



Phase II Interpretative Ground Assessment

At

Park View Primary School, Park View Road,
Manchester

Client: **Bury MBC**

Reference: **31119-SUT-ZZ-00-RP-G-702-0002**

Date: **November 2020**

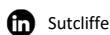
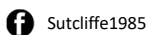
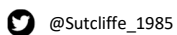
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SUTCLIFFE INVESTIGATIONS

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FOREWORD (Geotechnical and Environmental Assessment)

This report has been prepared for the sole internal use and reliance of the Client named on page 1. This report shall not be relied upon or transferred to any other parties without the express written authorisation of Sutcliffe Investigation; such authorisation not to be unreasonably withheld. If any unauthorised third party comes into possession of this report, they rely on it at their risk and the authors owe them no duty of care and skill.

The report presents observations and factual data obtained during our site investigation, and provides an assessment of Geotechnical and environmental issues with respect to information provided by the Client regarding the proposed development. Further advice should be sought from Sutcliffe Investigation prior to significant revision of the development proposals. Primary aims of this exploratory phase of investigation were to identify salient geotechnical and environmental issues affecting the site to enable the client to obtain budget costs for the necessary site preparatory and remedial works.

The report should be read in its entirety, including all associated drawings and appendices. Sutcliffe Investigation cannot be held responsible for any misinterpretations arising from the use of extracts that are taken out of context.

The findings and opinions conveyed in this report (including review of any third party reports) are based on information obtained from a variety of sources as detailed within this report, and which Sutcliffe Investigation believes are reliable. All reasonable care and skill has been applied in examining the information obtained. Nevertheless, Sutcliffe Investigation cannot and does not guarantee the authenticity or reliability of the information it has relied upon.

The report represents the findings and opinions of experienced Geotechnical and environmental consultants. Sutcliffe Investigations does not provide legal advice and the advice of lawyers may also be required.

Intrusive investigation can only investigate shallow ground beneath a small proportion of the total site area. It is possible therefore that the intrusive investigation undertaken by Sutcliffe Investigation, whilst fully appropriate, may not have encountered all significant subsurface conditions. Any opinions expressed as to the possible configuration of strata between or below exploratory holes are for guidance only and no responsibility is accepted as to its accuracy.

It should be borne in mind that the timescale over which the investigation was undertaken might not allow the establishment of equilibrium groundwater levels. Particularly relevant in this context is that groundwater levels are susceptible to seasonal and other variations and may be higher during the wetter periods than those encountered during this commission.

Where the report refers to the potential presence of invasive weeds such as Japanese Knotweed, or the presence of asbestos containing materials, it should be noted that the observations are for information only and should be verified by a suitably qualified expert.

This report assumes that ground levels will not change significantly from those existing at present. If this is not to be the case, then some modification to this report may be required.

It should be noted that the banning of the co-disposal of hazardous and non-hazardous waste was introduced in 2011, as a result of the implementation within the UK of the Landfill Directive. This will considerably affect the current practices and procedures for the handling and disposal of wastes, in particular hazardous wastes. In addition, it will be a requirement for all wastes to be pre-treated and to comply with certain waste acceptance procedures prior to sending wastes to landfill. The full potential effects of these important changes are not known at this stage, but it is perceived that disposal costs will rise, particularly for hazardous wastes, and waste pre-treatment may, in some cases, become an 'additional' redevelopment cost with regard to the remediation of contaminated sites.

Should this report recommend that materials could be excavated and removed off site for landfill disposal, then it should be noted that the costs, timescales and implications of the pending changes to waste management legislation couldn't be predicted at this stage. Sutcliffe Investigation will not be responsible for changing practices, etc that may affect the viability of necessary remedial actions or of the implications of potential alternative treatment techniques.

Sutcliffe Investigation reserves the right to amend their conclusions and recommendations in the light of further information that may become available. General notes and limitations relevant to all Sutcliffe Investigations are described in the Foreword and should be read in conjunction with this report.

