



# **GEO-ENVIRONMENTAL AUDIT**

## **PHASE 1 PRELIMINARY RISK ASSESSMENT**

## **PHASE 2 SITE INVESTIGATIONS**

## **PHASE 3 REMEDIATION STATEMENT**

**PROPOSED RESIDENTIAL DEVELOPMENT**  
**83 FIELDING STREET**  
**MIDDLETON**  
**ROCHDALE**  
**M24 6BG**

Author: Daniel Slattery

Client: Mr Vrajitoru

Reference: rep-tjba-vrajitoru-83 fielding st-Phs1\_2\_3Env-090426.docx

| Revision | Date     | Reason                 |
|----------|----------|------------------------|
| 0        | Jun 2026 | Original for planning. |

T J Booth Associates.

20A Eastgate St,

Rochdale,

Lancs,

OL16 1DH.

Tel: 01706 868288.

Email: office@tjba.co.uk

## CONTENTS.

|       |                                                              |    |
|-------|--------------------------------------------------------------|----|
| 1.    | Phase 1 - Preliminary Risk Assessment.....                   | 3  |
| 1.1.  | Introduction. ....                                           | 3  |
| 1.2.  | Proposed Development.....                                    | 3  |
| 1.3.  | Historic Maps.....                                           | 3  |
| 1.4.  | Present Day Maps. ....                                       | 4  |
| 1.5.  | BGS Geology.....                                             | 4  |
| 1.6.  | Boreholes Records.....                                       | 4  |
| 1.7.  | Groundsure Environmental Data. ....                          | 4  |
| 1.8.  | Coal Authority.....                                          | 6  |
| 1.9.  | Local Authority Details. ....                                | 6  |
| 1.10. | Site Reconnaissance (July 2025).....                         | 6  |
| 1.11. | Identification of Source-Pathway-Receptor. ....              | 7  |
| 1.12. | Preliminary Conceptual Model.....                            | 8  |
| 2.    | Phase 2 – Site Investigations & Assessment. ....             | 10 |
| 2.1.  | Site Investigations.....                                     | 10 |
| 2.2.  | Final Risk Assessment.....                                   | 11 |
| 2.3.  | Final Conceptual Model. ....                                 | 12 |
| 3.    | Remediation Statement. ....                                  | 13 |
| 3.1.  | Basic Site Details.....                                      | 13 |
| 3.2.  | General. ....                                                | 13 |
| 3.3.  | Conceptual Model (Final) & Relevant Pollution Linkages. .... | 13 |
| 3.4.  | Remedial Measures. ....                                      | 13 |
| 3.5.  | Verification (Phase 4 requirements). ....                    | 13 |
| 3.6.  | Additional Notes.....                                        | 14 |
| 5.    | Appendix A: Figures. ....                                    | 15 |
| 5.1.  | Location Plan. ....                                          | 15 |
| 5.2.  | Existing Plan. ....                                          | 16 |
| 5.3.  | Proposed Plan.....                                           | 16 |
| 5.4.  | Site Investigation Plan. ....                                | 17 |
| 5.5.  | TJBA Soil Analysis. ....                                     | 18 |
| 5.6.  | EnviroLab Ltd Certificates. ....                             | 19 |
| 6.    | Appendix B: Site Walkover Photos. ....                       | 25 |
| 7.    | Appendix C: Environmental Data & Maps. ....                  | 27 |

## 1. PHASE 1 - PRELIMINARY RISK ASSESSMENT.

### 1.1. Introduction.

T. J. Booth Associates have been appointed by Mr Vrajitoru to compile a report on a phase 1 preliminary risk assessment (PRA), phase 2 site investigations, and to provide a phase 3 remediation statement as required by the report findings to a proposed development at 83 Fielding Street, Middleton.

There is currently an approved application, ref: 24/00125/FUL (Erection of four no. one bedroom, self-contained apartments together with the creation of 4 new parking spaces and bin storage area). There has been a subsequent Section 73 application to vary condition 2 (Approved Plans). As part of that application, RMBC have asked that a Phase 1 is retrospectively submitted.

This report provides a desk-based study & intrusive ground investigation based on current UK guidance for environmental investigation within the construction industry. Principal to the assessment is the potential for contamination pollutant linkages via the Land Contamination Risk Management (LCRM) source-pathway-receptor methodology. Assessment of potential pollution linkages is primarily undertaken in strict accordance with BS 5930:2015, BS 10175:2011+A2:2017, CIRIA C665, and BS 8485:2015+A1:2019 et al.

### 1.2. Proposed Development.

The proposal is for the construction of an apartment block of 4No apartments.

The proposed building will be on the site of an existing apartment complex which is to remain.

The external area of the Site primarily comprises a macadam car park.

To the west side is a retaining wall with some soft landscaping/existing planting.

Refer to Proposed Plan in the Appendix.

### 1.3. Historic Maps.

| DATE   | ON-SITE                                                                                                                                 | OFF-SITE/SURROUNDING AREA                                                                                                                                                                                                                                                                                                                                                                                            |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c1850s | The Site is part of agricultural land.                                                                                                  | <p>The local area is primarily agricultural, although Fielding Street exists to the south. Clough Road is not in existence at this time.</p> <p>There is a watercourse (clough) flowing down where Clough Road will be constructed.</p> <p>There are building noted along Fielding Street, most likely residential.</p> <p>There are no industrial sites in the local area.</p>                                      |
| c1890s | Site is now occupied by terraced dwellings to the central and southeast sides. The north part of the site is assumed to be garden area. | <p>Development of the local area noted.</p> <p>Rope walk approximately 50m northwest.</p> <p>Smallwane Mill approximately 100m southwest.</p>                                                                                                                                                                                                                                                                        |
| c1915  | No change.                                                                                                                              | <p>Infilling and culverting of the clough noted down what will become Clough Road.</p> <p>Rope walk by now demolished.</p> <p>Fielding Mill is now in existence 100m southwest, noted as a paper staining mill. Taks noted approximately 50m away from the development site.</p> <p>Road to the northwest of the site boundary noted as Clough Road, although it is a different alignment than the present road.</p> |
| c1935  | No change.                                                                                                                              | No overall change in the local and wider area.                                                                                                                                                                                                                                                                                                                                                                       |
| c1955  | No change.                                                                                                                              | Clough Road shown in its present alignment. The Clough Road noted above in 1915 is now noted as Radcliffe Terrace.                                                                                                                                                                                                                                                                                                   |



|        |                                                                                                                                                                                                                   |                                                                                                                                                                   |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        |                                                                                                                                                                                                                   | Fielding Mills has expanded from the southwest to wrap around the west side of the Application Site sharing a boundary.<br>Further development in the wider area. |
| c1970s | No change.                                                                                                                                                                                                        | Garage noted approximately 100m north. Further residential dwellings noted throughout the area, and down Clough Road.                                             |
| c1990s | Some of the previous dwellings have now been demolished and replaced with another building on the south boundary, as well as the original building fronting Fielding Street, representing the present-day layout. | No overall change.                                                                                                                                                |

#### 1.4. Present Day Maps.

|                                                        |                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site boundaries, outlines of structures and buildings: | Present day maps show residential dwellings to the south and southeast Site boundaries.<br><br>There is now a residential housing estate to the west where Fielding Mills were formerly located.<br><br>There is also a small housing estate to the north where the garage was located. |
| Ground contours, natural drainage features:            | Natural contours show land elevation falls to the southeast down Clough Road.                                                                                                                                                                                                           |
| Watercourses:                                          | The closest open watercourse is Boarshaw Clough approximately 300m east.                                                                                                                                                                                                                |

#### 1.5. BGS Geology.

|                      |                                                                                                                                                                               |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Superficial geology: | The Site is underlain by Coal Measures – undifferentiated beds of mudstone & sandstone.<br><br>Local stratigraphy dip at nominally 5-10deg southwest.                         |
| Bedrock geology:     | The drift geology beneath the Site and local area comprises hummocky diamicton till. There are sand & gravel deposits close to the site surrounding the north and east sides. |
| Coal seams:          | There are no coal seams locally which would influence the Application Site.                                                                                                   |

#### 1.6. Boreholes Records.

There are no relevant boreholes locally.

#### 1.7. Groundsure Environmental Data.

##### 1.7.1. Past Land Use.

|                                                           |                                                                                                                     |
|-----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| Former industrial land use (1:10,560 and 1:10,000 scale). | 1 recorded as on site but it appears to be an overlapping mapping boundary issue with industrial land to the south. |
| Former tanks.                                             | 1 record within 50m of the Site.                                                                                    |
| Former energy features.                                   | 1 record within 50m of the Site.                                                                                    |



|                                                                        |                                                                                                                                                             |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Former petrol stations.                                                | None noted within a 250m radius.                                                                                                                            |
| Former garages.                                                        | 2 records within 50m of the Site.                                                                                                                           |
| Former military land.                                                  | None noted within a 250m radius.                                                                                                                            |
| <b>1.7.2. Waste &amp; Landfill.</b>                                    |                                                                                                                                                             |
| Active or recent landfill.                                             | None noted within a 250m radius.                                                                                                                            |
| Former landfill (from Environment Agency Records).                     | None noted within a 250m radius.                                                                                                                            |
| Former landfill (from Local Authority and historical mapping records). | None noted within a 250m radius.                                                                                                                            |
| Waste site no longer in use.                                           | None noted within a 250m radius.                                                                                                                            |
| Active or recent licensed waste sites.                                 | None noted within a 250m radius.                                                                                                                            |
| <b>1.7.3. Current &amp; Recent Industrial.</b>                         |                                                                                                                                                             |
| Recent industrial land uses.                                           | 1 record within 50m of the Site.                                                                                                                            |
| Current or recent petrol stations.                                     | 1 record within 50m of the Site.                                                                                                                            |
| Historical licensed industrial activities.                             | None noted within a 250m radius.                                                                                                                            |
| Current or recent licensed industrial activities.                      | None noted within a 250m radius.                                                                                                                            |
| Local Authority licensed pollutant release.                            | None noted within a 250m radius.                                                                                                                            |
| Pollutant release to surface waters.                                   | None noted within a 250m radius.                                                                                                                            |
| Pollutant release to public sewer.                                     | None noted within a 250m radius.                                                                                                                            |
| Dangerous industrial substances (D.S.I. List 1).                       | None noted within a 250m radius.                                                                                                                            |
| Dangerous industrial substances (D.S.I. List 2).                       | None noted within a 250m radius.                                                                                                                            |
| Dangerous or explosive sites.                                          | None noted within a 250m radius.                                                                                                                            |
| Hazardous substance storage/usage.                                     | None noted within a 250m radius.                                                                                                                            |
| Sites designated as Contaminated Land.                                 | None noted within a 250m radius.                                                                                                                            |
| Pollution incidents.                                                   | None noted within a 250m radius.                                                                                                                            |
| <b>1.7.4. Other.</b>                                                   |                                                                                                                                                             |
| Radon risk.                                                            | The report noted that the site is within a lower risk radon area where less than 1% of homes are at or above the action level.                              |
| Flood zone.                                                            | Site is within Flood zone 1.                                                                                                                                |
| EA Recorded Landfill.                                                  | No landfill sites within a 250m radius.                                                                                                                     |
| Superficial aquifer.                                                   | Secondary A Aquifer.                                                                                                                                        |
| Bedrock aquifer.                                                       | Secondary A Aquifer.                                                                                                                                        |
| Groundwater Source Protection Zone:                                    | Not in a Source Protection Zone.                                                                                                                            |
| Ground stability.                                                      | Non natural ground subsidence maps show infilled ground to the former Clough Brook where it has been culverted locally. None underlie the Application Site. |

