



Remediation Strategy

Site off Bell Lane
Bury,
BL9 6AD

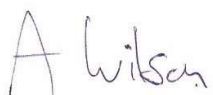
For Pearl Forecourts

07 April 2025
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1.0 Introduction & Objectives

Geo² Limited were commissioned by Pearl Forecourts to compile a Remediation Strategy for:

Site off Bell Lane,
Bury,
BL9 6AD

This report provides the results from the ground gas monitoring undertaken and an updated risk assessment and also provides guidance on appropriate steps which should be taken to mitigate risks, and upon the collection of appropriate evidence, to demonstrate that these works have been undertaken successfully. Collated evidence should be retained to allow a Verification Completion Report to be written by Geo².

This report does not provide any engineering or geotechnical guidance, this does not aim to address the health and safety implications of any system of work, nor does it inform the CDM Construction Phase Health, Safety and Environmental Plans.

1.1 Planning Information

Planning Permissions (Bury Metropolitan Borough Council Ref. 70253 and 70945 (variation to approved plans)) has been granted for:

Demolition of existing car sales building and the redevelopment of the site for a new petrol filling station with associated facilities alongside a drive thru unit and a detached block of 2no. food-to-go convenience pods.

Existing and proposed development plans for the site are included in Appendix A for reference.

Conditions 3 & 4 relate to contamination risk and remediation, and are listed below:

- 3) No development shall commence unless and until:
 - Where remediation / protection measures is / are required, a detailed Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority:
- 4) Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales and a Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works,

including substantive evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

This Strategy aims to assist in discharging Condition 3 (part 3). Parts 1 and 2 have been addressed in a previously produced Geo² reports Phase I Preliminary Risk Assessment report (Geo², ref. 23/1433.1.1, Oct 2023) and Phase II Geo-Environmental Assessment report (Geo², ref. 24/1433.2.1, June 2024).

1.2 Scope of Works

The purpose of this document is to:

- Summarise the pertinent previous work at the site.
- Provide the ground gas monitoring results and updated risk assessment.
- Summarise the likely scope of remediation requirements to facilitate the proposed development at the site.
- Present the likely verification requirements; and
- Support the discharge of planning conditions relating to land contamination remediation.

1.3 Previous Work

The following Geo² reports have been reviewed in preparation of this strategy:

- *Phase I Preliminary Risk Assessment*, ref: 23/1433.1.1, October 2023
- *Phase II Geo-Environmental Assessment*, ref, 24/1433.2.1, June 2024

For full details of the site walkover, desk study and intrusive investigation undertaken at the site, this strategy should be read in conjunction with the aforementioned reports. The reports are summarised in Sections 2.0 and 3.0 respectively.

1.4 Key Contacts

If you have any questions regarding this document or on site, please contact:

Contact	Email	Phone
Adam Wilson Director	Adam.Wilson@geo2.co.uk	07779 604 026
Geo ² Head Office	info@geo2.co.uk	0113 257 5397

Table 1. Geo² Contact Details

1.5 Report Reliance

This report has been produced for use solely by Pearl Forecourts and their appointed subcontractors.

This report reflects current guidance and legislation at the time of writing (April 2025). Any printed copy should be considered uncontrolled.

2.0 Summary of Phase 1 Desk Study

2.1 Site Description

The site is located approx. 900 m northeast of the town centre of Bury, Greater Manchester. The area shown within the red site boundary on Figure A below, will be referred to throughout this document as 'the site'.

The southern end of the site is an operational car sales garage, while the northeastern area is a vehicle servicing and MOT centre, with vehicle parking across the northern and western sides of the site.

The surrounding land use is predominantly commercial buildings, with residential properties from 30m southeast.

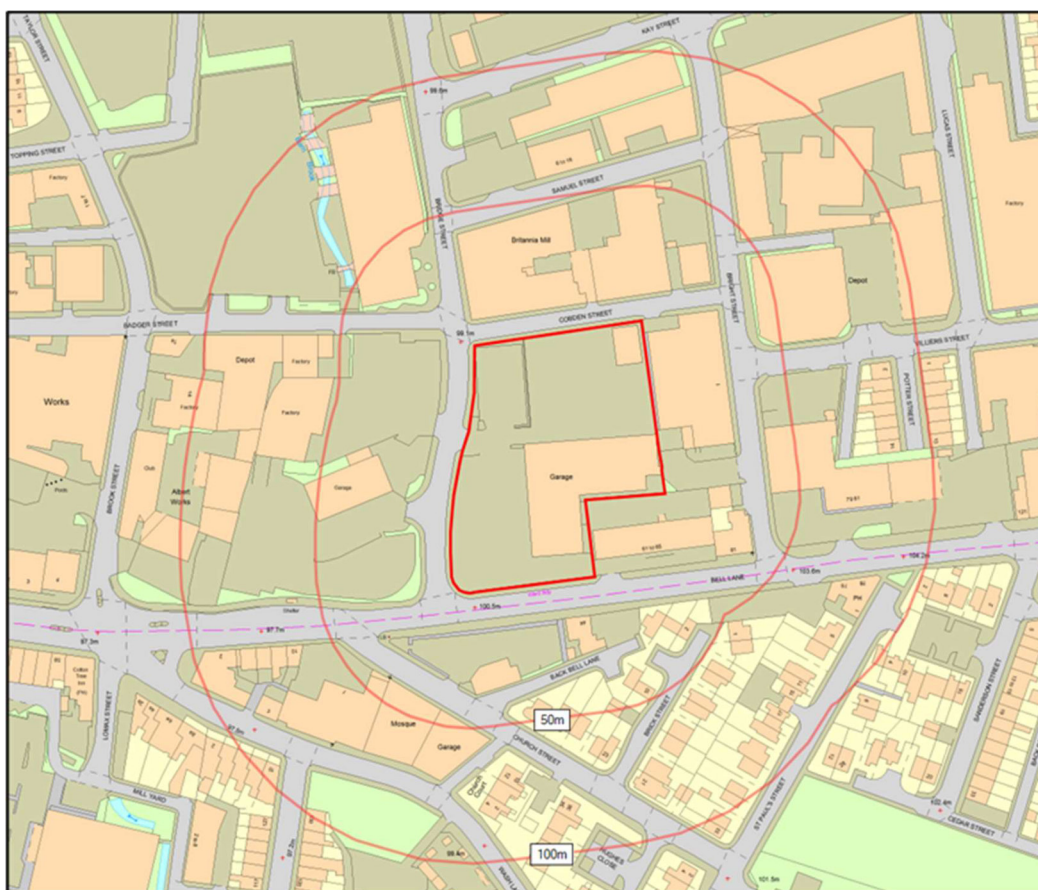


Figure A: Site Location Plan. Red is approximate site boundary and pink are 50m and 100m buffers.

2.2 Desk Study Data

The information in Table 2 below is summarised from the Geo² Phase I PRA report,.

Site Geology, Hydrogeology and Hydrology	British Geological Survey (BGS) data indicates bedrock consists of Pennine Lower Coal Measures (PLCM) Formation. Superficial deposits are indicated to comprise Devensian Till. An available BGS borehole log located 64m northeast recorded bedrock from 12.2m bgl. The site is not within a Development High Risk Area (DHRA) with respect to coal. The Environment Agency (EA) classify the bedrock as Secondary A Aquifer and the superficial deposits as Secondary (Undifferentiated). The site is not located within a Source Protection Zone (SPZ). The nearest licensed groundwater abstraction point is located 191m north for manufacturing use. The nearest surface water feature is Barn Brook located 50m northwest, flowing south and it appears to become culverted at this point. The River Roch is located 870m southeast, flowing south and has a Grade C water quality.
Waste and Infilled land	There are no BGS recorded landfill sites, historical landfill sites or licenced waste management facilities within 1000m of the site. There are no areas of potentially infilled land (non-water or water) within 50m of the site.

Table 2. Site Information

2.3 Site History

By 1849, the site's central area was developed as a Gas Works, with a reservoir and chimney on the eastern boundary, two circular gasometers, and two rows of terraced properties in the south. By 1891, the Gas Works had become a Cotton Mill, with the former gasometers mapped as reservoirs. In 1910, the site was redeveloped as a Velvet Mill, operating until 1960.

By the late 1970s, the entire site was redeveloped, with all historic buildings, the chimney, and terraced properties demolished, and reservoirs no longer mapped. Two large Garage buildings were constructed in the south, with additional garage buildings appearing in the northeastern area by the 1980s. By 2001, the site took its present form, with a single garage building in the northeast corner and the southernmost building reduced to the southeast corner.

Off-site history within 100m included industrial land uses such as Cotton Mills, Iron Foundries, Felt Hat Works, and associated reservoirs, chimneys, and tanks. Terraced housing was predominant to the east and south. Since the 1960s, heavy industry and terraced properties have been replaced by commercial units and semi-detached housing, with a retail park built 150m southwest.

3.0 Summary of Phase 2 Geo-Environmental Investigation

Geo² undertook a shallow borehole intrusive investigation across the site in May 2024. The intrusive investigation were undertaken in order to provide an assessment of potential contamination linkages and to obtain further information regarding the geology of the site and the quality of the soils and groundwater.

The intrusive investigation works, findings and recommendations are detailed within the Geo² Phase II Geo-Environmental Assessment (ref. 1433.2.1, June 2024) and are summarised below.

3.1 Site Investigation Works

The intrusive investigation comprised the advancement of 12no window sample boreholes (WS01, WS02, WS04-WS10 and WS12-WS14) up to 5.5m bgl.

An exploratory hole location plan is included in Appendix A for reference.

3.2 Encountered Ground Conditions

Hardstanding surfacing was present across the site including brick paving (WS04-WS06) in the southwestern area, tarmac (WS02, WS08, WS10 and WS14) and tarmac underlain by concrete (WS01, WS09, WS12 and WS13). WS13 in the northeastern area of the site recorded concrete to a depth of 0.60m bgl, much deeper than other areas of the site.

Granular made ground soils were encountered at all exploratory hole locations with the exception of WS12, comprising a fill of brick, mudstone and concrete. Cohesive made ground material was recorded in WS12, likely reflecting reworked natural clay. Where the base of the made ground was encountered, this was at depths of 0.90-1.5m bgl.

Underlying the made ground, natural soils comprised firm brown slightly sandy gravelly Clay, considered to be representative of the anticipated Devensian Till superficial deposits. Occasional relict roots or organic matter was observed.

No groundwater was encountered during the shallow investigation and the base of the superficial deposits or top of bedrock was also not recorded, with the exploratory holes terminated at a maximum depth of 5.5m bgl.

3.2.1 Observed Potential Contamination

Field analysis was conducted for volatile hydrocarbons using a photo-ionisation detector (PID). The highest concentration recorded was in WS12 at 0.80m bgl, with a PID concentration of 47.4ppm recorded in the made ground strata. This corresponded to a

hydrocarbon odour observed by the Geo² engineer in this stratum. The odour and recorded elevated PID readings reduced with depth. WS12 is located on the eastern boundary, south of the existing servicing / MOT garage.

An oily sheen was recorded on gravel made ground (0.65-0.85m bgl) in WS01, located in the northwestern area of the site. No specific odour was observed by the engineer and no further oily sheen was encountered with depth.