Executive Summary

INTRODUCTION	Sutcliffe Investigations was instructed by Bury MBC (the “client”) to undertake a Phase II ground assessment for the site at Park View Primary School, Park View Road, Prestwich, Manchester, M25 1FA. The site is centred on National Grid Reference (NGR) 381770, 403310 and is approximately 1.14ha in area. This report assesses the ground based geotechnical and environmental risks, constraints and liabilities associated with the proposed development of the site. This is required in support of the discharge of contaminated land planning conditions assigned to the site and to allow the design of economic foundation solutions.
DEVELOPMENT PROPOSAL	This report has been prepared in support of a planning application to develop the site for with an extension to the existing building.
PRELIMINARY CONCEPTUAL MODEL	The earliest available historical map (1848) indicated that the site was undeveloped field land. By 1909 a portion of the field was fenced off, although no particular use for this area was noted. The 1932 map shows the first record of Park View School being noted on site with additional buildings being noted on site from the 1950s. No major changes were evident from the historical maps since this time. With the exception of made ground potentially being present on site no significant identifiable sources of environmental concern were identified. The potential for significant contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.
PREVIOUS WORKS	Sutcliffe’s have completed a Phase I Desk Study, a synopsis of which is provided in Section 2 of this report. No other previous studies are known to have been undertaken to Sutcliffe’s knowledge.
GROUND CONDITIONS	Topsoil: The topsoil, comprises grass over dark brown fine to medium grained SAND with much root material. Natural Ground: Medium dense to dense light brown with orange brown bands fine to medium grained SAND with occasional fine to medium subangular sandstone gravel.
GROUNDWATER	Groundwater was not recorded in any of the exploratory holes during site investigation works.
ENVIRONMENTAL ASSESSMENT RISK	Long Term Human Health No exceedances have been identified in the samples recovered from site and as such no formal remedial works will be required to ensure the site is safe for long term human health as no risk has been identified. Controlled Waters Risk Assessment Groundwater Resources The UK DWS Leachate screening identified concentrations of Lead that could pose a risk to the Principal aquifer. However, due to the likely depth of groundwater and the effects of natural attenuation, the risk is unlikely to be significant. Surface Water Resources The EQS Leachate screening identified concentrations of Copper, Lead, Zinc and Fluoranthene that could pose a risk to the local surface water features. However, the nearest surface water feature is noted over 250m away and as such the risk is unlikely to be significant.
ASBESTOS	Samples were screened to determine if they contained any asbestos fibres. Both samples were noted to contain no asbestos, with a result of No Asbestos Detected being returned.
GROUND GAS ASSESSMENT RISK	In accordance with CIRIA C665 the ground gas monitoring results indicate that the site has a Gas Screening Value (GSV) of 0.0005l/hr for methane and 0.0033l/hr for carbon dioxide. This results in the site being classified as Characteristic Situation 1 – Very Low Risk and require no protective measures to be installed.
RADON	The site is not in a Radon Affected Area, as less than 1% of properties are above the Action Level. No radon protective measures are necessary.

GEOTECHNICAL ASSESSMENT	General - It is understood that consideration is being given to the development of an extension to the existing school. Due to the ground conditions encountered it would be Sutcliffe's recommendation that concrete strip footings with mesh reinforcement are adopted on the site, with an allowable bearing pressure of 100kN/m². No groundwater ingress was recorded during site investigation works. Groundwater was noted on one occasion in WS102 at a depth of 4.77m during monitoring works. Sub-surface concrete that is only in contact with Made Ground can be Design Sulphate Class DS-1, with an ACEC Classification of AC-1s. Ground Floor Construction - Based upon the amount of Made Ground noted on site it is not recommended that a ground-bearing slab is utilised on site. Sutcliffe Investigations therefore propose a suspended P.C Unit ground floor be adopted. Geotechnical Uncertainty - Given the nature of the layout of the site structures may be present in the ground that have not been identified as part of this investigation.
RECOMMENDATIONS	The following actions are recommended: • Design a Phase III Remediation & Validation Proposal for submission to planning department. • Design SMMP – management of material on and off site. • Good hygiene practices should be employed during construction work, in addition, the findings of this investigation should be included within the contractors H&S file and an assessment of risks associated with short term human health completed. No consumption of food or smoking should occur without prior hand washing. If dust is encountered, dust masks should be worn and dust suppression employed.

NOTE: The executive summary is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the main report which puts into context the information presented within the executive summary. No reliance should be placed on the executive summary.

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations was instructed by Bury MBC (*the “client”*) to undertake a Phase II ground assessment for the site at Park View Primary School, Park View Road, Prestwich, Manchester, M25 1FA.