## 1.8. Coal Authority.

|                                                             |                                                                                      |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Mine Shafts, Pits, Adits/Entries:                           | No coal entries within 20m of the site boundaries, and none noted in the local area. |
| Past Recorded Underground Mining.                           | There are no workings beneath the Site.                                              |
| Present/Future Underground Mining.                          | Not known to be a risk.                                                              |
| Unrecorded Probable/Potential Shallow Underground Workings: | No potential shallow workings noted in the local area.                               |
| Past/Present/Future Mining/Opencast: Surface                | None noted locally.                                                                  |
| Mining Geology and Subsidence:                              | Not noted.                                                                           |
| Hazards and Mine Gas:                                       | Unknown.                                                                             |
| Development High Risk Area:                                 | The Site is NOT within a Development High Risk Area.                                 |
| Abandonment Plan Data:                                      | No data available.                                                                   |

## 1.9. Local Authority Details.

*The adjacent site to the southwest has recently been developed, and was formerly associated with Fielding Mills.*

*A phase 2 site investigation report was undertaken by Geocon Ltd in December 2020, ref: L0481 MS (GSI 1338) PII RK BAK 141220.*

*Summarising the report is as follows:*

- The majority of the chemical analytes analysed recorded levels below the relevant screening criteria for a residential with the exception of lead, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, and dibenzo(ah)anthracene.*
- Asbestos was identified with a quantification above 0.1% in two locations across the site. Loose insulation of Amosite, Crocidolite & Chrysotile were detected in WS03 (0.20mbgl) at 0.168%, and WS04 (0.20mbgl) at 0.234%. In addition, loose fibres/loose board/loose insulation/cement of Amosite, Crocidolite & Chrysotile was identified in a further twenty-four locations with quantifications of between*

## 1.10. Site Reconnaissance (July 2025).

|                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Details of existing structures:                                                | <p>A site reconnaissance/investigation was undertaken in May 2026.</p> <p>The site comprised existing dwellings to the south/southeast corner.</p> <p>At the time of survey, the proposed building had been erected, and awaiting site finishes to the sides and rear.</p> <p>The remainder of the site in front of the building comprises an existing car park.</p> <p>There were no other pertinent structures noted on site.</p> |
| Adjacent properties:                                                           | The site is now surrounded by residential properties on all sides apart from the highways at the east & north boundaries.                                                                                                                                                                                                                                                                                                           |
| Water levels, directions of flow and rates in rivers:                          | None noted.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Old mine or quarry workings:                                                   | None noted on site reconnaissance.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Obvious/immediate hazards to health/safety:                                    | None noted on site reconnaissance.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Areas of discoloured soil, polluted water, vegetation, and significant odours: | Made ground noted to the rear of the site in the location of the proposed landscaping.                                                                                                                                                                                                                                                                                                                                              |

## 1.11. Identification of Source-Pathway-Receptor.

### 1.11.1. Environmental Summary.

The Application Site has been developed historically with residential dwellings. While some have remained and form part of the site, some of the former dwellings to the south west were demolished between the 1970s and 1990s. The proposed building appears to be mostly on virgin ground, apart from the southeast gable which may encroach onto where the former dwellings were located.

The main industry was to the southwest of the Application Site on the former Fielding Mills site which has now been redeveloped for residential housing. The site investigation reporting for that site suggests the ground was contaminated with asbestos, lead and general PAH.

The proposed development on the Application Site is for a new apartment block, and associated soft landscaping, predominantly in new planters. However, there is some soft landscaping to the rear at the top of the retaining wall, and this may contain some contamination owing to its proximity to the former Fielding Mills site.

There has been coal mining beneath the Application Site and no seams underlie it a reasonable mining depth.

There are no historic landfill sites in the local area.

Radon is not a risk locally.

### 1.11.2. Potential Contaminant Sources.

| ORIGINAL ASSOCIATED SOURCE                                                                                                           | CONTAMINANT/S                      |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| Historic made ground associated with the top of the retaining wall adjacent to the former Fielding Mills site to the west/southwest. | Metals, PAHs, sulphates, asbestos. |

### 1.11.3. Potential Pathways.

The potential pathways to/from the Development Site include (not an exhaustive list but a summary of the main points):

| PATHWAY                                        | MEDIA                |
|------------------------------------------------|----------------------|
| Soil and dust ingestion                        | Soil and indoor dust |
| Consumption of home-grown fruit and vegetables | Produce              |
| Skin contact (indoors)                         | Indoor dust          |
| Skin contact (outdoors)                        | Soil                 |
| Inhalation of dust (indoors)                   | Air                  |
| Inhalation of dust (outdoors)                  | Air                  |
| Vapours (indoors)                              | Air                  |
| Vapours (outdoors)                             | Air                  |

### 1.11.4. Potential Receptors.

Human: Future residential users & construction phase workforce.

Controlled waters: Underlying aquifers.

## 1.12. Preliminary Conceptual Model.

| POLLUTANT RISK IDENTIFIER | SOURCE                                                                                                             | CONTAMINANT TYPE                                       | PATHWAY                                                                       | RECEPTOR                                                                     | POLLUTION LINKAGE                                                                                                                                                                                                                                                                                         | CONSEQUENCE | PROBABILITY      | RISK       |
|---------------------------|--------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------------|------------|
| PL1                       | General contaminants in upper site soil/made ground, and effects on humans/animals /ecology as a receptor.         | Metals, PAHs, inorganics, organics, asbestos.          | Direct ingestion, aerial ingestion, dermal contact, drinking water.<br>Crops. | Primarily human - Site construction operatives & future worker & site users. | Pollutant linkages from past on-site infilled land to the top of the retaining walls. Unlikely to be significant ground beneath the remainder of the Site which is to remain as permanent hardstanding/car parks apart from a few minor planters which will be raised and comprise a minimum 600mm cover. | Medium.     | High likelihood. | High risk. |
| PL2                       | Potential for mortars/plasters and associated effects on concrete.                                                 | Sulphates.                                             | Contact with underground structures.                                          | Building structures /concrete.                                               | Unlikely to be significant depth of made ground beneath the general Site area.<br>No on-site source, and therefore no significant pollutant linkage.                                                                                                                                                      | Medium.     | Unlikely.        | Low risk.  |
| PL3                       | Hydrocarbon contaminants in upper site soil/made ground, and effects on groundwater or watercourses as a receptor. | Potential hydrocarbons.                                | Groundwater via potential leaching and transport of potential contaminants.   | Underlying aquifer or watercourse as a receptor.                             | No tanks or sources noted in the desk study and historic mapping.<br>No on-site source, and therefore no significant pollutant linkage.                                                                                                                                                                   | Medium.     | Unlikely.        | Low risk.  |
| PL4                       | Geological ground gas from coal seams/workings.                                                                    | CH <sub>4</sub> , CO <sub>2</sub> , other trace gases. | Diffusion through soil, substructures, aerial inhalation.                     | Human - future Site residential occupants. Explosion, suffocation.           | No features noted in the local area.<br>No on-site source, and therefore no significant pollutant linkage.                                                                                                                                                                                                | Medium.     | Unlikely.        | Low risk.  |
| PL5                       | Geological ground gas, radon sources in Namurian deposits.                                                         | Rn.                                                    | Diffusion through soil, substructures, aerial inhalation.                     | Human - future Site residential occupants.                                   | No on-site source, and therefore no significant pollutant linkage.                                                                                                                                                                                                                                        | Medium.     | Unlikely.        | Low risk.  |



|     |                                                                                                    |                              |                                                           |                                                                    |                                                                                                                 |         |           |           |
|-----|----------------------------------------------------------------------------------------------------|------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|---------|-----------|-----------|
| PL6 | Anthropogenic ground gas from historic/present landfill, infilled mill ponds & onsite made ground. | CH4, CO2, other trace gases. | Diffusion through soil, substructures, aerial inhalation. | Human residential occupants. - future Site Explosion, suffocation. | No sources noted in the local or wider area, and therefore no significant pollutant linkage.                    | Medium. | Unlikely. | Low risk. |
| PL7 | Alluvial ground gas.                                                                               | CH4, CO2.                    | Diffusion through soil, substructures, aerial inhalation. | Human residential occupants. - future Site Explosion, suffocation. | Alluvial deposits not shown in the local area.<br>No source, and therefore no significant pollutant linkage.    | Medium. | Unlikely. | Low risk. |
| PL8 | Peat.                                                                                              | CH4, CO2.                    | Diffusion through soil, substructures, aerial inhalation. | Human residential occupants. - future Site Explosion, suffocation. | Peat deposits are over 250m from the development.<br>No source, and therefore no significant pollutant linkage. | Medium. | Unlikely. | Low risk. |

## 2. PHASE 2 – SITE INVESTIGATIONS & ASSESSMENT.

### 2.1. Site Investigations.

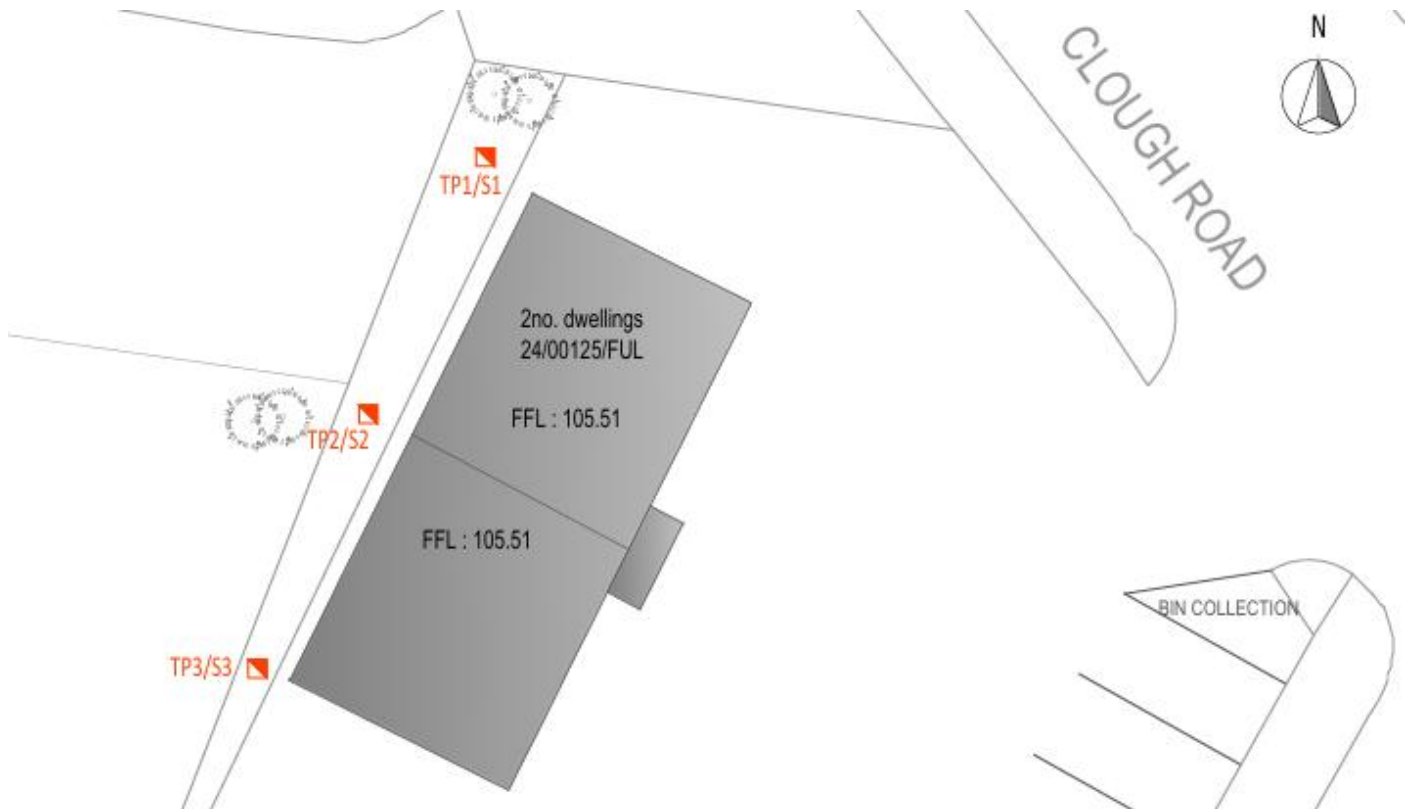
#### 2.1.1. Investigation Summary.