3.2.2 Obstructions

Exploratory holes WS02, WS04, WS08 and WS13 were terminated at shallow depths (0.75-1.00m bgl) within the made ground strata upon obstructions. These were considered likely to be due to brick fill or possible historical ground floor slabs left in-situ.

3.2.3 Historical Infrastructure

The historical mapping indicates that the former gasometer structures were then used as circular reservoirs for the Cotton Mill. Figure B below shows the 1890 mapping overlain with the current site layout.

It is unknown if these structures remain in-situ.

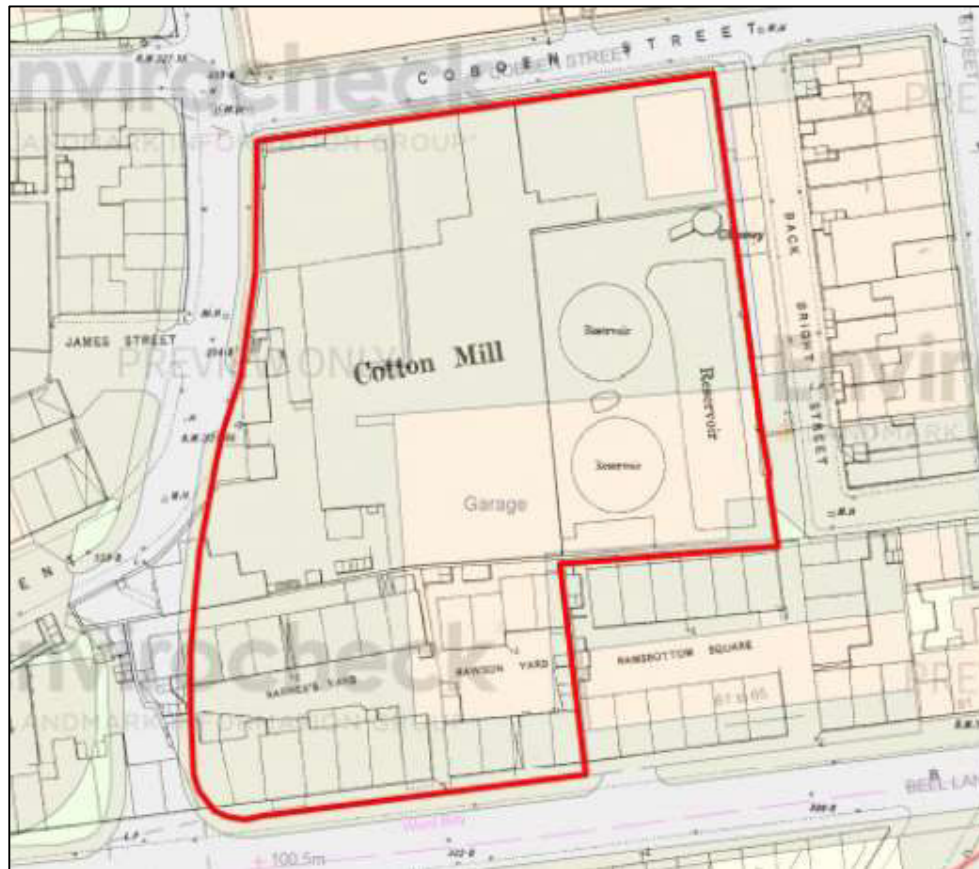


Figure B: Overlay of 1890 mapping and current site layout.

WS14 was advanced in the eastern side of the site in order to target the possible presence of one of the circular historical gasometer / reservoirs. The borehole recorded a void from 1.0-5.0m bgl, with a possible concrete obstruction at 5.0m bgl. The surrounding soils then collapsed and filled the void, with monitoring pipework only installed to 2.0m bgl.

WS14 is therefore considered to have possibly confirmed the presence of the former gasometer / reservoir structure, likely infilled with demolition fill.

3.2.4 Groundwater Level Monitoring Results

Monitoring wells were installed in boreholes WS01, WS05, WS06, WS07, WS10, WS12 and WS14.

Six groundwater level monitoring visits were undertaken in February and March 2025, with the results summarised in Table 3 below. No groundwater levels could be determined in WS05 due to the top of the installation having been damaged.

Full details are provided in the monitoring data sheets included in Appendix B.

Monitoring Well	Response Zone (m bgl)	Target Strata	Groundwater Levels (m bgl)						Notes
			R1	R2	R3	R4	R5	R6	
WS01	2.0 – 4.0	Clay	2.75	2.03	2.52	2.68	2.72	2.79	
WS06	1.0 – 4.0	Clay	0.36	0.28	0.62	0.58	0.46	0.52	Flooded
WS07	1.0 – 3.8	Clay	Dry	0.58	0.57	0.59	0.62	0.61	Flooded
WS10	0.8 – 3.8	Made Ground & Clay	2.55	3.38	2.51	2.62	2.64	2.82	
WS12	1.0 – 4.0	Clay	2.68	2.68	2.77	2.74	2.81	2.79	
WS14	1.0 – 2.0	Made Ground	0.71	0.66	0.67	0.72	0.73	0.80	Flooded. Installed near reservoir.

Table 3. Groundwater Monitoring Levels. R1 = Round 1, etc.

Three monitoring wells reported shallow perched groundwater levels at 0.28-0.80m bgl, while three other monitoring wells reported perched groundwater levels at 2.03-3.38m bgl. Consequently, Geo² consider there not to be a continuous shallow perched groundwater table across the site, but for groundwater to be present where sand bands exist within the natural Devensian clay superficial deposits.

It is unknown if the perched water recorded in WS14 is associated with the possible in-situ structure of the historical reservoir.

3.3 Soils Analysis

Ten made ground and six natural soil samples were selected and scheduled for environmental chemical analysis of heavy metals, PAHs, TPHs, BTEX and MTBE. The made ground soil samples were

also analysed for asbestos identification and selected samples were also analysed for VOCs and SVOCs, reflecting soils where elevated PID readings were recorded (WS12 at 0.80m bgl).

As the current use is a car sale with garage and proposed site use is a petrol filling station (PFS), the soil analysis testing results were compared against 'Commercial' end use Generic Assessment Criteria (GACs) thresholds with a conservative 1% Soil Organic Matter (SOM) utilised.

No contaminants have been recorded above Commercial GAC threshold concentrations.

3.3.1 Asbestos

Chrysotile and Amosite asbestos fibres were positively identified in WS02 (0.60-0.80m bgl) and WS04 (0.30-0.50m bgl) respectively, within made ground soil samples. Quantification analysis recorded <0.001% and 0.002%^{w/w} in the WS02 and WS04 made ground soils respectively.

Consequently, it is considered that the presence of asbestos in soils presents a potential risk to construction workers and to site end users within areas of soft landscaping. Hardstanding cover breaking the source-pathway-receptor linkage between the made ground soils and current and proposed site users.

3.4 Controlled Waters

The shallow site investigation undertaken in May 2024 did not identify any groundwater up to a depth of 5.5m bgl. Furthermore, the environmental chemical analysis results reported lower concentrations of contaminants within the underlying natural soils, indicating low levels of vertical migration of contaminants through the cohesive natural soils.

4.0 Ground Gas Monitoring

4.1 Monitoring Duration

The Geo² shallow investigation in May 2024 identified a potential **Moderate / Low** risk to site end users from harmful vapours and / or hazardous ground gases in the northeastern area of the site, associated with the unknown material infilled within the historical reservoir structures. During the ground investigation, WS13 and WS14 recorded an unconfirmed thickness of made ground soils in this area of the site, particularly with a possible infilled reservoir / gasometer structure identified in WS14.

Initial ground gas monitoring visits identified that a shallow perched groundwater table was present across the site. Consequently, ground gas monitoring has been undertaken across the entire site on six occasions over a period of two months, reflecting the Low generation potential of noxious ground gases on site, in line with CIRIA C665 (Tables 5.5a and 5.5b) for a Commercial development.

Monitoring wells were installed in boreholes WS01, WS05, WS06, WS07, WS10, WS12 and WS14. Table 4 below outlines the installation details of the monitoring wells and their locations on site.

Monitoring Well	Location on Site	Response Zone (m bgl)	Target Strata	Notes
WS01	Northwestern area	2.0 – 4.0	Clay	
WS05	Southwestern area	1.0 – 4.0	Made Ground & Clay	No groundwater level data
WS06		1.0 – 4.0	Clay	Monitoring well flooded
WS07		1.0 – 3.8	Clay	Monitoring well flooded
WS10	Central northern area	0.8 – 3.8	Made Ground & Clay	
WS12	Western area, north of historical reservoirs	1.0 – 4.0	Clay	
WS14	Western area, potentially within a historical reservoir	1.0 – 2.0	Made Ground	Monitoring well flooded

Table 4. Monitoring Well Installation Details

Six ground gas monitoring visits have been undertaken over a period of six weeks, across February and March 2025. The results in full are included in Appendix B.

4.2 Characteristic Situation

The presence of a hazardous ground gas source does not determine that a risk will be present. Whether a risk is present will be assessed through the potential for generation and subsequent migration of gas. Therefore, the gas concentrations will be considered alongside the recorded gas flows.

The Gas Screening Value (GSV) is the product of the maximum borehole flow rate and the gas concentration, per borehole across all monitoring visits completed. A Characteristic Situation (CS) can be derived from an assessment of the ground gas data and forms the basis of determining mitigation measures (as outlined in BS8485:2015+A1:2019).

4.3 Results

Detailed monitoring data from the visits is presented as Appendix B.

The monitoring visits have been undertaken across varying atmospheric conditions, with recorded atmospheric pressure on site ranging from 994 to 1009mbar, incorporating falling, rising and steady state atmospheric conditions. Three of the six rounds were undertaken during a period of falling pressure

Recorded groundwater levels (summarised in Table 3, Section 3.2.4) recorded that the slotted pipework within monitoring wells WS06, WS07 and WS14 was flooded during all six monitoring visits.

Gas flows were only recorded during the first monitoring visit, recording steady state flows of -0.9 to -5.7l/hr. These negative flow rates are likely due to the monitoring wells having been left undisturbed from May 2024 to February 2025 and have therefore been discounted from the assessment. No flows above the limit of detection of the ground gas monitor were recorded during the other five monitoring events.

Depleted oxygen (O₂) was recorded in WS10, WS12 and WS14 monitoring wells located in the eastern side of the site. The lowest oxygen concentration of 6.0% v/v was recorded in WS14 during the first monitoring visit, with other monitoring visits recording 15.0-19.8% v/v. This depleted oxygen is considered to potentially be linked to the historical infilled reservoir structures.

No hydrogen sulphide (H₂S), carbon monoxide (CO) or volatile organic compounds (VOCs) concentrations were recorded during any of the six monitoring visits above the limit of detection (1.0ppm).

Monitoring data obtained from the six rounds of monitoring is summarised in Table 5 overleaf.