The location of the site is presented as *Figure 1*. The site is centred on National Grid Reference (NGR) 381770, 403310 and is approximately 1.14ha in area. An aerial photograph of the site is presented as *Figure 2*.

A plan detailing the sites existing site layout is presented as *Drawing No 31119-SUT-ZZ-00-DR-G-720-0001*.

This report assesses the ground based geotechnical and environmental risks, constraints and liabilities associated with the proposed development of the site. This is required in support of the discharge of contaminated land planning conditions assigned to the site and to allow the design of economic foundation solutions.

1.2 Development Proposal & Legislative Context

Development Proposal

The proposed layout is shown in Bury Council's *Drawing (Ref: E 19317 A01)*. This report has been prepared in support of a planning application to develop the site for with an extension to the existing building. Based on information received from, it is anticipated that site levels will be subject to an element of cut and fill to allow the development to occur.

Legislative Context

The presence of contaminants which may pose a risk to human health or the environment is a material planning consideration. For planning it should be considered whether the site is suitable for its new use, and the responsibility for securing a safe development (including cumulative effects of pollution on health, and the potential sensitivity of the proposed development to adverse effects from pollution,) rests with the developer and/or landowner. Planning is concerned with the site's proposed use not its current use, where the amount of contamination is expected to be low relative to the level of risk. This is the opposite to Part 2A which considers high levels (significant harm) and the current use of the site.

Section 57 of the Environment Act 1995, adds Part 2A (ss.78A-18YC) to the Environmental Protection Act 1990 and contains the legislative framework for identifying and dealing with contaminated land. Where development is undertaken on land which may be affected by contamination, the National Planning Policy Framework, paragraphs 120 to 122 considers pollution and

remediation. This links the contaminated land regime within the development process.

For there to be an environmental liability associated with the site there must be a perceived source (a contaminant), a receptor (humans, living organisms or property) and a pathway between them. The potential presence of all of these aspects would result in a complete contaminant linkage.

In accordance with environmental legislation and the associated guidelines, assuming the site is to be developed as an extension to the existing school, it should be noted that any redevelopment of the site could actually create new pathways that could increase the liabilities associated with the site. In addition, the basis of the intrusive ground assessment is to refine the preliminary conceptual model.

1.3 Site Location and Setting

The site is located at Park View Primary School, Park View Road, Prestwich, Manchester, M25 1FA at National Grid Reference (NGR) 381770, 403310 (*Figure 1*), within a predominantly residential area with a local amenities also noted in the area.

A location plan and aerial photograph of the site are shown as *Figures 1 & 2*.



Figure 1: General Location of Site

1.4 Site Description and Layout

The site is roughly rectangular in shape, and can be accessed via Park View Road to the north of the site. The site is built into a steep slope with the playgrounds and some classrooms located on terracing and are around 5 to 10m higher than the main school building. Access to these buildings and the playgrounds is gained by climbing a series of stairs and pathways. Park View Primary School consists of a large main school building containing assembly halls, kitchens and a nursery along with various smaller out buildings and extensions of various ages and sizes housing further classroom space and play grounds to the rear.



Figure 2: Aerial Photograph of the Site

1.5 Previous Studies

Sutcliffe's have completed a Phase I Preliminary Risk Assessment (PRA). (*Report Reference: 31119-SUT-ZZ-00-RP-G-701-0001*), a synopsis of which is provided in *Section 2* of this report. No other previous studies are known to have been undertaken to Sutcliffe's knowledge.

1.6 Objectives & Scope of Assessment

The aim of the intrusive ground investigation is to identify potential geotechnical & environmental liabilities and constraints, associated with the development of the site area in support of the following:

- A planning application and the discharge of contaminated land conditions where reasonably practicable that may have been assigned to the site and to include the design of a remediation scheme, if required as part of the National Planning Policy Framework (NPPF).
- To assess the likelihood of reuse of materials that are site won or disposal options for surplus material.
- The preliminary design of detailed and economic foundations options inclusive of all information and specifications relating to foundation types, the location of underlying rock, (if encountered), preparation of ground, concrete grades, reuse of materials for both the proposed building, and the existing foundations.

2 Preliminary Conceptual Risk Assessment

2.1 Introduction

The Phase I PRA completed by Sutcliffe is summarised below. This report should be read in conjunction with Report Ref.: *Phase I Preliminary Risk Assessment, Park View Primary School, Ref.: 31119-SUT-ZZ-00-RP-G-701-0001*.