Site investigations were undertaken in May 2026 by T J Booth Associates.

The investigations comprised:

- 3No soil samples in the area to the rear and side of the proposed building where soft landscaping is to be located.

A site investigation excerpt is noted below (full plan in the Appendix):



Soil samples were taken generally representative of the upper 600mm of made ground where encountered, or deeper if specific contamination was suspected. Samples were sealed in 1kg white plastic snap top containers & amber jars & vials and sent to Envirolab Ltd to be tested for a range of common contaminants.

#### 2.1.2. Ground Conditions.

Full trial hole logs can be found in the Appendix.

##### 2.1.2.1. Made ground

Upper made ground to the rear of the site comprised silty sand & gravel. The gravel elements of the soil were macadam planings, brick, concrete, mortar, coal, ash, slate & glass, as well as other minor building materials such as plastic, timber etc.

##### 2.1.2.2. Superficial Deposits

Superficial deposits were suspected in TP3, nominally 300mm bGL, and comprised a light brown very sandy CLAY.

##### 2.1.2.3. Bedrock

No bedrock encountered.

## **2.2. Final Risk Assessment.**

### **2.2.1. Human Health Risk.**

#### **2.2.1.1. Shallow soil contamination.**

The samples results have been assessed by TJ Booth Associates to common threshold comparison data for a residential end usage in the following order: Defra Category 4 Screening Levels (C4SLs) > LQM/CIEH (S4ULs) > EIC/AGS/CL:AIRE 2010.

Testing of site soils returned values above residential threshold targets for lead, asbestos, and dibenz(a,h)anthracene.

Due to the above, there is a risk from existing soils to human health.

#### **2.2.1.2. Ground Gas Risk.**

##### **2.2.1.2.1. Historic landfill & off-site infilled land.**

There are no landfill sites in the local area.

No protection measures are required in the development.

##### **2.2.1.2.2. On-site refuse tips/infilled ponds/infilled land.**

There is only minor made ground noted on site.

No protection measures are required in the development.

##### **2.2.1.2.3. Radon.**

The site is within a low-risk radon area.

No protection measures are required in the development.

##### **2.2.1.2.4. Alluvium.**

No risk to the site.

##### **2.2.1.2.5. Peat deposits.**

There are no peat deposits locally.

No risk to the site.

### **2.2.2. Controlled Waters Risk.**

#### **2.2.2.1. Aquifers & Watercourses.**

Only minor contamination of soil noted.

Unproductive clay superficial aquifer beneath.

No watercourses in the local area.



### 2.3. Final Conceptual Model.

| POLLUTANT RISK IDENTIFIER | SOURCE                                                                                                    | CONTAMINANT TYPE                              | PATHWAY                                                                           | RECEPTOR                                                                     | POLLUTION LINKAGE                                                                                    | RISK       | REMEDIAL MEASURES                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PL1                       | General contaminants in upper site soil/made ground, and effects on humans/animals/ecology as a receptor. | Metals, PAHs, inorganics, organics, asbestos. | Direct ingestion, aerial ingestion, dermal contact, drinking water.<br><br>Crops. | Primarily human - Site construction operatives & future worker & site users. | Pollutant linkages from made ground to the rear of the site where some soft landscaping is proposed. | High risk. | <b>REMEDIAL MEASURES REQUIRED:</b><br><br>Soft landscaped areas will have to undergo remedial measures.<br><br>A simple cover system of 600mm will suffice to remove the pathway. |

### 3. REMEDIATION STATEMENT.

#### 3.1. Basic Site Details.

#### 3.2. General.

Full details included in the Phase 1 & 2 PRA/Site Investigation Introduction & subsequent sections.

#### 3.3. Conceptual Model (Final) & Relevant Pollution Linkages.

Risks have been identified in the conceptual model, and remediation measures will need to be undertaken to mitigate the risk to the proposed end user.

Three pollutant linkages were noted in the assessment, and are as follows:

PL1 General contaminants in upper site soil/made ground, and effects on humans/animals/ecology as a receptor.

#### 3.4. Remedial Measures.

##### 3.4.1. PL1 – Made ground/soil.

While made ground may remain on site beneath permanent hardstandings such as buildings, roads, pavements & pathways etc; to mitigate the risk to receptors, it is advised that to remediate for PL1, a clean cover soil will need to be specified in soft landscaped/garden areas around the area to be developed only.

Existing made ground within proposed soft landscaping areas, should have a clean cover soil of minimum 600mm.

This can be achieved by either:

- providing 600mm clean/inert imported cover soil over existing ground levels if final finish levels allow;
- excavating to 600mm from final finish levels, and replacing with 600mm of clean/inert imported cover soil.
- providing a permanent hardstanding.

Imported soil should be clean/inert and free from deleterious materials and should be suitable for use in a residential end use setting.

It should be able to pass testing of metals, speciated PAH, inorganics & sulphates, SOM, and asbestos screening to current Defra Category 4 Screening Levels (C4SLs) where available, and then to the LQM/CIEH (S4ULs), for use in a residential end use setting.

#### 3.5. Verification (Phase 4 requirements).

Verification may be required for Planning or Building Control/Building Regulations submission.

Should this be required, it will need to be undertaken by suitably qualified consultants and comprise the following:

- Imported soil source material.
- Characterisation & suitability of material.
- Soil sampling should be undertaken as per YALPAG Guidelines as per the following ratios:
  - Virgin quarried materials, 1-2 samples to confirm inert nature.
  - Crushed hardcore, stone, brick, min 1 sample per 500cum.
  - Greenfield/manufactured, generally 1 sample per 250cum (min 3 samples).
  - Brownfield, generally 1 sample per 50cum (min 6 samples).
- Samples should be tested for the following contamination suites: metals, inorganics, PAH USEPA16 speciated, and asbestos screening. Defra Category 4 Screening Levels (C4SLs) > LQM/CIEH (S4ULs) > EIC/AGS/CL:AIRE 2010; for use in a residential end use setting.
- Photographic evidence of soil verification depth.
- Reporting.

### 3.6. Additional Notes.

**Before any further work is undertaken, this report should be submitted to and agreed by the Local Planning Authority Contaminated Land Department/Building Control Department as necessary.**

We trust that the above clear, but should you require further advice please contact the undersigned.

Signed.....  .

D.S. Slattery BSc (Hons).

T J Booth Associates.

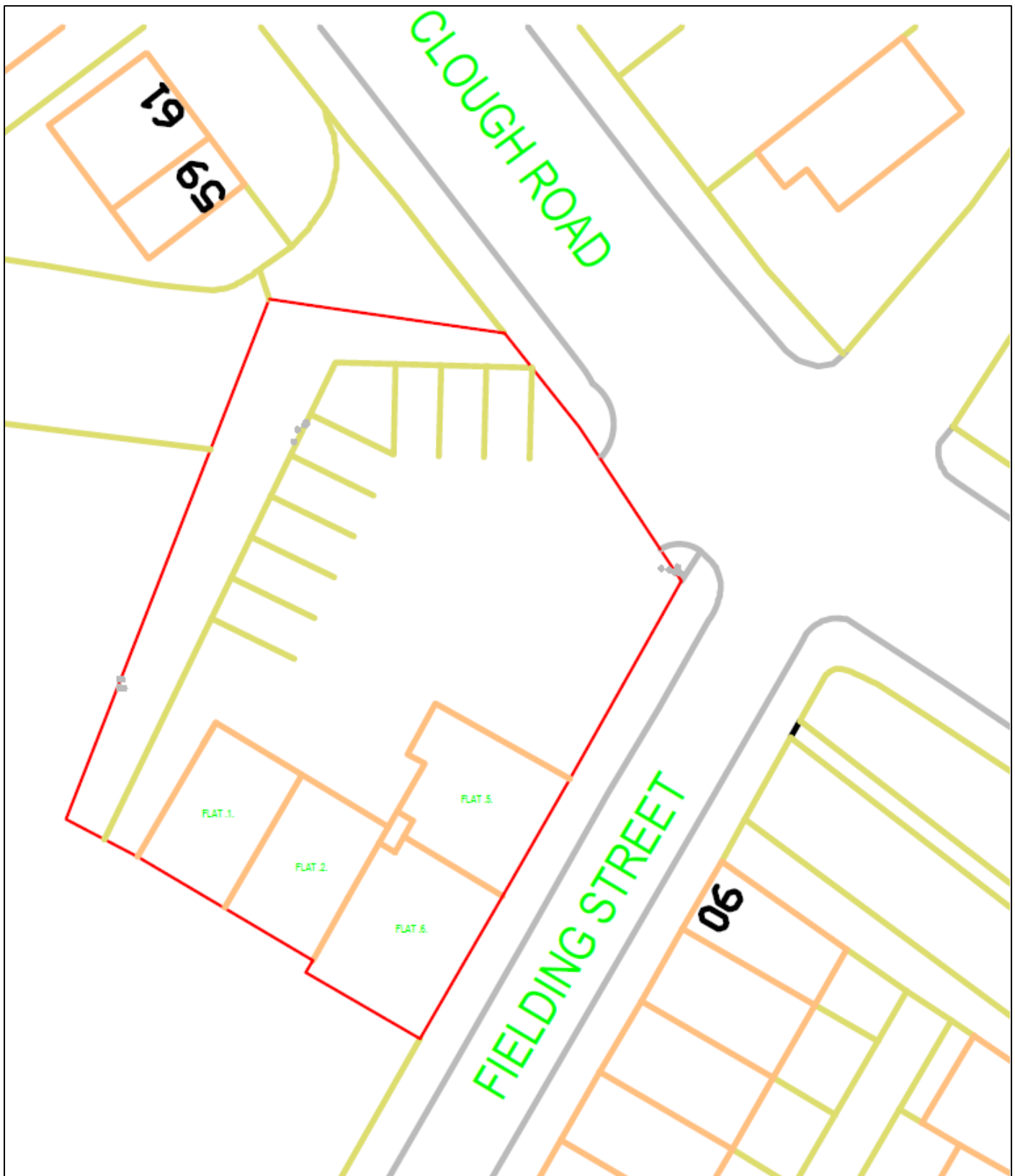
Authorised...  .

T J Booth BSc (Hons), C. Eng. C. Env. MICE.

T J Booth Associates.

