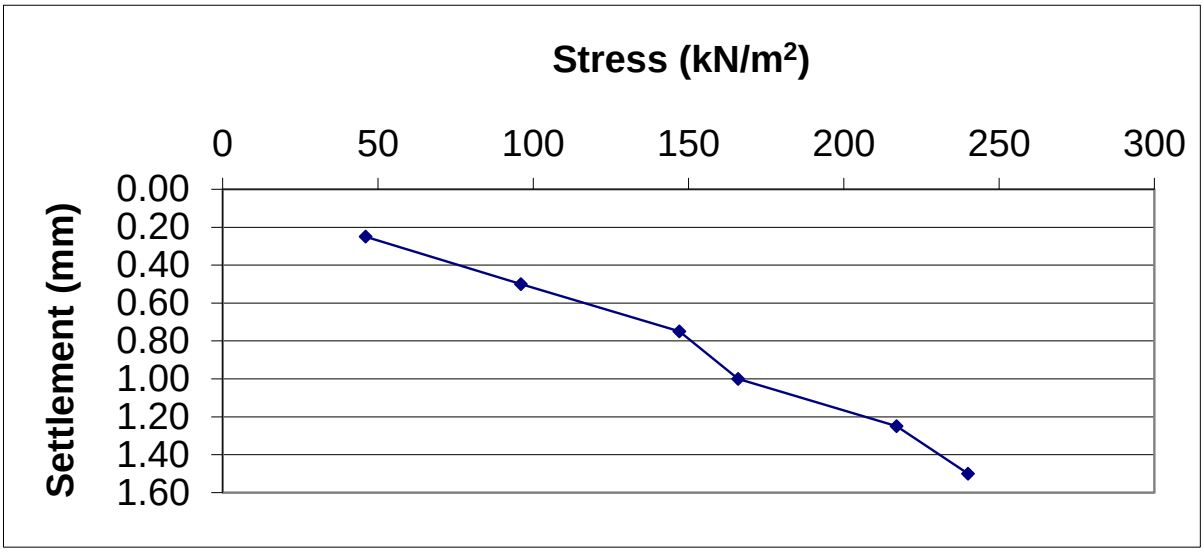
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR11

Stress (kN/m2)	Settlement (mm)
46	0.25
96	0.50
147	0.75
166	1.00
217	1.25
240	1.50



K Value 101.2
CBR value 28.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR12	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4043

Depth: Top of Capping @ Top of Piling Matt

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

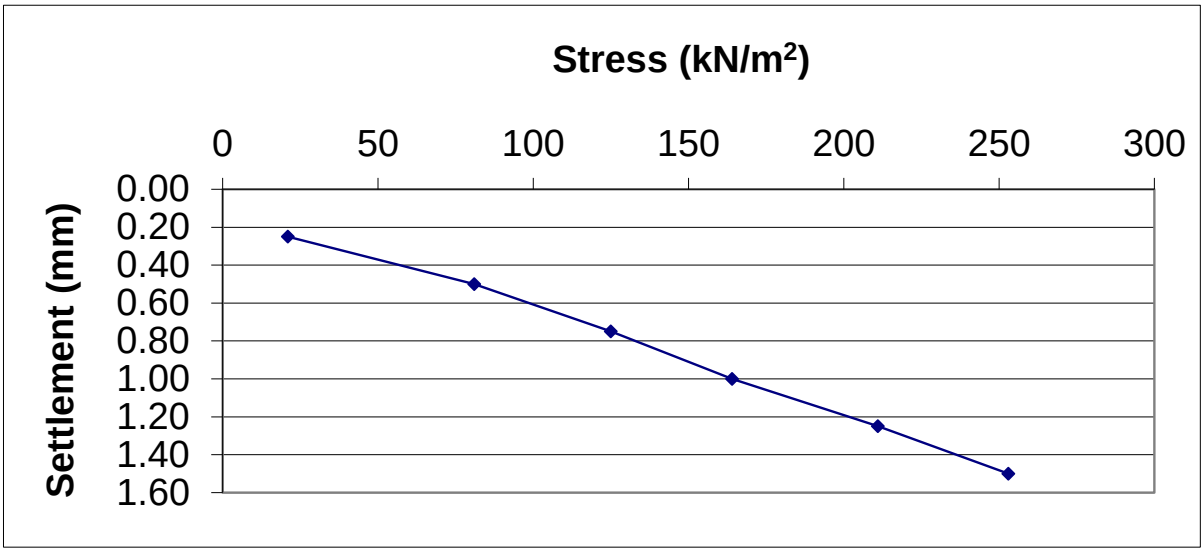
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR12

Stress (kN/m2)	Settlement (mm)
21	0.25
81	0.50
125	0.75
164	1.00
211	1.25
253	1.50



K Value 103.9
CBR value 30.1%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	1701/CBR13	Date of Report	18/01/2023

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Mihai Nita

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2

Supplier/Source: Unknown

Location: 4035

Depth: Top of Capping @ Top of Piling Matt

Plate Size mm: 450

Date Tested: 17/01/23

Weather Conditions: Overcast (-1C)

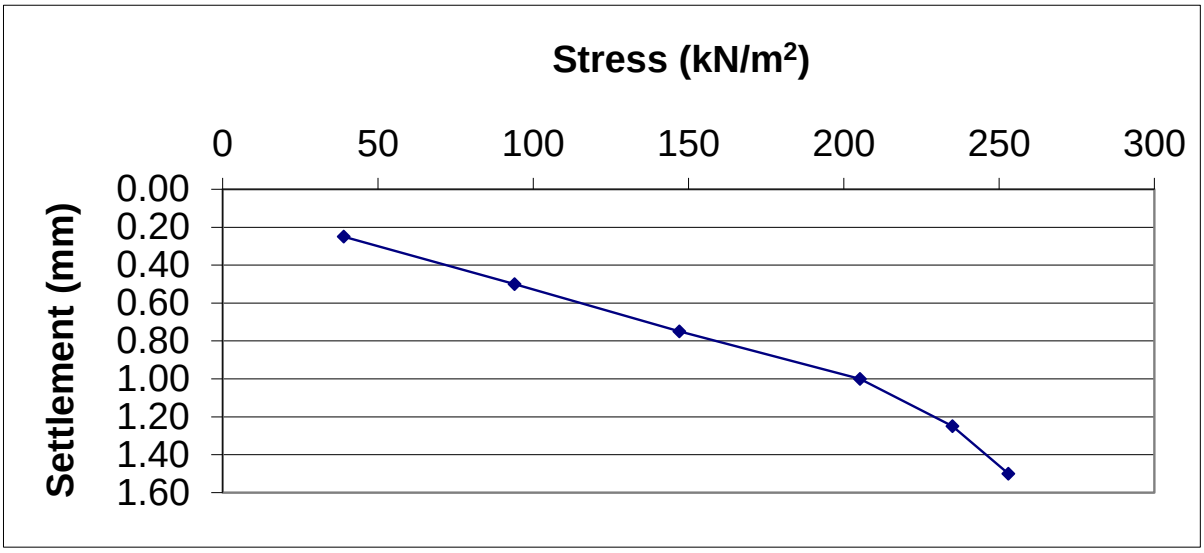
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

1701/CBR13

Stress (kN/m2)	Settlement (mm)
39	0.25
94	0.50
147	0.75
205	1.00
235	1.25
253	1.50



K Value 114.1
CBR value 35.5%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2009/CBR1	Date of Report	20/09/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Oldham

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 1
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/09/22

Weather Conditions: Overcast

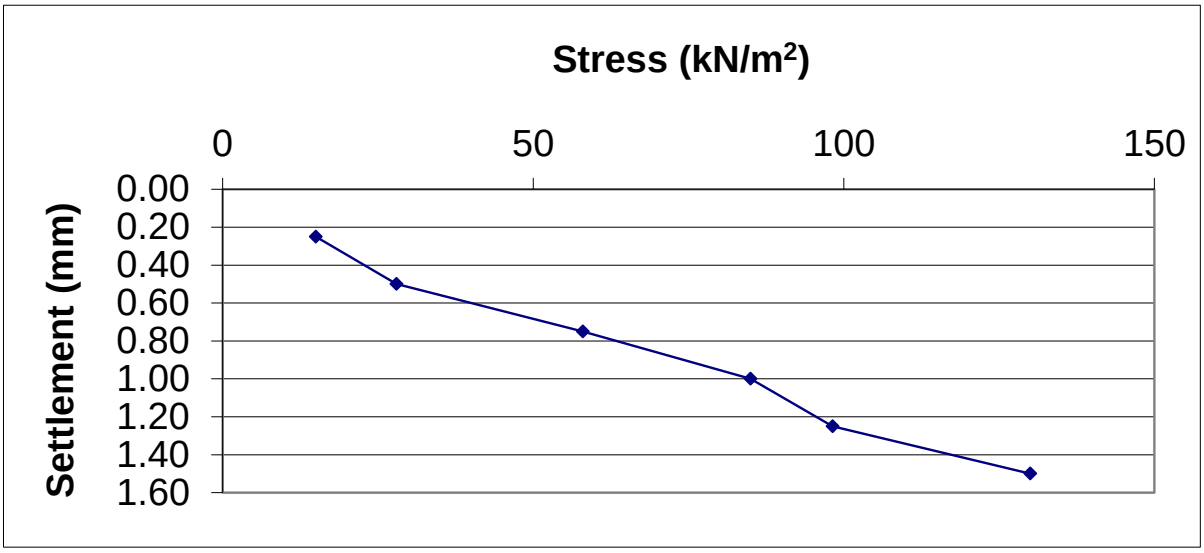
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2009/CBR1

Stress (kN/m2)	Settlement (mm)
15	0.25
28	0.50
58	0.75
85	1.00
98	1.25
130	1.50



K Value 53.6
CBR value 9.6%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2009/CBR2	Date of Report	20/09/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Oldham

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 2
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/09/22

Weather Conditions: Overcast

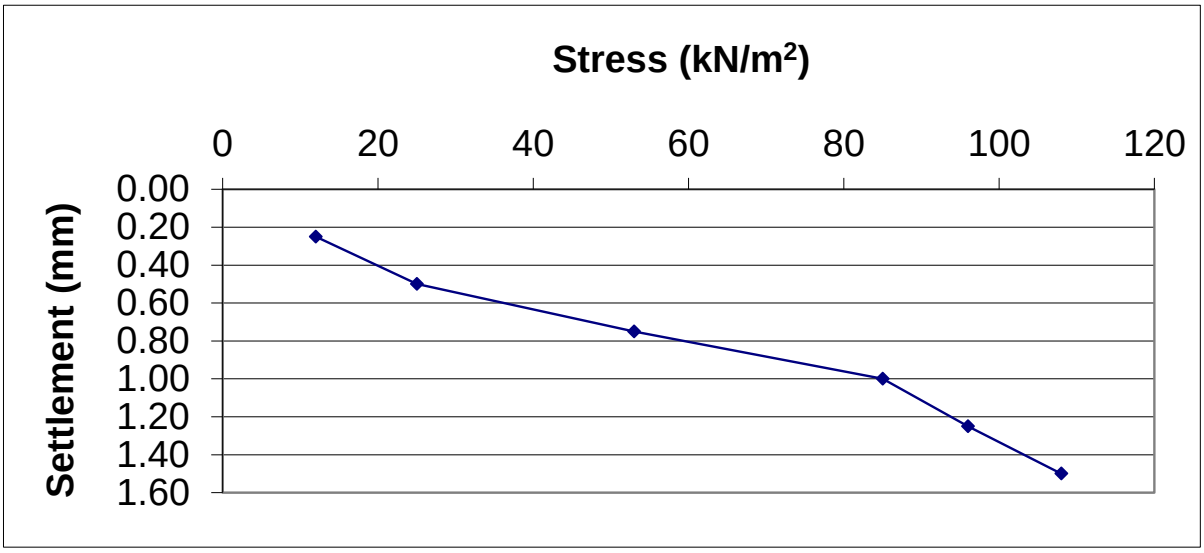
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2009/CBR2

Stress (kN/m2)	Settlement (mm)
12	0.25
25	0.50
53	0.75
85	1.00
96	1.25
108	1.50



K Value 48.1
CBR value 7.9%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2009/CBR3	Date of Report	20/09/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Oldham

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Plot
Location: 3
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/09/22

Weather Conditions: Overcast

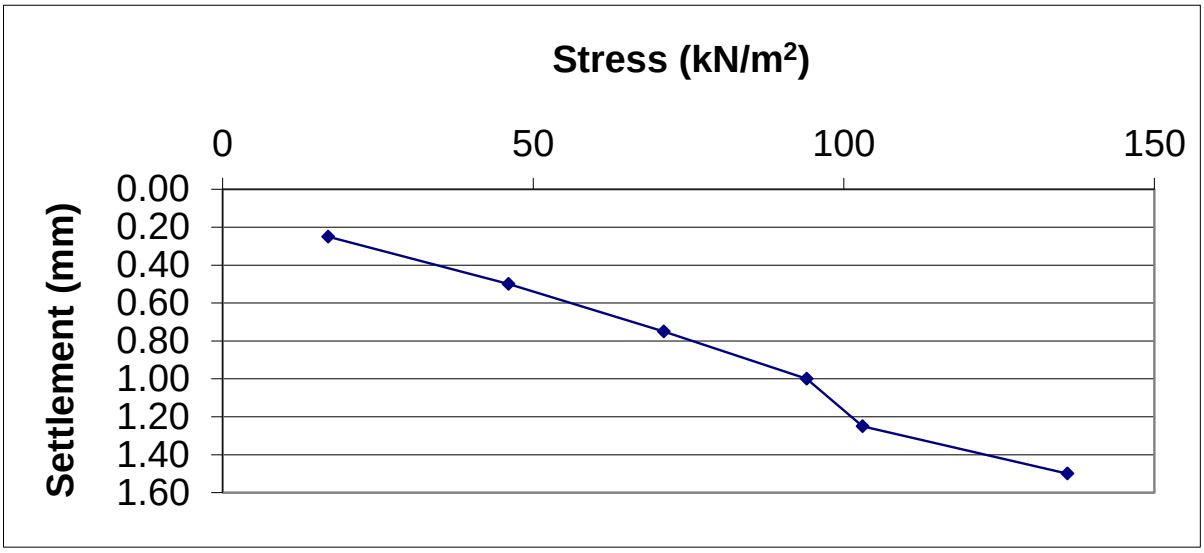
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2009/CBR3

Stress (kN/m2)	Settlement (mm)
17	0.25
46	0.50
71	0.75
94	1.00
103	1.25
136	1.50



K Value 57.3
CBR value 10.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2009/CBR4	Date of Report	20/09/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Duane Addy

Site: Nixon Street, Oldham

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Plot
Location: 4
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/09/22

Weather Conditions: Overcast

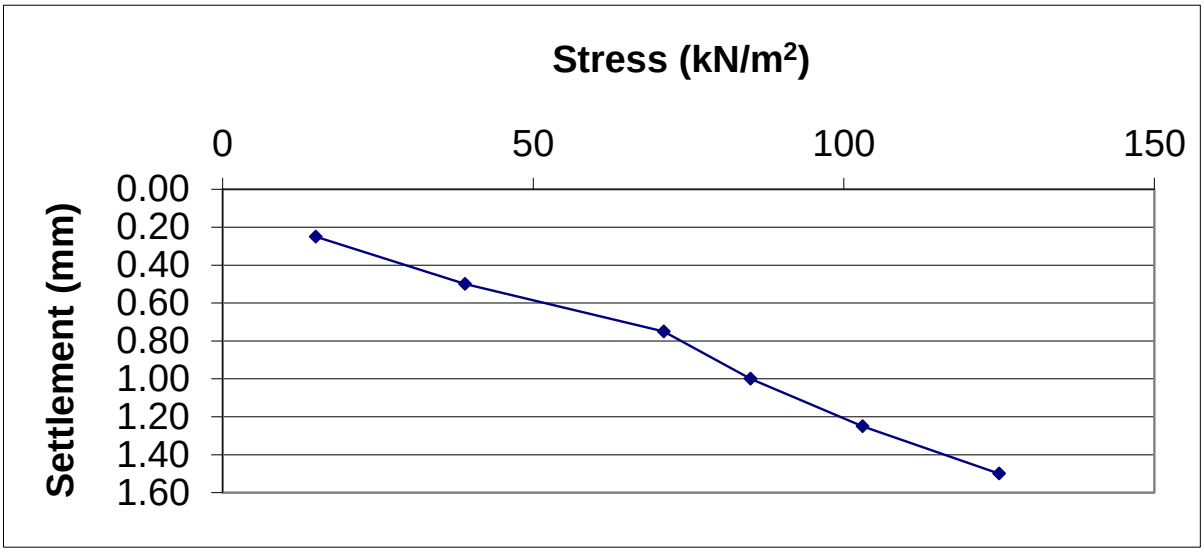
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2009/CBR4

Stress (kN/m2)	Settlement (mm)
15	0.25
39	0.50
71	0.75
85	1.00
103	1.25
125	1.50



K Value 52.3
CBR value 9.2%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR1	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site won

Location: 3020
Depth: Formation
Plate Size mm: 300

Date Tested: 20/10/22

Weather Conditions: Raining

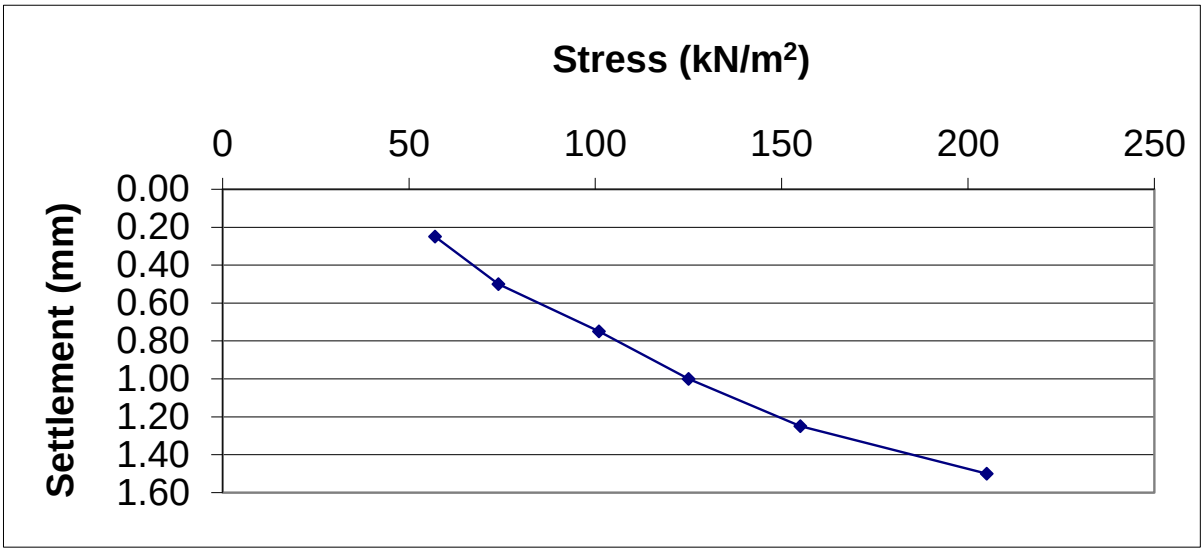
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR1

Stress (kN/m2)	Settlement (mm)
57	0.25
74	0.50
101	0.75
125	1.00
155	1.25
205	1.50



K Value 58.3
CBR value 11.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR1	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4038
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

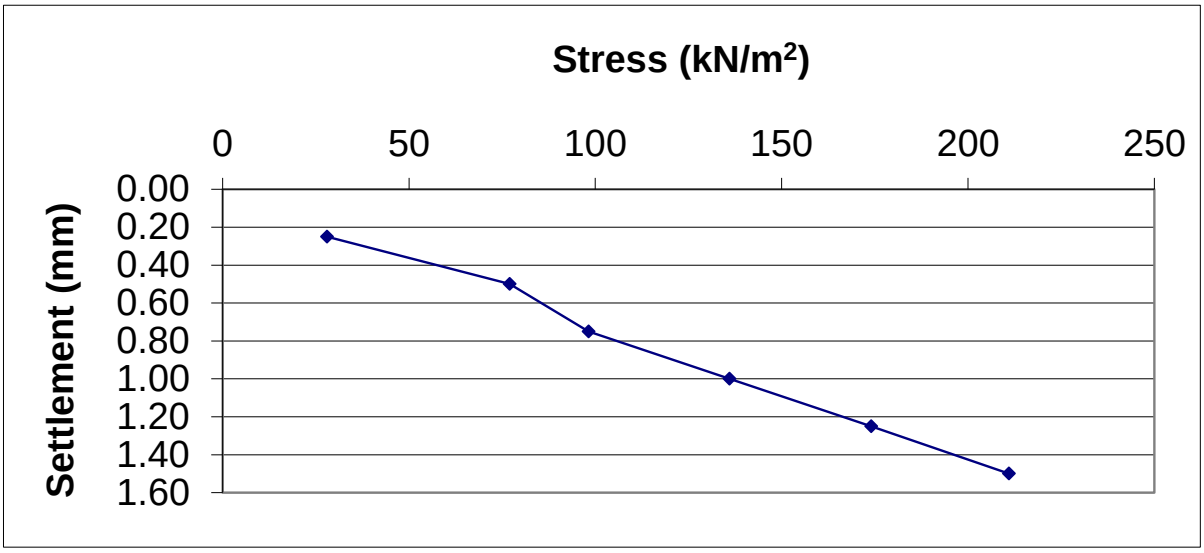
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR1

Stress (kN/m2)	Settlement (mm)
28	0.25
77	0.50
98	0.75
136	1.00
174	1.25
211	1.50



K Value 86.5
CBR value 21.9%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR2	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site won