Monitoring Well	Response Zone (m bgl)	Max Flow (l/hr)*	Max Methane Conc (% v/v)*	Methane Characteristic Situation	Max Carbon Dioxide Conc (% v/v)*	Carbon Dioxide Characteristic Situation	Flooded?
WS01	2.0 – 4.0	<0.1	<0.1	CS1	1.5	CS1	No (6/6)
WS05	1.0 – 4.0	<0.1	0.1	CS1	0.5	CS1	Unknown
WS06	1.0 – 4.0	<0.1	0.1	CS1	1.0	CS1	Yes (6/6)
WS07	1.0 – 3.8	<0.1	0.1	CS1	0.5	CS1	Yes (6/6)
WS10	0.8 – 3.8	<0.1	<0.1	CS1	2.0	CS1	No (6/6)
WS12	1.0 – 4.0	<0.1	<0.1	CS1	4.5	CS1	No (6/6)
WS14	1.0 – 2.0	<0.1	3.0	CS1	1.6	CS1	Yes (6/6)
Note: * = Maximum Steady State Conditions							

Table 5. Ground Gas Monitoring Results

4.4 Discussion

4.4.1 Methane GSV

Methane was only recorded above the limit of detection (0.1% v/v) during the first monitoring event. WS05, WS06 and WS07 recorded 0.1% v/v, whilst WS14 recorded 3.0% v/v.

Taking into account the length of time that the monitoring wells had been left undisturbed (>6 months) and that the monitoring pipework of wells WS06, WS07 and WS14 have been flooded on all occasions, the elevated methane concentration in WS14 is therefore considered to be an outlier and not representative of the site's natural ground gas conditions.

Flow rates above the limit of detection (0.1 l/hr) were also only recorded during the first monitoring visit.

Geo² therefore consider that the calculated Characteristic Situation of CS1 is suitable for the entire site with respect to methane.

4.4.2 Carbon Dioxide GSV

Carbon dioxide was not recorded above the 5% v/v threshold in any of the monitoring wells. Consequently, Geo² consider the Characteristic Situation of CS1 is suitable for the entire site with respect to carbon dioxide.

4.4.3 Conclusion

Given the above, a CS1 gas regime has been assumed for all monitored locations and no ground gas protection measures are considered to be required for the site's proposed commercial development.

4.5 Organic Vapours

No sources of volatile vapours have been identified as part of the ground investigation, with a maximum PID reading of 47.4ppm recorded in WS12 at 0.80m bgl, in the made ground strata.

No VOC concentrations were recorded during any of the six monitoring visits above the limit of detection (1.0ppm).

5.0 Updated Conceptual Site Model

The sources, pathways and receptors that have been confirmed as being relevant to the proposed development requiring remediation are detailed in Table 6 below.

Source	Pathway	Receptor
Asbestos fibres <0.001-0.002% w/w identified in made ground soils in only two of ten made ground soil samples analysed	Direct contact, inhalation of vapours and ingestion.	Commercial site end users in areas of soft landscaping.
		Construction workers

Table 6. Identified Contamination Linkages

6.0 Remedial Objectives

The Remediation Strategy had been devised based on the intrusive investigation undertaken by Geo² in May 2024 in order to:

- Mitigate the risks posed by the identified contaminants of concern and break potential contaminant linkages allowing the redevelopment of the site for a commercial end use; and
- To ensure the redevelopment works themselves are undertaken in such a fashion as to prevent the introduction of contaminated materials or may pose a risk to future site users, neighbours or the environment.

The following remediation measures are therefore proposed and detailed further in the following sections:

- Preconstruction works – Section 7
- Asbestos in soils – Section 8
- Watching brief for unexpected contamination – Section 9
- Imported materials – Section 10
- Clean and inert cover system – Section 11
- Waste and material management – Section 12
- Health and safety considerations – Section 13

Upon completion of the development works, a Verification Completion Report will be required to be produced in line with contaminated land planning condition no4 (planning ref. 70253, Bury Metropolitan Borough Council). This Verification Report will confirm that the development works have been undertaken in line with the agreed Remediation and Verification Strategy and confirm, with evidence, that the site as completed does not present a contamination risk to human health for the site end users or controlled waters.

7.0 Preconstruction Works

Excess or unsuitable material and material management is discussed separately in Section 12.0.

7.1 Site Clearance

It is understood that buildings are present on site which will require demolition. All natural or man-made hard materials including concrete slabs, hardstanding, brickwork, foundations, utilities, required vegetation etc. at or below the surface shall be broken out from beneath the development platform.

Any asbestos containing materials (ACMs) within the building materials should be appropriately managed and removed from site by a licensed contractor.

All materials recovered during the works which are intended for re-use shall be processed and stockpiled for chemical testing to demonstrate they are suitable for re-use within the proposed redevelopment.

7.2 Infrastructure and Contamination Removal

No existing underground fuel storage tanks (USTs) are anticipated at this site. However, reflecting the eastern areas of the site's use as a Gas Works during the 19th century and later as a Cotton Mill, the historical gasometers and reservoirs may remain in-situ on site. Historical mapping indicates that the northern-most sections of the reservoirs may underlie the proposed PFS building and therefore present a constraint with respect to the construction of the new building.

Groundworks across the site and particularly in the area of the infilled reservoirs should be undertaken in line with the Watching Brief outlined in Section 9.0 and Appendix E. A trial pitting investigation may be necessary to locate the extent of any historical reservoir structures that may present a construction constraint to the proposed new building(s).

Waste classification of the material within any infilled reservoir structures may be required if material is to be removed from site to suitably licensed facilities. This is detailed further in Section 12.0.

8.0 Asbestos in Soils

Asbestos fibres were identified in two made ground soils samples (out of ten analysed) during the 2021 ground investigation. Quantification analysis recorded <0.001% and 0.002% w/w within the soil samples from WS02 and WS04 respectively.

Geo² have undertaken a JIWG assessment of the perceived asbestos risk to groundworkers undertaken works on site, this is included in Appendix D. This assessment identified the Hazard Ranking as 'Negligible' and of a 'Very Low Risk'. This assessment states that works fall outside of CAR legislation and no special control measures are required.

Geo² would recommend that the Principal Contractor is made aware of the potential hazard and they should ensure that they are able to provide a watching brief, to highlight any potential undiscovered asbestos materials, should these be present

Upon completion of the site's redevelopment, proposed building footprints and hardstanding surfacing will break the source-pathway-receptor linkage between shallow made ground soils and site end users, posing no further risk.

Within areas of soft landscaping, it is proposed to install a suitable clean and inert capping layer to break the source-pathway-receptor linkage. This is further detailed in Section 11.0.

9.0 Watching Brief for Unexpected Contamination

It is recommended that contractors should remain vigilant for encountering contaminated soils or waters during the preconstruction and construction works. Contractors should be trained in identifying potential areas of contamination and a site-specific briefing provided on areas of potential contamination in advance of construction-phase works commencing on site.

Unexpected contamination may comprise impacted Made Ground or underlying natural soils, or unconfirmed or unexpected structures such as historical reservoirs, storage tanks, subsurface features, pipes, sumps or chambers with associated contamination.

As a guide, potential contamination in soils or waters may comprise visually impacted materials (stained, coloured) and/or distinctly odorous material. Encountered odours could be petrol, diesel, solvents or oil-like.

In the event that materials of this or similar description are encountered, and the material is considered to be previously unidentified, then Geo² should be contacted. In such circumstances, the affected area should be isolated and work in the area stopped, pending the Geo² consultant visit to sample or assess the soil/water. The area should remain isolated whilst the samples are analysed at an appropriate laboratory and the mitigation measures are confirmed, if considered necessary.

Based on a comparison of analysis results against adopted screening criteria, Geo² will assess whether the identified materials present an environmental risk that needs treatment or removal from site. Validation samples will be collected from the edge and base of the excavation by a Geo² engineer. The number of validation samples required should be decided by the Geo² engineer, based upon the excavation size and depth, material types and contamination distribution, but will be a minimum of six with at least one sample per 5m length of excavation face and 10m² of excavation base.

All waste soils/materials should be appropriately segregated and stored to prevent spreading contamination across the site (such as placing on and being covered by plastic sheeting). Waste should then be appropriately classified and disposed of in accordance with the applicable waste management regulations under full duty of care documentation. The potential exists for materials which could be classified as hazardous waste to be present, and this should also be dealt with in accordance with the relevant legislation.

Should unidentified underground features be encountered, such as fuel tanks or chambers etc, that require removal in line with the proposed development, they should be appropriately decommissioned. Decommissioning may comprise pumping and removal of wastewater and any

sediment in accordance with the applicable waste management regulations under full duty of care documentation. Water and sediment waste may need to be sampled and analysed to determine whether it needs to be disposed of as hazardous. Should suspected contaminated material be identified beneath or adjacent to the structure, Geo² should be contacted to undertake further sampling and analysis with the appropriate validation sampling undertaken. All results will be included in the Validation Completion Report.

Should any structure encountered remain in situ, Geo² should be contacted to ensure that any potential impact that may be associated with this feature can be appropriately addressed, if necessary. This process may entail additional sampling works, which would require the identified area to be isolated until a Geo² engineer is able to attend site.

All samples obtained by Geo² will be

- Collected using methodologies in line with standard industry guidance
- Stored in appropriate containers and controlled conditions for the required analysis;
- Transferred under chain of custody to an appropriately accredited laboratory for analysis.

The relevant planning authorities should be notified should any unexpected contamination be identified. Remedial actions that are identified as necessary as a result of encountered materials should be agreed prior to the work being carried out.

A method statement for a watching brief is included as Appendix E.

10.0 Imported Materials

A suitable clean cover system of appropriate imported material is considered to be required in areas of soft landscaping. Sampling and chemical laboratory analysis of imported materials will be required to confirm that such materials are suitable for use and will not present a risk to commercial site end users or the local environment. Sampling and testing requirements are set out below.

Testing requirements in line with Yorkshire and Lincolnshire Pollution Advisory Groups (YALPAGs) Verification Requirements for Cover Systems are set out below and should be met. The YALPAG guidance is accepted by a number of councils across England, but it should be noted that Bury Metropolitan Borough Council may have its own requirements.

Imported materials must be able to demonstrate suitability for use; this should include information demonstrating the source of the materials origin and suitable chemical analysis.

10.1 Sampling Frequency

Sampling of imported material should be undertaken at the following frequencies:

- **For virgin quarried material** a frequency a minimum of three samples or one per 1,000 m³ (whichever is greater);
- **For crushed hardcore/secondary aggregate** a minimum of three samples or one sample per 500 m³ materials (whichever is greater);
- **For greenfield/manufactured soils** a minimum of three samples, or one per 250 m³ (whichever is greater);
- **For brownfield/screened/recovered soils** a minimum of six samples , or one sample per 100m³ (whichever is greater).

Sampling should be undertaken for each separate source of material.

10.2 Laboratory Analysis

Sampling and laboratory analysis of imported materials should be undertaken on the following:

- **Virgin Quarried Material** - Heavy metals suite;
- **Crushed hardcore/secondary aggregate** – Heavy metals suite, speciated Polyaromatic Hydrocarbons (PAHs) and asbestos identification. Additional testing (e.g. TPH) may be needed dependent on the source;
- **Greenfield/manufactured soils** – Heavy metals suite, speciated PAH, speciated Total Petroleum Hydrocarbons (TPH-CWG) asbestos identification, pH and soil organic matter;

- **Brownfield/screened/recovered soils** Heavy metals suite, speciated PAH, speciated Total Petroleum Hydrocarbons (TPH-CWG) asbestos identification, pH and soil organic matter. Plus any additional relevant analysis if deemed appropriate when materials are imported from a brownfield source, such as BTEX, phenols, cyanides etc.