## 5. APPENDIX A: FIGURES.

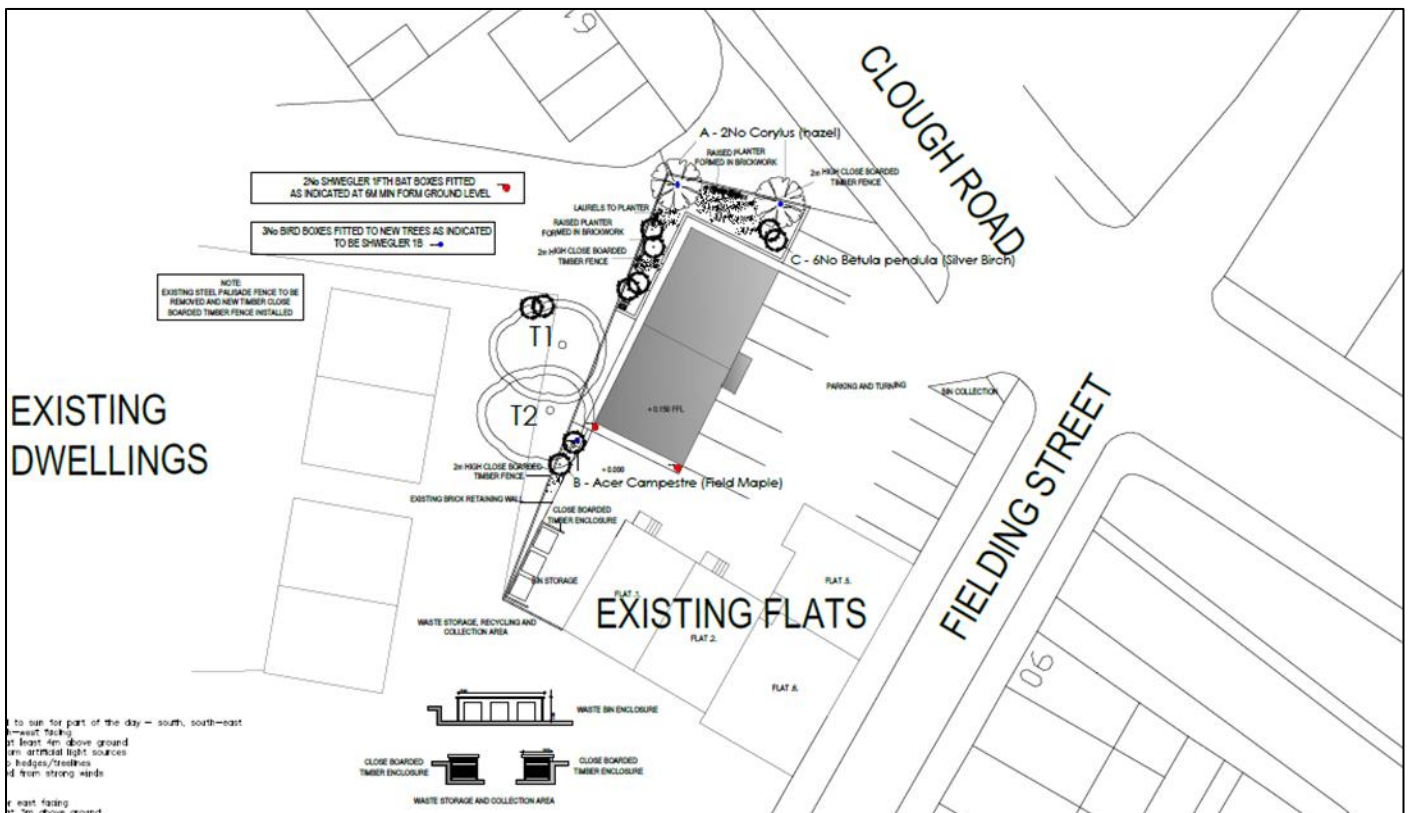
### 5.1. Location Plan.



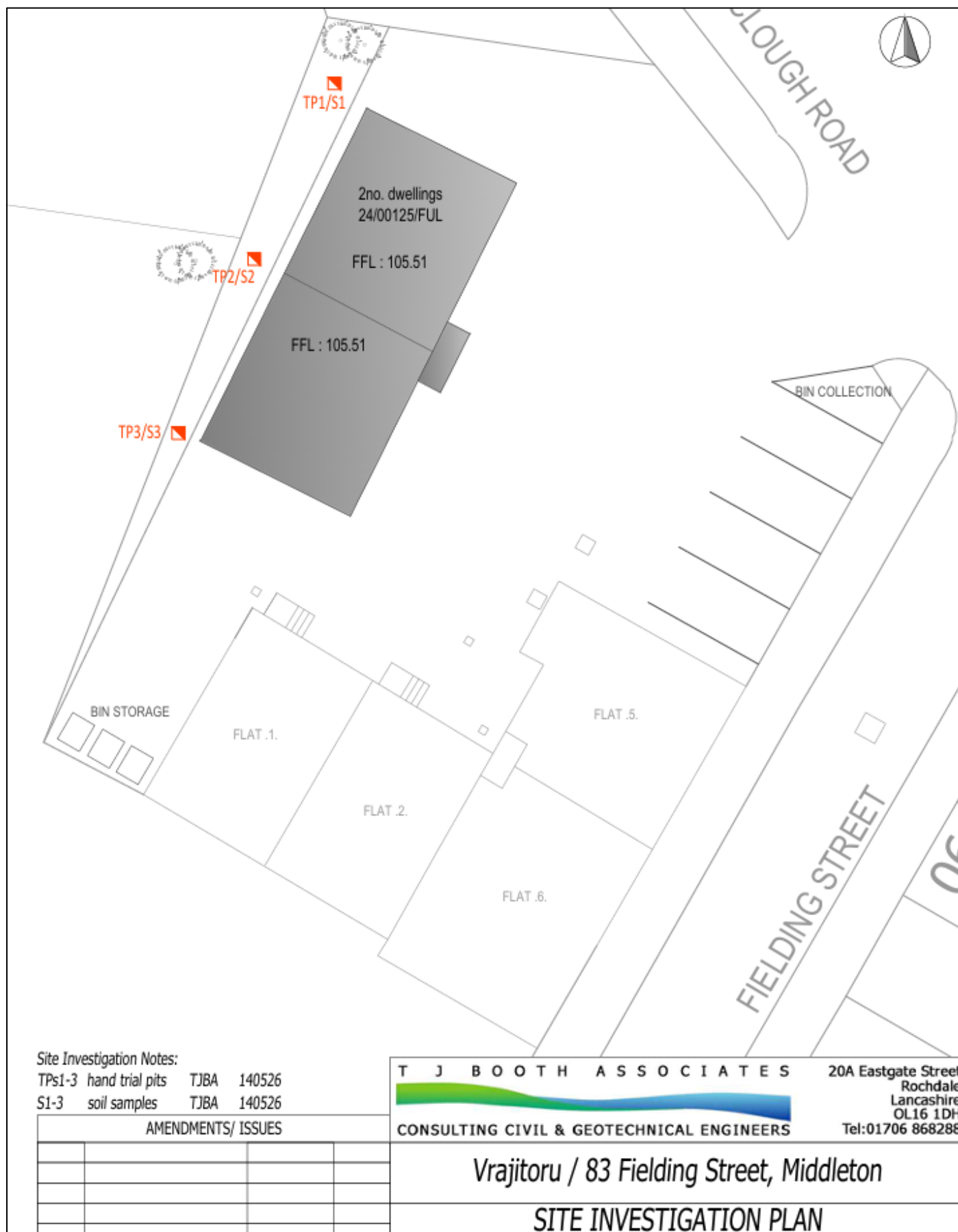
## 5.2. Existing Plan.



### 5.3. Proposed Plan.



## 5.4. Site Investigation Plan.



## 5.5. TJBA Soil Analysis.

| CLIENT/SITE:                                                              |                         | Vrajitoru - 83 Fielding Street, Middleton |       |         |        |                                               |                |            |
|---------------------------------------------------------------------------|-------------------------|-------------------------------------------|-------|---------|--------|-----------------------------------------------|----------------|------------|
| SAMPLE TYPE:                                                              |                         | SOILS                                     |       |         |        |                                               |                |            |
| SAMPLING DATE:                                                            |                         | 14-May-26                                 |       |         |        |                                               |                |            |
| Contaminant                                                               |                         | No                                        | Max   | Mean    | t 95   | RESIDENTIAL<br>(with or without plant uptake) |                |            |
|                                                                           |                         |                                           |       |         |        |                                               | Pass/Fail      | Comment    |
| METAL                                                                     | Arsenic                 | 3                                         | 17    | 12.6667 | 16.4   | 37                                            | PASS           |            |
| METAL                                                                     | Boron                   | 3                                         | 1     | 1       | 1      | 290                                           | PASS           |            |
| METAL                                                                     | Cadmium                 | 3                                         | 1.4   | 1.13333 | 1.36   | 22                                            | PASS           |            |
| METAL                                                                     | Chromium as Cr(III)     | 3                                         | 58    | 50.00   | 57.20  | 910                                           | PASS           |            |
| METAL                                                                     | Chromium as Cr(VI)      | 3                                         | 1     | 1       | 1      | 21                                            | PASS           |            |
| METAL                                                                     | Copper                  | 3                                         | 119   | 94.3333 | 116.1  | 2400                                          | PASS           |            |
| METAL                                                                     | Lead                    | 3                                         | 767   | 406     | 715.1  | 200                                           | FURTHER ACTION | S1, S2, S3 |
| METAL                                                                     | Mercury (inorganic)     | 3                                         | 0.17  | 0.17    | 0.17   | 40                                            | PASS           |            |
| METAL                                                                     | Nickel                  | 3                                         | 30    | 21.6667 | 28.9   | 130                                           | PASS           |            |
| METAL                                                                     | Selenium                | 3                                         | 3     | 1.66667 | 2.8    | 250                                           | PASS           |            |
| METAL                                                                     | Zinc as Zn              | 3                                         | 447   | 321.333 | 432.5  | 3700                                          | PASS           |            |
| INORGANIC                                                                 | Cyanide (Total)         | 3                                         | 2     | 1.33333 | 1.9    | 34                                            | PASS           |            |
| INORGANIC                                                                 | Sulphate (Total) as SO4 | 3                                         | 0.076 | 0.06267 | 0.0753 | 0.24                                          | PASS           |            |
| INORGANIC                                                                 | Sulphide                | 3                                         | 5     | 5       | 5      | 250                                           | PASS           |            |
| INORGANIC                                                                 | pH                      | 3                                         | 8.4   | 8.34    | 8.397  | 6 to 8                                        | ALKALINE       |            |
| INORGANIC                                                                 | Sulphur (Elemental)     | 3                                         | 140   | 50      | 126.5  | 100                                           | comment        |            |
| INORGANIC                                                                 | Asbestos Identification | 3                                         | 1     | 0.66667 | 1      | 0                                             | FURTHER ACTION | S1, S2     |
| INORGANIC                                                                 | Asbestos quantification | 3                                         | 0.006 | 0.00233 | 0.0055 | 0.001                                         | FURTHER ACTION | S2=0.006   |
| ORGANIC                                                                   | SOM                     | 3                                         | 6     | 6       | 6      |                                               |                |            |
| PAH                                                                       | acenaphthene            | 3                                         | 0.93  | 0.55333 | 0.875  | 1100                                          | PASS           |            |
| PAH                                                                       | acenaphthylene          | 3                                         | 0.04  | 0.03333 | 0.04   | 920                                           | PASS           |            |
| PAH                                                                       | anthracene              | 3                                         | 2     | 1.09667 | 1.866  | 11000                                         | PASS           |            |
| PAH                                                                       | benzo[a]anthracene      | 3                                         | 3.44  | 2.73667 | 3.347  | 13                                            | PASS           |            |
| PAH                                                                       | benzo[a]pyrene (BaP)    | 3                                         | 2.9   | 2.53    | 2.864  | 5                                             | PASS           |            |
| PAH                                                                       | benzo[b]fluoranthene    | 3                                         | 3.43  | 2.92333 | 3.374  | 3.7                                           | PASS           |            |
| PAH                                                                       | benzo[g,h,i]perylene    | 3                                         | 1.57  | 1.40333 | 1.562  | 350                                           | PASS           |            |
| PAH                                                                       | benzo[k]fluoranthene    | 3                                         | 1.26  | 1.09667 | 1.244  | 100                                           | PASS           |            |
| PAH                                                                       | chrysene                | 3                                         | 3.26  | 2.68333 | 3.194  | 27                                            | PASS           |            |
| PAH                                                                       | dibenz[ah]anthracene    | 3                                         | 0.34  | 0.31    | 0.339  | 0.3                                           | FURTHER ACTION | S1, S2, S3 |
| PAH                                                                       | fluoranthene            | 3                                         | 8.31  | 6.11667 | 7.998  | 890                                           | PASS           |            |
| PAH                                                                       | fluorene                | 3                                         | 0.63  | 0.34333 | 0.587  | 860                                           | PASS           |            |
| PAH                                                                       | indeno[123-cd]pyrene    | 3                                         | 1.62  | 1.48333 | 1.615  | 41                                            | PASS           |            |
| PAH                                                                       | naphthalene             | 3                                         | 0.44  | 0.18667 | 0.403  | 13                                            | PASS           |            |
| PAH                                                                       | phenanthrene            | 3                                         | 6.77  | 4.03667 | 6.365  | 440                                           | PASS           |            |
| PAH                                                                       | pyrene                  | 3                                         | 7.23  | 5.42333 | 6.982  | 2000                                          | PASS           |            |
| PHENOLS AND CHLOROPHENOLS (Σ Phenol                                       |                         | 3                                         | 0.2   | 0.2     | 0.2    | 380                                           | PASS           |            |
| Comments Key                                                              |                         |                                           |       |         |        |                                               |                |            |
| Asbestos: A=amosite (brown), CH=chrysotile (white), CR=crocidolite (blue) |                         |                                           |       |         |        |                                               |                |            |