2.2 Site History

The earliest available historical map (1848) indicated that the site was undeveloped field land. By 1909 a portion of the field was fenced off, although no particular use for this area was noted. The 1932 map shows the first record of Park View School being noted on site with additional buildings being noted on site from the 1950s. No major changes were evident from the historical maps since this time.

With the exception of made ground potentially being present on site no significant identifiable sources of environmental concern were identified. The potential for significant contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.

2.3 Geotechnical Constraints

Coal Mining

The site does fall within a coal mining area. Based on the Coal Mining Report (*Report Reference 51002289608001*) the following is of note:

- The property is in a surface area that could be affected by underground mining in 2 seams of coal at 690m to 810m depth, and last worked in 1986.
- There are no known coal mining entries on or within 20m of the site.
- The site is not aware of any evidence of damage arising due to geological faults or other lines of weakness that have been affected by coal mining.
- The property is not within the boundary of an opencast site from which coal has been removed by opencast methods in the past, present or future.
- There is no record of mine gas emissions requiring action by the Coal Authority.

Geology

There are no records of any artificial ground or faults onsite.

Historical Land Use

The site has been subject to previous development and therefore, the potential for relic foundations and obstructions cannot be discounted.

2.4 Potential Contaminant Linkages

Sources

The likely contaminants from made ground associated with former site usage, infilling activity which may be present on site could include: heavy metals such as cadmium, chromium, copper, lead, nickel and zinc, asbestos, hydrocarbons and organic compounds such as Polycyclic Aromatic Hydrocarbons (PAHs). Furthermore, ground gases such as methane and carbon dioxide may be generated from areas of made ground material.

No off-site sources have been identified that would represent a significant risk to the site.

The likely contaminants from previous land uses are shown below in *Table 2.1*.

Table 2.1: Potential Source(s) of contamination

Reference	Potential Sources (Onsite)	Potential Contaminants
S1	School/oil fired boiler house	Localised metals, asbestos, PAHs, ground gas.

Receptors

The most sensitive receptors identified using the conceptual site model are considered to be site and adjacent site users, construction and maintenance workers, controlled waters (principal aquifer), infrastructure and buried services. These are most likely to be affected by made ground and any associated contaminants and gas generated from made ground, if present on site.

Human receptors would comprise construction workers, future site users and adjacent site users. It is likely that the exposure to contamination by construction workers will be limited due to the short exposure to the potential contamination and the use of PPE. If ground gases are produced this could be a potential risk to the future site users and properties and workers in confined spaces / trenches etc.

Due to the potential for contaminants to be present on site there is the potential for contaminants to leach and migrate to the underlying Principal Aquifer. Drift material is noted to be present under the site and is classified as a Secondary A Aquifer; this will act as an aquiclude, reducing the risk to the underlying aquifer.

Table 2.2 below details the potential receptors.

Table 2.2: Receptors

Ref	Receptor	Description
R1	Current & future site users	Site users; personnel, general workers and maintenance workers,
R2	Construction Workers	Contractors working on the development of the site. Construction workers, maintenance workers or other personnel who may be directly exposed to contaminated materials in the course of their activities).
R3	Controlled Waters	Principal Aquifer and Secondary A Aquifer and on-site drainage
R4	Adjacent Site Users	Adjacent site users. Third-party land (<i>i.e.</i> the possibility of contamination migrating off-site onto third party land via contaminated groundwater, surface water run-off).
R5	Infrastructure / Buried services	Proposed buildings and buried services

Pathways creating contaminant linkages

Table 2.3: Pathways

Ref	Pathway	Description
P1	Direct contact with potential contaminants.	Dermal absorption, ingestion and inhalation of contaminants via direct contact.
P2	Ingestion of potential contaminants.	Construction workers may come into contact during the site works, however this will be for a short time and therefore limited exposure will occur. PPE can be used Construction workers may come into contact during the site works, however this will be for a short time and therefore limited exposure will occur. PPE can be used and worn as a precaution to reduce the risk.
P3	Inhalation of potential contaminants.	
P4	Leaching and migration of contaminants.	Leaching of possible contaminants could migrate into the underlying Principal Aquifer via shallow groundwater. On site drainage is also at risk from shallow contamination, if present.
P5	Vertical and lateral migration of ground gases / vapours.	There is the potential for contaminants to be present on the site, which could generate ground gas & vapours on site.