Location: 3021
Depth: Formation
Plate Size mm: 300

Date Tested: 20/10/22

Weather Conditions: Raining

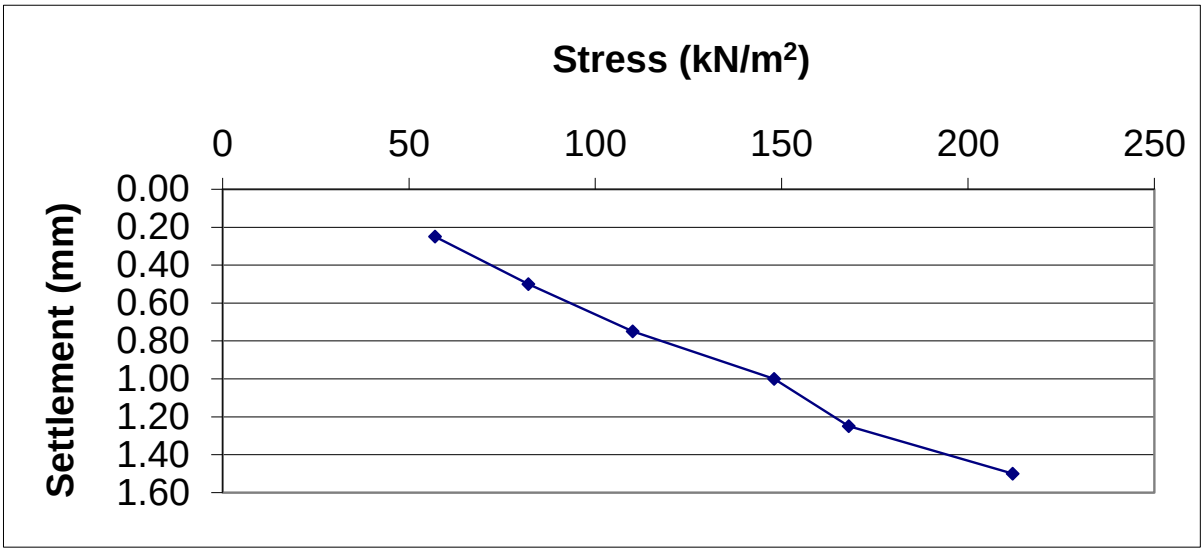
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR2

Stress (kN/m2)	Settlement (mm)
57	0.25
82	0.50
110	0.75
148	1.00
168	1.25
212	1.50



K Value 63.6
CBR value 12.9%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR2	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4037
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

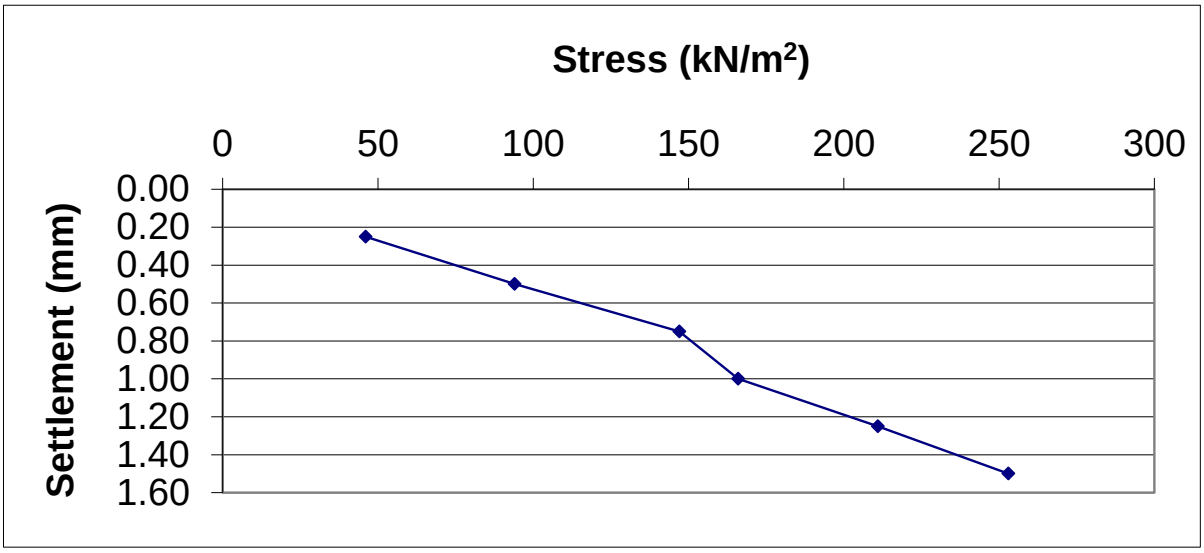
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR2

Stress (kN/m2)	Settlement (mm)
46	0.25
94	0.50
147	0.75
166	1.00
211	1.25
253	1.50



K Value 104.4
CBR value 30.4%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR3	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site won

Area:
Location: 3022
Depth: Formation
Plate Size mm: 300

Date Tested: 20/10/22

Weather Conditions: Raining

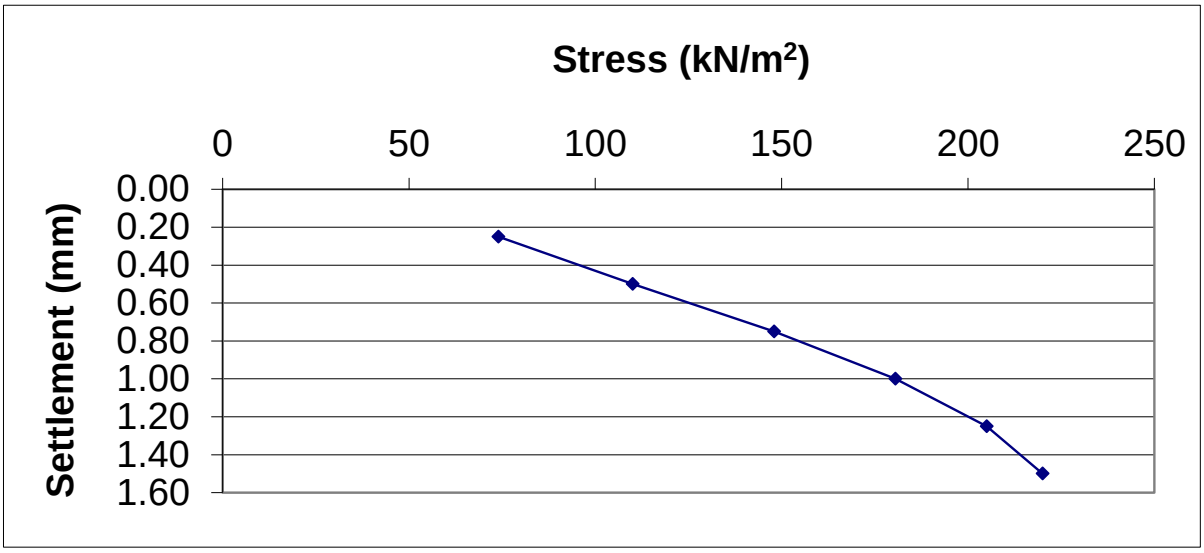
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR3

Stress (kN/m2)	Settlement (mm)
74	0.25
110	0.50
148	0.75
181	1.00
205	1.25
220	1.50



K Value 70.9
CBR value 15.5%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR3	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4036
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

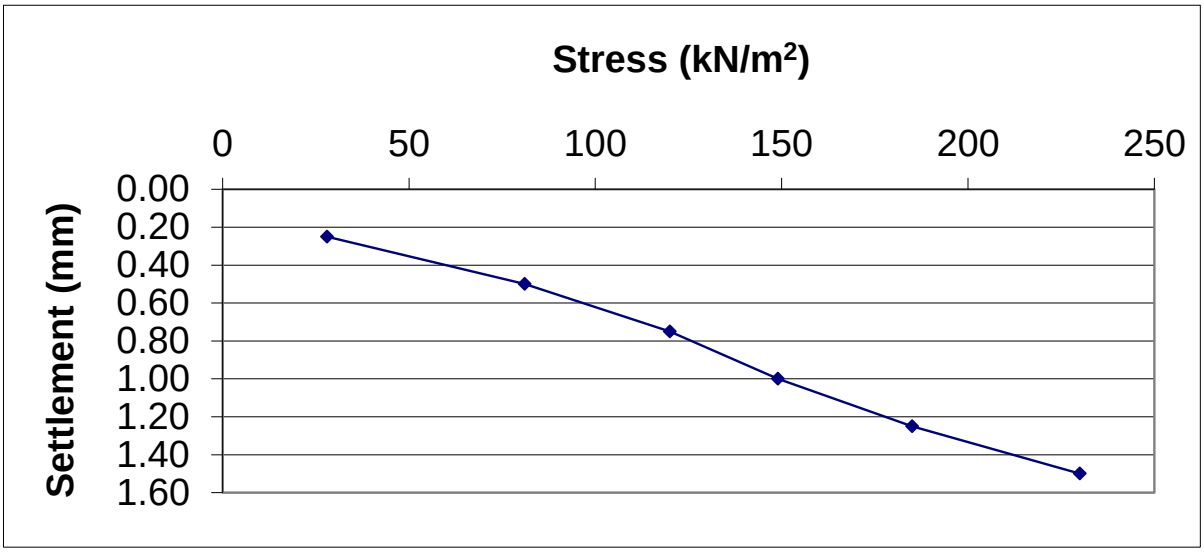
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR3

Stress (kN/m2)	Settlement (mm)
28	0.25
81	0.50
120	0.75
149	1.00
185	1.25
230	1.50



K Value 94.4
CBR value 25.5%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR4	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4039
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

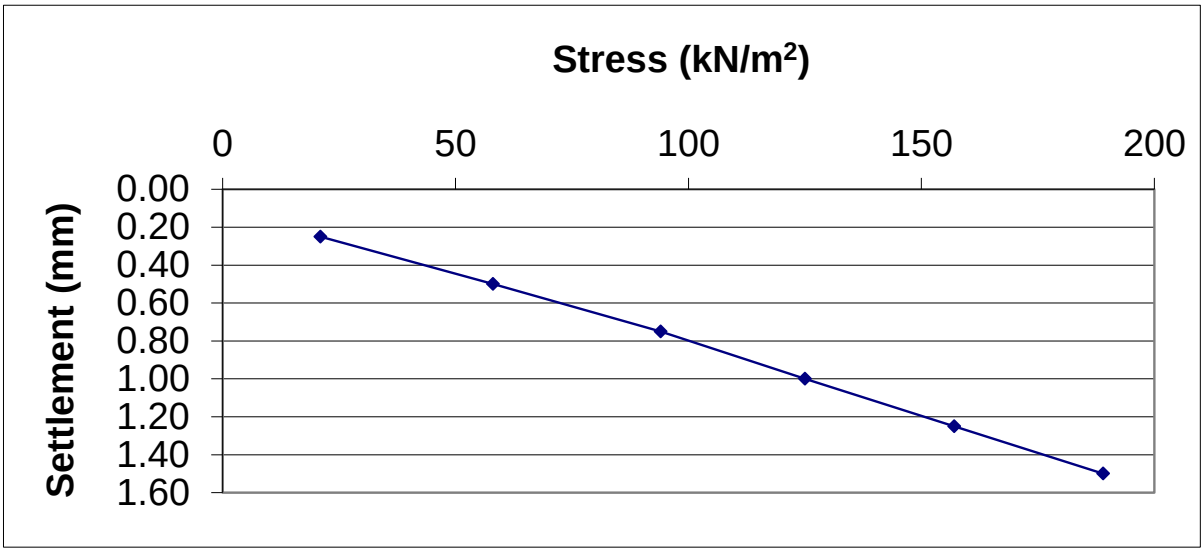
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR4

Stress (kN/m2)	Settlement (mm)
21	0.25
58	0.50
94	0.75
125	1.00
157	1.25
189	1.50



K Value 78.2
CBR value 18.4%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR5	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4017
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

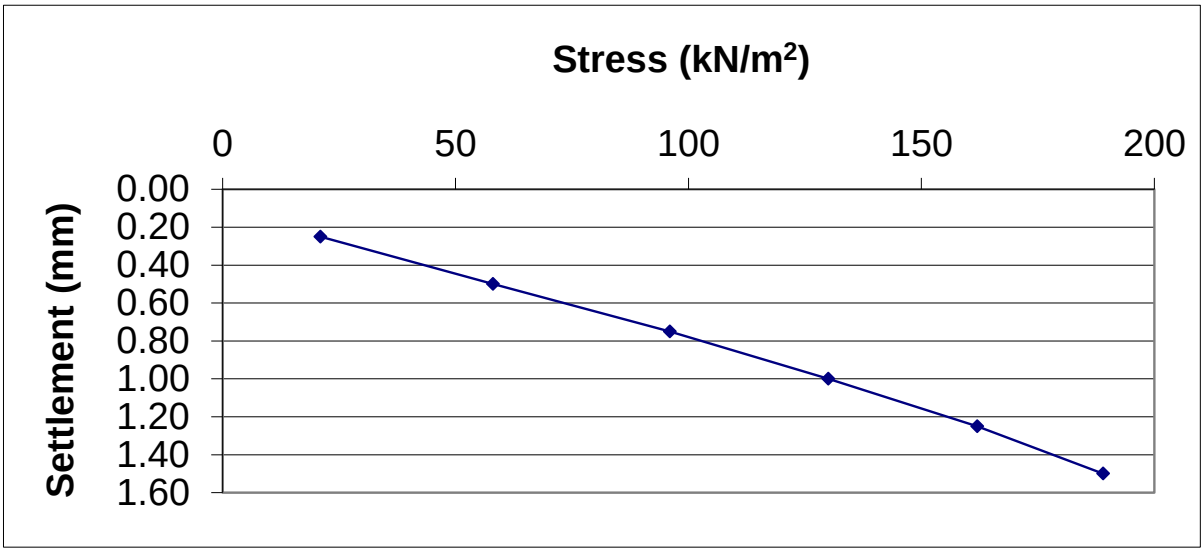
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR5

Stress (kN/m2)	Settlement (mm)
21	0.25
58	0.50
96	0.75
130	1.00
162	1.25
189	1.50



K Value 79.5
CBR value 19%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR6	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4016
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

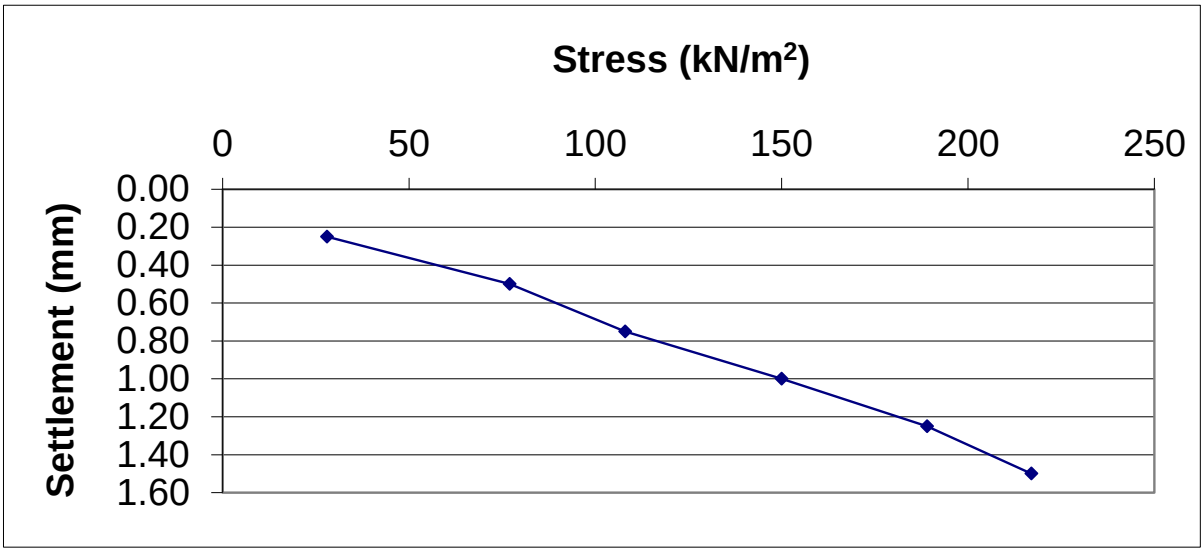
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR6

Stress (kN/m2)	Settlement (mm)
28	0.25
77	0.50
108	0.75
150	1.00
189	1.25
217	1.50



K Value 91.5
CBR value 24.2%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2010/CBR7	Date of Report	20/10/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area:
Location: 4015
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 20/10/22

Weather Conditions: Raining

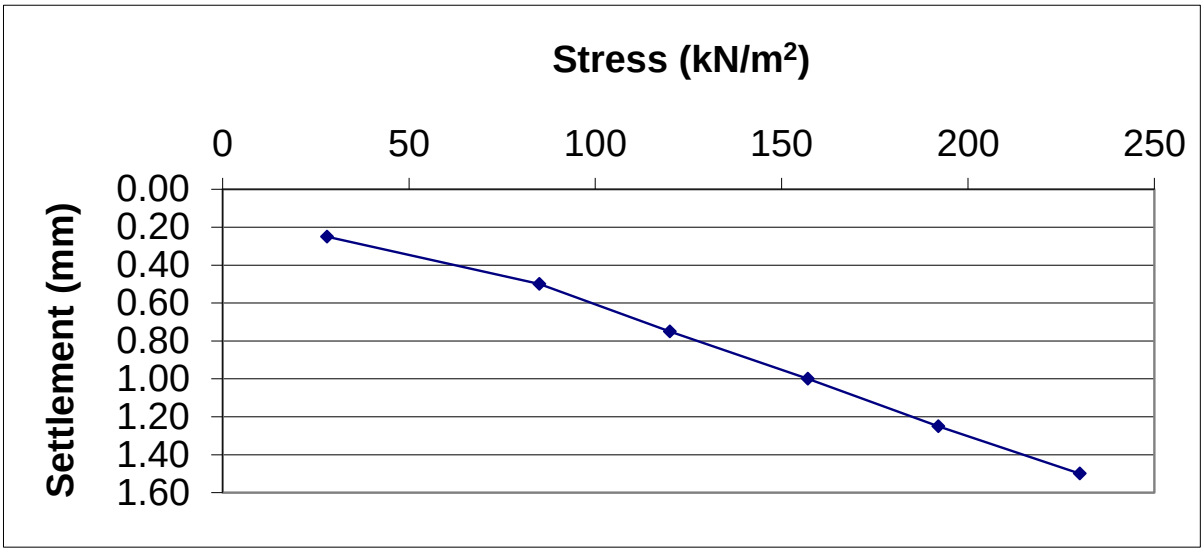
Tested By: Mr Rod Rogers

Kentledge Type: Excavator

Comments

2010/CBR7

Stress (kN/m2)	Settlement (mm)
28	0.25
85	0.50
120	0.75
157	1.00
192	1.25
230	1.50



K Value 96.4
CBR value 26.5%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR1	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: 4018
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

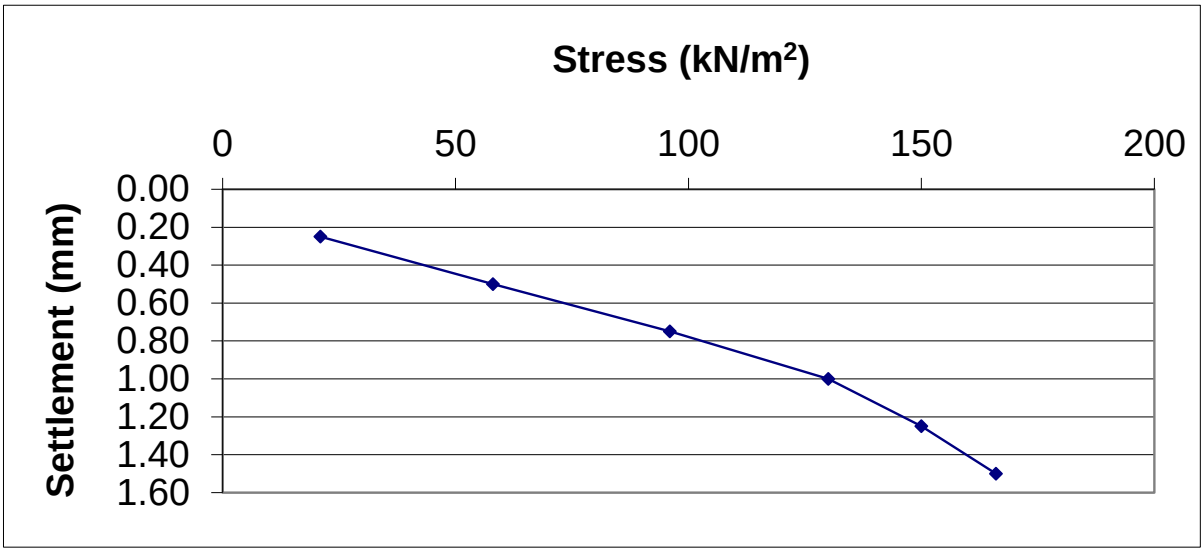
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR1

Stress (kN/m2)	Settlement (mm)
21	0.25
58	0.50
96	0.75
130	1.00
150	1.25
166	1.50



K Value 73.8
CBR value 16.6%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR2	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: 4029
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

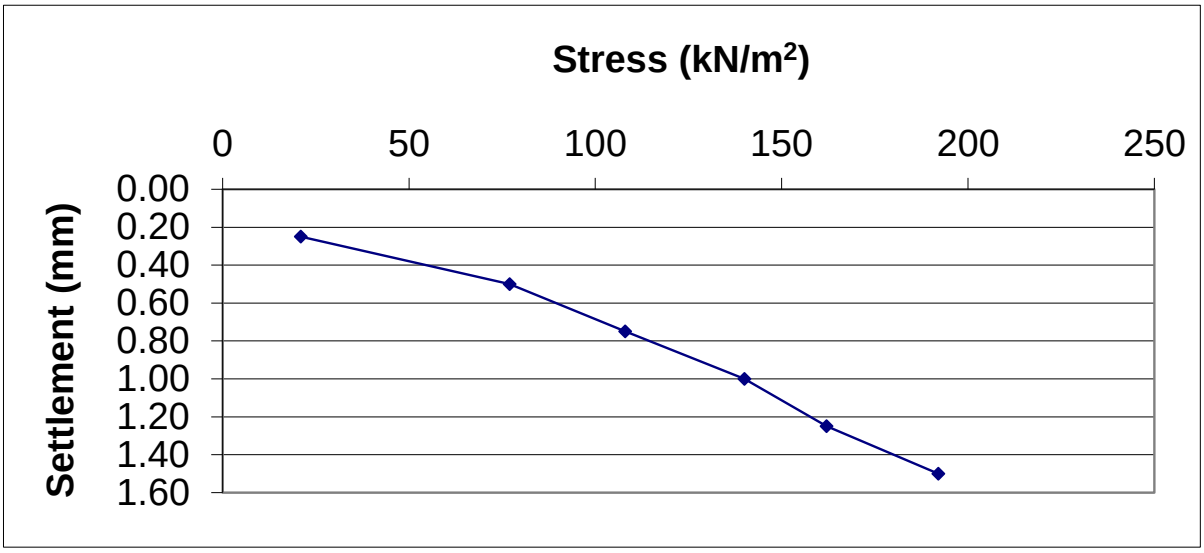
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR2

Stress (kN/m2)	Settlement (mm)
21	0.25
77	0.50
108	0.75
140	1.00
162	1.25
192	1.50