## 5.6. Envirolab Ltd Certificates.



Hattersley Science & Technology Park  
Stockport Road, Hattersley, SK14 3QU

**FINAL ANALYTICAL TEST REPORT**

**Envirolab Job Number:** 26/06050

**Issue Number:** 1

**Date:** 08 June, 2026

**Client:** T J Booth Associates  
20a East Gate Street  
Rochdale  
Rochdale  
Greater Manchester  
UK  
OL16 1DH

**Project Manager:** Daniel Slattery  
**Project Name:** Vrajitoru - 83 Fielding Street, Middleton  
**Project Ref:** N/A  
**Order No:** N/A  
**Date Samples Received:** 15/05/26  
**Date Instructions Received:** 18/05/26  
**Date Analysis Completed:** 08/06/26

**Approved by:**

Gemma Berrisford  
Deputy Client Services Supervisor





Envirolab Job Number: 26/06050

Client Project Name: Vrajitoru - 83 Fielding Street,  
Middleton

Client Project Ref: N/A

| Lab Sample ID                                      | 26/06050/1 | 26/06050/2 | 26/06050/3 |  |  |  |  | Units | Limit of Detection | Method ref  |
|----------------------------------------------------|------------|------------|------------|--|--|--|--|-------|--------------------|-------------|
| Client Sample No                                   | S1         | S2         | S3         |  |  |  |  |       |                    |             |
| Client Sample ID                                   | TP1        | TP2        | TP3        |  |  |  |  |       |                    |             |
| Depth to Top                                       | 0.00       | 0.00       | 0.00       |  |  |  |  |       |                    |             |
| Depth To Bottom                                    | 0.30       | 0.30       | 0.10       |  |  |  |  |       |                    |             |
| Date Sampled                                       | 14-May-26  | 14-May-26  | 14-May-26  |  |  |  |  |       |                    |             |
| Sample Type                                        | SOIL       | SOIL       | SOIL       |  |  |  |  |       |                    |             |
| Sample Matrix Code                                 | 4AE        | 4AE        | 4AE        |  |  |  |  |       |                    |             |
| % Stones >10mm <sub>A</sub>                        | <0.1       | <0.1       | 2.2        |  |  |  |  | % w/w | 0.1                | A-T-044     |
| pH <sub>MB</sub>                                   | 8.37       | 8.40       | 8.25       |  |  |  |  | pH    | 0.01               | A-T-031s    |
| Sulphate (acid soluble) <sub>D</sub> <sup>MB</sup> | 430        | 690        | 760        |  |  |  |  | mg/kg | 200                | A-T-028s    |
| Cyanide (total) <sub>A</sub> <sup>MB</sup>         | <1         | <1         | 2          |  |  |  |  | mg/kg | 1                  | A-T-042sTCN |
| Phenols - Total by HPLC <sub>A</sub>               | <0.2       | <0.2       | <0.2       |  |  |  |  | mg/kg | 0.2                | A-T-050s    |
| Sulphide <sub>A</sub>                              | <5         | <5         | <5         |  |  |  |  | mg/kg | 5                  | A-T-043-s   |
| Sulphur (elemental) <sub>D</sub> <sup>MB</sup>     | <5         | <5         | 140        |  |  |  |  | mg/kg | 5                  | A-T-029s    |
| Organic Matter <sub>D</sub> <sup>MB</sup>          | 12.2       | 5.44       | 20.9       |  |  |  |  | % w/w | 0.14               | A-T-032s    |
| Arsenic <sub>D</sub> <sup>MB</sup>                 | 10         | 11         | 17         |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Boron (water soluble) <sub>D</sub> <sup>MB</sup>   | <1.0       | <1.0       | <1.0       |  |  |  |  | mg/kg | 1                  | A-T-027s    |
| Cadmium <sub>D</sub> <sup>MB</sup>                 | <1.0       | 1.4        | <1.0       |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Copper <sub>D</sub> <sup>MB</sup>                  | 119        | 74         | 90         |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Chromium <sub>D</sub> <sup>MB</sup>                | 50         | 42         | 58         |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Chromium (hexavalent) <sub>D</sub>                 | <1         | <1         | <1         |  |  |  |  | mg/kg | 1                  | A-T-040s    |
| Lead <sub>D</sub> <sup>MB</sup>                    | 203        | 248        | 767        |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Mercury <sub>D</sub>                               | <0.17      | <0.17      | <0.17      |  |  |  |  | mg/kg | 0.17               | A-T-024s    |
| Nickel <sub>D</sub> <sup>MB</sup>                  | 16         | 19         | 30         |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Selenium <sub>D</sub> <sup>MB</sup>                | <1         | 3          | <1         |  |  |  |  | mg/kg | 1                  | A-T-024s    |
| Zinc <sub>D</sub> <sup>MB</sup>                    | 215        | 302        | 447        |  |  |  |  | mg/kg | 1                  | A-T-024s    |



Envirolab Job Number: 26/06050

Client Project Name: Vrajitoru - 83 Fielding Street,  
Middleton

Client Project Ref: N/A

| Lab Sample ID                                                           | 26/06050/1           | 26/06050/2 | 26/06050/3 |  |  |  |  | Units | Limit of Detection | Method ref |
|-------------------------------------------------------------------------|----------------------|------------|------------|--|--|--|--|-------|--------------------|------------|
| Client Sample No                                                        | S1                   | S2         | S3         |  |  |  |  |       |                    |            |
| Client Sample ID                                                        | TP1                  | TP2        | TP3        |  |  |  |  |       |                    |            |
| Depth to Top                                                            | 0.00                 | 0.00       | 0.00       |  |  |  |  |       |                    |            |
| Depth To Bottom                                                         | 0.30                 | 0.30       | 0.10       |  |  |  |  |       |                    |            |
| Date Sampled                                                            | 14-May-26            | 14-May-26  | 14-May-26  |  |  |  |  |       |                    |            |
| Sample Type                                                             | SOIL                 | SOIL       | SOIL       |  |  |  |  |       |                    |            |
| Sample Matrix Code                                                      | 4AE                  | 4AE        | 4AE        |  |  |  |  |       |                    |            |
| Asbestos in Soil (inc. matrix)                                          |                      |            |            |  |  |  |  |       |                    |            |
| Asbestos in soil <sup>o</sup>                                           | Chrysotile & Amosite | Chrysotile | NAD        |  |  |  |  |       |                    | A-T-045    |
| Asbestos Matrix (visual) <sub>o</sub>                                   | -                    | -          | -          |  |  |  |  |       |                    | A-T-045    |
| Asbestos Matrix (microscope) <sub>o</sub>                               | Loose Fibres         | Insulation | -          |  |  |  |  |       |                    | A-T-045    |
| Asbestos ACM - Suitable for Water Absorption Test? <sub>o</sub>         | N/A                  | N/A        | N/A        |  |  |  |  |       |                    | A-T-045    |
|                                                                         |                      |            |            |  |  |  |  |       |                    |            |
| Asbestos in Soil Quantification % (Hand Picking & Weighing)             |                      |            |            |  |  |  |  |       |                    |            |
| Asbestos in soil % composition (hand picking and weighing) <sub>o</sub> | 0.001                | 0.006      | -          |  |  |  |  | % w/w | 0.001              | A-T-054    |



Envirolab Job Number: 26/06050

Client Project Name: Vrajitoru - 83 Fielding Street,  
Middleton

Client Project Ref: N/A

| Lab Sample ID                                    | 26/06050/1        | 26/06050/2        | 26/06050/3        |  |  |  |  | Units | Limit of Detection | Method ref |
|--------------------------------------------------|-------------------|-------------------|-------------------|--|--|--|--|-------|--------------------|------------|
| Client Sample No                                 | S1                | S2                | S3                |  |  |  |  |       |                    |            |
| Client Sample ID                                 | TP1               | TP2               | TP3               |  |  |  |  |       |                    |            |
| Depth to Top                                     | 0.00              | 0.00              | 0.00              |  |  |  |  |       |                    |            |
| Depth To Bottom                                  | 0.30              | 0.30              | 0.10              |  |  |  |  |       |                    |            |
| Date Sampled                                     | 14-May-26         | 14-May-26         | 14-May-26         |  |  |  |  |       |                    |            |
| Sample Type                                      | SOIL              | SOIL              | SOIL              |  |  |  |  |       |                    |            |
| Sample Matrix Code                               | 4AE               | 4AE               | 4AE               |  |  |  |  |       |                    |            |
| PAH-16MS                                         |                   |                   |                   |  |  |  |  |       |                    |            |
| Acenaphthene <sub>A</sub> <sup>MS</sup>          | 0.35              | 0.38              | 0.93              |  |  |  |  | mg/kg | 0.01               | A-T-019s   |
| Acenaphthylene <sub>A</sub> <sup>MS</sup>        | 0.04              | 0.04              | 0.02              |  |  |  |  | mg/kg | 0.01               | A-T-019s   |
| Anthracene <sub>A</sub> <sup>MS</sup>            | 0.63 <sup>U</sup> | 0.66 <sup>U</sup> | 2.00 <sup>U</sup> |  |  |  |  | mg/kg | 0.02               | A-T-019s   |
| Benzo(a)anthracene <sub>A</sub> <sup>MS</sup>    | 2.51              | 2.26              | 3.44              |  |  |  |  | mg/kg | 0.04               | A-T-019s   |
| Benzo(a)pyrene <sub>A</sub> <sup>MS</sup>        | 2.54              | 2.15              | 2.90              |  |  |  |  | mg/kg | 0.04               | A-T-019s   |
| Benzo(b)fluoranthene <sub>A</sub> <sup>MS</sup>  | 2.87              | 2.47              | 3.43              |  |  |  |  | mg/kg | 0.05               | A-T-019s   |
| Benzo(ghi)perylene <sub>A</sub> <sup>MS</sup>    | 1.57              | 1.15              | 1.49              |  |  |  |  | mg/kg | 0.05               | A-T-019s   |
| Benzo(k)fluoranthene <sub>A</sub> <sup>MS</sup>  | 1.10              | 0.93              | 1.26              |  |  |  |  | mg/kg | 0.07               | A-T-019s   |
| Chrysene <sub>A</sub> <sup>MS</sup>              | 2.60              | 2.19              | 3.26              |  |  |  |  | mg/kg | 0.06               | A-T-019s   |
| Dibenzo(ah)anthracene <sub>A</sub> <sup>MS</sup> | 0.33              | 0.26              | 0.34              |  |  |  |  | mg/kg | 0.04               | A-T-019s   |
| Fluoranthene <sub>A</sub> <sup>MS</sup>          | 5.19              | 4.85              | 8.31              |  |  |  |  | mg/kg | 0.08               | A-T-019s   |
| Fluorene <sub>A</sub> <sup>MS</sup>              | 0.20              | 0.20              | 0.63              |  |  |  |  | mg/kg | 0.01               | A-T-019s   |
| Indeno(123-cd)pyrene <sub>A</sub> <sup>MS</sup>  | 1.62              | 1.26              | 1.57              |  |  |  |  | mg/kg | 0.03               | A-T-019s   |
| Naphthalene <sub>A</sub> <sup>MS</sup>           | 0.07              | 0.05              | 0.44              |  |  |  |  | mg/kg | 0.03               | A-T-019s   |
| Phenanthrene <sub>A</sub> <sup>MS</sup>          | 2.62              | 2.72              | 6.77              |  |  |  |  | mg/kg | 0.03               | A-T-019s   |
| Pyrene <sub>A</sub> <sup>MS</sup>                | 4.75              | 4.29              | 7.23              |  |  |  |  | mg/kg | 0.07               | A-T-019s   |
| Total PAH-16MS <sub>A</sub> <sup>MS</sup>        | 29                | 25.9              | 44                |  |  |  |  | mg/kg | 0.01               | A-T-019s   |