2.5 Risk Evaluation

Each potential contaminant linkage is identified in *Table 2.4* below. An evaluation of the risk that each contaminant linkage poses to the project (as identified in the *Section 2*) has been undertaken, in general accordance with CIRIA guidance document C552, 2001 (as detailed in *Appendix B*).

The evaluation and the resultant actions identified are based on the available information presented within this report. A visual representation of the Preliminary CSM is presented as *Figure 3*.

The evaluation and resultant actions identified are based on available information presented within the Phase I PRA (Report reference: 31119-SUT-ZZ-00-RP-G-701-0001)

During the development there is a potential for short term human health risk to construction workers. These should be assessed and anticipated by the contractor under CDM Regulations 2015.

Table 2.4: Preliminary Risk Evaluation of Potential Contaminant Linkages

1. Hazard Identification		2. Hazard Assessment				3. Risk Estimation		4. Risk Evaluation	5. Managing the Risk
Contaminant Source		Pathway		Receptor		Consequence of risk being realised	Probability of risk being realised	Classification	Action required
S1	Potentially contaminated soil on Site	P1	Dermal contact	R1/2	Site users	Medium	Low	Moderate / Low	It is possible that harm could arise to a designated receptor from an identified hazard. Investigation is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
		P2	Ingestion of soil / soil dust	R1/2	Site users	Medium	Low	Moderate / Low	
		P3	Inhalation of vapours / soil gas	R1/2	Site users	Severe	Unlikely	Moderate / Low	
		P4	Leaching and migration of contaminants	R3/5	Principal aquifer	Medium	Low	Moderate / Low	
		P5	Lateral migration of soil gas / vapours	R1	Site users	Severe	Unlikely	Moderate / Low	
				R4	Property	Severe	Unlikely	Moderate / Low	

3 Ground Investigation

3.1 Design Rationale

The aim and design of the ground assessment is to satisfy planning conditions assigned to the site by reference to the National Planning Policy Framework (NPPF). This will identify elevated concentrations of determinands with the aim of assessing long term human health risks to site users and groundwater resources. In addition, the works have been designed to allow the design of economic foundation solutions for the proposed new builds.

3.2 Fieldwork

Field works were undertaken on 27th July 2020 by PM Sampling, a specialist ground investigation contractor. All works were supervised by a suitably qualified Sutcliffe engineer. The investigation was carried out in general accordance with the following standards:

- *BS10175:2011+A2:2017 Investigation of Potentially Contaminated Sites – Code of Practice;*
- *R&D Technical Report P5-066/TR Secondary Model Procedure for the Development of Appropriate Soil Sampling Strategies for Land Contamination, 2001 (Environment Agency).*
- *BS 5930:2015 Code of practice for site investigations; and,*
- *BS EN ISO 22475-1:2006 Geotechnical investigation and testing. Sampling methods and groundwater measurements. Technical principles for execution.*

Window sample logs collated as part of the ground investigation completed by Sutcliffe's are presented in *Appendix C*.

3.3 Health & Safety

A Sutcliffe engineer is responsible for clearing the areas to be investigated by use of a Cable Avoidance Tool (CAT) and signal generator (Genny).

3.4 Sampling Strategy

Due to the history of the site, with limited development having occurred, a non-targeted sampling strategy was used to obtain a site wide representation of the site and the potential contamination issues.

The site area is $426.73\text{m}^2 \div 2 \text{ sample positions} = 213.37\text{m}^2 \div 0.8 = 266.71$

$\sqrt{266.71\text{m}^2} = \text{a } 16.33\text{m grid.}$

Therefore, this gives an 80% probability of finding a circular area of interest of 266.71m^2 .

A summary of exploratory hole detailing rationale is shown in *Table 3.1* below.

Table 3.1: Summary of Site Activities

Exploratory Hole ID	Location Rationale	Method	Completed Depth (m bgl)	Installation Details	Testing & Sampling details
WS101	General Site Coverage (GG, CW, HH)	Window Sampler	5.45	Standpipe installed to 4.00m bgl	SPTs
WS102	General Site Coverage (GG, CW, HH)	Window Sampler	5.45	Standpipe installed to 4.00m bgl	SPTs

GG – Ground Gas / CW – Controlled Water / HH – Human Health

A plan detailing the position of sampling locations on an existing layout of the site is presented as *Drawing No 31119-SUT-ZZ-00-DR-G-720-0001*.