Sampling should be undertaken for each separate source of material.

It is strongly recommended that all soils/materials are tested prior to importation as failures identified on site post placement will require excavation and removal of those materials. It should be noted that regional guidance may expect verification of materials after import to site.

All samples will be submitted to an appropriate MCERTS and UKAS accredited laboratory for analysis. All samples will be collected and submitted in line with best practice guidelines. All analysis should consider the required target concentrations and ensure a suitable level of detection is specified.

All environmental chemical analysis should be compared to appropriate generic screening criteria (GACs) for a conservative residential with home grown produce end use, drawn from the following sources:

- Environment Agency SGV Values.
- LQM / CIEH's Suitable for Use Levels (S4ULs)
- DEFRA Category 4 Screening Levels (C4SLs).
- EIC Soil Generic Assessment Criteria for Human Health.

Results of the analysis, if not undertaken by the Environmental Consultant, shall be provided to the Environmental Consultant for screening against the residential with home grown produce GACs and confirmation sought as to acceptability prior to import to site.

11.0 Clean Cover System

Due to the reporting of low concentrations of asbestos fibres present in two made ground soil samples analysed, it is recommended that a suitable thickness of clean and inert capping is installed in all areas of soft landscaping on site. The clean and inert capping should also be underlain by a geotextile membrane to prevent mixing of soils. This clean and inert capping will break the source-pathway-receptor linkage between made ground soils on site and Commercial site end users as the principal pathways for exposure are inhalation of asbestos within soils / dusts.

Across the remainder of the site, the source-pathway-receptor linkage will be broken by the building footprints and areas of hardstanding.

It is considered that a suitable cover system comprising a geotextile marker layer or a 100 mm hard dig layer, overlain by minimum 300 mm clean soils would be sufficient. It is proposed that the minimum 300 mm clean cover will comprise 150 mm subsoil overlain by a minimum of 150 mm topsoil. Alternatively, the clean cover could comprise minimum 300mm topsoil.

Particular attention will be focussed on suitable protection of the geotextile membrane to ensure follow-on trades do not damage the geotextile membrane in the period following installation. Careful consideration should also be given to the programming of in-ground site works with the potential to disturb the cover system once it has been placed. For example:

- Erection of fencing (where post holes are to be created and arisings generated);
- Planting of trees; and
- Services installation.

Ideally, these works (or similar), which would result in Made Ground being brought to surface, should be programmed to occur before installation of the cover system to avoid disturbance/cross-contamination of the cover soils. In the event such works occur after placement of the cover system, care should be taken to control arisings to avoid such cross-contamination. Evidencing of the absence of cross contamination may be required.

Any soils imported to site for use within a clean cover system will require chemical analysis to assess suitability for use of the soils with the cover system. The suite of analysis and rate of testing was detailed previously in Section 10.

11.1 Tree Pits

The proposed landscaping plan for the site includes trees, which will require the installation of tree pits to provide sufficiently deep and wide growing media for the trees. The depth of the growing

media required for the tree pits will possibly penetrate the full depth of the made ground material (recorded to 0.9-1.5m bgl), depending on location.

Due to the depth of topsoil (growing media) required within the tree pits, no geotextile membrane is therefore considered to be required at the base of the tree pit.

12.0 Waste and Material Management

Wastes should be managed according to the waste hierarchy shown in Figure C below and following appropriate duty of care protocols. The amount of waste created through a project should be minimised as much as possible. Materials on-site should be clearly separated into different waste streams to allow for re-use and recycling.

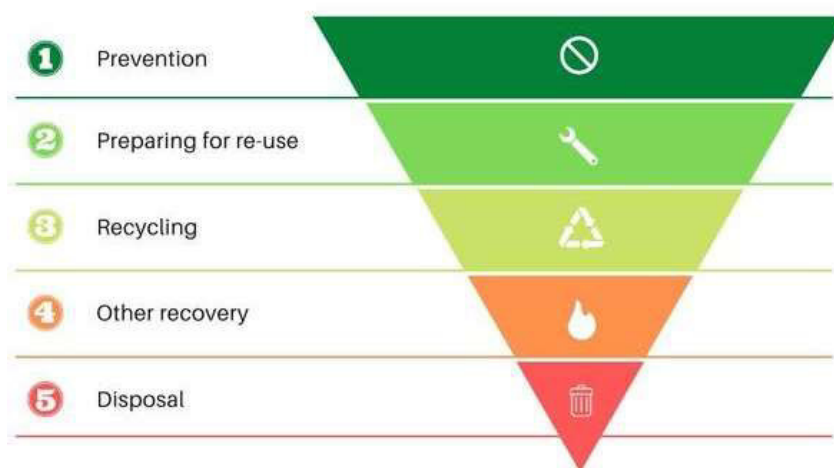


Figure C. Waste Hierarchy Diagram.

12.1 Laboratory Analysis and Materials Classification

A number of soil samples were collected from across the site during the site investigation and subject to laboratory chemical analysis. It should be noted, however, that the results from the environmental testing of soils during the Geo² May 2024 ground investigation may not be fully representative of waste excavation arisings generated during the construction phase, and therefore further sampling and laboratory analysis, including Waste Acceptance Criteria (WAC), may be required for excavation arisings to be managed off-site for disposal.

Before excavation arisings (and other materials) leave site as waste, they should be classified appropriately. Each type of waste which a site produces will have an individual European Waste Code (EWC). This is a six-digit code which is unique to the waste stream. For example:

17-05-04 = Mixed Soil and Stones

Some codes can also be hazardous and marked by an asterisk (*)

13-05-07* = Oily water from oil/water separators

Geo² are able to advise on material codes, material testing and classification. Often additional sampling may be needed to give a detailed classification for disposal. If you need additional information on this, we recommend referring to [UK Government technical guidance document “WM3”](#) which details how materials should be classified::

12.2 Key Documents

If material leaves a site, it will require either a waste transfer note or a hazardous waste consignment note. It is illegal for waste to be removed from a site without these documents.

Document	Link to download
Waste Transfer Note	https://www.gov.uk/government/publications/duty-of-care-waste-transfer-note-template
Hazardous Waste Consignment Note	https://www.gov.uk/government/publications/hazardous-waste-consignment-note

Table 7. Waste Transfer and Consignment Note Links.

All relevant waste transfer notes and consignment notes should be retained by the contractors and provided in a timely and well-organised manner to Geo² for inclusion within the Verification Report. Geo² will require a fully quantified list of waste materials removed from site. It is vital that any paperwork is stored securely and not lost from site. **It is a legal requirement to keep transfer notes and consignment notes.** Hard copies of waste tickets and digital scans of tickets should be retained (for up to 6 years).

12.3 Haulier and Receiving Facility Licence Checks

The main contractor on site is responsible for the wastes that they produce, and also responsible for checking that the organisations removing waste from site, and receiving such waste, are appropriately registered with the Environment Agency.

To check if a business managing waste is registered with the Environment Agency, follow this link:

<https://environment.data.gov.uk/public-register/view/search-waste-carriers-brokers>.

<https://environment.data.gov.uk/public-register/view/search-waste-operations>

12.4 Environment Agency Waste Exemption

An Environment Agency Waste Exemption may be suitable for the small-scale groundworks activities anticipated to be required for the site's redevelopment.

A U1 exemption for example (Use of Waste in Construction) currently permits the reuse of small volumes of certain materials (e.g. crushed brick / concrete) to form bunds, access roadways on site, or limited volumes of clean 'virgin' topsoil being imported from offsite. A U1 can be filed very quickly and has no application fee. There are, however, limits on volume and constraints on material types for the use of a U1 which should be fully understood before use.

<https://www.gov.uk/guidance/u1-waste-exemption-use-of-waste-in-construction>

A T5 exemption allows a contractor to temporarily screen and blend waste on a small scale to produce aggregate or soil at a particular location, such as a construction or demolition site. For example, grading waste concrete after it has been crushed to produce a certain type of aggregate.

You can store or treat up to 5,000 tonnes of waste (other than bituminous mixtures) under this exemption. However, you cannot store waste for more than 12 months.

<https://www.gov.uk/guidance/waste-exemption-t5-screening-and-blending-waste>

12.5 Ancillary Wastes

While none have been reported to date, if any invasive species are identified during future development works then treatment / removal of the infected area should be undertaken by a specialist contractor.

Should any liquid wastes be identified during future development works it may be necessary to dispose of the wastes through the use of a vacuum tanker.

Any general waste generated during future works should be disposed of by the contractors.

All relevant waste transfer notes and consignment notes should be retained by the contractors.

12.6 Excess or Unsuitable Material

Where excess or unsuitable excavation arisings are produced and found to be contaminated or unsuitable for geotechnical reasons, then this material will need to be removed from site as a waste, following the appropriate duty of care procedures, and all relevant transfer notes and consignment notes should be retained.

WAC testing will likely be required for soils to be removed from site to suitably licenced facilities.

All relevant waste transfer notes and consignment notes should be retained by the contractors for inclusion within the Verification Report.

13.0 Health and Safety Considerations

The Principal Contractor is required to have appropriate risk assessments and method statements in place under the Construction (Design and Management) Regulations, 2015. These should recognise and address the construction-phase hazards presented by ground conditions on site.

Groundworkers should be made aware of the possibility of encountering contaminated soils through toolbox talks and in particular the potential presence of asbestos and an appropriate protocol to mitigate exposure of the workforce and general public should be in place.

Other health and safety factors that should be considered, taking into consideration the unexpected identification of asbestos fibres in Made Ground soils include, but are not limited to:

- **Dusts:** To minimise risks from dusts (including potentially containing asbestos fibres) damping down or covering of stockpiles may be considered necessary. Movement of potential contamination off site on vehicle wheels shall be minimised by cleaning of vehicle wheels and/or use of a road sweeper, as required.
- **Welfare:** Washing facilities and a clean canteen room from which work boots and overalls are excluded. Provision must be allowed to permit adequate hygiene to be maintained and to ensure provision of appropriate personal protective equipment (PPE).
- **Asbestos:** Asbestos tool box talk for all staff and asbestos awareness training for groundworkers.

14.0 Verification Completion Report

Upon completion of the development works, a Verification Completion Report will be required in line with Condition 4 of the planning application. The aim of the Verification Completion Report will be to demonstrate that the measures proposed in this Remediation Strategy have been undertaken.

To ensure that the Verification Completion Report can be completed, the following information detailed in Table 8 should be requested from suppliers or retained for inclusion in the report.

Remediation Report Section	Item	Examples of Information Required (not an exhaustive list)
Section 7	Preconstruction Works	Information on the material recovered from the demolition works including suitability for re-use. Documentation of all relevant transfer notes and consignment notes provided. Details of the MMP and implementation, if appropriate. Documentation from the licenced contractor of any asbestos containing material removal, if applicable.
Section 8	Asbestos in Soils	A copy of the Toolbox Talk A copy of the Asbestos Management Plan (where applicable) JIWG decision tool (if applicable). Lab and monitoring results from any additional sampling or air monitoring undertaken prior to or during the groundworks.
Section 9	Watching Brief for Unexpected Contamination	If any unexpected contamination is encountered then the relevant information, testing certificates, validation exercise and tickets indicating volumes of off-site removal of soils should be obtained. If unexpected contamination encountered, evidence should be provided to demonstrate its classification, volume, how it was treated/disposed, and the appropriate verification testing undertaken. If no unexpected contamination is encountered, the Principal Contractor is to provide a statement on a headed letter confirming this.
Section 10	Imported Materials	Name and address of the source sites for imported hard core, subsoil and topsoil materials. Volumes of each material imported and delivery notes provided. Minimum three soil samples collected by Geo ² on site for each material / source site, or testing as per Section 10. Chemical testing results for all imported hard core / soils.