K Value 82.7
CBR value 20.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR3	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: 4030
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

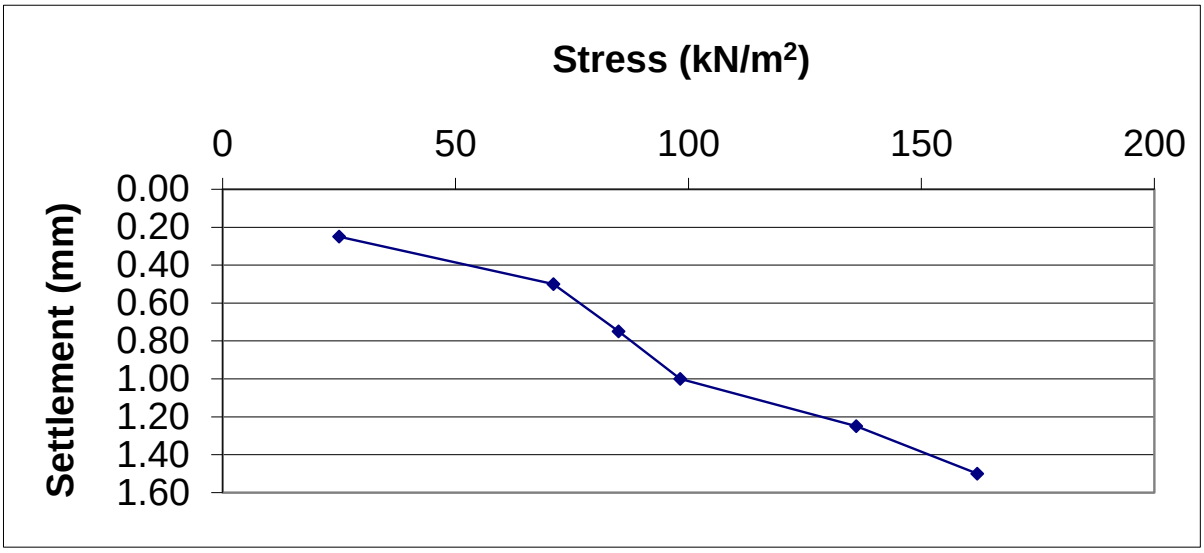
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR3

Stress (kN/m2)	Settlement (mm)
25	0.25
71	0.50
85	0.75
98	1.00
136	1.25
162	1.50



K Value 64.8
CBR value 13.3%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR4	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Location: 4010
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

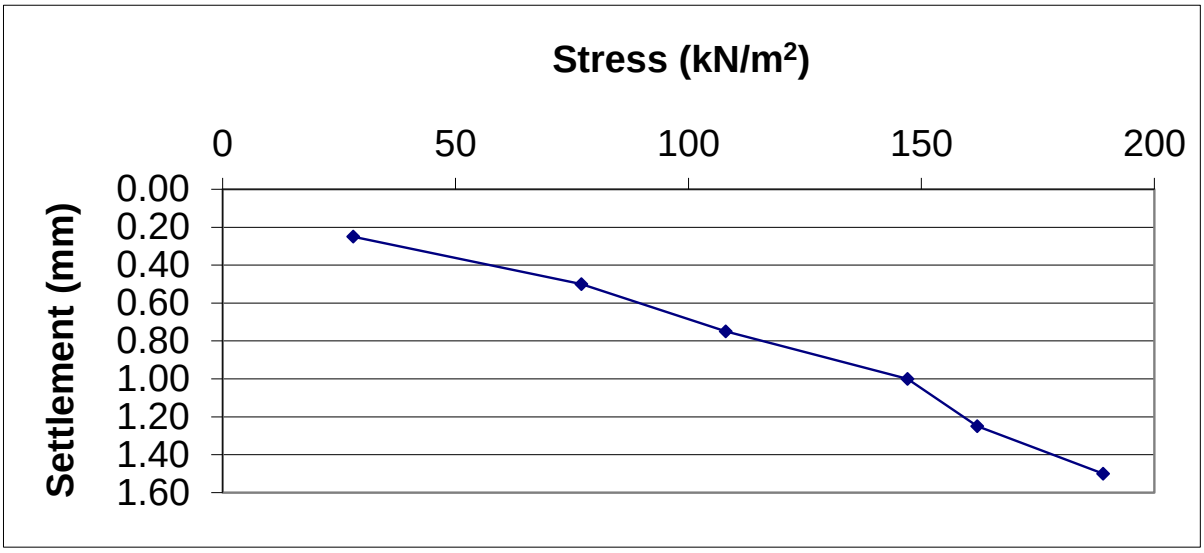
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR4

Stress (kN/m2)	Settlement (mm)
28	0.25
77	0.50
108	0.75
147	1.00
162	1.25
189	1.50



K Value 83.7
CBR value 20.7%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR5	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3023
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

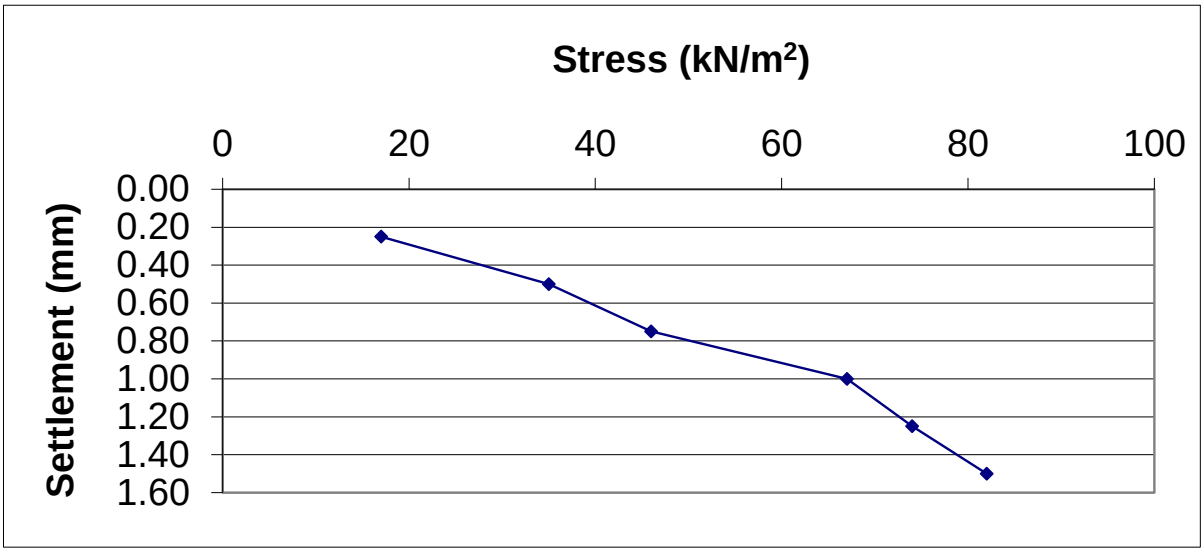
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR5

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
46	0.75
67	1.00
74	1.25
82	1.50



K Value 26.3
CBR value 2.8%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR6	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3024
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

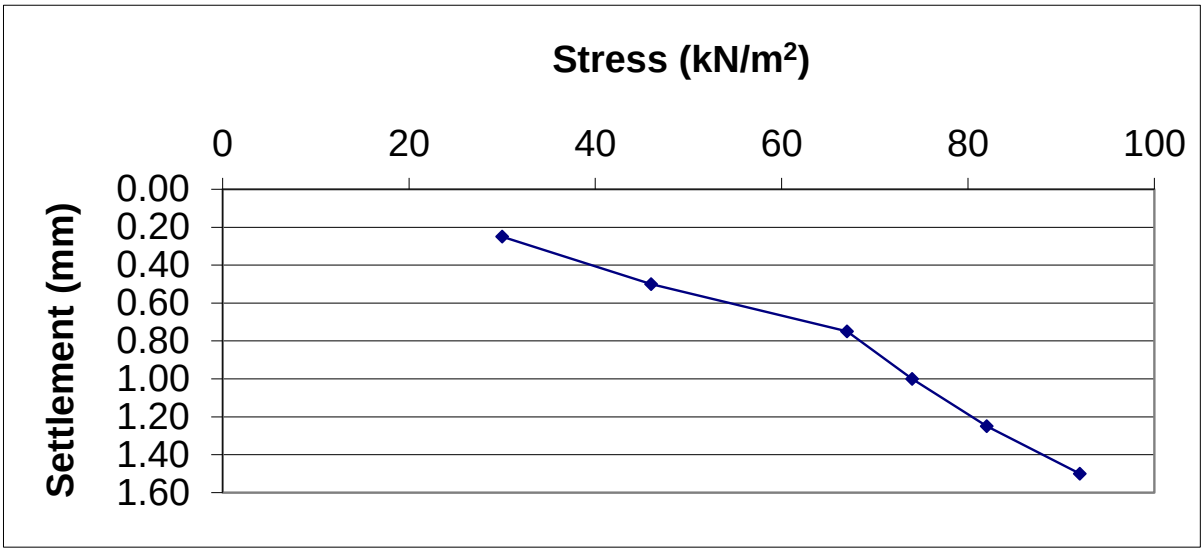
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR6

Stress (kN/m2)	Settlement (mm)
30	0.25
46	0.50
67	0.75
74	1.00
82	1.25
92	1.50



K Value 29.3
CBR value 3.4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR7	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3025
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

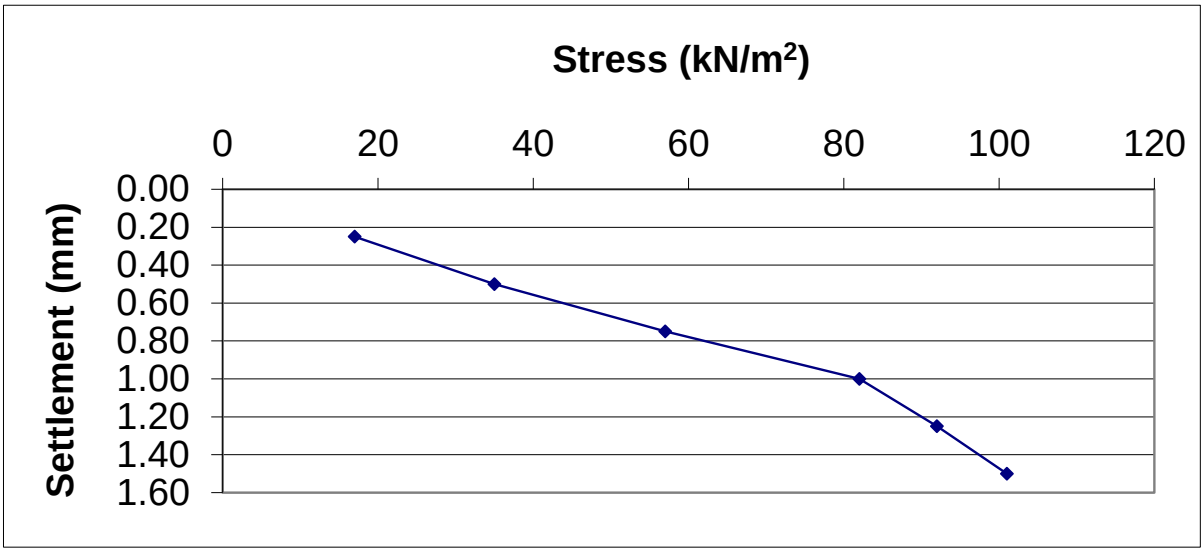
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR7

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
82	1.00
92	1.25
101	1.50



K Value 32.4
CBR value 4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR8	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3001
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 6C

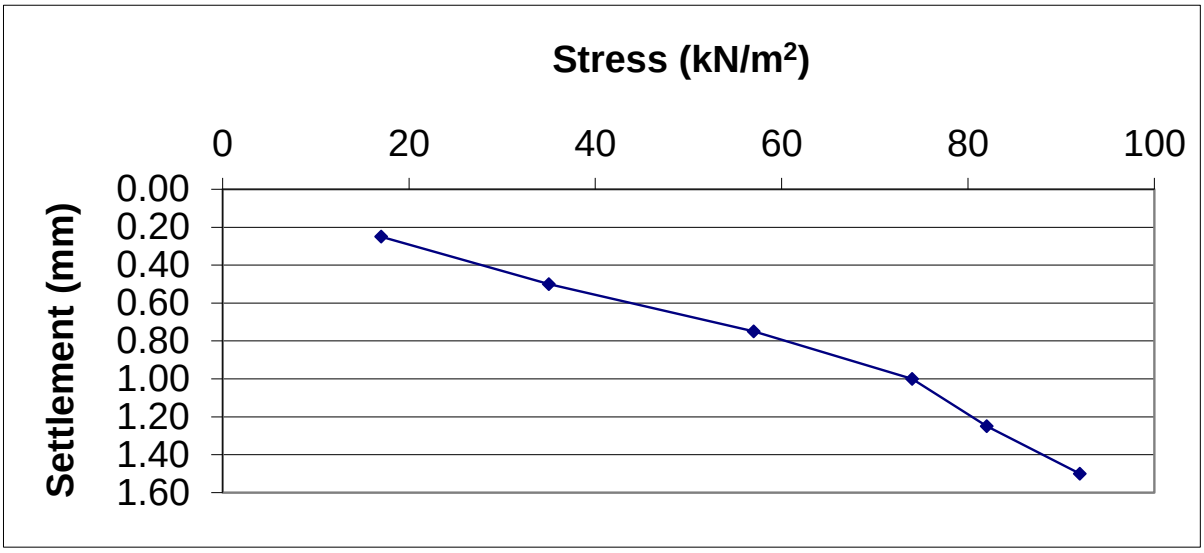
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR8

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
82	1.25
92	1.50



K Value 29.3
CBR value 3.4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR9	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3002
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 7C

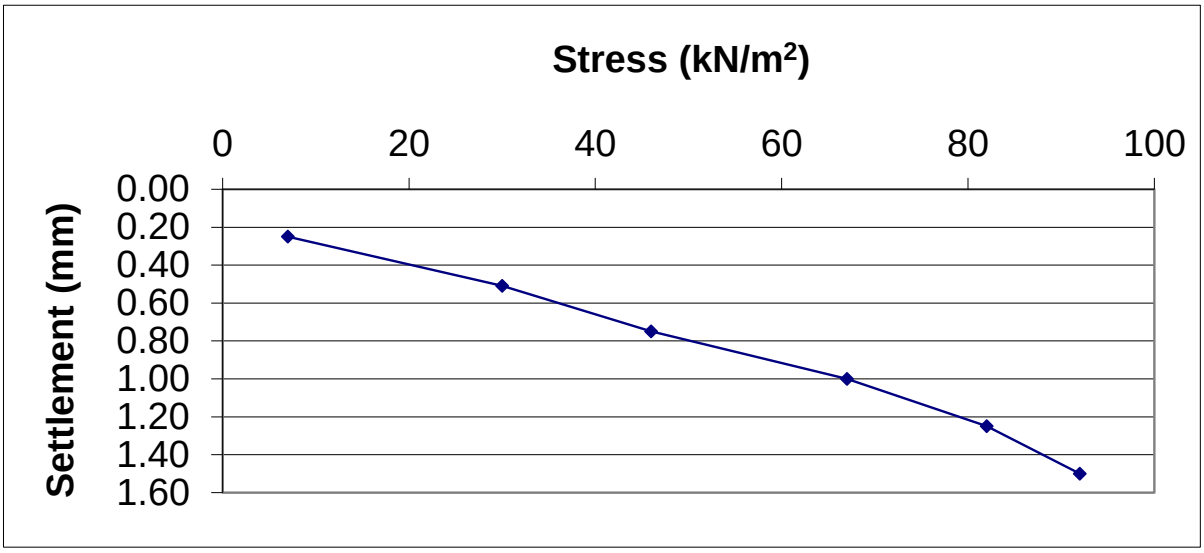
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR9

Stress (kN/m2)	Settlement (mm)
7	0.25
30	0.51
46	0.75
67	1.00
82	1.25
92	1.50



K Value 28.1
CBR value 3.1%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR10	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3003
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 7C

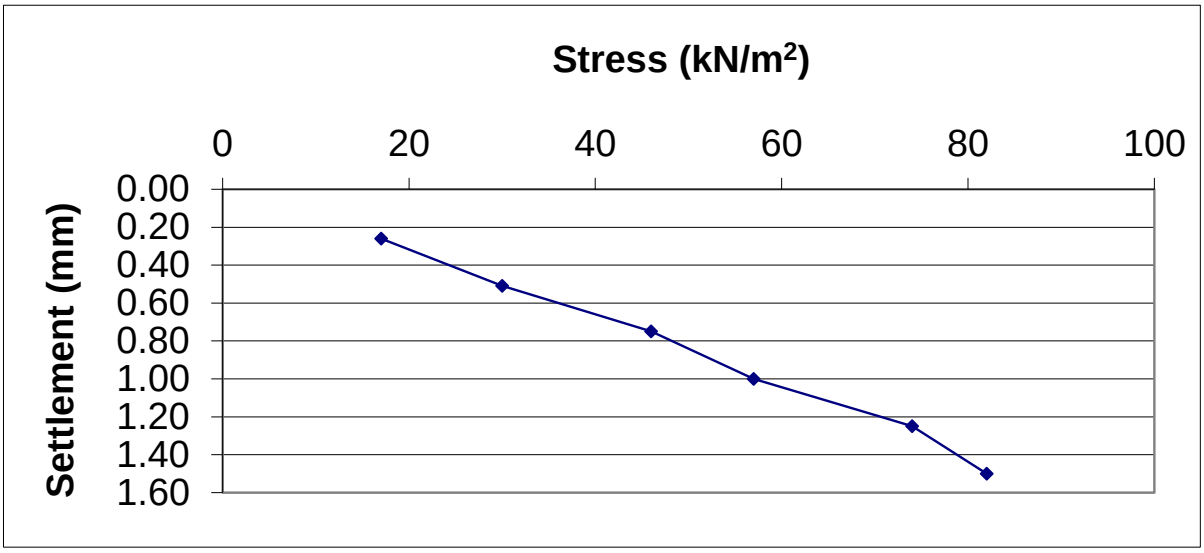
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR10

Stress (kN/m2)	Settlement (mm)
17	0.26
30	0.51
46	0.75
57	1.00
74	1.25
82	1.50



K Value 24.6
CBR value 2.5%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR11	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3004
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 7C

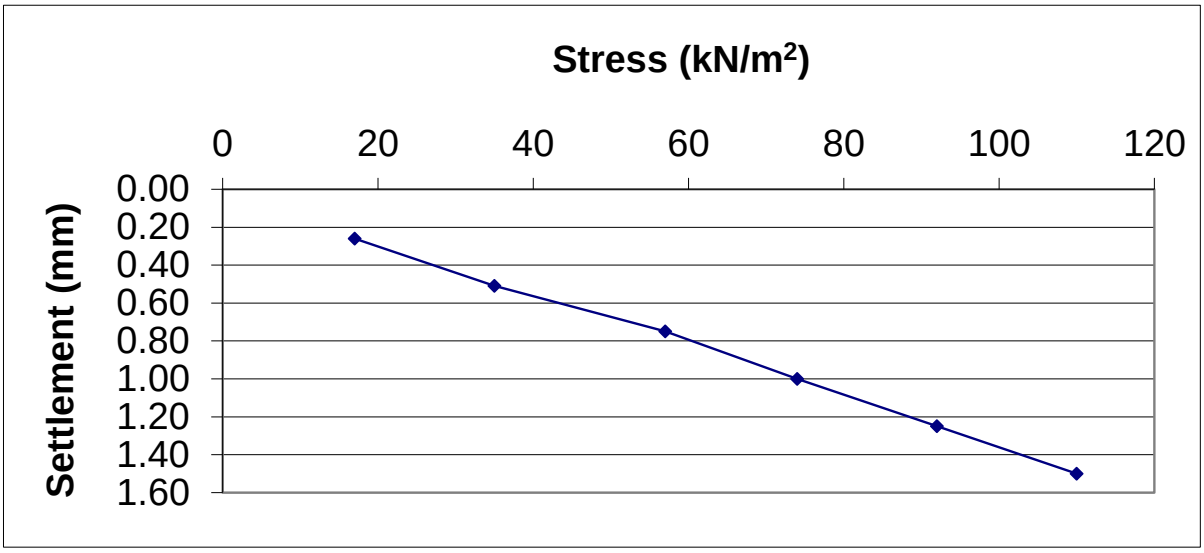
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR11

Stress (kN/m2)	Settlement (mm)
17	0.26
35	0.51
57	0.75
74	1.00
92	1.25
110	1.50



K Value 32.5
CBR value 4%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2211/CBR12	Date of Report	22/11/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Brown Silty Clay
Supplier/Source: Site Won

Location: 3005
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 7C

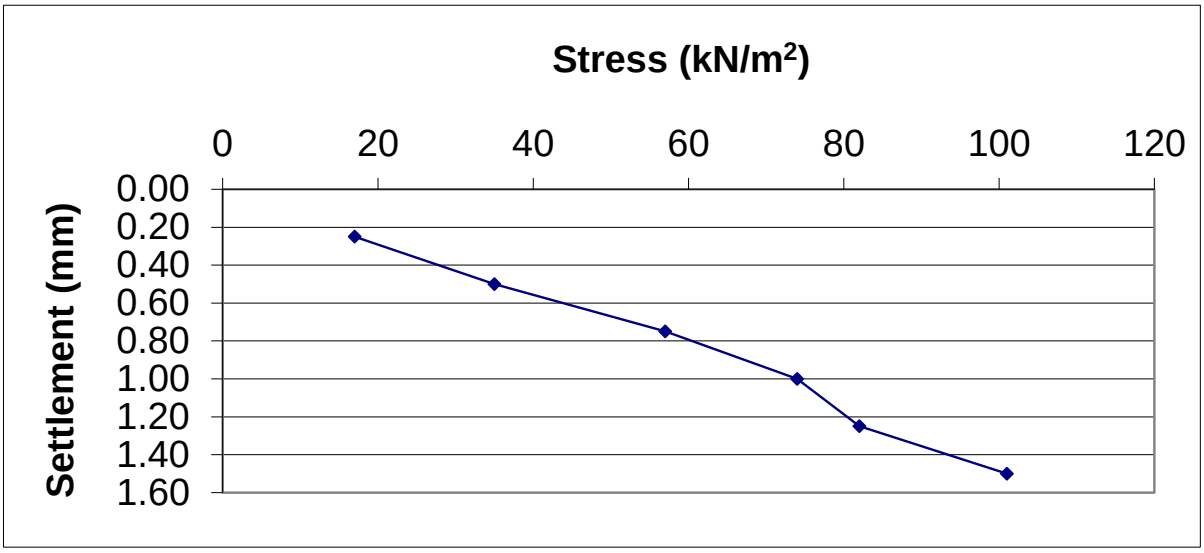
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2211/CBR12