3.5 Chemical Laboratory Testing

Selected soil samples were collected at various depths and horizons and submitted for chemical analysis, details of which are presented in *Table 3.2*.

Table 3.2: Summary of Soils Analysis (Total & Leachate Concentrations)

Suite Reference	Analysis Suite
Soils Suite – total	<i>Metals suite, speciated (16) polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons according to the Total Petroleum Hydrocarbon Working Group (TPHCWG), asbestos screen, total cyanide, phenols and soil organic matter.</i>
Leachate – total	<i>Metals suite, speciated (16) PAHs.</i>

All samples were stored in airtight containers appropriately labelled, and transported in cool boxes with icepacks maintained at 4°C, under completed chain of custody documentation to Envirolab laboratories.

All samples were analysed by MCERTS accredited soil analysis laboratory Envirolab under UKAS accredited methods. All samples have been taken in accordance with current British Standards.

Envirolab are appropriately accredited for the works required and are an approved supplier under the Sutcliffe's Quality Management System.

Analytical test certificates are presented in *Appendix D*.

TPH Speciated aromatic and aliphatic bands with BTEX analysis have been carried out in line with the TPHCWG. The toxicity and migration risk associated with a TPH is dependent on the specific aliphatic aromatic carbon banding. Of particular concern are the low molecular weight compounds, which are highly mobile and show a greater level of toxicity than the higher molecular weight compounds. Therefore a low TPH consisting of low molecular weight aliphatic and aromatic carbon banding compounds may present more of a risk than a high TPH consisting of heavy weight aliphatic and aromatic carbon banding compounds.

Based on the TPHCWG the aromatic band C5 – C7 is considered to consist only of Benzene and the aromatic band C7 – C8 of Toluene. Therefore the more specific BTEX analysis has been used for risk assessment rather than the aromatic bands.

3.6 Drainage

It is recommended that the client / developer contact United Utilities with respect to capacity in existing foul and surface water sewers in the vicinity of the development area.

3.7 Water Supply

Please note the testing suite carried out for this site is for human health purposes and may not cover the suite of contaminants required by United Utilities for pipe selection and therefore further testing may be required.

3.8 Services

It is recommended that the client / developer contact the relevant service provided to ascertain the requirements for power reinforcement and / or relocation / diversion of existing services.

4 Ground Model

4.1 General

The following section describes the ground conditions encountered during the intrusive ground assessment completed by Sutcliffe. The ground comprises 0.50m of topsoil overlying medium dense SAND.

A summary of the strata depths and thicknesses is detailed in *Table 4.1*.

Table 4.1: Ground Conditions Encountered

Strata	Depths encountered (mbgl)		Thickness (m)		
	Min	Max	Min	Max	Average
Topsoil	0.00	0.50	0.50	0.50	0.50
Medium dense to dense light brown with orange brown bands fine to medium SAND	0.50	5.45	0.50	5.45	4.95*

* Final Depth of Strata not proven, average thickness on identified ground.

4.2 Topsoil

The topsoil, comprises grass over dark brown fine to medium grained SAND with much root material.