Remediation Report Section	Item	Examples of Information Required (not an exhaustive list)
Section 11	Clean Cover System	Final landscape drawing. Name and address of the source sites for the subsoil and topsoil material(s). Volume of material(s) imported to site. Photographic record of the hard to dig/geotextile marker layer. Photographic record showing the correctly installed depth of minimum 300 mm clean cover system soils (including at least 150 mm of topsoil), in line with YALPAG recommendations.
Section 12	Waste and Material Management	Records of waste transfer notes. Details of receiving facility and associated permits. Details of waste haulier and associated licences. Details of any U1 of similar waste exemption used at the site.

Table 8. Requirements for Verification Report

14.1 Remediation Strategy Tracking Plan

This document needs to be read alongside a Tracking Plan.

This plan can be found in Appendix C. This plan is useful checklist for the actions you need to take as a contractor and provides a guide for the information which Geo² need at the end of the project to produce a Verification Report.

This can be printed out during the works to check all the information Geo² need is being collected.

15.0 Limitations

This Report was prepared by Geo² for the sole and exclusive use of the Client and for the specific purpose for which Geo² was instructed. Unless explicitly agreed otherwise, in writing, this Report has been prepared under Geo²'s Standard Terms and Conditions.

Geo² does not intend, without its written consent through a formal letter of reliance or warranty, for this Report to be disseminated to any party other than the named Client or to be used or relied upon by any party other than the named Client. Use of the Report by any other party is unauthorised and such use is at the sole risk of the user. Any party using or relying upon this Report, other than the Client, agrees by virtue of its use to indemnify and hold harmless Geo² from and against all claims, losses and damages (of whatsoever nature and howsoever or whensoever arising), arising out of or resulting from the performance of the work by Geo².

The recommendations contained within this Report represent Geo²'s professional opinions, based upon the information detailed within the Report, exercising the reasonable skill and care to be expected of a professional consultant holding itself out as having the competence, experience, and resources necessary for the purpose of carrying out similar work in scope and character to the services performed. The Report needs to be considered in the light of the proposal and associated limitations of scope. The Report needs to be read and considered in full and isolated sections cannot be used without full reference to other elements of the Report and any previous works referenced within the Report.