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
82	1.25
101	1.50



K Value 30.9
CBR value 3.7%

Reported by: Claire Gorton

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR1	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Pilling Mat
Location: 4034
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

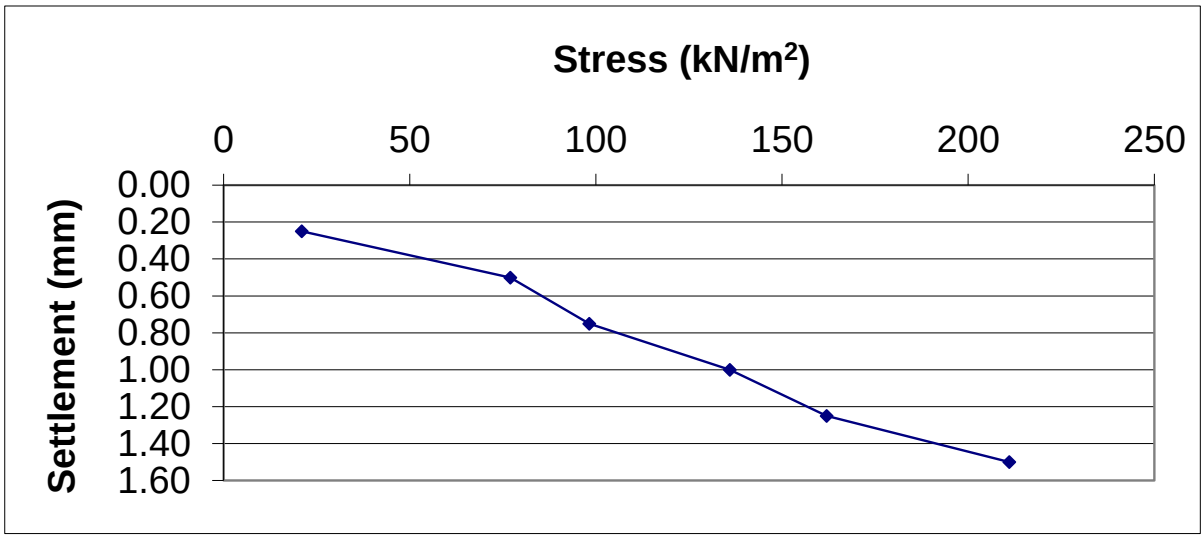
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR1

Stress (kN/m2)	Settlement (mm)
21	0.25
77	0.50
98	0.75
136	1.00
162	1.25
211	1.50



K Value 86.5
CBR value 21.9%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR2	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Pilling Mat
Location: 4033
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

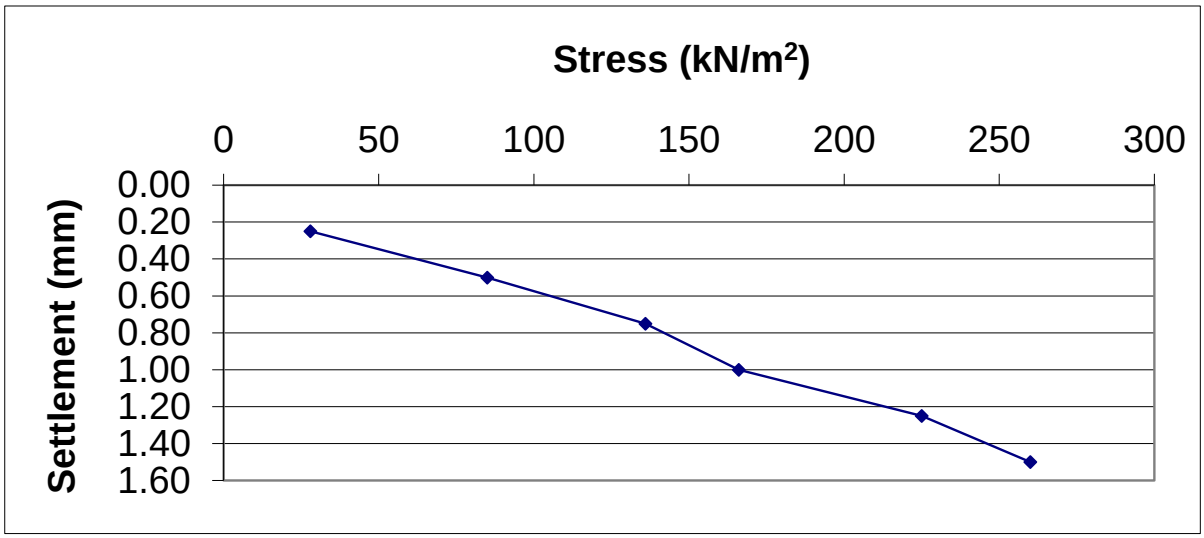
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR2

Stress (kN/m2)	Settlement (mm)
28	0.25
85	0.50
136	0.75
166	1.00
225	1.25
260	1.50



K Value 106.2
CBR value 31.3%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR3	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 4018
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

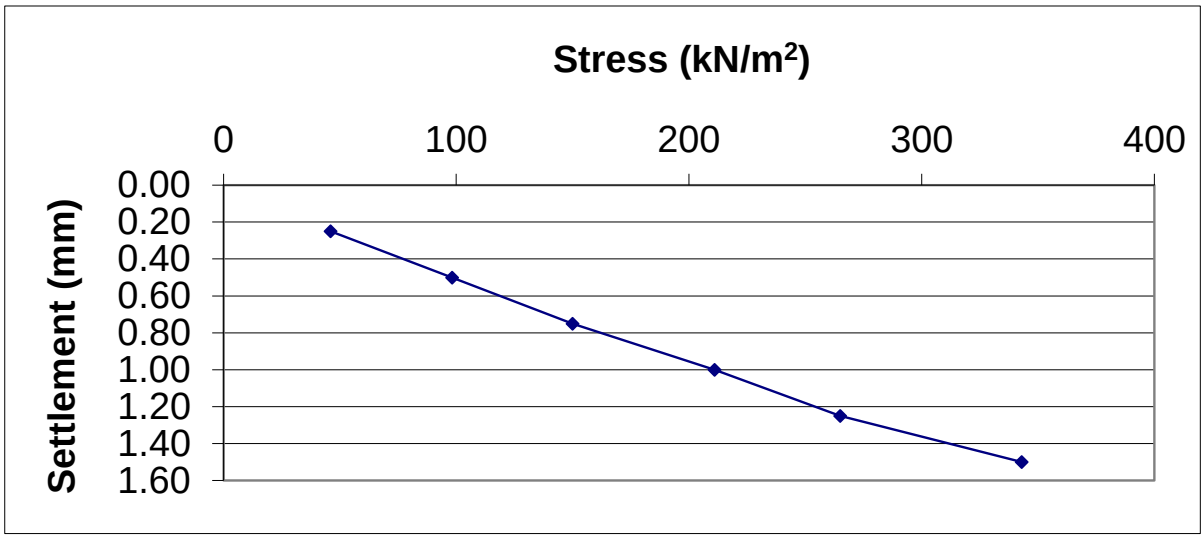
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR3

Stress (kN/m2)	Settlement (mm)
46	0.25
98	0.50
150	0.75
211	1.00
265	1.25
343	1.50



K Value 138.1
CBR value 49.3%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR4	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 4019
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

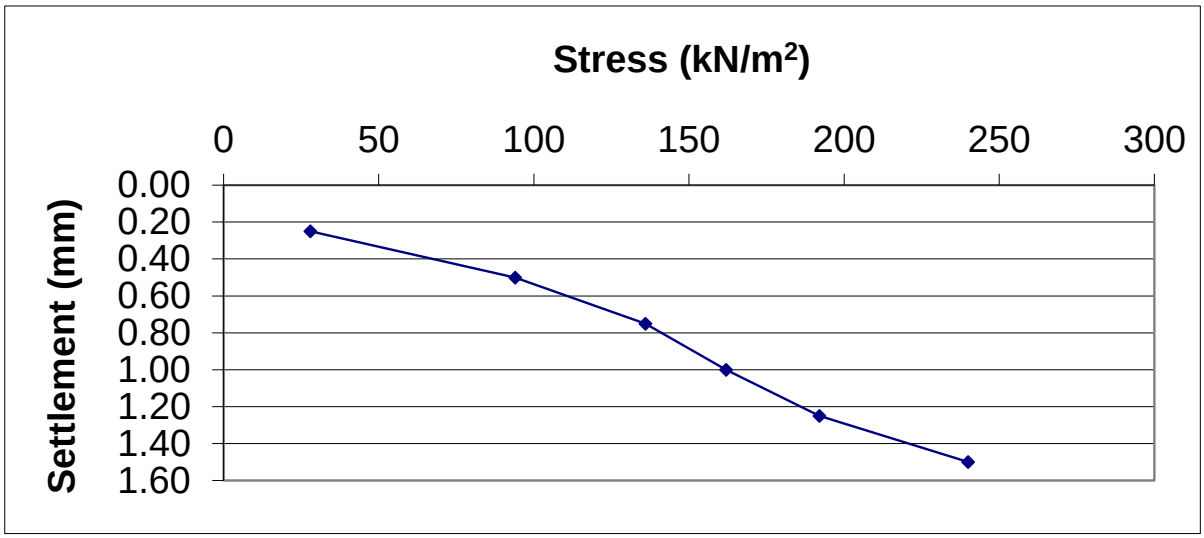
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR4

Stress (kN/m2)	Settlement (mm)
28	0.25
94	0.50
136	0.75
162	1.00
192	1.25
240	1.50



K Value 100.2
CBR value 28.3%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR5	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 4020
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

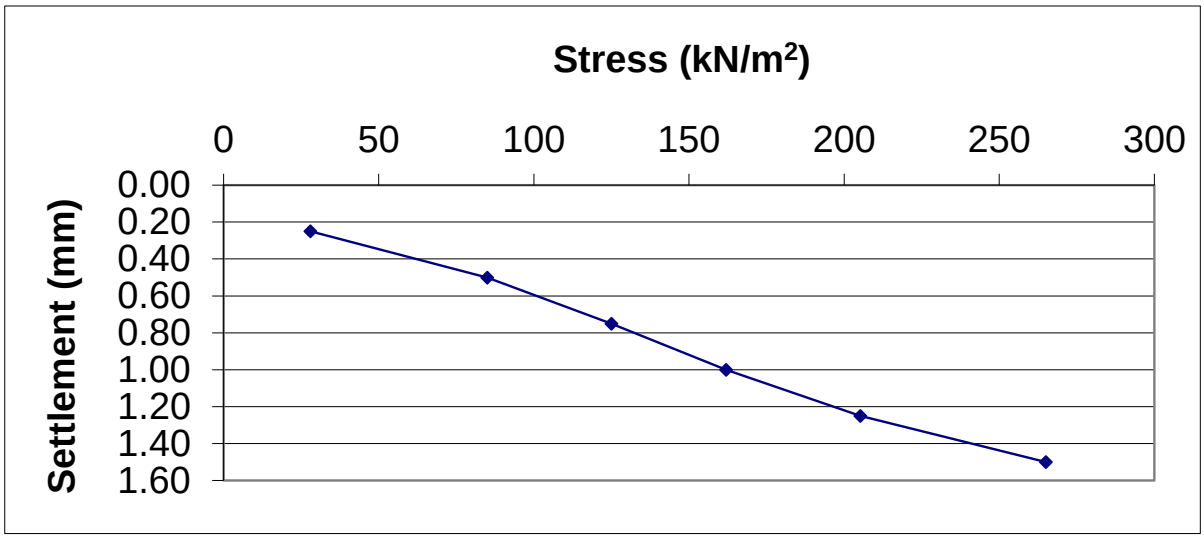
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR5

Stress (kN/m2)	Settlement (mm)
28	0.25
85	0.50
125	0.75
162	1.00
205	1.25
265	1.50



K Value 106.4
CBR value 31.4%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR6	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 4021
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

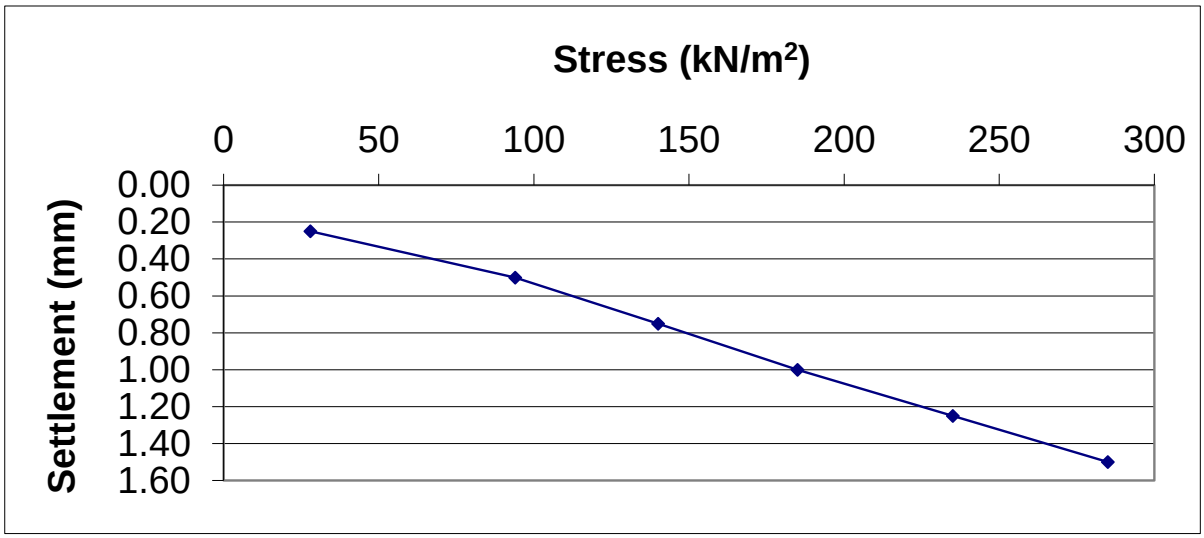
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR6

Stress (kN/m2)	Settlement (mm)
28	0.25
94	0.50
140	0.75
185	1.00
235	1.25
285	1.50



K Value 117.1
CBR value 37.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR7	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Road
Location: 4022
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

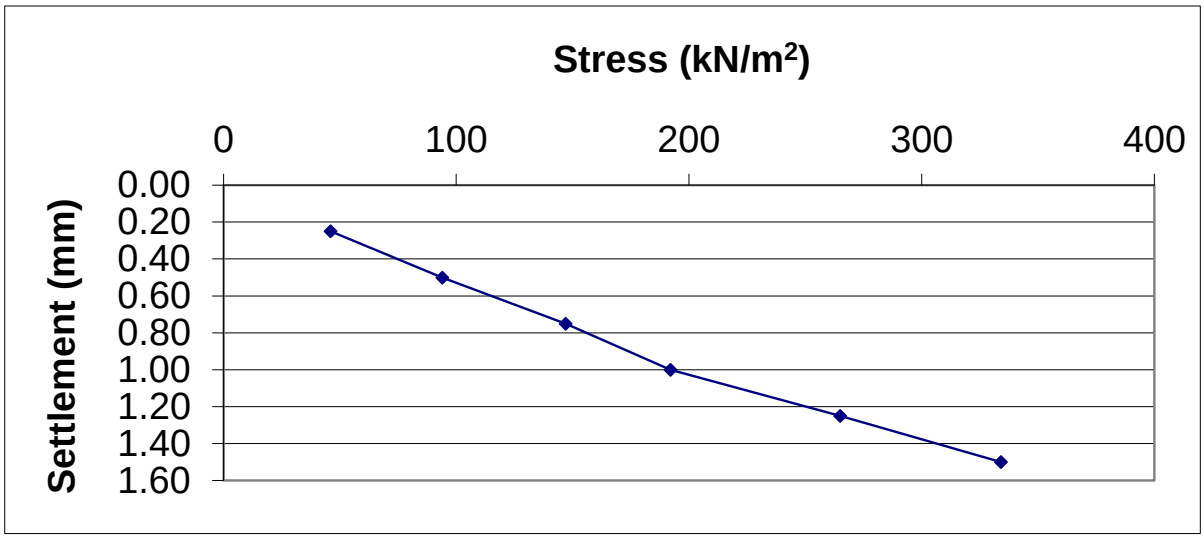
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR7

Stress (kN/m2)	Settlement (mm)
46	0.25
94	0.50
147	0.75
192	1.00
265	1.25
334	1.50



K Value 131.1
CBR value 45.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR8	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: 6f2
Supplier/Source: Unknown

Area: Pilling Matt
Location: 4025
Depth: Top of Capping
Plate Size mm: 450

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

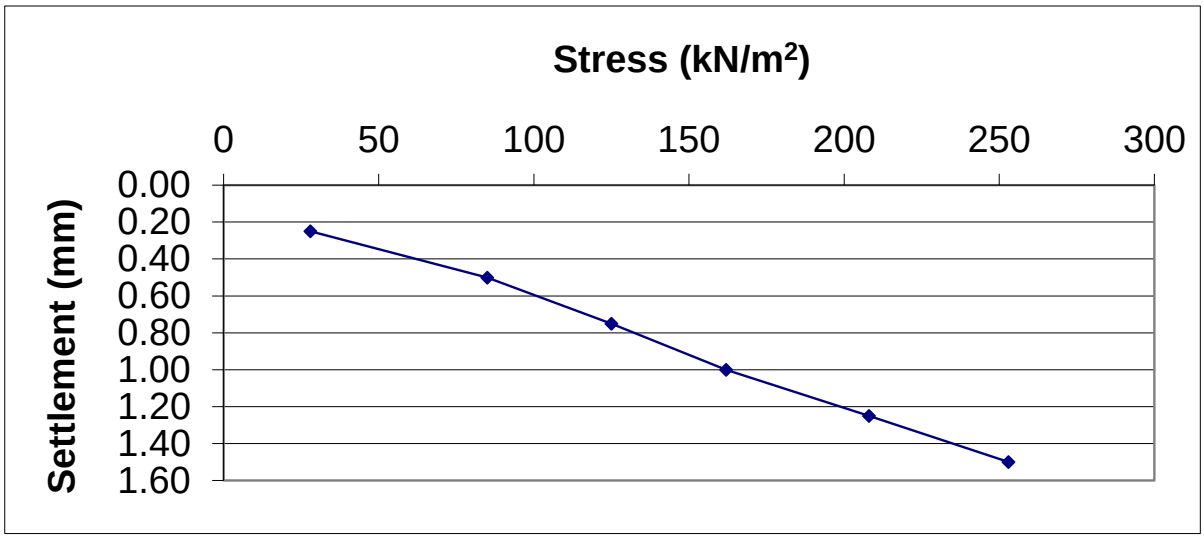
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR8

Stress (kN/m2)	Settlement (mm)
28	0.25
85	0.50
125	0.75
162	1.00
208	1.25
253	1.50



K Value 103.4
CBR value 29.9%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR9	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3026
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

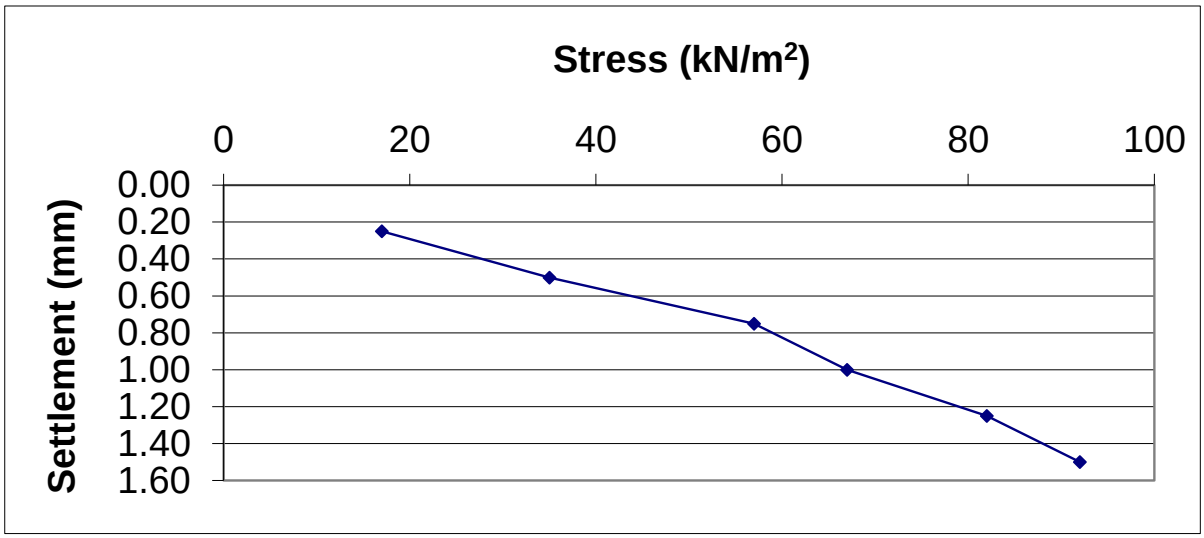
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR9

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
67	1.00
82	1.25
92	1.50



K Value 28.1
CBR value 3.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR10	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3027
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

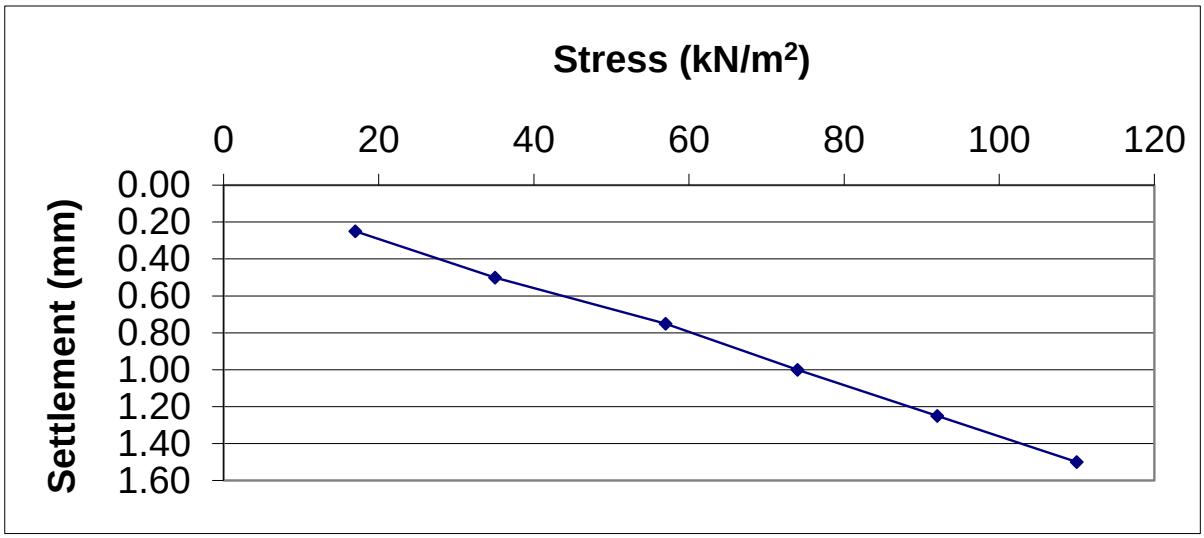
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR10