## Report Notes

### General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

### Key

|                           |                                                                                                       |
|---------------------------|-------------------------------------------------------------------------------------------------------|
| Superscript "#"           | Accredited to ISO 17025                                                                               |
| Superscript "M"           | Accredited to MCertS                                                                                  |
| Superscript "U"           | Individual result not accredited                                                                      |
| None of the above symbols | Analysis unaccredited                                                                                 |
| Subscript "A"             | Analysis performed on as-received Sample                                                              |
| Subscript "D"             | Analysis performed on the dried sample, crushed to pass 2mm sieve.                                    |
| Subscript "D" on Asbestos | Analysis performed on a dried aliquot of sample provided.                                             |
| Subscript "A"             | Analysis has dependant options against results. Details appear in the comments of your Sample receipt |
| Subscript "@"             | Result is an opinion                                                                                  |
| IS                        | Insufficient Sample for analysis                                                                      |
| US                        | Unsuitable Sample for analysis                                                                        |
| NDP                       | No Determination Possible                                                                             |
| NAD                       | No Asbestos Detected                                                                                  |
| Trace                     | Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.          |
| N/A                       | Not applicable                                                                                        |

### Asbestos

**Identification:** Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis

"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

### Assigned Matrix Codes

|                                                                                                     |           |   |                                             |   |                               |
|-----------------------------------------------------------------------------------------------------|-----------|---|---------------------------------------------|---|-------------------------------|
| 1                                                                                                   | SAND      | 6 | CLAY/LOAM                                   | A | Contains Stones               |
| 2                                                                                                   | LOAM      | 7 | OTHER                                       | B | Contains Construction Rubble  |
| 3                                                                                                   | CLAY      | 8 | Asbestos Bulk (Only Asbestos ID accredited) | C | Contains visible hydrocarbons |
| 4                                                                                                   | LOAM/SAND | 9 | Incinerator Ash (some Metals accredited)    | D | Contains glass / metal        |
| 5                                                                                                   | SAND/CLAY |   |                                             | E | Contains roots / twigs        |
| Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above. |           |   |                                             |   |                               |

### Soil Chemical Analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as "% stones >10mm".

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present

and/or if they are from outside the European Union and this supersedes any "D" subscripts.

### TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results "with Clean up" indicates samples cleaned up with Silica during extraction.

### EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

### Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.



### Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU  
Tel. 0161 368 4921 email. ask@envlab.co.uk

**Client:** T J Booth Associates, 20a East Gate Street, Rochdale, Rochdale, Greater Manchester, UK, OL16 1DH

**Project No:** 26/06050  
**Date Received:** 18/05/2026 (am)  
**Cool Box Temperatures (°C):** 9.1

**Project:** Vrajitoru - 83 Fielding Street, Middleton  
**Clients Project No:** N/A

| Lab Sample ID          | 26/06050/1        | 26/06050/2        | 26/06050/3        |
|------------------------|-------------------|-------------------|-------------------|
| Client Sample No       | S1                | S2                | S3                |
| Client Sample ID/Depth | TP1<br>0.00-0.30m | TP2<br>0.00-0.30m | TP3<br>0.00-0.10m |
| Date Sampled           | 14/05/26          | 14/05/26          | 14/05/26          |
| Deviation Code         |                   |                   |                   |
| F                      | ✓                 | ✓                 | ✓                 |

Key

F Maximum holding time exceeded between sampling date and analysis for analytes listed below

#### HOLDING TIME EXCEEDANCES

| Lab Sample ID          | 26/06050/1        | 26/06050/2        | 26/06050/3        |
|------------------------|-------------------|-------------------|-------------------|
| Client Sample No       | S1                | S2                | S3                |
| Client Sample ID/Depth | TP1<br>0.00-0.30m | TP2<br>0.00-0.30m | TP3<br>0.00-0.10m |
| Date Sampled           | 14/05/26          | 14/05/26          | 14/05/26          |
| Cyanide (total)        | ✓                 | ✓                 | ✓                 |

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Page 6 of 7



### Envirolab Analysis Dates

| Lab Sample ID          | 26/06050/1        | 26/06050/2        | 26/06050/3        |
|------------------------|-------------------|-------------------|-------------------|
| Client Sample No       | S1                | S2                | S3                |
| Client Sample ID/Depth | TP1<br>0.00-0.30m | TP2<br>0.00-0.30m | TP3<br>0.00-0.10m |
| Date Sampled           | 14/05/26          | 14/05/26          | 14/05/26          |
| A-T-019s               | 28/05/2026        | 28/05/2026        | 28/05/2026        |
| A-T-024s               | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-027s               | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-028s               | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-029s               | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-031s               | 02/06/2026        | 02/06/2026        | 02/06/2026        |
| A-T-032s               | 04/06/2026        | 04/06/2026        | 04/06/2026        |
| A-T-040s               | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-042sTCN            | 03/06/2026        | 03/06/2026        | 03/06/2026        |
| A-T-043-s              | 05/06/2026        | 05/06/2026        | 05/06/2026        |
| A-T-044                | 08/06/2026        | 08/06/2026        | 08/06/2026        |
| A-T-045                | 21/05/2026        | 21/05/2026        | 21/05/2026        |
| A-T-050s               | 06/06/2026        | 06/06/2026        | 06/06/2026        |
| A-T-054                | 08/06/2026        | 08/06/2026        |                   |

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Page 7 of 7

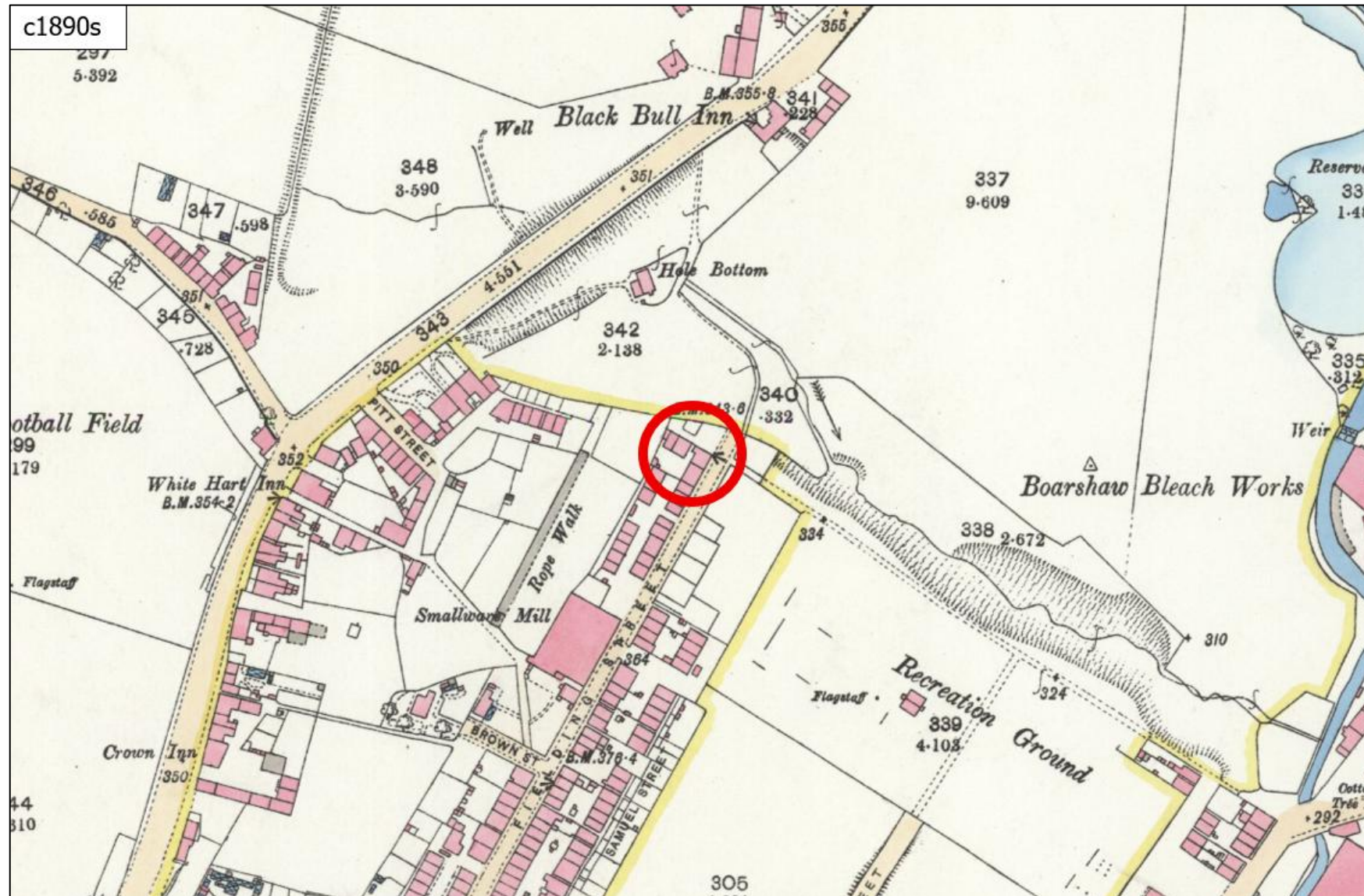
## 6. APPENDIX B: SITE WALKOVER PHOTOS.