4.3 Natural Ground

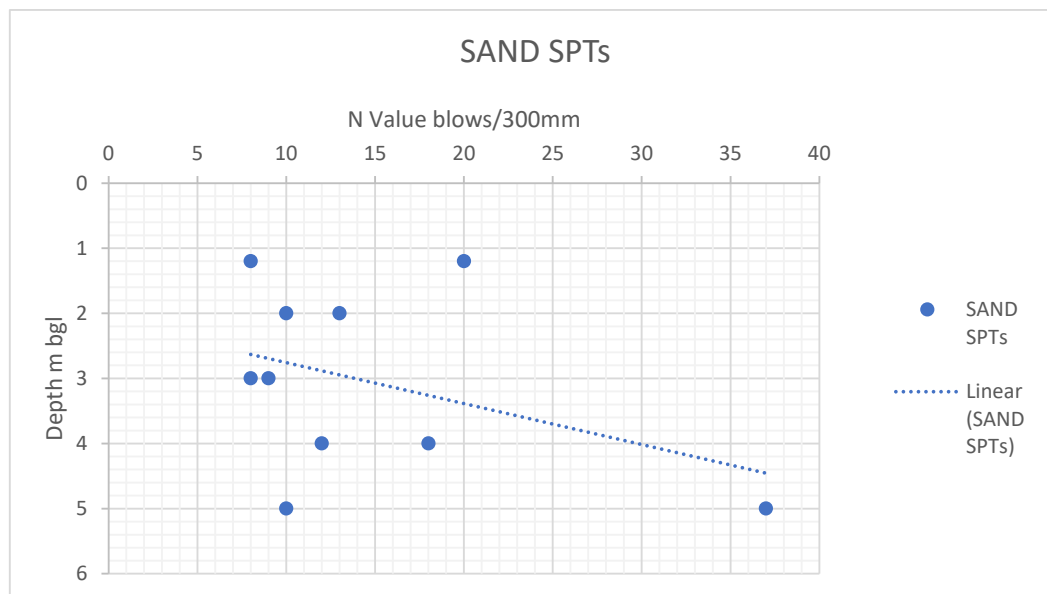
Medium dense to dense light brown with orange brown bands fine to medium grained SAND with occasional fine to medium subangular sandstone gravel.

The characteristic values for the natural ground are shown below in *Table 4.2* and *Figure 4*.

Table 4.2: Material Properties SAND

Property	No. of Tests	Range	Average
SPT N Values	10	8-37	15

Figure 4: Material Properties NATURAL GROUND



4.4 Field Evidence of Contaminated Soils

No field evidence of contamination was identified on site during the investigation works

4.5 Groundwater

Groundwater was not recorded in any of the exploratory holes during site investigation works.

In accordance with the agreed scope of works monitoring of groundwater installations completed by Sutcliffe's (2020) will be undertaken using an electronic ATEX Dipmeter on six occasions, results of which are presented in *Table 4.3*.

Table 4.3: Groundwater Monitoring Data

Location	Water Level (m bgl)					
	04.08.2020	20.08.2020	09.09.2020	23.09.2020	7.10.2020	28.10.2020
WS101	DRY	DRY	DRY	DRY	DRY	DRY
WS102	DRY	DRY	DRY	DRY	DRY	4.77

Based on the Resting Groundwater Levels (RWLs) no discernible groundwater flow has been recorded.

A full set of groundwater monitoring data is presented as *Appendix E*.

5 Geotechnical Laboratory Testing and Assessment

Stability

No evidence of instability was noted in the exploratory holes that were undertaken on site, however it is noted that these were only small diameter holes and that due to the ground noted on site shoring would likely be required if any groundworks are to be left open during site works.

Soluble Sulphate and pH

It is envisaged foundations will extend into the natural strata and samples taken from site have been submitted for pH and water-soluble sulphate (2:1 soil/water extract) analysis.

The highest water-soluble sulphate concentration and the lowest pH value for the Natural Ground is shown in *Table 5.1*.

Table 5.1: Soluble sulphate and pH classification

Soil Type	Lowest pH Values	Highest Soluble Sulphate Concentration (g/l)
Natural Ground	5.07	<0.01

Therefore, in accordance with Table C2 of BRE: Special Digest 1 2005, sub-surface concrete that is in contact with Made Ground should be Design Sulphate Class **DS-1**, with the ACEC classification of **AC-1s**.

5.1 Foundation Recommendations

General

It is understood that consideration is being given to the development of an extension to the existing school.

Due to the ground conditions encountered it would be Sutcliffe's recommendation that concrete strip footings with mesh reinforcement are adopted on the site, with an allowable bearing pressure of 100kN/m².

No groundwater ingress was recorded during site investigation works and subsequent monitoring.

Sub-surface concrete that is only in contact with Made Ground can be Design Sulphate Class DS-1, with an ACEC Classification of AC-1s.

Ground Floor Construction

Based upon the ground conditions noted on site it is not recommended that a ground-bearing slab is utilised on site. Sutcliffe Investigations therefore propose a suspended P.C Unit ground floor be adopted.

Designated Concrete Mixes

The following designated mix in accordance with BRE Special Digest SD1 and BS 8500: Part1: 2015 will be suitable for use on this site.