Appendix A – Figures

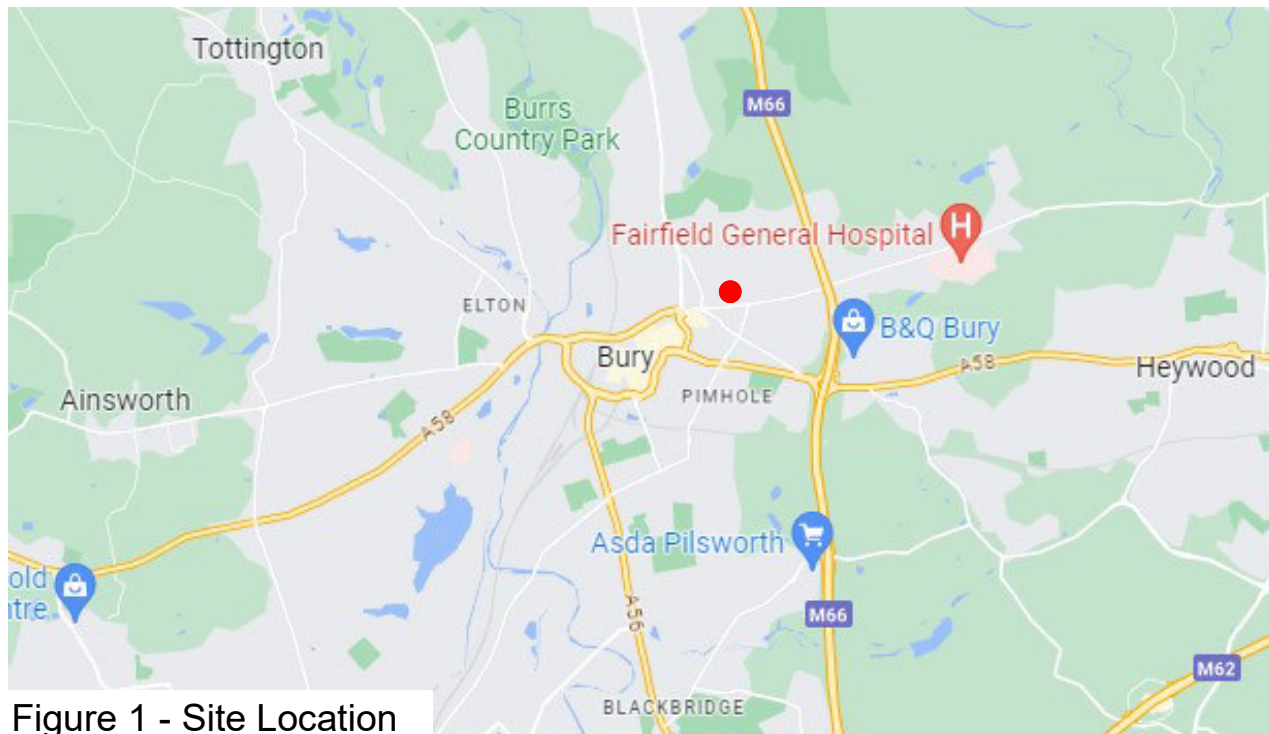


Figure 1 - Site Location

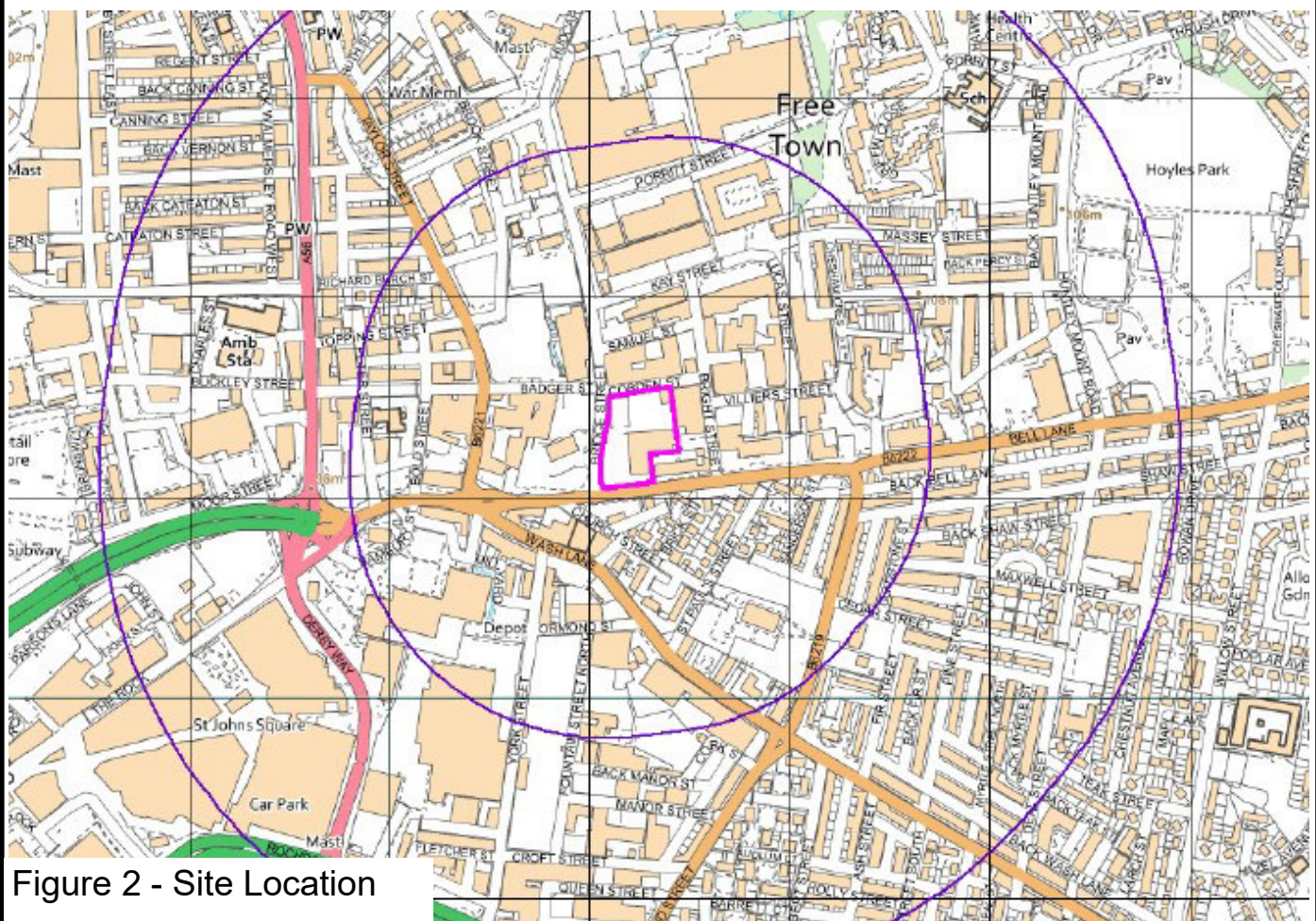


Figure 2 - Site Location



Figures 1 & 2 - Site Location

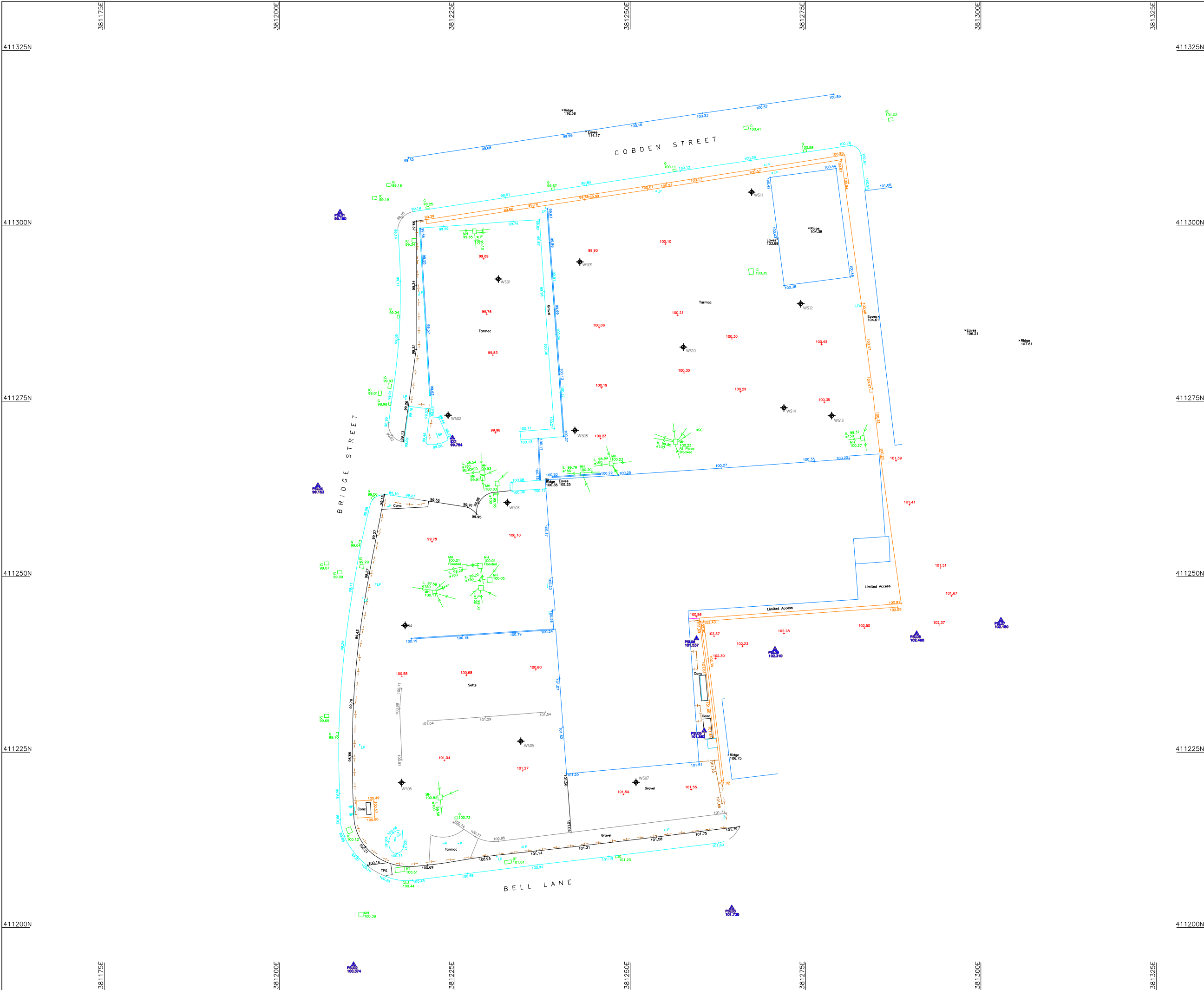
NOT TO SCALE

Site off Bell Lane, Bury, BL9 6XX

Geo² Remediation Limited, The Coniston, Louisa Street, Idle, West Yorkshire, BD10 8NE

Tel: (0113) 2575397

www.geo2.co.uk



ABBREVIATIONS		
AB Automatic Barrier	GV Gas Valve	Sap Sapping
AC Air Conditioning	HR Hand Rail	SC Slop Cock
App Approximate	H Height	Sec Security fence
B Bollard	HE Height	SH Speed Hump
BB Bellhole Beacon	B Illuminated Bollard	SH Stair
Bd Backdrop Level	IC Inspection Cover	Sn Sign
Bh Borehole	ICH Inspection Chamber	SOL Soffit Level
BL Bed / Beam / Base Level	IL Invert Level	SOS Emergency telephone
BP Brick Paving	Im Intercom	Sp Stamp
BR Bollard Removable	IRF Iron Rail Fence	SPC Speed Camera
BRW Brick Retaining Wall	KO Kero Outlet	SPP Sheet Pile/Grade Fence
BS Bus Stop/Shelter	Kerb Top	SPS Stone Paving Slabs
BT British Telecom	L Light	SPP Street Railing Fence
BW Brick Wall	LH Lamp Hole	SRW Stone Retaining Wall
BWF Barb Wire Fence	LP Lamp Post	SI Sill
C Column	m Metres	SV Stop Valve
CB Call Box	Max Maximum	SWW Surface Water
CBE Chase Board Fence	MC Motorway Corridor	Ta Tarmac surface
CCTV Closed Circuit TV	MH Manhole	Temp Temporary
CF Compulsated Iron Fence	MHB Manhole Blotout	TH Trail Hole
CLF Chain Link Fence	Mk Marker	TL Threshold Level
Cone Concrete surface	MG Multiple Girth tree	Tn Trench
CPF Concrete Panel Fence	Min Minimum	TM Ticket Machine
CPS Concrete Paving Slabs	MP Marker Post	TP Telephone Pole
CTV Cable Television	MRF Metal Railing Fence	TPS Tactile Paving Slabs
CW Combined Water	MW Monitoring Well	TS Traffic Signal
D Diameter	NP Name Plate	TV Cable TV
DE Difference in Easing	NPV No Pipe Visible	UB Utility Box
DN Difference in Northing	OHL Overhead Line	US Underside
Dp Downpipe	OHP Overhead Power	UTL Unable To Lift
DPC Damp course level	OT Overhead Telecoms	UTS Unable To Survey
DRF Diamond Rail Fence	OP Ornamental Planting	VC Vitrified Clay
EB Electricity Box	P Post	W Waste
EL Electricity cover	PB Post Box	WB Water Box
EP Electricity Pole	PC Pedestrian Crossing	WHF Wooden Hoarding Fence
FB Flower Bed	PCF Post & Chain Fence	WL Water Level
FD Full Depth	PM Parking Meter	WM Water Meter
FH Fire Hydrant	PMF Post & Panel Fence	WMF Wrought Mesh Fence
FL Floor Level	PPF Post & Panel Fence	WPF Wooden Panel Fence
FP Flag Pole	PPF Post & Panel Fence	WV Washout
FW Foul Water	PWF Post & Wire Fence	X2 Multiple instances
G Gully	RE Road End	Ø Diameter in mm
Ga Gravel surface	RS Road Sign	→ Direction of flow
GP Gate Post	RSL Road Sign Illuminated	

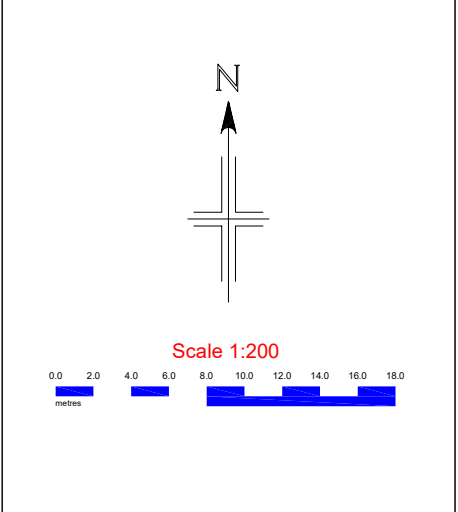
NOTES

PLAN GRID IS LOCAL BASED UPON O.S. NATIONAL GRID
SITE CENTRED ON SURVEY STATION PSL01. SCALE FACTOR=1

ALL LEVELS RELATE TO ORDNANCE DATUM. (OSGM15)
ESTABLISHED USING THE O.S. NATIONAL ACTIVE GPS NETWORK

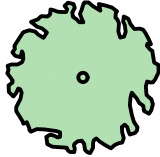
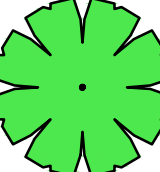
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00	Original issue	CD	SA	26/04/2023
Issue	Details	By	Chk'd	Date

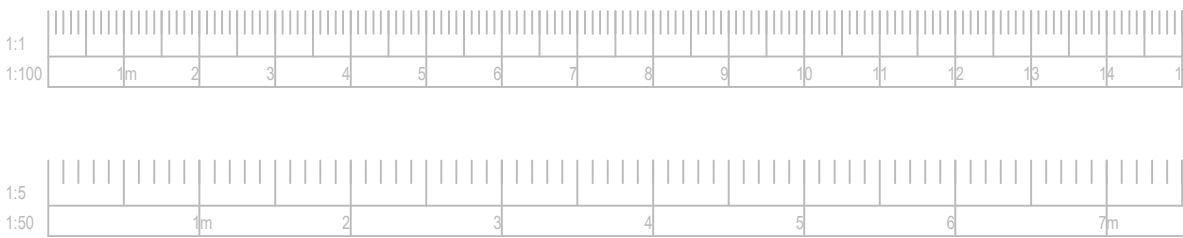
SHEET LAYOUT			
SURVEY CONTROL STATIONS			
Number	Easting	Northing	Height
EX1	381224.637	411269.807	99.754
PSL01	381208.623	411301.974	99.190
PSL02	381210.556	411194.731	100.374
PSL03	381264.478	411202.815	101.735
PSL04	381205.467	411263.005	99.153
PSL05	381260.549	411228.054	101.582
PSL06	381259.448	411241.202	101.537
PSL07	381302.865	411243.807	102.150
PSL08	381290.844	411241.898	102.460
PSL09	381270.640	411239.661	102.310



SURVEYED BY CD/WA		DRAWN BY CD	SCALE 1:200
DATE OF ISSUE APRIL 2023		@ A1	
TITLE BELL LANE BURY BL9 6BB TOPOGRAPHICAL SURVEY			
DRAWING No. PS-2337-TS		ISSUE 00	
SHEET 1 OF 1			
PARAGON SURVEYS Chartered Surveyors GEOMATICS: Land & Engineering Surveyors 8 Carr House Lane Wrightington Wigan Greater Manchester WN6 9SH T: (01257) 453200 E: post@ParagonSurveys.co.uk  RICS CIOB Northern Office: Gosforth Lodge, Gosforth, Seascale, Cumbria. CA20 1AS			



Legend					
Species	Height	Girth	Size At Maturity		No. of Plants
	Sorbus Aucuparia	350-425cm	12-14cm	Height = 12m Spread = 6 - 8m	24
	Betula Pendula	350-425cm	10-12cm	Height = 12m Spread = 6 - 8m	20
Total					44
Species	Height	Density			
	Brachyglottis 'Sunshine'	40-60 cm	0.35 Ctr	182	
	Prunus Laurocerasus 'Otto Luyken'	60-80 cm	4/ m	187	
					368
Species	Height	Density			
	Potentilla fruitcosa 'Katherine Dykes'	20-30cm	6/m ²	8	
	Potentilla Fruitcosa 'Abbotswood'	30-40 cm	6/m ²	10	
	Euonymus Fortunei 'Emerald Gaeity'	30-40 cm	6/m ²	8	
					26
	Grass Seed - Sown at 50g/m ²	A22 Hard wearting, Low maintenance from Germinal GB Ltd. or similar approved			



PEARL FORECOURTS LTD
CLIENT

BELL LANE, BURY
PROJECT

PROPOSED LANDSCAPE PLAN
TITLE

2489.F.109.A
DRAWING NO.