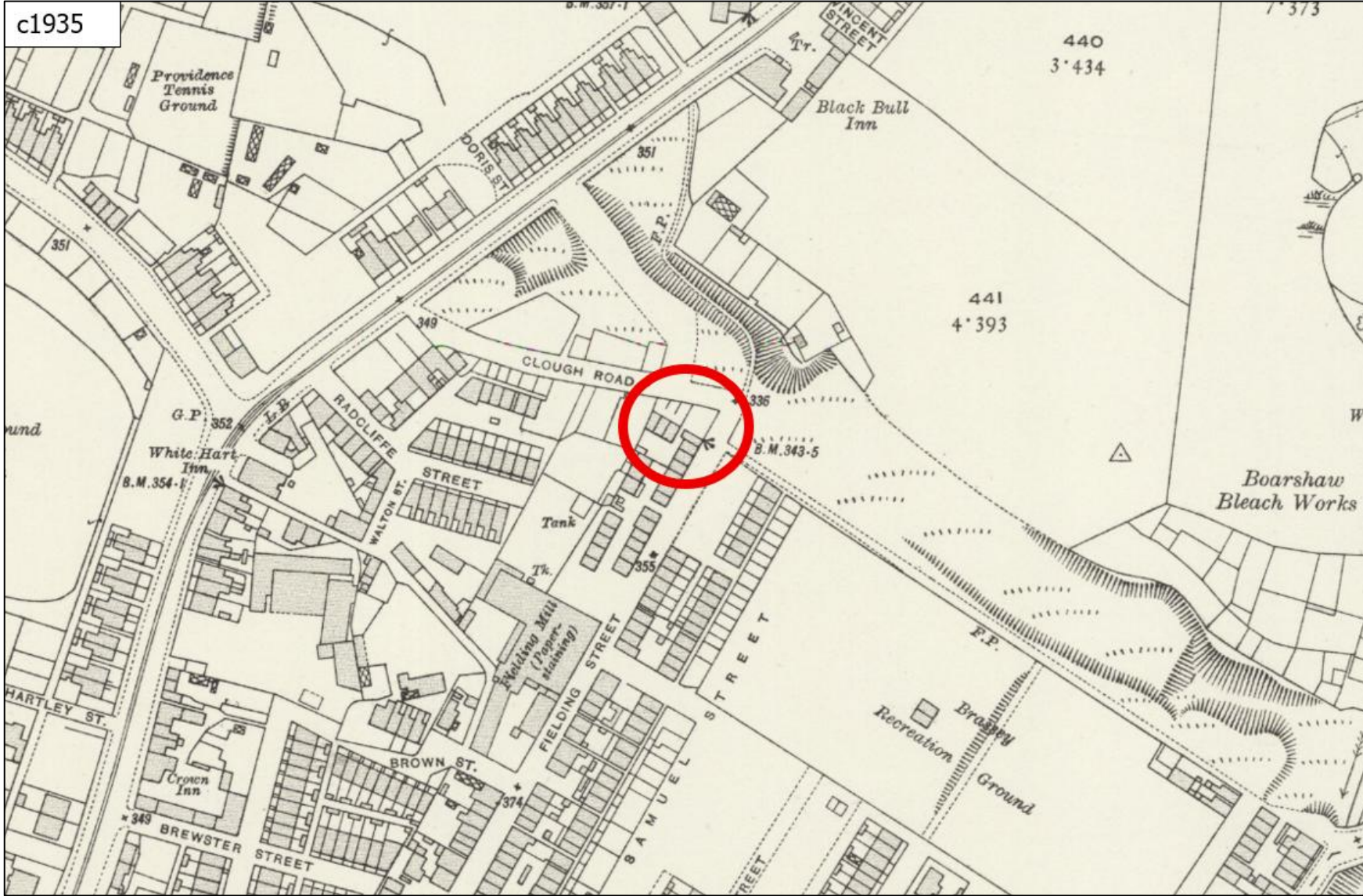


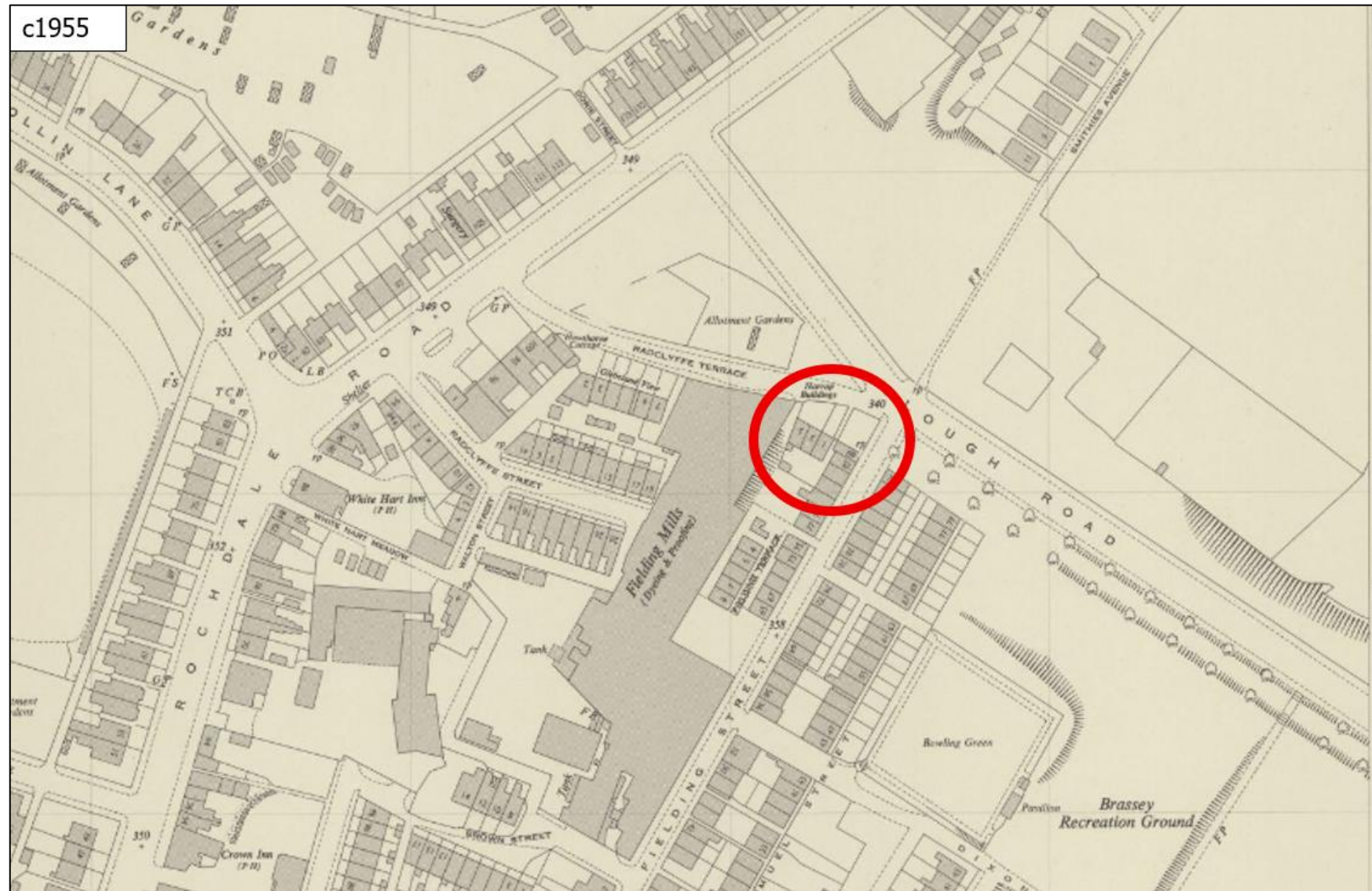
## 7. APPENDIX C: ENVIRONMENTAL DATA & MAPS.