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
92	1.25
110	1.50



K Value 28.1
CBR value 3.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR11	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3005
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

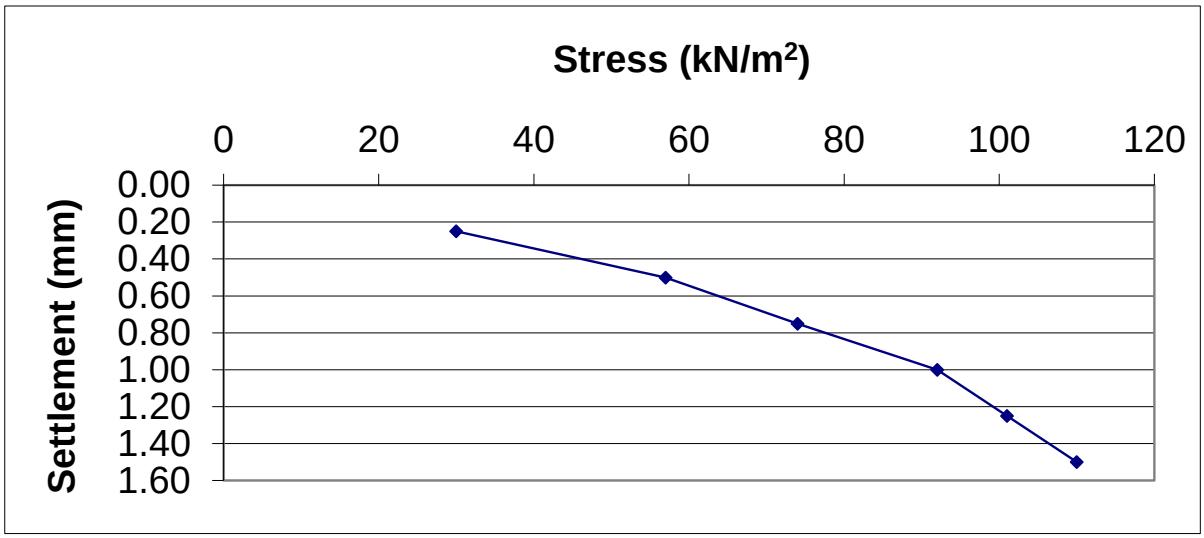
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR11

Stress (kN/m2)	Settlement (mm)
30	0.25
57	0.50
74	0.75
92	1.00
101	1.25
110	1.50



K Value 35.7
CBR value 4.7%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR12	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3006
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

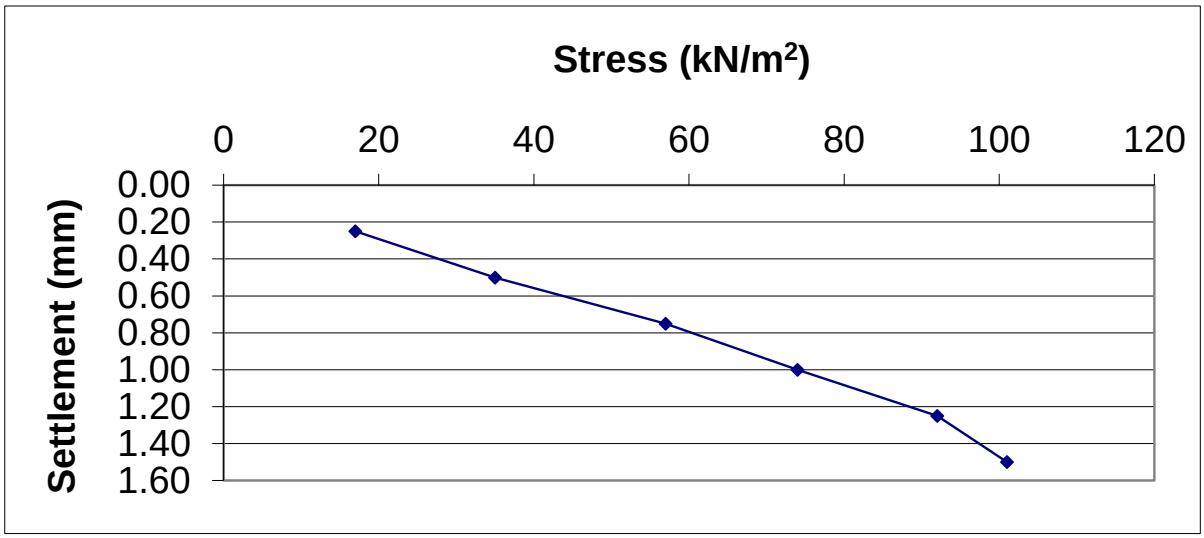
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR12

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
57	0.75
74	1.00
92	1.25
101	1.50



K Value 30.9
CBR value 3.7%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR13	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3007
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

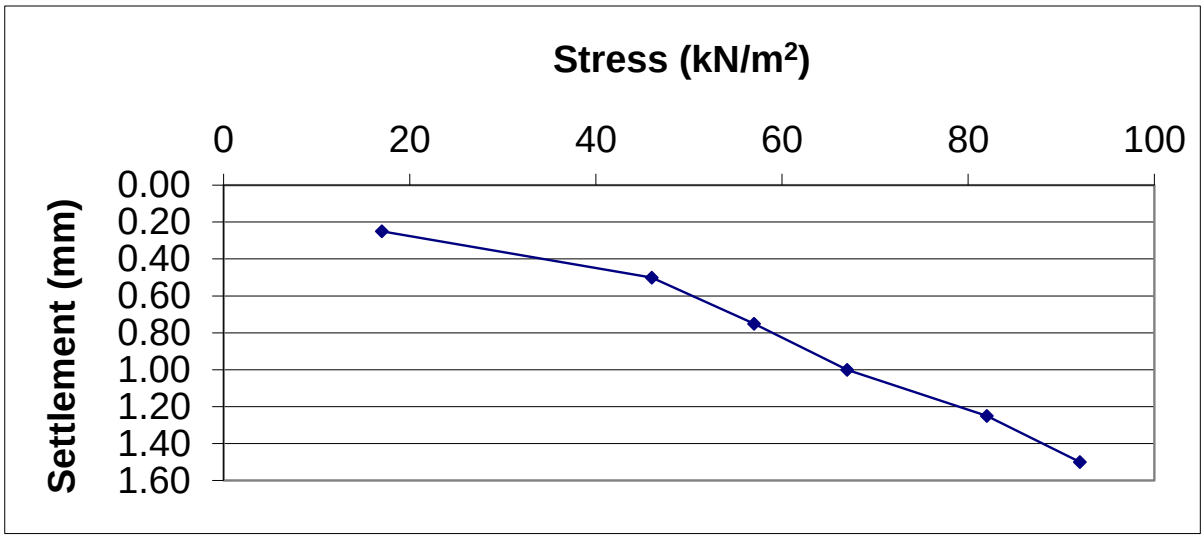
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR13

Stress (kN/m2)	Settlement (mm)
17	0.25
46	0.50
57	0.75
67	1.00
82	1.25
92	1.50



K Value 28.1
CBR value 3.1%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR14	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3008
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

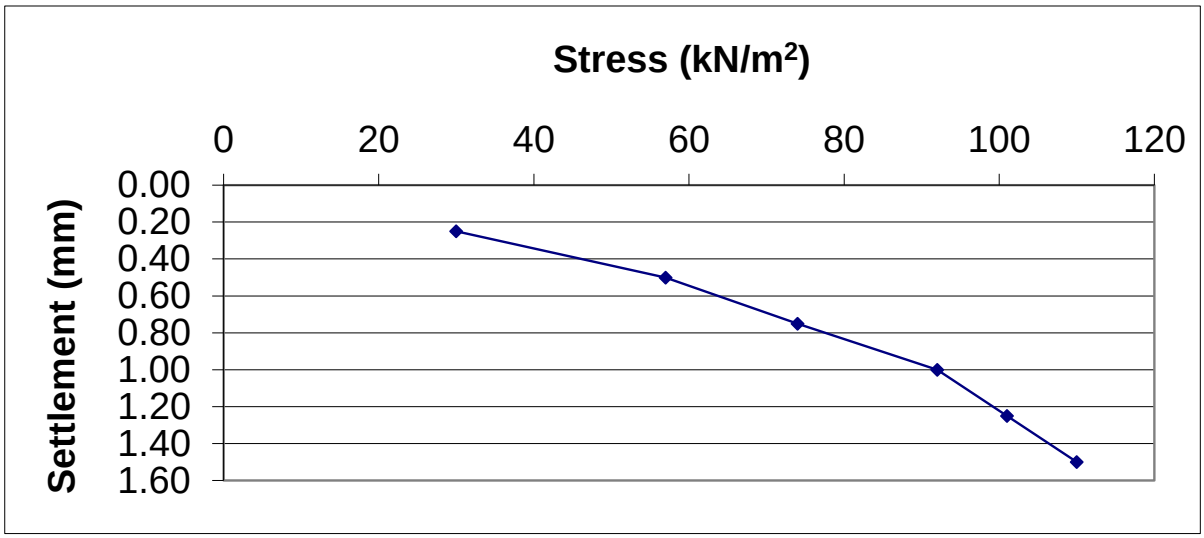
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR14

Stress (kN/m2)	Settlement (mm)
30	0.25
57	0.50
74	0.75
92	1.00
101	1.25
110	1.50



K Value 35.7
CBR value 4.7%

Reported by: Patricia Scott

SITE TESTING SERVICES LTD

Test Report No.	2212/CBR15	Date of Report	28/12/2022

Client: Redstart Northwest Ltd

Address: Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contact: Neil Griffiths

Site: Nixon Street, Rochdale

Test Requested: **Plate Loading Test to obtain Approximate CBR value**

Test Method: In-house procedure C56 based upon BS1377 Part 9:1990 Clause 4;AASHTO T222-81 (1986) and IAN 76/06

Material: Silty Clay
Supplier/Source: Site won

Area: Road
Location: 3009
Depth: Formation
Plate Size mm: 300

Date Tested: 22/11/22

Weather Conditions: Overcast - 4C

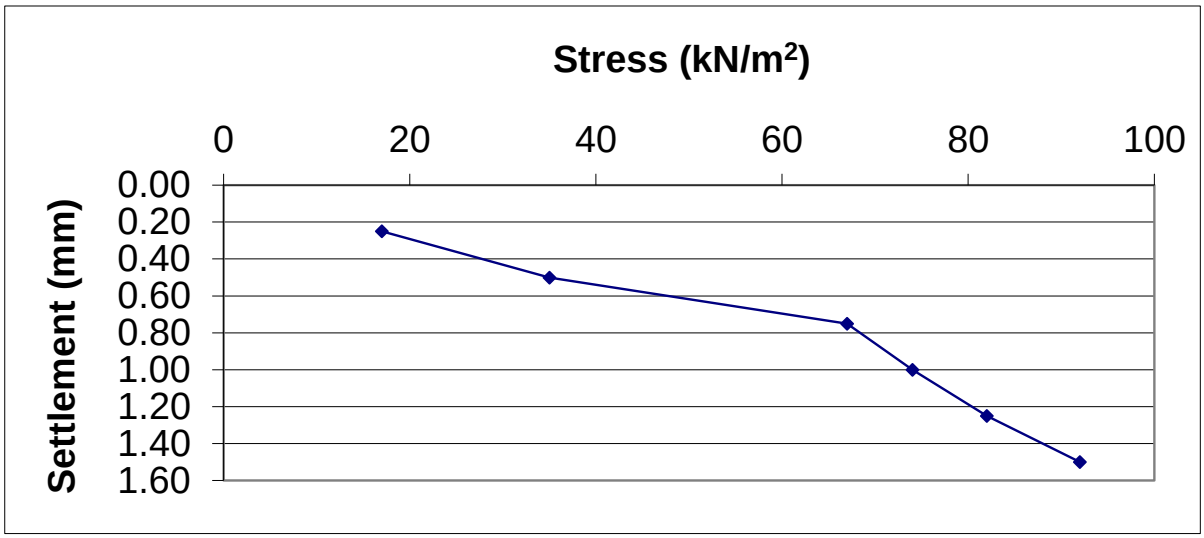
Tested By: Mr Joe Brown

Kentledge Type: Roller

Comments

2212/CBR15

Stress (kN/m2)	Settlement (mm)
17	0.25
35	0.50
67	0.75
74	1.00
82	1.25
92	1.50



K Value 29.3
CBR value 3.4%

Reported by: Patricia Scott

MURRAY RIX
CONSULTANCY, SITE INVESTIGATION
CONSTRUCTION MATERIALS TESTING

TEST REPORT

Client Redstart Northwest Ltd

Address Unit 6
Oak Green Business Park
Earl Road
Cheadle Hulme
Cheshire
SK8 6QL

Contract Nixon Street,
Rochdale OL11 3AG

Job Number MRN 4339/24
Date of Issue 30 September 2022
Page 1 of 8

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

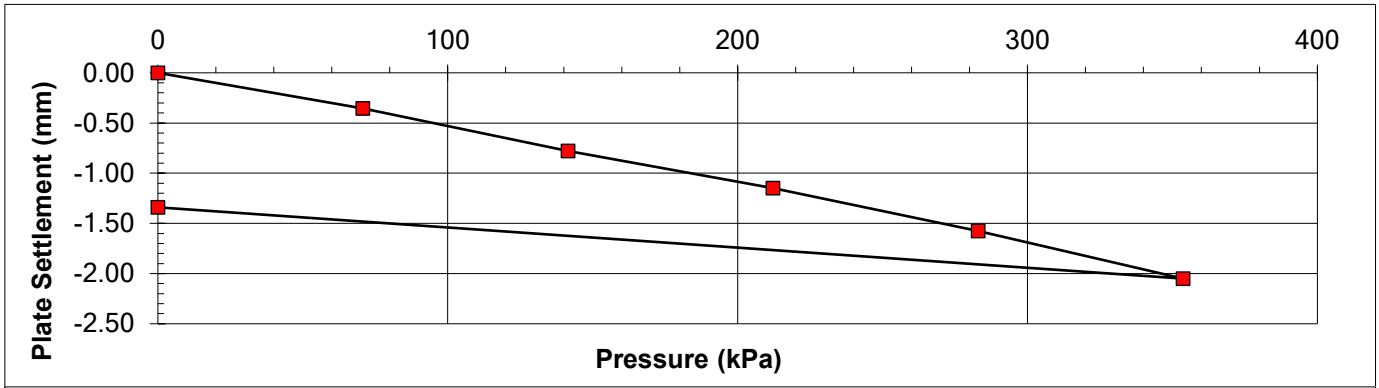
TEST CERTIFICATE

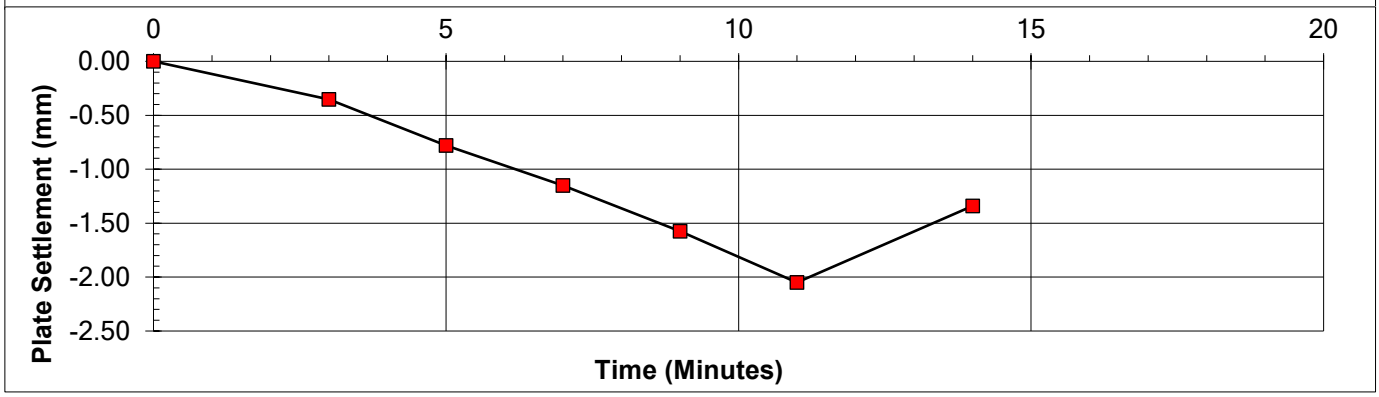
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 01	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
2483	4195	3138	3272	0.00	0.00	0.0
2451	4158	3101	3237	-0.35	5.00	70.7
2411	4110	3061	3194	-0.78	10.00	141.5
2365	4081	3025	3157	-1.15	15.00	212.2
2341	4021	2981	3114	-1.58	20.00	282.9
2291	3989	2921	3067	-2.05	25.00	353.7
2358	4061	2995	3138	-1.34	0.00	0.0





Pressure at 1.25 mm deflexion =	229	kPa
Modulus of subgrade reaction (k) =	183	MPa/m
Equivalent 762 mm plate reaction =	81	MPa/m
Equivalent CBR =	19.5	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

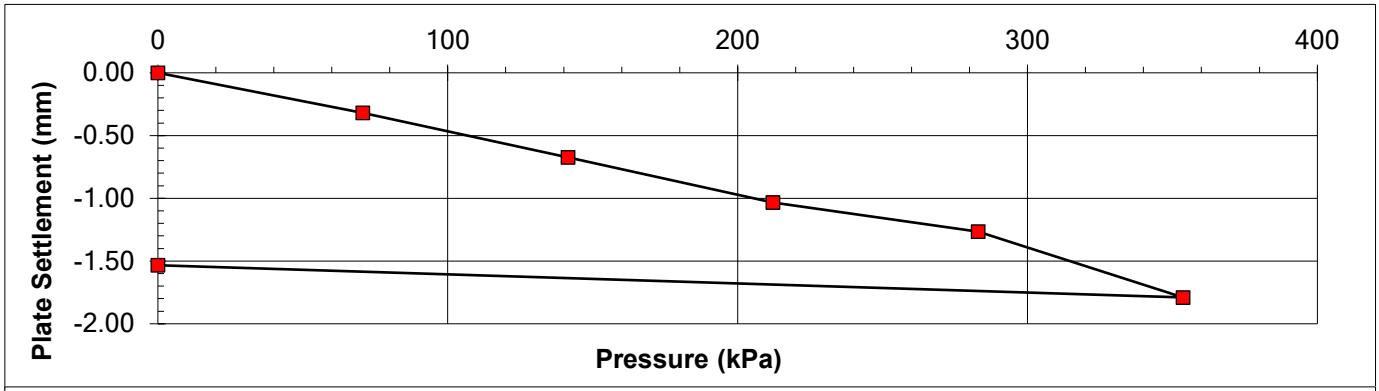
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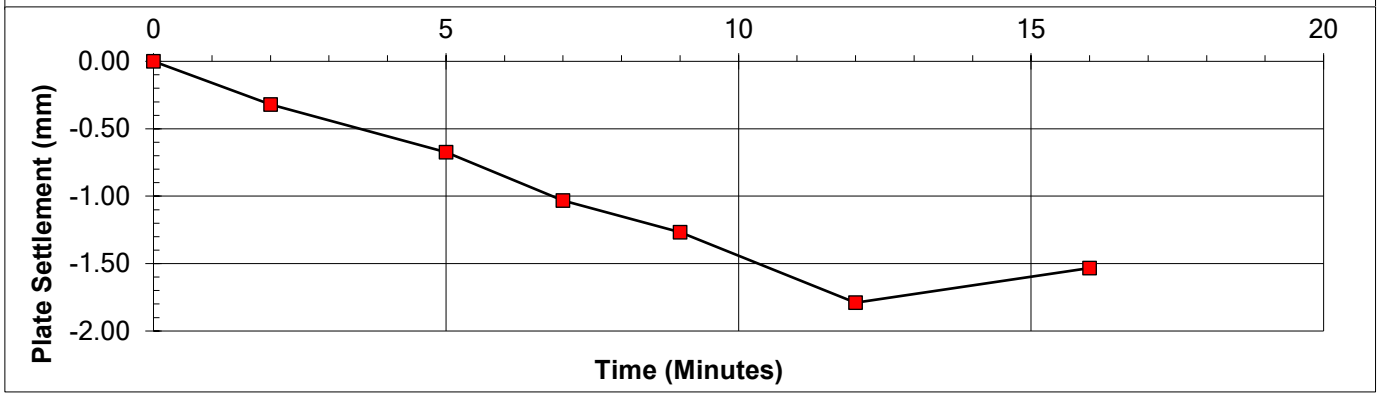
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 02	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
2593	3124	4653	3457	0.00	0.00	0.0
2561	3095	4618	3425	-0.32	5.00	70.7
2518	3058	4592	3389	-0.67	10.00	141.5
2481	3021	4558	3353	-1.03	15.00	212.2
2481	2991	4518	3330	-1.27	20.00	282.9
2431	2931	4471	3278	-1.79	25.00	353.7
2381	3008	4521	3303	-1.53	0.00	0.0





Pressure at 1.25 mm deflexion =	278	kPa
Modulus of subgrade reaction (k) =	222	MPa/m
Equivalent 762 mm plate reaction =	98	MPa/m
Equivalent CBR =	27.3	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