1:250
SCALE@A1

SW/ ADs
DRAWN



Appendix B – Ground Gas Monitoring Results

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End		
Client		Pearl Forecourts						Recorded by		GV			Time		10	13		
Date (DD/MM/YYYY)		14/02/2025						Visit Number		1			Weather (dry/rain/snow/ice)		DRY	DRY		
Gas Analyser		Gas Meter 1											Pressure (mb)		1009.0	1007.0		
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.0		O ₂ (% v/v)		20.4		H ₂ S (ppm)		0		
General comments														Rising/Falling Trend		Falling		
														Wind Speed (m/s)				
														Wind Dir. (From)				
														Temperature °C				
														SWL Measured from		Top of Cover		
Ref	GROUND GAS														GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base		
	l/hr		% v/v		% v/v		% v/v		ppm									
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max	mb	mb	m	m	m		
The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																		
WS01	-1.4	-1.0	0.0	0.0	1.5	1.5	18.8	18.8	0.0	0.0	0.0	0.3	1009	NR	2.75	3.85		
WS05	-1.2	-1.2	0.1	0.1	0.5	0.5	20.9	20.9	0.0	0.0	0.0	0.2	1009.0	NR	NR	NR	NR = Couldn't access the well for monitoring water as it was damaged.	
WS06	-0.9	-0.9	0.1	0.1	1.0	1.0	20.7	20.7	0.0	0.0	0.0	3.4	1008	NR	0.36	3.45		
WS07	-0.9	-0.9	0.1	0.1	0.5	0.5	21.4	21.4	0.0	0.0	0.0	-456.2	1007.0	NR	DRY	3.84		
WS10	-1.3	-1.0	0.0	0.0	1.3	1.3	19.3	19.3	0.0	0.0	0.0	0.3	1008	NR	2.55	3.72		
WS12	-1.4	-1.0	0.0	0.0	4.5	4.5	15.0	15.0	0.0	0.0	0.0	-0.2	1008.0	NR	2.68	3.94		
WS14	-17.7	-5.7	3.0	3.0	1.6	1.6	6.0	6.0	0.0	0.0	0.0	0.3	1009	NR	0.71	1.88		
Version		1.2						Issue Date		18/06/2024								

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End				
Client		Pearl Forecourts						Recorded by		GV			Time		13	15				
Date (DD/MM/YYYY)		20/02/2025						Visit Number		2			Weather (dry/rain/snow/ice)		Rain	Dry				
Gas Analyser													Pressure (mb)		994.0	1002.0				
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.2		O ₂ (% v/v)		20.3		H ₂ S (ppm)		0				
General comments														Rising/Falling Trend		Rising				
														Wind Speed (m/s)						
														Wind Dir. (From)						
														Temperature °C						
														SWL Measured from		Top of Cover				
Ref	GROUND GAS														GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)		
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base				
	l/hr		% v/v		% v/v		% v/v		ppm											
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max						mb		mb	m
	The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																			
WS01	0.0	0.0	0.0	0.0	0.2	0.2	20.6	20.6	0.0	0.0	0.0		996	NR	2.03	3.84				
WS05	0.0	0.0	0.0	0.0	0.2	0.2	20.4	20.4	0.0	0.0	0.0		997.0	NR	NR	NR	NR = Couldn't access the well for monitoring water as the well was damaged.			
WS06	0.0	0.0	0.0	0.0	0.3	0.3	20.7	20.7	0.0	0.0	0.0		1002	NR	0.28	3.55	Sheen ,Brown , rusty odour.			
WS07	0.0	0.0	0.0	0.0	0.2	0.2	20.8	20.8	0.0	0.0	0.0		1002.0	NR	0.58	3.84				
WS10	0.0	0.0	0.0	0.0	1.3	1.3	19.5	19.5	0.0	0.0	0.0		994	NR	3.38	3.72	The bung was flooded from the rainwater with sheen on that.			
WS12	0.0	0.0	0.0	0.0	4.0	4.0	16.5	16.5	0.0	0.0	0.0		996.0	NR	2.68	3.94				
WS14	0.0	0.0	0.0	0.0	0.8	0.8	18.5	18.5	0.0	0.0	0.0		994	NR	0.66	1.93				
Version		1.2				Issue Date		18/06/2024												

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End				
Client		Pearl Forecourts						Recorded by		GV			Time		9	12				
Date (DD/MM/YYYY)		25/02/2025						Visit Number		3			Weather (dry/rain/snow/ice)		DRY	DRY				
Gas Analyser													Pressure (mb)		997.0	1000.0				
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.2		O ₂ (% v/v)		20.3		H ₂ S (ppm)		0				
General comments													Rising/Falling Trend		Rising					
													Wind Speed (m/s)							
													Wind Dir. (From)							
													Temperature °C							
													SWL Measured from		Top of Cover					
Ref	GROUND GAS															GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)	
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base				
	l/hr		% v/v		% v/v		% v/v		ppm											
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max						mb	mb		m
	The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																			
WS01	0.0	0.0	0.0	0.0	0.2	0.2	20.3	20.3	0.0	0.0	0.0		998	NR	2.52	3.87				
WS05	0.0	0.0	0.0	0.0	0.1	0.1	20.4	20.4	0.0	0.0	0.0		1000.0	NR	NR	NR	NR = Couldn't access the well for monitoring water as it was damaged.			
WS06	0.0	0.0	0.0	0.0	0.3	0.3	20.1	20.1	0.0	0.0	0.0		999	NR	0.62	3.56	Sheen present. The well was flooded of rainwater.			
WS07	0.0	0.0	0.0	0.0	0.3	0.3	20.3	20.3	0.0	0.0	0.0		1000.0	NR	0.57	3.85	Shallow groundwater.			
WS10	0.0	0.0	0.0	0.0	1.8	1.8	18.5	18.5	0.0	0.0	0.0		997	NR	2.51	3.72				
WS12	0.0	0.0	0.0	0.0	4.4	4.4	16.6	16.6	0.0	0.0	0.0		997.0	NR	2.77	3.94				
WS14	0.0	0.0	0.0	0.0	0.2	0.2	20.3	20.3	0.0	0.0	0.0		998	NR	0.67	1.92	Shallow Groundwater.			
Version		1.2				Issue Date		18/06/2024												
																	Geo ²			

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End				
Client		Pearl Forecourts						Recorded by		GV			Time		9.30	11.00				
Date (DD/MM/YYYY)		06/03/2025						Visit Number		4			Weather (dry/rain/snow/ice)		Dry	Dry				
Gas Analyser													Pressure (mb)		999.0	996.0				
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.1		O ₂ (% v/v)		20.5		H ₂ S (ppm)		0				
General comments													Rising/Falling Trend		Falling					
													Wind Speed (m/s)							
													Wind Dir. (From)							
													Temperature °C							
													SWL Measured from		Top of Cover					
Ref	GROUND GAS															GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)	
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base				
	l/hr		% v/v		% v/v		% v/v		ppm											
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max						mb	mb		m
	The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																			
WS01	0.0	0.0	0.0	0.0	0.5	0.5	20.2	20.2	0.0	0.0	0.0		996	NR	2.68	3.87				
WS05	0.0	0.0	0.0	0.0	0.1	0.1	20.5	20.5	0.0	0.0	0.0		998.0	NR	NR	NR	NR = Couldn't access the well for monitoring water as the well was damaged.			
WS06	0.0	0.0	0.0	0.0	0.1	0.1	20.5	20.5	0.0	0.0	0.0		998	NR	0.58	3.50				
WS07	0.0	0.0	0.0	0.0	0.1	0.1	20.3	20.3	0.0	0.0	0.0		999.0	NR	0.59	3.86				
WS10	0.0	0.0	0.0	0.0	2.0	2.0	18.1	18.1	0.0	0.0	0.0		996	NR	2.62	3.75				
WS12	0.0	0.0	0.0	0.0	2.2	2.2	19.8	19.8	0.0	0.0	0.0		997.0	NR	2.74	3.95				
WS14	0.0	0.0	0.0	0.0	0.9	0.9	18.2	18.2	0.0	0.0	0.0		997	NR	0.72	1.90				
Version		1.2				Issue Date		18/06/2024												

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End				
Client		Pearl Forecourts						Recorded by		GV			Time		10	11.30				
Date (DD/MM/YYYY)		14/03/2025						Visit Number		5			Weather (dry/rain/snow/ice)		Dry	Dry				
Gas Analyser													Pressure (mb)		1000.0	999.0				
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.0		O ₂ (% v/v)		20.5		H ₂ S (ppm)		0				
General comments													Rising/Falling Trend		Falling					
													Wind Speed (m/s)							
													Wind Dir. (From)							
													Temperature °C							
													SWL Measured from		Top of Cover					
Ref	GROUND GAS														GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)		
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base				
	l/hr		% v/v		% v/v		% v/v		ppm											
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max	mb	mb	m	m	m				
The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																				
WS01	0.0	0.0	0.0	0.0	0.5	0.5	19.8	19.8	0.0	0.0	0.0		999	NR	2.72	3.91				
WS05	0.0	0.0	0.0	0.0	0.1	0.1	20.5	20.5	0.0	0.0	0.0		999.0	NR	NR	NR				
WS06	0.0	0.0	0.0	0.0	0.3	0.3	20.0	20.0	0.0	0.0	0.0		999	NR	0.46	3.44				
WS07	0.0	0.0	0.0	0.0	0.2	0.2	20.1	20.1	0.0	0.0	0.0		999.0	NR	0.62	3.86				
WS10	0.0	0.0	0.0	0.0	1.7	1.7	17.6	17.6	0.0	0.0	0.0		999	NR	2.64	3.73				
WS12	0.0	0.0	0.0	0.0	1.6	0.5	20.1	20.1	0.0	0.0	0.0		999.0	NR	2.81	3.95				
WS14	-63.0	0.0	0.0	0.0	0.8	0.8	17.6	17.6	0.0	0.0	0.0		1000	NR	0.73	1.85				
Version		1.2				Issue Date		18/06/2024												

Site Name		Site Off Bell Lane Bury, BL9 6AD						Job number		1433			WEATHER		Start	End				
Client		Pearl Forecourts						Recorded by		GV			Time		9	10.30				
Date (DD/MM/YYYY)		19/03/2025						Visit Number		6			Weather (dry/rain/snow/ice)		Dry	Dry				
Gas Analyser													Pressure (mb)		1008.00	1008.00				
Readings at start		CH ₄ (% v/v)		0.0		CO ₂ (% v/v)		0.0		O ₂ (% v/v)		20.5		H ₂ S (ppm)		0				
General comments													Rising/Falling Trend		Steady					
													Wind Speed (m/s)							
													Wind Dir. (From)							
													Temperature °c							
													SWL Measured from		Top of Cover					
Ref	GROUND GAS														GROUNDWATER			Notes (e.g. water colour, sheen, odour, damage to well or gas tap, flooded ground etc.) \$ For Depth to water state Depth to water or Dry or NR (= Not Recorded - provide reason if monitoring was intended) # For Depth to Product state ND (= Not detected - product looked for but absent) or NR (= Not Recorded - instrument used unable to detect product)		
	Flow		CH ₄		CO ₂		O ₂		H ₂ S	CO	VOC	Differential (Relative) Pressure	Atmos. Pressure	Depth to free product	Depth to water	Depth to base				
	l/hr		% v/v		% v/v		% v/v		ppm											
	Max	Steady	Max	Steady	Max	Steady	Min	Steady	Max	Max	Max						mb		mb	m
	The formulae require that only numbers, "<0.1" for ground gas and flow or "DRY" for groundwater are entered in the sheet																			
WS01	0.0	0.0	0.0	0.0	0.2	0.2	20.2	20.2	0.0	0.0	0.0		1008	NR	2.79	3.83				
WS05	0.0	0.0	0.0	0.0	0.0	0.0	20.4	20.4	0.0	0.0	0.0		1008.0	NR	NR	NR	Damaged			
WS06	0.0	0.0	0.0	0.0	0.0	0.0	20.3	20.3	0.0	0.0	0.0		1008	NR	0.52	3.45				
WS07	0.0	0.0	0.0	0.0	0.0	0.0	20.3	20.3	0.0	0.0	0.0		1008.0	NR	0.61	3.85				
WS10	0.0	0.0	0.0	0.0	0.6	0.6	19.8	19.8	0.0	0.0	0.0		1008	NR	2.82	3.73				
WS12	0.0	0.0	0.0	0.0	0.6	0.6	20.0	20.0	0.0	0.0	0.0		1008.0	NR	2.79	3.90				
WS14	-63.0	0.0	0.0	0.0	0.7	0.7	18.5	18.5	0.0	0.0	0.0		1008	NR	0.80	1.89				
Version		1.2				Issue Date		18/06/2024												