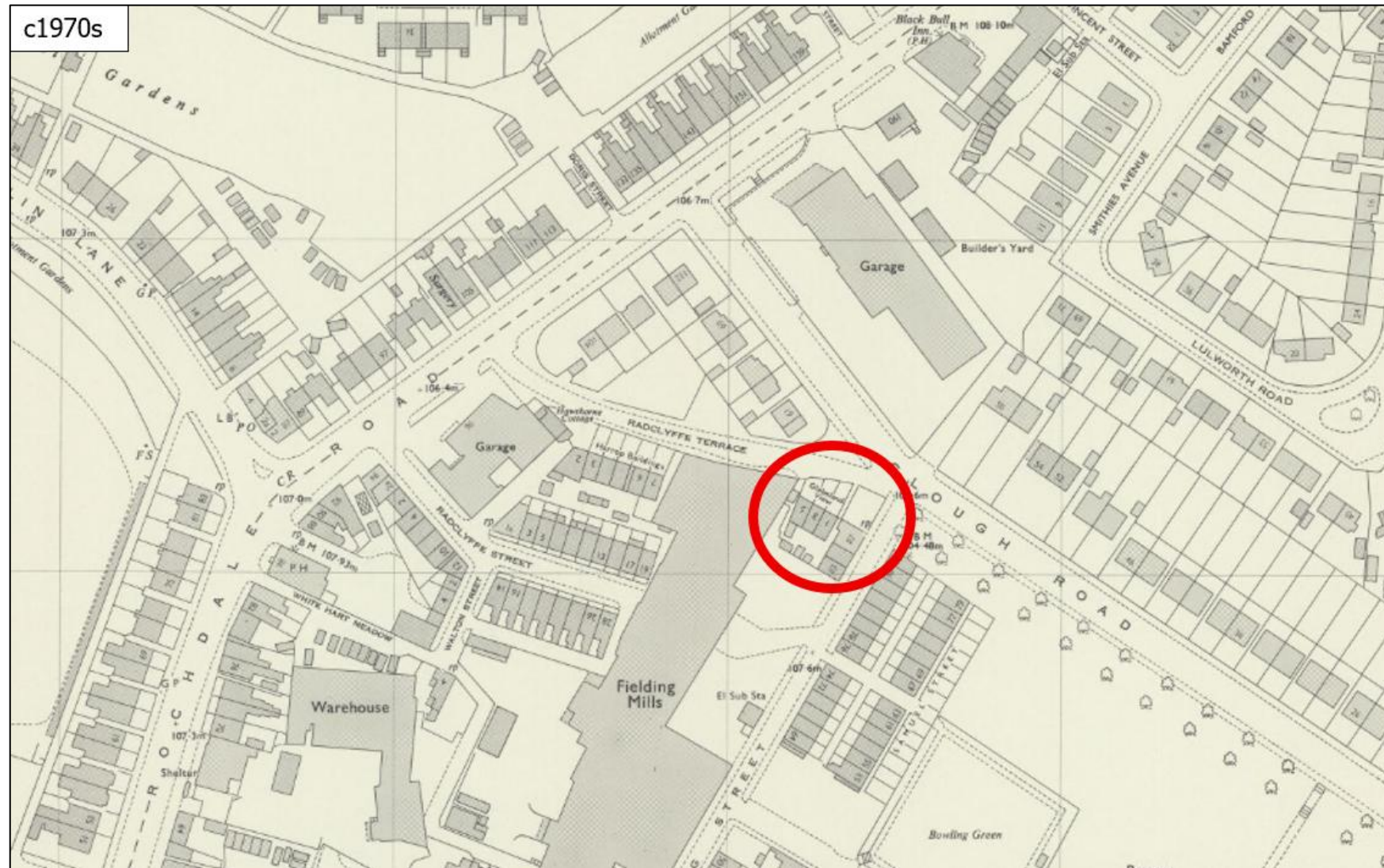


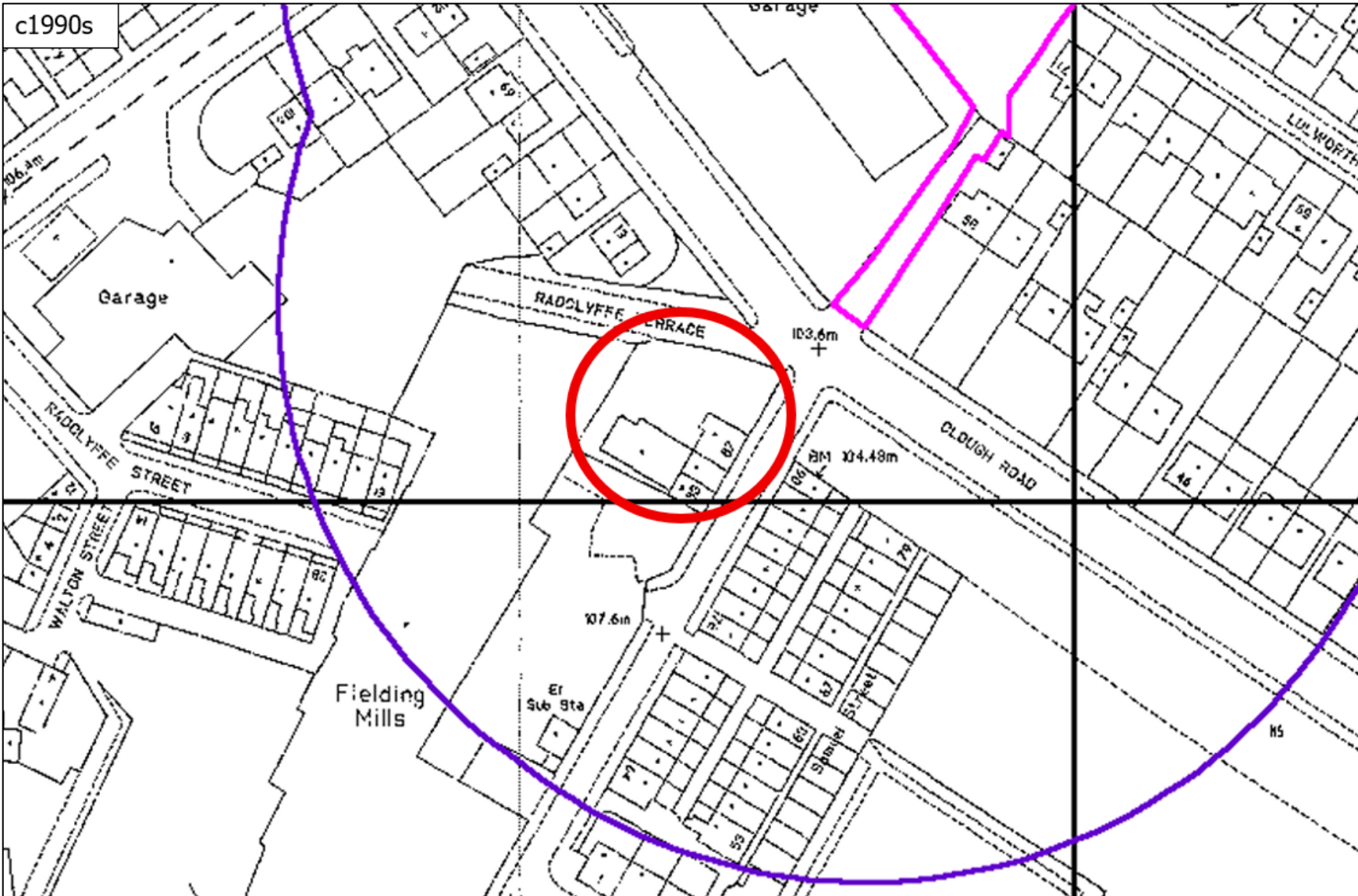
















# Screening

83-89 Fielding Street, Middleton, M24 6BG

## Professional opinion



### Contaminated Land

**Moderate:**  
**Acceptable Risk**

page 5



### Flood Risk

**Low-Moderate**

page 6

Consultant's guidance and recommendations inside.



### Ground Stability

**Identified**

page 6



### Radon

**Passed**



### Energy

**Identified**

page 7



### Planning Constraints

**Identified**

page 9



### Transportation

**Not identified**

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

## Site plan



## Contaminated land liability

### Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

**Yes**

### Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

**Unlikely**

### Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

**Unlikely**

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Contaminated Land summary



| Past land use                                                         | On-Site | 0-50m | 50-250m |
|-----------------------------------------------------------------------|---------|-------|---------|
| Former industrial land use (1:10,560 and 1:10,000 scale)              | 1       | 6     | 14      |
| Former tanks                                                          | 0       | 1     | 4       |
| Former energy features                                                | 0       | 1     | 4       |
| Former petrol stations                                                | 0       | 0     | 0       |
| Former garages                                                        | 0       | 2     | 4       |
| Former military land                                                  | 0       | 0     | 0       |
| Waste and landfill                                                    | On-Site | 0-50m | 50-250m |
| Active or recent landfill                                             | 0       | 0     | 0       |
| Former landfill (from Environment Agency Records)                     | 0       | 0     | 0       |
| Former landfill (from Local Authority and historical mapping records) | 0       | 0     | 0       |
| Waste site no longer in use                                           | 0       | 0     | 0       |
| Active or recent licensed waste sites                                 | 0       | 0     | 0       |
| Current and recent industrial                                         | On-Site | 0-50m | 50-250m |
| Recent industrial land uses                                           | 0       | 1     | 10      |
| Current or recent petrol stations                                     | 0       | 1     | 0       |
| Historical licensed industrial activities                             | 0       | 0     | 0       |
| Current or recent licensed industrial activities                      | 0       | 0     | 0       |
| Local Authority licensed pollutant release                            | 0       | 0     | 0       |
| Pollutant release to surface waters                                   | 0       | 0     | 0       |
| Pollutant release to public sewer                                     | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 1)                       | 0       | 0     | 0       |
| Dangerous industrial substances (D.S.I. List 2)                       | 0       | 0     | 0       |
| Dangerous or explosive sites                                          | 0       | 0     | 0       |
| Hazardous substance storage/usage                                     | 0       | 0     | 0       |
| Sites designated as Contaminated Land                                 | 0       | 0     | 0       |
| Pollution incidents                                                   | 0       | 0     | 0       |

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Contaminated Land



### Past land use



- Site Outline
- Search buffers in metres (m)
- Former industrial land uses
- Former tanks
- Former energy features
- Former garages

### Former industrial land use (1:10,560 and 1:10,000 scale)

These historical land uses have been identified from 1:10,560 and 1:10,000 scale Ordnance Survey maps dated from the mid to late 1800s to recent times. They have the potential to have caused ground contamination. Please see the Environmental Summary to find out how these could impact the site.

Please see **page 2** for further advice.

| Distance | Direction | Use                               | Date |
|----------|-----------|-----------------------------------|------|
| 0        | on site   | Unspecified Mill                  | 1891 |
| 4 m      | W         | Unspecified Commercial/Industrial | 1938 |
| 4 m      | NW        | Unspecified Mills                 | 1982 |
| 16 m     | NE        | Unspecified Pit                   | 1907 |

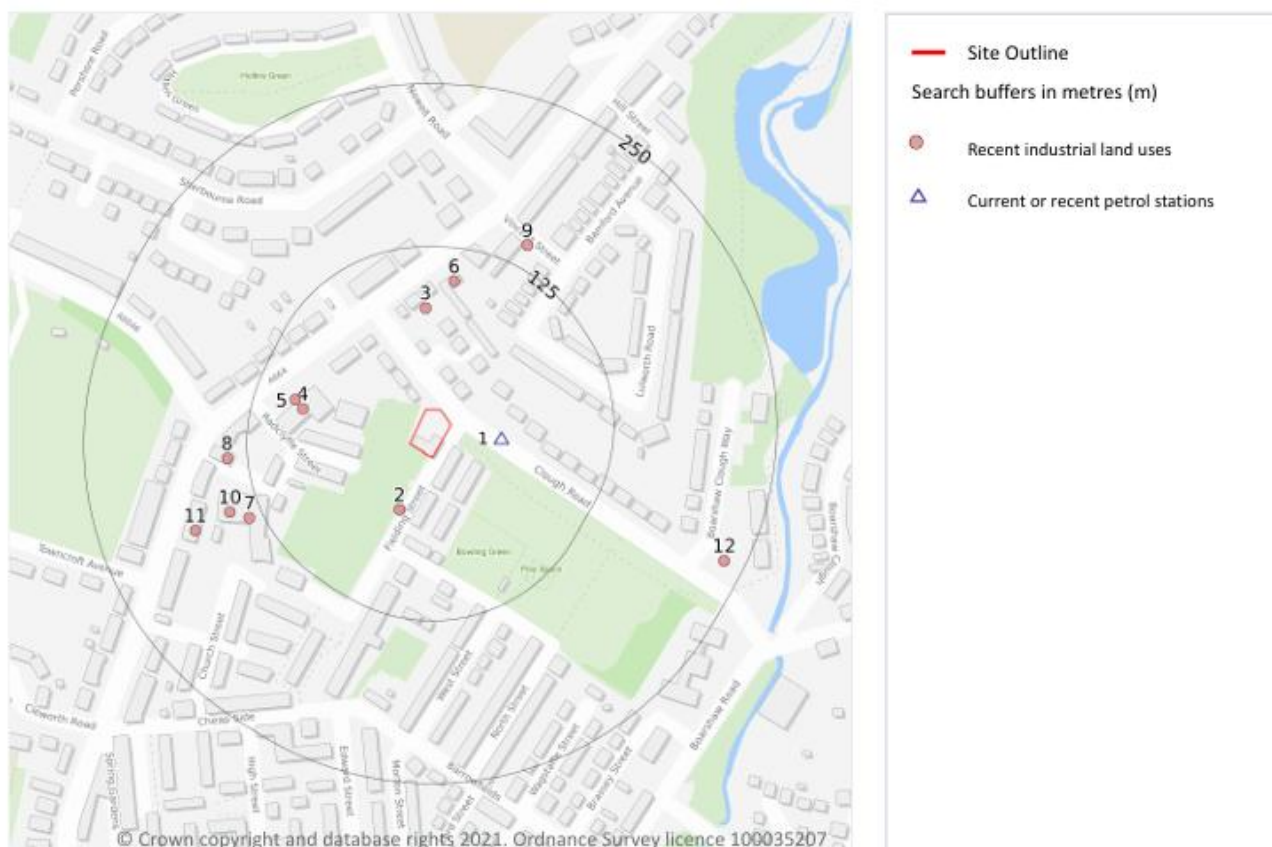
# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

This data is sourced from Ordnance Survey/Groundsure.

## Current and recent industrial



### Recent industrial land uses

These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

| ID | Distance | Direction | Company / Address                                                                    | Activity            | Category                      |
|----|----------|-----------|--------------------------------------------------------------------------------------|---------------------|-------------------------------|
| 2  | 47 m     | SW        | Electricity Sub Station - Greater Manchester, M24                                    | Electrical Features | Infrastructure and Facilities |
| 3  | 78 m     | N         | Premier Car Centre - Clough Road, Middleton, Manchester, Greater Manchester, M24 2NQ | Secondhand Vehicles | Motoring                      |

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
  - Secondary A
  - Secondary B
  - Secondary Undifferentiated
  - Unproductive
  - Unknown

### Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

**Unknown** - These are rock layers where it has not been possible to classify the water storage potential.

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

### Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

**Principal** - These are layers of rock or superficial deposits that usually provide a high level of water storage.

**Secondary A** - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

**Secondary B** - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

**Secondary Undifferentiated** - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

**Unproductive** - These are rock layers with low permeability that have negligible significance for water supply.

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Flood Risk



### Surface water flood risk



### Surface water flood risk

The property is likely to be prone to flooding following extreme rainfall, which may have an impact on insuring the property against flood risk.

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

# Screening

83-89 Fielding Street, Middleton, M24  
6BG

Ref: 21918053  
Your ref: 21918053  
Grid ref: 387329 406814

## Ground stability



### Non-natural ground subsidence



— Site Outline  
Search buffers in metres (m)

■ Infilled Land

Mining hazards:

■ Highly likely

■ Likely

#### Coal mining

The property is located in an area that may be affected by surface or sub-surface coal mining. Mining may cause ground stability problems such as subsidence, surface collapses, mass movement and landslides, depending on the style of mining used.

Please see **page 2** for further advice.

#### Infilled land

Maps suggest the property is located near a previous pond, quarry, mine, landfill or other hole in the land. These land cavities are often filled with various materials, and this can cause structural problems. Groundsure's experts recommend that you check whether your structural surveys have taken this into account.

Please see **page 2** for further advice.