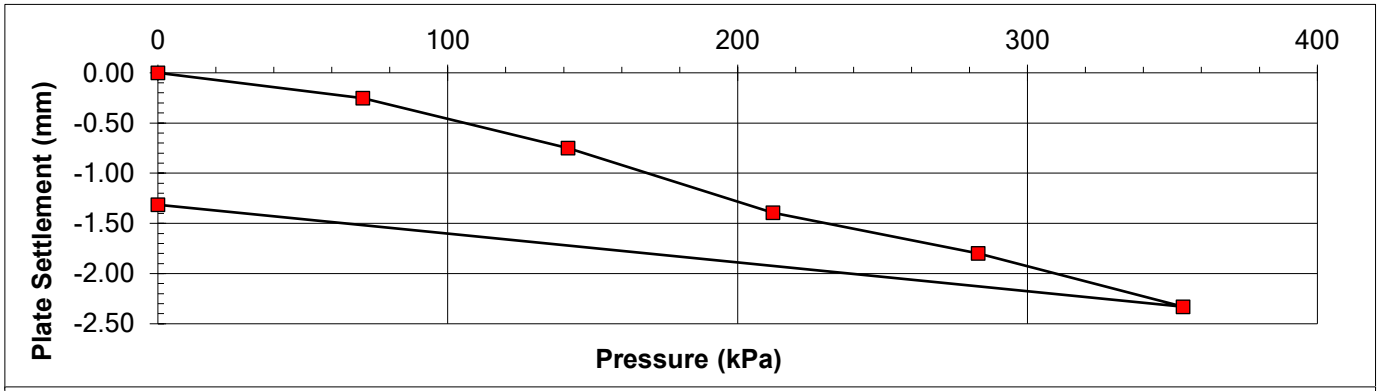
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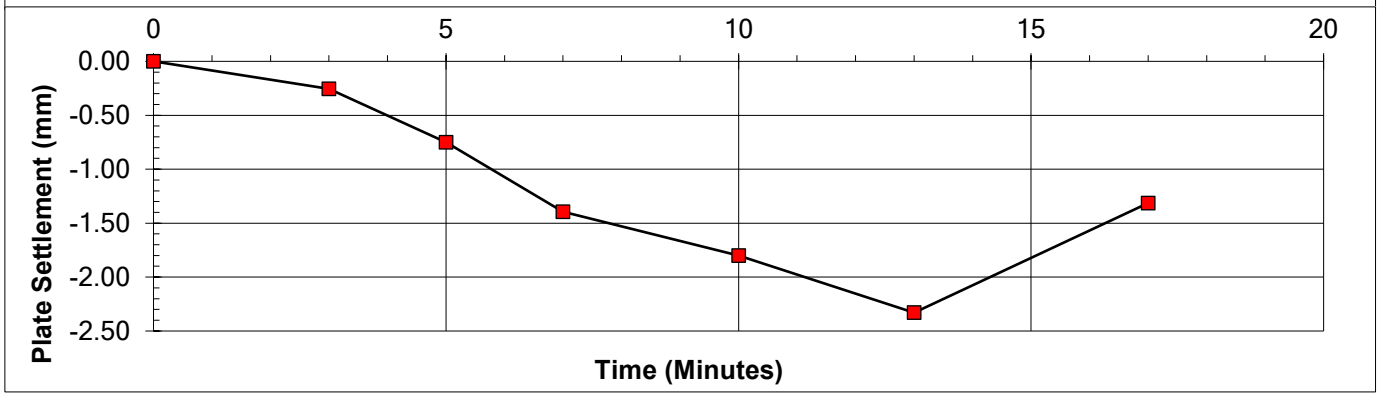
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 03	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
3145	4139	3773	3686	0.00	0.00	0.0
3128	4115	3738	3660	-0.25	5.00	70.7
3081	4059	3692	3611	-0.75	10.00	141.5
3001	4018	3620	3546	-1.39	15.00	212.2
2965	3971	3581	3506	-1.80	20.00	282.9
2912	3928	3518	3453	-2.33	25.00	353.7
3058	4018	3587	3554	-1.31	0.00	0.0





Pressure at 1.25 mm deflexion =	196	kPa
Modulus of subgrade reaction (k) =	157	MPa/m
Equivalent 762 mm plate reaction =	69	MPa/m
Equivalent CBR =	15.0	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

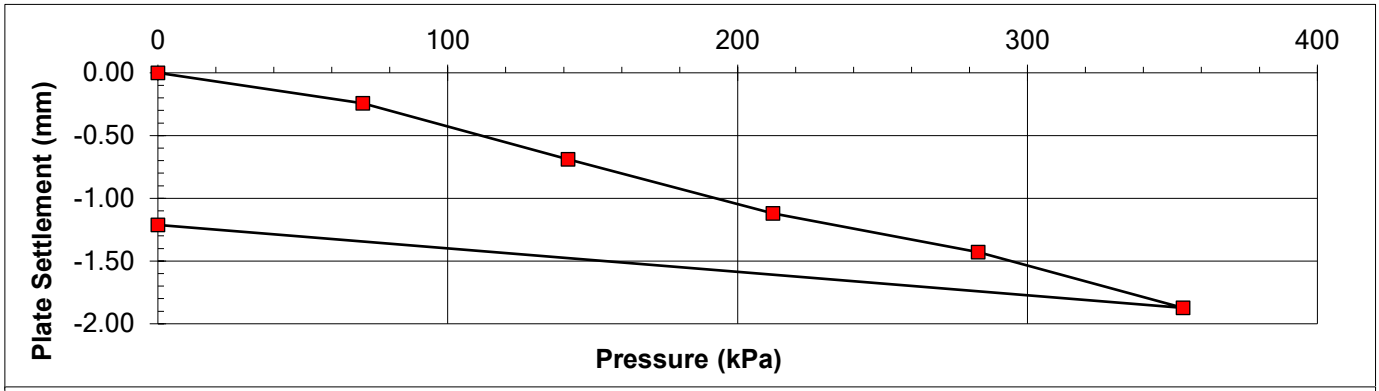
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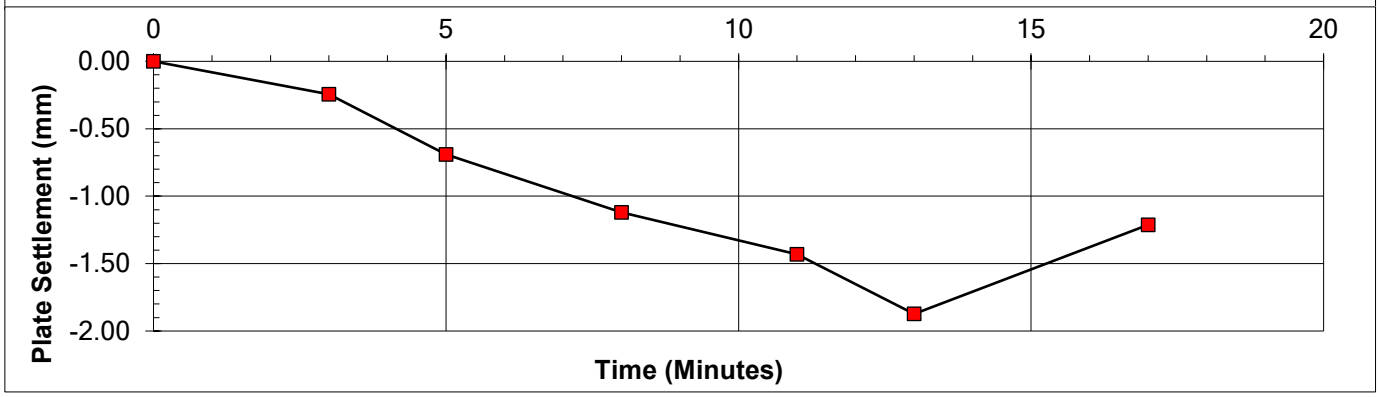
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 04	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
2133	4473	3143	3250	0.00	0.00	0.0
2110	4448	3118	3225	-0.24	5.00	70.7
2060	4411	3071	3181	-0.69	10.00	141.5
2021	4361	3031	3138	-1.12	15.00	212.2
1991	4328	3001	3107	-1.43	20.00	282.9
1938	4291	2958	3062	-1.87	25.00	353.7
2002	4365	3018	3128	-1.21	0.00	0.0





Pressure at 1.25 mm deflexion =	242	kPa
Modulus of subgrade reaction (k) =	193	MPa/m
Equivalent 762 mm plate reaction =	85	MPa/m
Equivalent CBR =	21.5	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

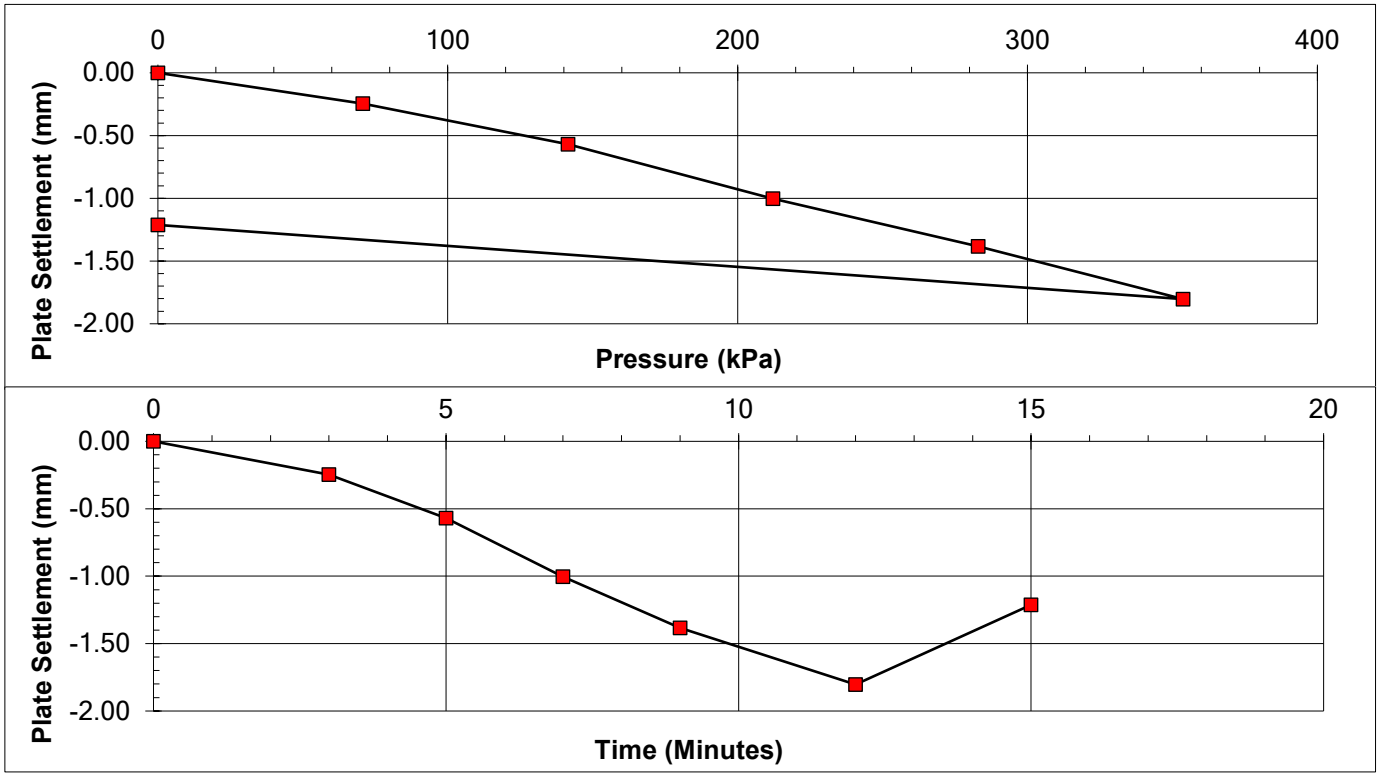
TEST CERTIFICATE

PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 05	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
2132	3168	4475	3258	0.00	0.00	0.0
2110	3141	4450	3234	-0.25	5.00	70.7
2081	3112	4411	3201	-0.57	10.00	141.5
2045	3061	4368	3158	-1.00	15.00	212.2
2001	3021	4338	3120	-1.38	20.00	282.9
1971	2971	4292	3078	-1.80	25.00	353.7
2061	3012	4338	3137	-1.21	0.00	0.0



Pressure at 1.25 mm deflexion =	258	kPa
Modulus of subgrade reaction (k) =	206	MPa/m
Equivalent 762 mm plate reaction =	91	MPa/m
Equivalent CBR =	24.0	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

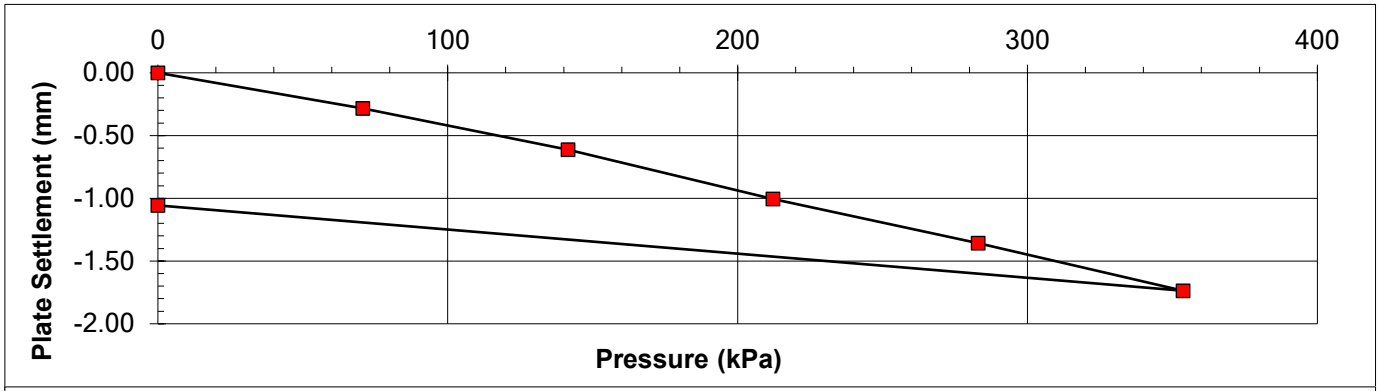
TEST CERTIFICATE

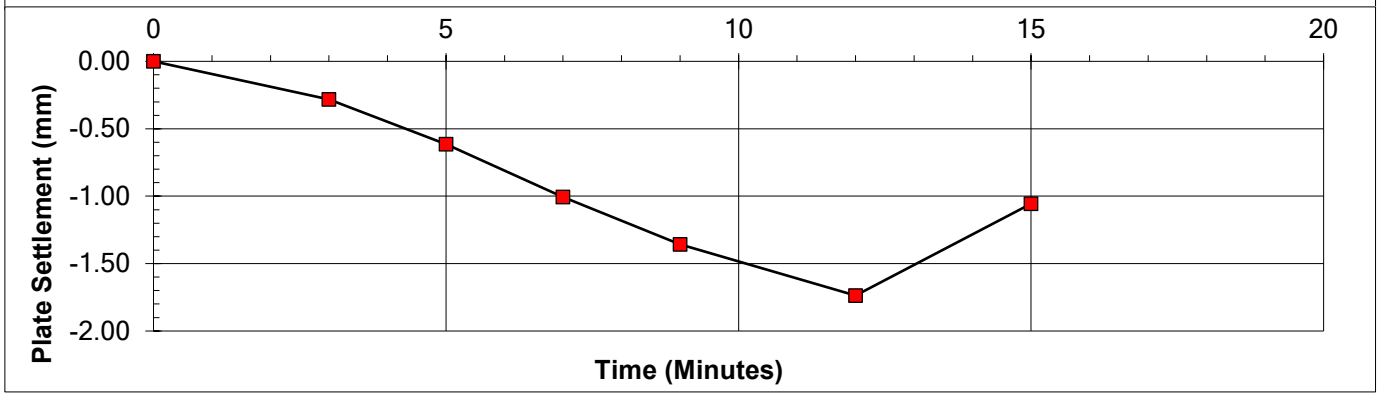
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 06	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
2295	4477	2623	3132	0.00	0.00	0.0
2268	4450	2592	3103	-0.28	5.00	70.7
2228	4418	2565	3070	-0.61	10.00	141.5
2191	4381	2521	3031	-1.01	15.00	212.2
2158	4338	2492	2996	-1.36	20.00	282.9
2112	4292	2470	2958	-1.74	25.00	353.7
2215	4345	2518	3026	-1.06	0.00	0.0





Pressure at 1.25 mm deflexion =	261	kPa
Modulus of subgrade reaction (k) =	209	MPa/m
Equivalent 762 mm plate reaction =	92	MPa/m
Equivalent CBR =	24.6	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

MURRAY RIX

ANDREW HOUSE, HADFIELD STREET,
DUKINFIELD, CHESHIRE SK16 4QX
TEL 0161 475 0870

UKAS TESTING 1580

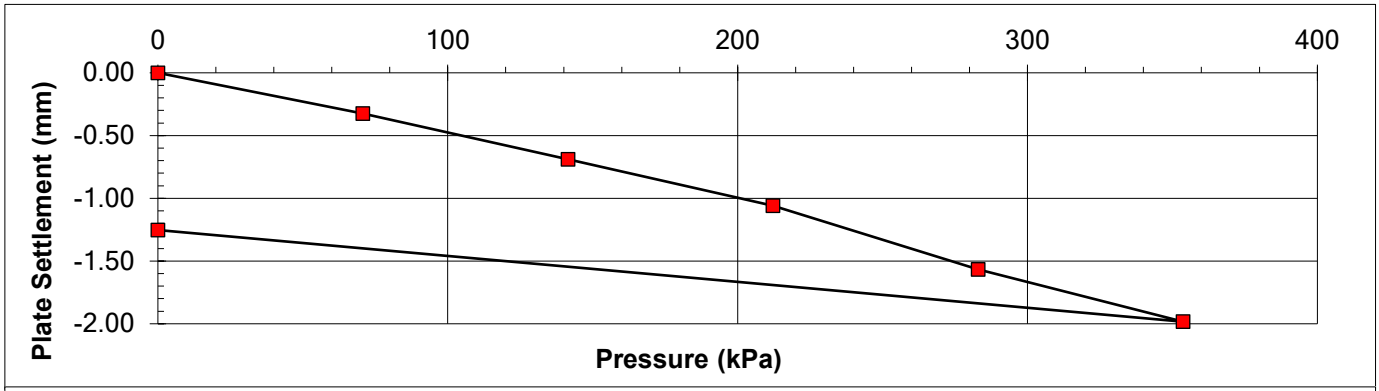
TEST CERTIFICATE

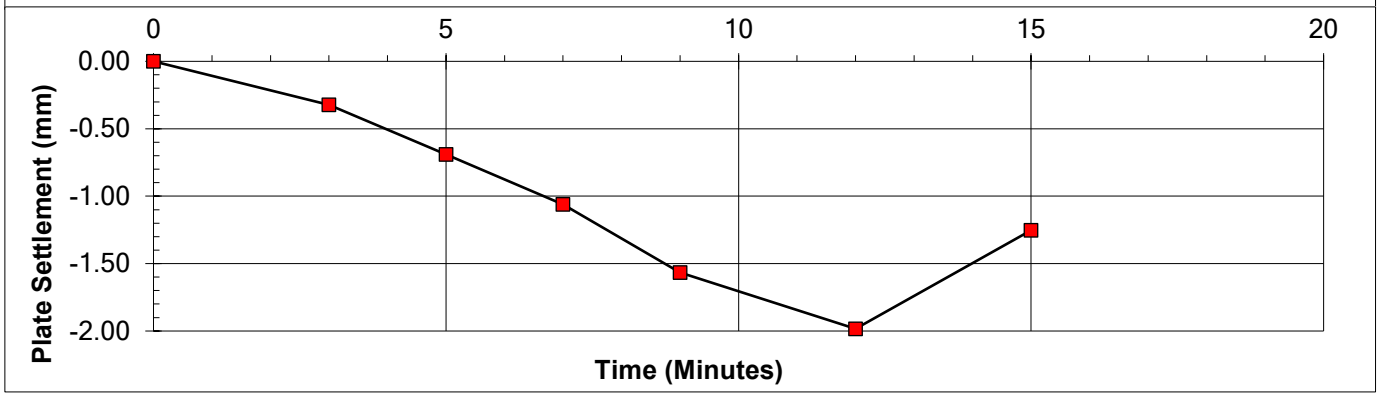
PLATE INCREMENTAL LOAD TEST

BS 1377 : PART 9 : CL 4.1 and IAN 73/06 Rev 1 (2009)

CLIENT	Redstart Northwest Ltd		
SITE	Nixon Street, Rochdale OL11 3AG		
JOB NUMBER	MRN 4339/24		
TEST LOCATION	Test 07	LOADING DEVICE	20 Tonne Enerpac Jack
TEST DATE	29-Sep-22	PLATE SIZE (mm)	300 diameter
TEST DEPTH	Surface	REACTION LOAD USED	Site Plant
MATERIAL UNDER TEST	Crush	MOISTURE CONTENT	Not Required

Dial Gauge 1 (mmx100)	Dial Gauge 2 (mmx100)	Dial Gauge 3 (mmx100)	Mean Gauge (mmx100)	Mean Deflection (mm)	Load (kN)	Pressure (kPa)
3175	3083	4313	3524	0.00	0.00	0.0
3142	3051	4281	3491	-0.32	5.00	70.7
3101	3018	4245	3455	-0.69	10.00	141.5
3051	2991	4211	3418	-1.06	15.00	212.2
3001	2942	4158	3367	-1.57	20.00	282.9
2943	2912	4121	3325	-1.98	25.00	353.7
3008	2992	4195	3398	-1.25	0.00	0.0





Pressure at 1.25 mm deflexion =	239	kPa
Modulus of subgrade reaction (k) =	191	MPa/m
Equivalent 762 mm plate reaction =	84	MPa/m
Equivalent CBR =	21.0	%

REMARKS

SIGNED

NAME O.P. Davies BA (Hons)
(Laboratory Manager)

DATE 30-Sep-22

Appendix I

- **Asbestos Air Monitoring Results.**

Certificate of Analysis

Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk Website: www.northstarenvironmental.co.uk

Certificate No:	J078336/NA01
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 08 Sep 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far source air monitoring during excavation/ground works. Perimeter fencing of the site.
Contact: Christine Mellor	**Contact:** Christine Mellor	**Supervisor:**	Kaine Bradley

Air Sampling and Fibre Counting Details

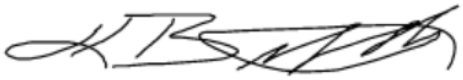
Microscope No:	NSM5	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS8	**BTT**	NSBTT21
Flow Meter	NSFM3	**Pressure (Mb) (Cal/Samp)**	1017 / 1004	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	04-10-2022	**Temp (C) (Cal/Samp)**	23 / 14	**Stage Micrometer**	NSSM8	**Filter Analysis Location**	DN71 EFZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
NA003833	NSAP 23	3A	Perimeter fencing	09:10	10.0	10:08	10.0	11:09	10.0	10.0	1190	2	200	0.005	0.0004	< 0.004
NA003834	NSAP 24	3B	Perimeter fencing	09:12	10.0	10:10	10.0	11:11	10.0	10.0	1190	2	200	0.005	0.0004	< 0.004
NA003835	NSAP 41	3C	Perimeter fencing	09:17	10.0	10:15	10.0	11:16	10.0	10.0	1190	2.5	200	0.01	0.0005	< 0.01
NA003836	NSAP 54	3D	Perimeter fencing	09:20	10.0	10:18	10.0	11:19	10.0	10.0	1190	2	200	0.005	0.0004	< 0.004

Field Blank No:	NA003837	Cowl Ref:	3E	Field Blank Counted:	No	No. of Fibres		No. of fields	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

.