Appendix C – Remediation Strategy Tracking Plan

Site off Bell Lane, Bury, BL9 6AD
Remediation Strategy Evidence Tracker. ISSUED 04.04.2025
To be read in conjunction with Geo² Remediation Strategy 25/1433.3.1



No	Item	Detail Required (from Contractor)	Evidence Provided	Sufficient ?	Further Detail Required
1	Preconstruction Works	Information on the material recovered from the demolition works including suitability for re-use. Documentation of all relevant transfer notes and consignment notes provided. Details of MMP and implementation (if appropriate). Documentation from the licenced contractor of any asbestos containing material removal, if applicable			The Principal Contractor to provide Geo ² with copies of relevant transfer notes and consignment notes and any reports associated with pre-demolition asbestos removal works
2	Asbestos in Soils	A copy of the Asbestos Toolbox Talk A copy of the Asbestos Management Plan (where applicable) JIWG decision tool The results of any additional soil sampling and air monitoring undertaken prior to or throughout the groundworks.			The Principal Contractor to provide Geo ² with a copy of the Asbestos Toolbox Talk, Asbestos Management Plan, JIWG decision tool and any soil sampling or air monitoring results, where applicable
3	Watching Brief for Unexpected Contamination	Was any unexpected contamination encountered? Have any unexpected structures been identified on-site? What remedial activities have been undertaken as a result? If so, evidence should be provided to demonstrate the material's classification, volume and how it was treated.			The Principal Contractor is to contact Geo ² if unexpected contamination is encountered during groundworks, for instance an unknown tank. Geo ² would then visit site to collect samples, record the find, supervise the excavation and removal of impacted materials. Impacted soils, if removed and stored on site should be placed on a membrane. Works to be undertaken in line with Section 9 and Appendix D of the Remediation Strategy. If no unexpected contaminated encountered, a dated letter / statement from the Principal Contractor on company letterhead to be provided at the end of the project stating this
4	Imported Materials	Sample analysis should be provided to demonstrate the quality of imported materials Delivery notes should be made available to demonstrate the volume of imported materials.			The Principal Contractor to contact Geo ² prior to importation of crushed stone for infilling and / or soils for the clean and inert capping layer. Geo ² to collect minimum 3no samples for environmental chemical analysis in line with Section 10 of the Rem Strategy. Geo ² will require the following info: Site name and address of the source of the material(s) and the volume imported
5	Clean and Inert Capping	Name and address of the source sites for the subsoil and topsoil material(s) Volume of material(s) imported to site Photographic record of the no-dig geotextile layer Photographic record showing the correctly installed depth of minimum 300mm clean and inert capping, in line with YALPAG recommendations (Appendix C)			The Principal Contractor is to contact Geo ² when soils are imported to site, to allow Geo ² to collect environmental samples for chemical analysis to confirm the material is suitable for use as a clean and inert capping layer. Geo ² to undertake hand pitting to confirm suitable depth of capping has been installed in all areas of landscaping and the presence of the no-dig membrane is present at the base of the excavations, with a photographic survey undertaken for inclusion in the Verification report.
6	Waste and Material Management	Waste Transfer Notes / Consignment Notes for material offsite disposal. Detail regarding source locations of wastes.			If soils are removed from site, evidence to be provided to Geo ² by the Principal Contractor on a weekly basis. If no soils are removed from site, a dated letter / statement from the Principal Contractor on company letterhead to be provided at the end of the project stating no soils removed from site

Colour Key

	Further detail required
	Further detail would be helpful, however, if this is a low risk item or there are few other outstanding issues, consideration can be given to providing further evidence
	No further detail required



Appendix D – JIWG Assessment



Joint Industry Working Group
Asbestos in Soil and Construction & Demolition Materials

Project Reference	Geo2 1433
Site Name	Bell Lane, Bury
Client	Pearl Forecourts
Run by	Siobhan Hyde
Date	04.04.2025
Scenario details	Commercial development

Decision Support Tool for CAR2012 Work Categories

Stage 1

Hazard Factors

Select ACM type (run model for each type to generate 'Worst Case' output)
Extent of degradation of ACMs at outset of work
Friability and degree of bonding by matrix (ACM matrix, not ground materials)
Distribution of Visible Asbestos Across Affected Area
Amount of asbestos fibre in selected ACM/fibre type as % of host material

Loose fibrous asbestos debris
-
-
Occasional/random occurrences of visible contamination by ACMs
Very Low quantities - <0.001 to 0.01 %wt/wt

Score

3
#N/A
#N/A
1
1

Sub-total

0

Note: the asbestos licensing regime is unaffected by the type of asbestos fibre present in ACMs

Hazard ranking

Negligible

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.
It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.



Stage 2		Score
Exposure Factors		
Anticipated airborne fibre concentration - Control Limit or SALI?	<0.001 fibres/ml	0
Anticipated duration of exposure to asbestos	Maintenance (small routine tasks); short, non-continuous work	#N/A
Activity type and effect on deterioration of ACMs during work	Maintenance tasks, significant deterioration expected	#N/A
Best description of primary host material matrix (soil/made ground)	Made Ground - Recycled Aggregate, Track Ballast	4
Respirable fibre index for ACM - RIVM report 711701034 (2003)	Negligible	#N/A
Sub-total		#N/A
Exposure ranking		#N/A
Combined hazard and exposure ranking	#N/A	#N/A



Stage 3

Risk Assessment Outputs

Probable Licensing Status	#N/A
RPE*	#N/A
Dust Suppression**	#N/A
Hygiene/Decontamination***	#N/A

*Where RPE has to be worn continuously for long periods (e.g. more than 1-hour), then powered RPE may be necessary.

**Reduction in control measures possible if natural mitigation factors are present (e.g. raining, wet ground)

***Guide only; suitability of selected personal hygiene measures may be reviewed on a site/contamination-specific basis



Appendix E – Watching Brief Method Statement

Watching Brief Method Statement: Bell Lane, Bury

This method statement aims to establish a structure by which site works / development contractors will be able to effectively meet the requirements of a watching brief. A watching brief is frequently proposed as part of planning conditions imposed onto any brownfield site, or a site potentially affected by contaminants. This methodology proposed a strategy which allows the site workers to effectively undertake these works themselves without the need for a full time environmental specialist.

Requirements of a Nominated Competent Person (CP)

The party undertaking the site works will nominate a Competent Person (CP) who will be responsible for providing a watching brief over all excavation, soil handling works associated with construction and for ensuring site workers conform to appropriate PPE requirements at all times. The CP will be on-site during all enabling, and construction works.

The CP will be briefed by Geo² on environmental management during or in advance of the groundworks at an on-site meeting to be held prior to the commencement of works. This would typically address the following issues;

- A review of any existing site information with regard to areas of potential contamination both identified and unidentified,
- Types of contamination which may be encountered and also potential for unexpected contamination, and means of identification,
- Potential risks associated with contaminants, with regard to health and safety concerns of construction workers,
- Potential for waste disposal issues,
- Ensuring that the CP is confident and capable of undertaking the practical responsibilities identified,
- Any additional site-specific concerns or factors which may prove relevant to works, such as any visual monitoring / inspection requirements (e.g. daily observations of adjacent streams etc).

The CP would be required to maintain records of any issues, as detailed above, which would be encountered during the programme of works. Records should detail the time and date, nature of any incident, or detail of potentially contaminated soils encountered, location of this material, where possible extent and the actions undertaken to ensure this was appropriately classified. These would be required to be submitted to the Client and Geo² to ensure that an appropriate validation report could be compiled to enable the planning conditions to be lifted. Records should be available on-site at all times for inspection as required.

The CP is also responsible for contacting Geo² in the event of encountering situations requiring environmental management.

Unexpected Contamination

Unexpected contamination may comprise impacted sub-soil, or structures such as underground storage tanks (UST), subsurface features, pipes, sumps or chambers with associated contamination observed beneath the site during the redevelopment works.

Where apparently contaminated sub-soils (or waters) are encountered, the permanent nominated CP should be contacted for assessment.

As a guide, apparently contaminated sub-soils or waters may comprise visually impacted and strongly odorous material. Encountered odours could be petrol, diesel, solvents or oil-like. Should materials of this description, or other description following a site-specific briefing, be encountered and this material be considered to be unidentified, Geo² should be contacted. In such circumstances, the affected area should be isolated and work in the area stopped, pending the Geo² consultant visit to sample or assess the soil. The area should remain isolated whilst the samples are analysed at an appropriate laboratory, if considered necessary.

Additionally, the Local Planning Authority (LPA) may need to be informed in writing upon the contractor encountering unexpected contamination. If necessary, following consultation with Geo², works are to stop in the area, with the exception of investigative works, until an updated Remediation Strategy can be updated, reissued and agreed by the LPA.

Based on the results, and in comparison with adopted screening criteria, Geo² will determine whether the identified materials present a significant environmental risk. Should the soil need to be removed in line with the proposed development programme, or as a result of a risk-based analysis, validation samples will be collected from the edge and base, if appropriate, of the excavation by a Geo² site engineer.

All waste should be appropriately isolated and stored to prevent spreading contamination across the site. Waste should then be classified and disposed of in accordance with the applicable waste management regulations under full duty of care documentation. Potential exists for hazardous waste to be present, and this should also be dealt with in accordance with the relevant legislation.

Should unidentified underground features be encountered, such as tanks or fuel delivery lines, that require removal in line with the proposed development, they should be appropriately decommissioned. Decommissioning should comprise pumping and removal of wastewater and any sediment in accordance with the applicable waste management regulations under full duty of care documentation. Water and sediment waste may need to be sampled and analysed to determine whether it needs to be disposed of as hazardous.

Should any structure encountered remain in situ, Geo² should be contacted to ensure that any potential impact that may be associated with this feature can be appropriately addressed, if

necessary. This process may entail additional sampling works, which would require the identified area to be isolated until Geo² site staff are able to attend site.

Following removal of any such structure, the CP should inspect the excavations for apparently impacted materials. Should apparently contaminated material be identified beneath or adjacent to the structure, Geo² should be contacted to undertake further sampling and analysis. All results will be included in the Validation Report.

The relevant planning authorities will be notified should any unexpected contamination be identified and any remedial actions that are required as a result of encountered materials will be agreed prior to the work being carried out.

Sampling Procedure

All samples obtained by Geo² will be stored in appropriate vessels for the required analysis and stored in controlled conditions prior to submission to an appropriately accredited laboratory. All samples will be obtained in line with standard industry guidance.

Geo² Contact

A Geo² contact will be prescribed to the site upon implementation of the watching brief.