Assessed By:	**Daniel Richardson**	**Signature:**		**Date:**	**08 Sep 2022**
Supervisor:	**Kaine Bradley**	**Signature:**		**Date:**	**08 Sep 2022**

This certificate is invalid unless signed by an authorised analyst of North Star Environmental Ltd. Any queries as to the authenticity of this certificate can be clarified by contacting North Star office at the above address. It should be noted that any opinions or interpretations detailed herein are outside the scope of UKAS testing accreditation held.

Certificate No:	J078336/NA01	Date:	08 Sep 2022

Photographs

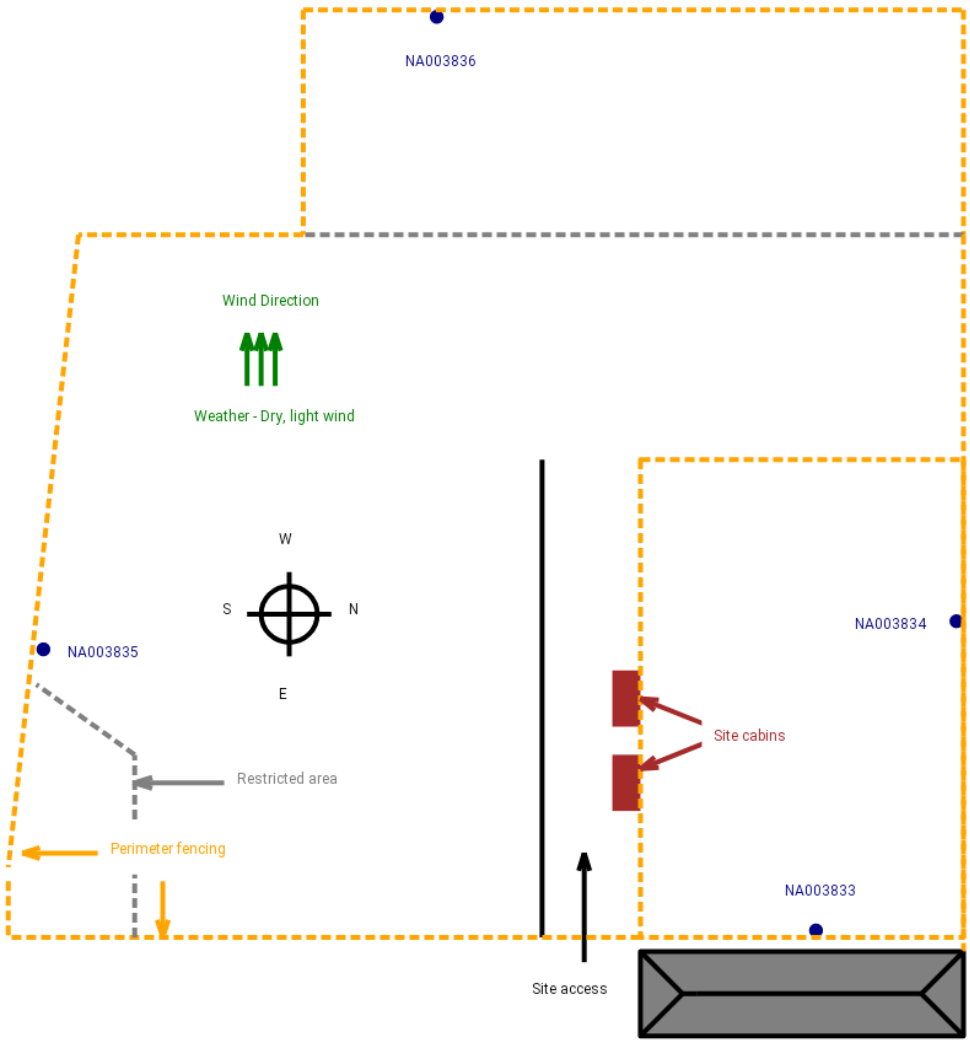
			
Field blank	Perimeter fencing	Perimeter fencing	Perimeter fencing
	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.
Perimeter fencing			

Diagram

Enclosure Length: 0m

Enclosure Width: 0m

Enclosure Height: 0m



Certificate of Analysis

Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk **Website:** www.northstarenvironmental.co.uk

Certificate No:	J078336/DI02
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 21 Sep 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Near-source monitoring along the perimeter of sheeted over contamination zone to the South east of site.

Contact:	Christine Mellor	Contact:	Christine Mellor	Supervisor:	Duane Addy

Air Sampling and Fibre Counting Details

Microscope No:	NSM13	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS5	**BTT**	NSBTT20
Flow Meter	NSFM7	**Pressure (Mb) (Cal/Samp)**	1009 / 1008.4	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	02-12-2022	**Temp (C) (Cal/Samp)**	26 / 17.6	**Stage Micrometer**	NSSM5	**Filter Analysis Location**	DF14 VVZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
DI000064	NSAP 59	6D	Perimeter of contamination area	10:18	10.0	N/A	N/A	11:44	9.8	9.9	851	2.5	200	0.01	0.0007	< 0.010
DI000065	NSAP 35	6E	Perimeter of contamination area	10:19	10.0	N/A	N/A	11:45	9.9	10.0	856	3	200	0.01	0.0008	< 0.010

Field Blank No:	DI000067	Cowl Ref:	10B	Field Blank Counted:	No	No. of Fibres		No. of fields	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

Dry, bright sometimes overcast day. mild breeze south, south westerly. Contamination has been covered with polythene sheeting, with restricted access.

Assessed By:	**Dan Crocker**	**Signature:**		**Date:**	**21 Sep 2022**
Supervisor:	**Duane Addy**	**Signature:**		**Date:**	**21 Sep 2022**

This certificate is invalid unless signed by an authorised analyst of North Star Environmental Ltd. Any queries as to the authenticity of this certificate can be clarified by contacting North Star office at the above address. It should be noted that any opinions or interpretations detailed herein are outside the scope of UKAS testing accreditation held.

Certificate No:	J078336/DI02	Date:	21 Sep 2022

Photographs

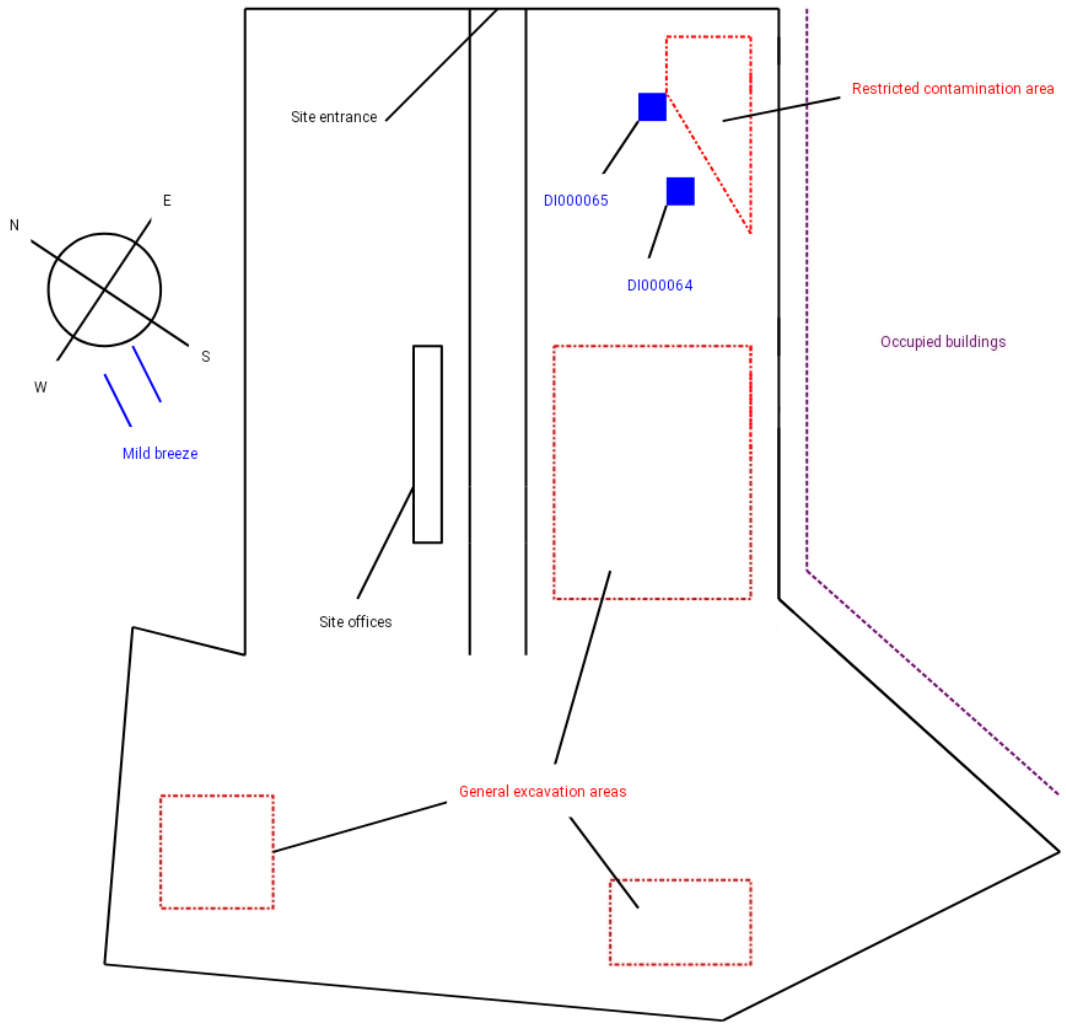
			No photographic evidence available.
Perimeter of contamination area	Perimeter of contamination area	Field blank	
No photographic evidence available.	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.

Diagram

Enclosure Length: N/Am

Enclosure Width: N/Am

Enclosure Height: N/Am



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Ellesmere Port
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0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk **Website:** www.northstarenvironmental.co.uk

Certificate No:	J078336/DI01
Date:	21 Sep 2022

Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021
All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS

UKAS TESTING
7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far-Source monitoring to the perimeter of site during excavation/ground works, samples taken adjacent to the occupied buildings to the south of site.
Contact: Christine Mellor	**Contact:** Christine Mellor	**Supervisor:**	Duane Addy

Air Sampling and Fibre Counting Details

Microscope No:	NSM13	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS5	**BTT**	NSBTT20
Flow Meter	NSFM7	**Pressure (Mb) (Cal/Samp)**	1009 / 1008.4	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	02-12-2022	**Temp (C) (Cal/Samp)**	26 / 17.6	**Stage Micrometer**	NSSM5	**Filter Analysis Location**	DF14 VVZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
DI000061	NSAP 36	6A	Adjacent to occupied buildings	10:07	8.0	11:07	8	12:14	8.0	8.0	1016	2	200	0.005	0.0005	< 0.010
DI000062	NSAP 37	6B	Adjacent to occupied buildings	10:10	8.0	11:10	8	12:17	8.0	8.0	1016	2	200	0.005	0.0005	< 0.010
DI000063	NSAP 46	6C	Adjacent to occupied buildings	10:14	8.0	11:13	8	12:18	8.0	8.0	992	1.5	200	0.005	0.0004	< 0.010

Field Blank No:	DI000066	**Cowl Ref:**	6F	**Field Blank Counted:**	No	**No. of Fibres**		**No. of fields**	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

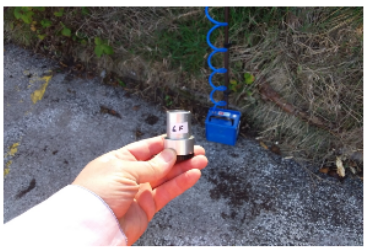
Dry bright, sometimes overcast day. Mild breeze south, south westerly.

Assessed By:	**Dan Crocker**	**Signature:**		**Date:**	**21 Sep 2022**
Supervisor:	**Duane Addy**	**Signature:**		**Date:**	**21 Sep 2022**

This certificate is invalid unless signed by an authorised analyst of North Star Environmental Ltd. Any queries as to the authenticity of this certificate can be clarified by contacting North Star office at the above address. It should be noted that any opinions or interpretations detailed herein are outside the scope of UKAS testing accreditation held.

Certificate No:	J078336/DI01	Date:	21 Sep 2022

Photographs

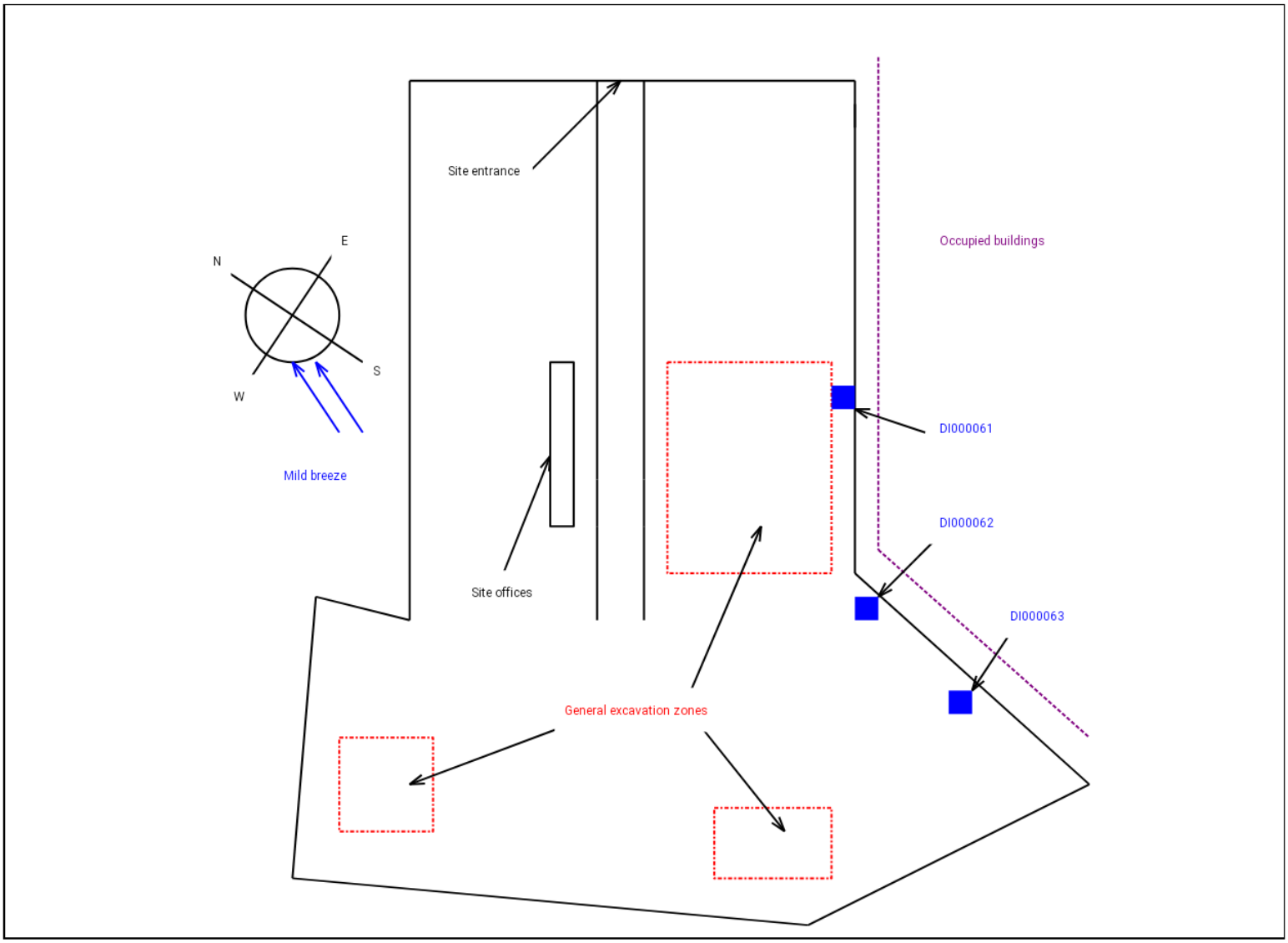
			
DI000061	Field blank	DI000062	DI000063
No photographic evidence available.	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.

Diagram

Enclosure Length: N/Am

Enclosure Width: N/Am

Enclosure Height: N/Am



Certificate of Analysis

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Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk **Website:** www.northstarenvironmental.co.uk

Certificate No:	J078336/DI03
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 03 Oct 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far-Source monitoring along the perimeter fence during excavation/ground works, samples taken along the south side 9f site adjacent to occupied buildings.
Contact: Christine Mellor	**Contact:** Christine Mellor	**Supervisor:**	d addy

Air Sampling and Fibre Counting Details

Microscope No:	NSM13	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS5	**BTT**	NSBTT20
Flow Meter	NSFM7	**Pressure (Mb) (Cal/Samp)**	1009 / 1008.5	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	02-12-2022	**Temp (C) (Cal/Samp)**	26 / 11.7	**Stage Micrometer**	NSSM5	**Filter Analysis Location**	DF14 VVZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
DI000102	NSAP 36	6A	South Side	08:34	8.0	09:50	8	10:42	8.0	8.0	1024	3	200	0.005	0.0007	< 0.010
DI000103	NSAP 37	6B	South side	08:36	8.0	09:50	8	10:43	8.0	8.0	1016	2.5	200	0.005	0.0006	< 0.010
DI000104	NSAP 46	6C	West side	08:38	8.0	09:52	8	10:45	8.0	8.0	1016	4	200	0.005	0.0010	< 0.010
DI000105	NSAP 59	6D	West side	08:39	8.0	09:52	8	10:46	8.0	8.0	1016	2.5	200	0.005	0.0006	< 0.010
DI000106	NSAP 35	6E	West side	08:41	8.0	09:53	8	10:55	7.9	8.0	1065	1.5	200	0.01	0.0003	< 0.010

Field Blank No:	DI000107	**Cowl Ref:**	6F	**Field Blank Counted:**	No	**No. of Fibres**		**No. of fields**	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

Dry partly overcast day, no wind

Assessed By:	**Dan Crocker**	**Signature:**		**Date:**	**03 Oct 2022**
Supervisor:	**d addy**	**Signature:**		**Date:**	**03 Oct 2022**

This certificate is invalid unless signed by an authorised analyst of North Star Environmental Ltd. Any queries as to the authenticity of this certificate can be clarified by contacting North Star office at the above address. It should be noted that any opinions or interpretations detailed herein are outside the scope of UKAS testing accreditation held.

Certificate No:	J078336/DI03	Date:	03 Oct 2022

Photographs

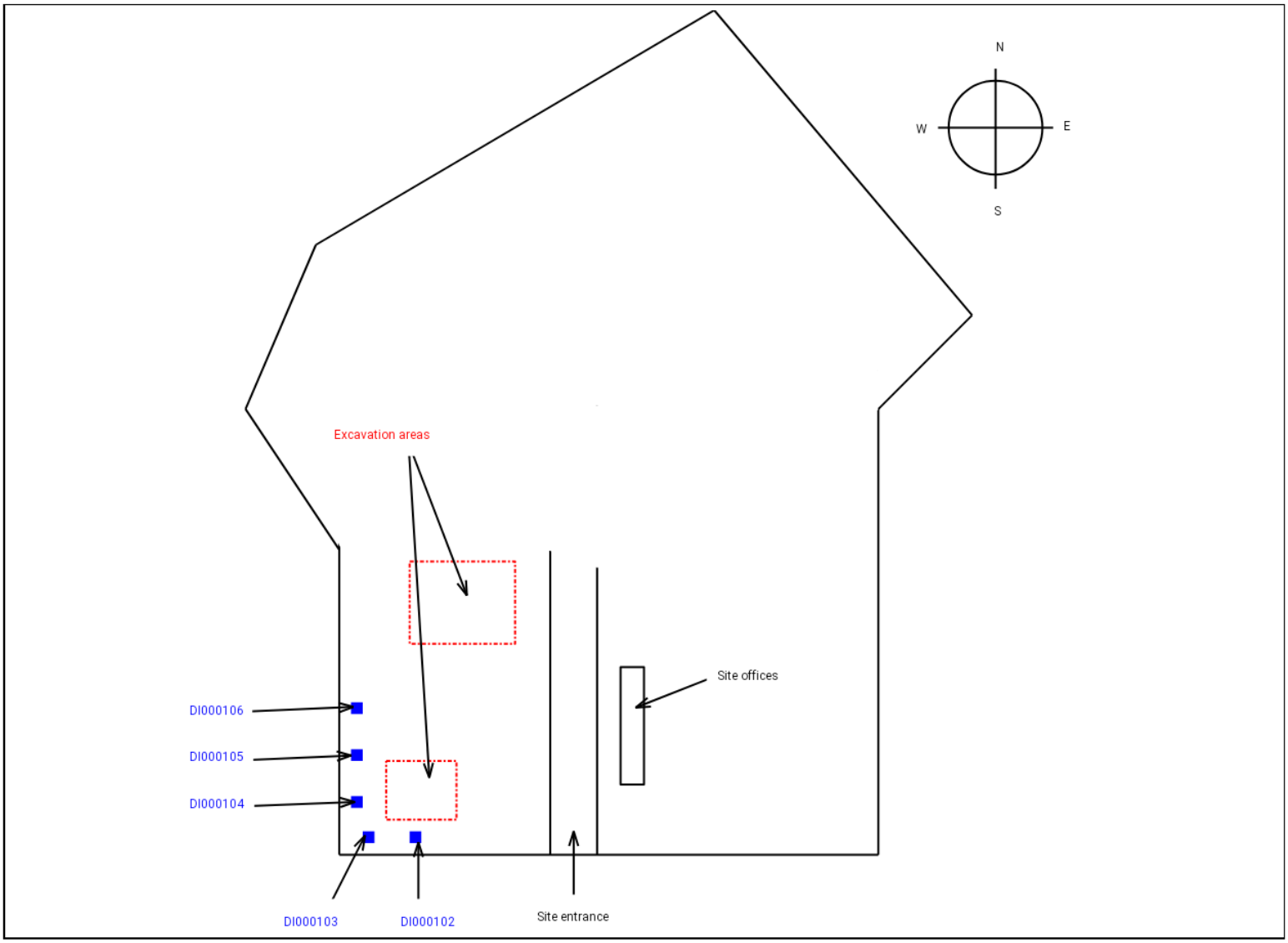
			
DI000102	DI000103	DI000104	DI000105
		No photographic evidence available.	No photographic evidence available.
DI000106	Field blank		

Diagram

Enclosure Length: N/Am

Enclosure Width: N/Am

Enclosure Height: N/Am



Certificate of Analysis

Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk Website: www.northstarenvironmental.co.uk

Certificate No:	J078336/EC02
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 12 Oct 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far source air monitoring during excavation/ground works. Perimeter fencing of the site.
Contact: Christine Mellor	**Contact:** n/a	**Supervisor:**	.

Air Sampling and Fibre Counting Details

Microscope No:	NSM5	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS8	**BTT**	NSBTT21
Flow Meter	NSFM3	**Pressure (Mb) (Cal/Samp)**	1000 / 1006	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	05-01-2023	**Temp (C) (Cal/Samp)**	19 / 10	**Stage Micrometer**	NSSM8	**Filter Analysis Location**	DN71 EFZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
EC000043	NSAP 23	3A	Perimeter fencing	12:25	10.0	13:54	10.0	15:14	10.0	10.0	1690	2.5	200	0.003	0.0004	< 0.010
EC000044	NSAP 24	3B	Perimeter fencing	12:27	10.0	13:56	10.0	15:15	10.0	10.0	1680	2.5	200	0.003	0.0004	< 0.010
EC000045	NSAP 41	3C	Perimeter fencing	12:31	10.0	14:00	10.0	15:19	10.0	10.0	1680	2	200	0.003	0.0003	< 0.010
EC000046	NSAP 54	3D	Perimeter fencing	12:35	10.0	14:03	10.0	15:21	10.0	10.0	1660	2	200	0.003	0.0003	< 0.010

Field Blank No:	EC000047	**Cowl Ref:**	3E	**Field Blank Counted:**	No	**No. of Fibres**		**No. of fields**	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

.

Assessed By:	**Daniel Richardson**	**Signature:**		**Date:**	**12 Oct 2022**
Supervisor:	.	**Signature:**	[redacted]	**Date:**	**12 Oct 2022**

This certificate is invalid unless signed by an authorised analyst of North Star Environmental Ltd. Any queries as to the authenticity of this certificate can be clarified by contacting North Star office at the above address. It should be noted that any opinions or interpretations detailed herein are outside the scope of UKAS testing accreditation held.

Certificate No:	J078336/EC02	Date:	12 Oct 2022

Photographs

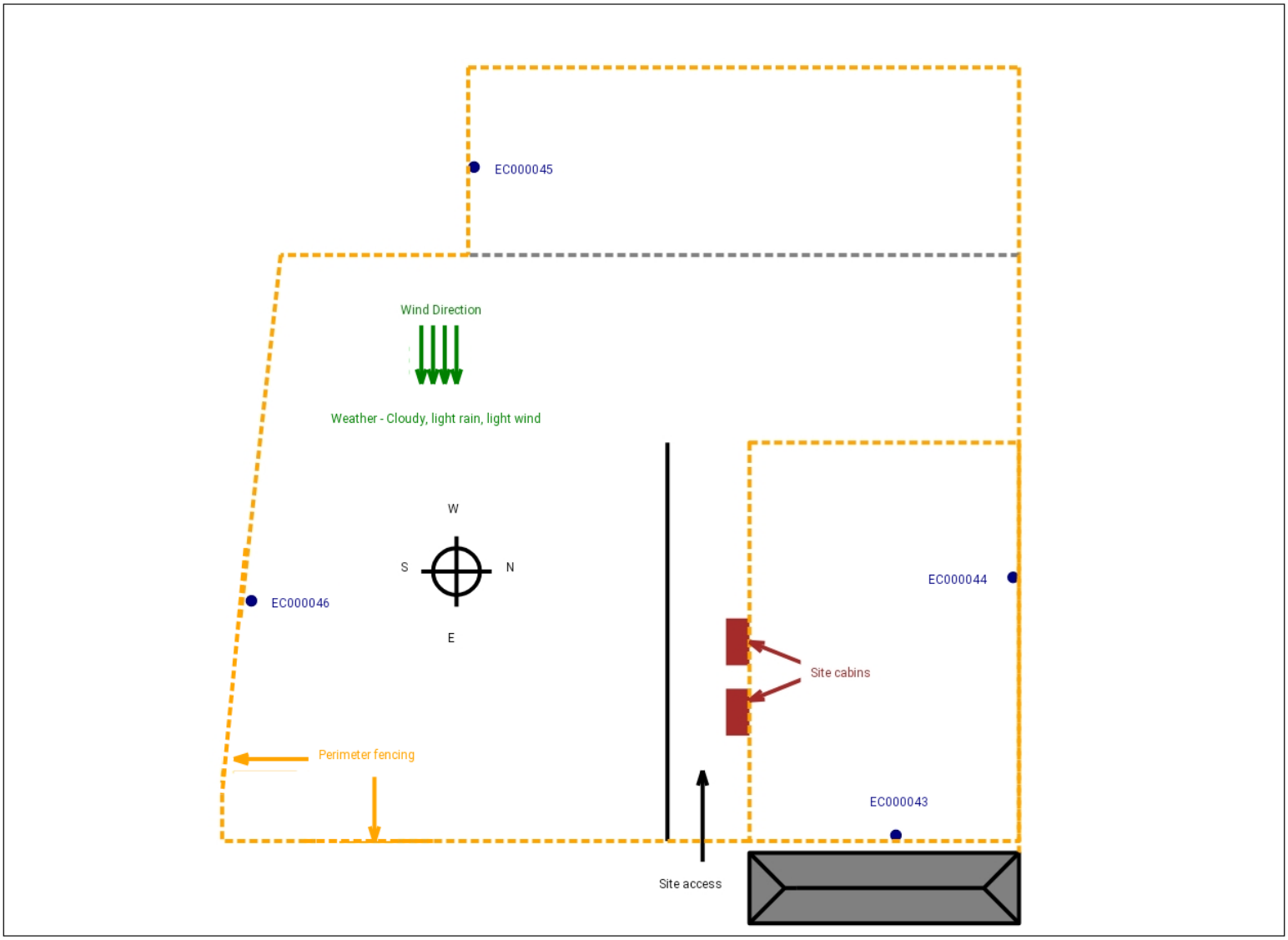
			
Perimeter fencing	Perimeter fencing	Perimeter fencing	Perimeter fencing
	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.
Field blank			

Diagram

Enclosure Length: 0m

Enclosure Width: 0m

Enclosure Height: 0m



Certificate of Analysis

Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk Website: www.northstarenvironmental.co.uk

Certificate No:	J078336/EC03
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 19 Oct 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far source air monitoring during excavation/ground works. Perimeter fencing of the site.
Contact: Christine Mellor	**Contact:** n/a	**Supervisor:**	.

Air Sampling and Fibre Counting Details

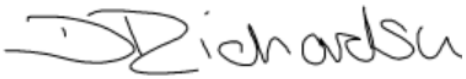
Microscope No:	NSM5	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS8	**BTT**	NSBTT21
Flow Meter	NSFM3	**Pressure (Mb) (Cal/Samp)**	1000 / 1025	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	05-01-2023	**Temp (C) (Cal/Samp)**	19 / 10	**Stage Micrometer**	NSSM8	**Filter Analysis Location**	DN71 EFZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
EC000078	NSAP 23	3A	Perimeter fencing	08:48	10.0	09:56	10.0	11:02	10.0	10.0	1340	2.5	200	0.004	0.0005	< 0.010
EC000079	NSAP 24	3B	Perimeter fencing	08:49	10.0	09:58	10.0	11:04	10.0	10.0	1350	2.5	200	0.004	0.0004	< 0.010
EC000080	NSAP 41	3C	Perimeter fencing	08:53	10.0	10:04	10.0	11:07	10.0	10.0	1340	1.5	200	0.004	0.0003	< 0.010
EC000081	NSAP 54	3D	Perimeter fencing	08:55	10.0	10:07	10.0	11:08	10.0	10.0	1330	2	200	0.004	0.0004	< 0.010

Field Blank No:	EC000082	**Cowl Ref:**	3E	**Field Blank Counted:**	No	**No. of Fibres**		**No. of fields**	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

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Assessed By:	**Daniel Richardson**	**Signature:**		**Date:**	**19 Oct 2022**
Supervisor:	.	**Signature:**	[redacted]	**Date:**	**19 Oct 2022**

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Certificate No:	J078336/EC03	Date:	19 Oct 2022

Photographs

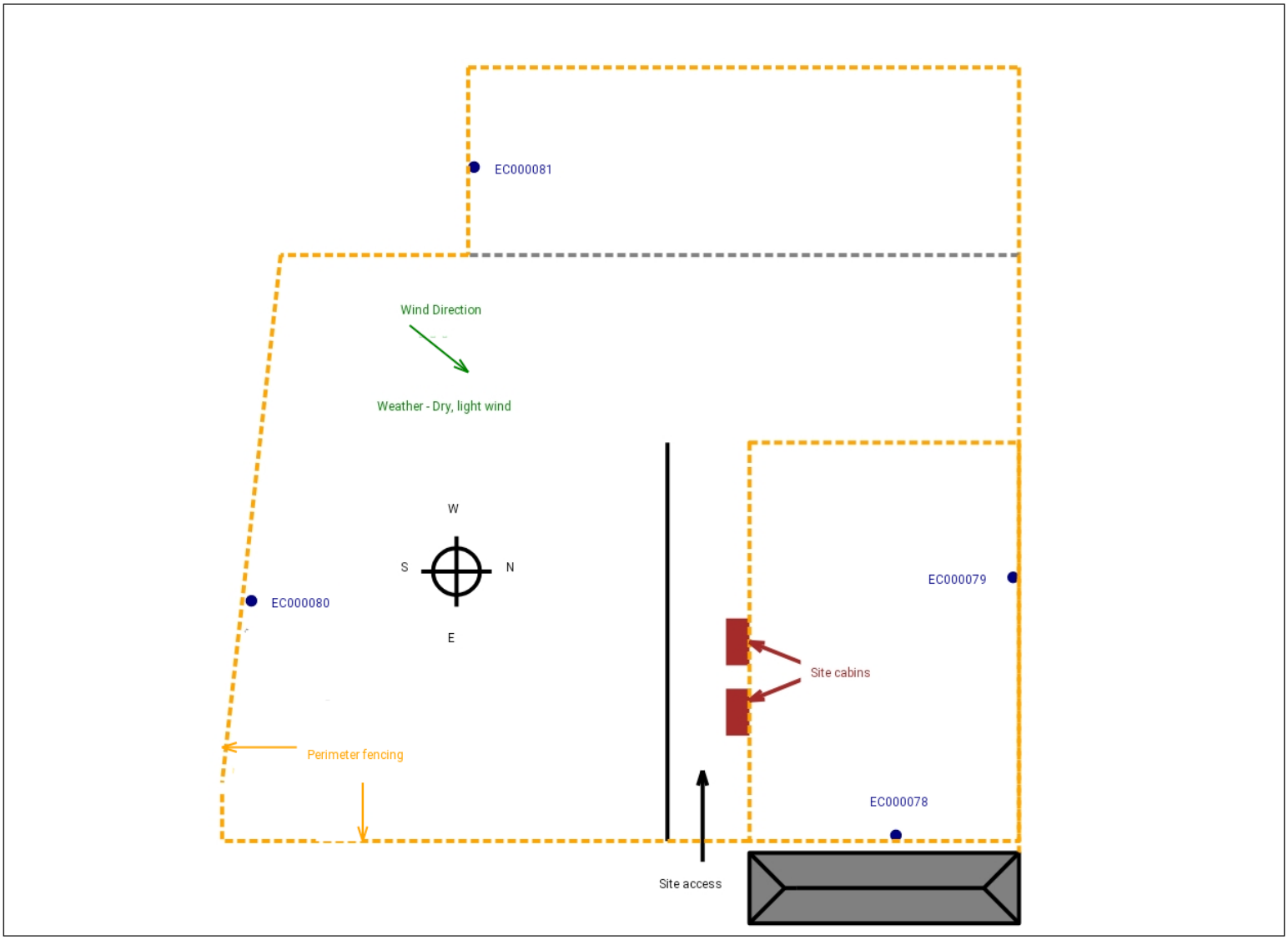
			
Perimeter fencing	Perimeter fencing	Perimeter fencing	Perimeter fencing
	No photographic evidence available.	No photographic evidence available.	No photographic evidence available.
Field blank			

Diagram

Enclosure Length: 0m

Enclosure Width: 0m

Enclosure Height: 0m



Certificate of Analysis

Northstar Environmental Ltd
Compass House
Bank Farm
Ledsham La
Ellesmere Port
CH66 0NA
0151 538 3141

NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk **Website:** www.northstarenvironmental.co.uk

Certificate No:	J078336/EJ01
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 02 Nov 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far source ambient air sampling during ground and excavation works to contaminated ground. Perimeter fencing of the site.

Contact:	Christine Mellor	Contact:	Duane Addy	Supervisor:	Duane Addy

Air Sampling and Fibre Counting Details

Microscope No:	NSM14	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS11	**BTT**	NSBTT15
Flow Meter	NSFM26	**Pressure (Mb) (Cal/Samp)**	1001 / 1008	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	05-01-2023	**Temp (C) (Cal/Samp)**	21 / 10	**Stage Micrometer**	NSSM7	**Filter Analysis Location**	DV71 WGD

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
EJ000075	NSAP 29	7A	perimeter fencing	09:11	8.0	10:10	N/A	11:15	8.0	8.0	992	4	200	0.005	0.0010	< 0.010
EJ000076	NSAP 44	7B	perimeter fencing	09:13	8.0	10:11	8	11:16	8.0	8.0	984	3	200	0.005	0.0007	< 0.010
EJ000077	NSAP 48	7C	perimeter fencing	09:14	8.0	10:13	8	11:18	8.0	8.0	992	3.5	200	0.005	0.0009	< 0.010
EJ000078	NSAP 01	7D	perimeter fencing	09:16	8.0	10:10	8	11:21	7.8	7.9	988	2.5	200	0.005	0.0006	< 0.010
EJ000079	NSAP 06	7E	perimeter fencing	09:17	8.0	10:12	8	11:23	8.0	8.0	1008	2.5	200	0.005	0.0006	< 0.010

Field Blank No:	EJ000080	Cowl Ref:	7F	Field Blank Counted:	No	No. of Fibres		No. of fields	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

Weather conditions - Wet, Sunny, Cloudy and light winds.

Assessed By:	**Darran Sykes**	**Signature:**		**Date:**	**02 Nov 2022**
Supervisor:	**Duane Addy**	**Signature:**		**Date:**	**02 Nov 2022**

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Certificate No:	J078336/EJ01	Date:	02 Nov 2022

Photographs

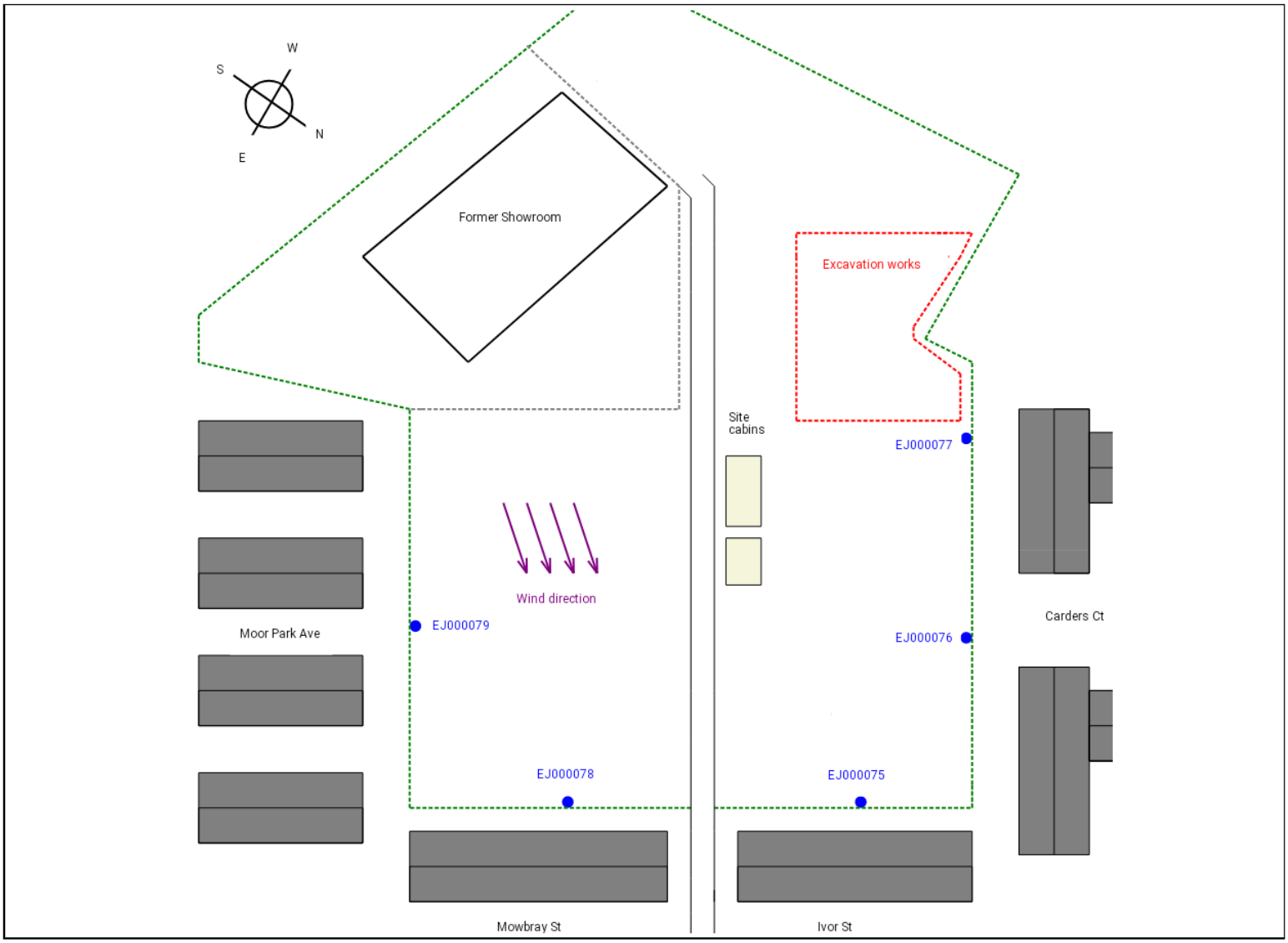
			
EJ000075	EJ000076	EJ000077	EJ000078
			
EJ000079	Excavation works	Excavation works	Field blank

Diagram

Enclosure Length: N/Am

Enclosure Width: N/Am

Enclosure Height: N/Am



Certificate of Analysis

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NORTH STAR ENVIRONMENTAL LTD

Email: info@northstarenvironmental.co.uk Website: www.northstarenvironmental.co.uk

Certificate No:	J078336/EC04
Tests carried out in accordance with North Star Environmental in-house Technical Procedures NSDOC46 & 47 & HSE Guidance HSG 248:2021 All four stages of the clearance procedure, air sampling & fibre counting have been accredited by UKAS	Date: 18 Nov 2022

UKAS TESTING 7691

Client	Removal Contractor	Site Address	Description of Work Area & Works Carried Out
Redstart Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL	Redstart Unit 6, Oak Green Business Park, Earl Road, Cheadle Hulme, Cheshire, SK8 6QL	Former Carcraft Site Nixon Street Rochdale OL11 3JW	Far source air monitoring during excavation/ground works. Perimeter fencing of the site.
Contact: Christine Mellor	**Contact:** n/a	**Supervisor:**	Mike Stevenson

Air Sampling and Fibre Counting Details

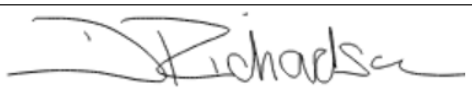
Microscope No:	NSM5	**Graticule Diameter (µm)**	100	**NPL Test Slide**	NSTS8	**BTT**	NSBTT21
Flow Meter	NSFM3	**Pressure (Mb) (Cal/Samp)**	1000 / 999	**Fifth Line Visible**	Yes	**Exposed Filter Diameter**	22.0mm
Flow Meter Calib Date	05-01-2023	**Temp (C) (Cal/Samp)**	19 / 9	**Stage Micrometer**	NSSM8	**Filter Analysis Location**	DN71 EFZ

Sample No	Pump Ref	Cowl Ref	Location	Start Time Min	Start Flow L/Min	During Time Min	During Flow L/Min	End Time Min	End Flow L/Min	Ave Flow L/Min	Sample Vol Litres	No. of Fibres	No. of Fields	Limit of Quantification f/cm^3	Fibre Conc f/cm^3	Reported Fibre Conc f/cm^3
EC000280	NSAP 23	3A	Site boundary	09:19	10.0	10:18	10.0	10:56	10.0	10.0	970	2.5	200	0.005	0.0006	< 0.010
EC000281	NSAP 24	3B	Site boundary	09:20	10.0	10:19	10.0	10:57	10.0	10.0	970	2	200	0.005	0.0005	< 0.010
EC000282	NSAP 41	3C	Site boundary	09:25	10.0	10:23	10.0	11:02	10.0	10.0	970	1.5	200	0.005	0.0004	< 0.010
EC000283	NSAP 54	3D	Site boundary	09:29	10.0	10:27	10.0	11:06	10.0	10.0	970	2	200	0.005	0.0005	< 0.010

Field Blank No:	EC000284	**Cowl Ref:**	3E	**Field Blank Counted:**	No	**No. of Fibres**		**No. of fields**	

The measured airborne respirable fibre concentrations are below the limit of detection stated above.

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Assessed By:	**Daniel Richardson**	**Signature:**		**Date:**	**18 Nov 2022**
Supervisor:	**Mike Stevenson**	**Signature:**		**Date:**	**18 Nov 2022**

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Certificate No:	J078336/EC04	Date:	18 Nov 2022

Photographs

			
Site boundary	Site boundary	Site boundary	Site boundary
			
Field blank	Excavation/Ground works	Excavation/Ground works	Site

Diagram

Enclosure Length: 0m

Enclosure Width: 0m

Enclosure Height: 0m