Table 5.8: Designated Concrete Mixes

Application	DS-1 Conditions (Made Ground and Natural) ACEC Class AC-1s
Unreinforced strip / trench fill footings	GEN1
Reinforced strip / trench fill footing (mesh reinforcement)	RC30
Reinforced strip / trench fill footings (rebar etc)	RC30
Unreinforced concrete floor slabs	GEN2
In situ reinforced concrete floor slabs	RC30

*Note: Although RC 30 is in line with BS8500, Sutcliffe Investigation recommend the use of RC35 for concrete used in structurally sensitive works, to provide greater certainty of compliance with strength verification tests. Tolerable mixes dispatched by a batching plant are +/- 10%, and delays on site can also result in deterioration of the concrete.

5.2 Geotechnical Uncertainty

Given the nature of the layout of the site structures may be present in the ground that have not been identified as part of this investigation.

6 Long Term Human Health Risk Assessment

6.1 Soils – Long Term Human Health

Methodology

Based on the Preliminary Risk Assessment and Ground Model for this site, a Generic Quantitative Risk Assessment for human health has been undertaken in accordance with CLR and SR (SC050021 series) (DEFRA) guidance as well as CL:AIRE guidance on Comparing Soil Contamination Data with a Critical Concentration, May 2008 and comprises the following:

- *Selection of appropriate generic screening values for human health assessment.*
- *Creation of relevant datasets from which to undertake the assessment.*
- *Assessment of contamination distribution and comparison of site data to screening values using relevant statistical tests (in accordance with CIEH guidance).*
- *Assessment of risks to receptors.*
- *Determination of requirements for further investigation or remediation.*

Selection of Soil Screening Values

Soil screening values appropriate for a *residential without plant uptake end use* were selected based upon the exposure pathways used to generate these assessment criteria.

Creation of Relevant Datasets

As part of the desk study assessment and Preliminary Conceptual Model, the upper 1.00m of ground was identified as the principal potential source identified for contamination in the risk evaluation (*Section 2.0*). Consequently the sampling strategy targeted this depth of ground.

Assessment

The soil analytical data has been assessed following CL:AIRE/CIEH guidance, CLR11 Model Procedures Section 2.3, and NHBC R&D Publication 66 2008 “*Guidance for the Safe Development of Housing on Land Affected by Contamination*”.

The purpose of human health risk assessment for planning is to decide whether the land is suitable for the proposed end use and does not pose a risk to human health. Therefore, the key question to answer is, “*Is there sufficient evidence that the true mean concentration is less than the critical concentration?*”

Statistics are used to assist in answering the key question raised above and to help decide whether to support a particular hypothesis. The null hypothesis is the starting point because it is believed to be true but needs to be proved.

In terms of planning, the hypotheses are as follows:

- *Null Hypothesis (H0) - the true mean is equal to, or greater than the critical concentration.*
- *Alternative Hypothesis (H1) - the true mean is less than the critical concentration.*

The null hypothesis needs to be rejected in order to confirm that the land does not pose a human health risk and is suitable for use under the planning regime.

Identification of Contaminants of Concern

The results of the soil analysis from the investigation are shown in *Appendix F*. These results were then compared against the relevant GACs for 2.5% soil organic matter (SOM). The average percentage SOM was 3.4% for 2 samples.

No elevated levels of contamination were recorded in the samples taken from site when assessed against the 2.5% SOM residential without plant uptake values.

It should be noted that the screening values for Aliphatics EC12-16, Aliphatics EC16-35 and Aliphatics EC35-44 are based upon the theoretical lower saturation limit for the compounds in question. The lower saturation limit has been used for these contaminants as the CLEA calculated SGV/GAC is greater than the lower saturation limit and vapour inhalation is an important contributor to exposure (SR4).

Soil screening tables are shown in *Appendix F*.

Asbestos

In addition to the chemical analysis the samples were screened to determine if they contained any asbestos fibres. Both samples were noted to contain no asbestos, with a result of No Asbestos Detected being returned.

Discussion

The contamination results indicate that the null hypothesis can be rejected for all the contaminants as there are no elevated levels recorded in either sample.

Conclusions

Currently the site does not pose a risk to human health, and remediation works will not be required as part of the development to ensure that the site is suitable for occupation and no longer poses a risk to human health.

7 Controlled Waters Risk Assessment

7.1 Methodology

Based on the Preliminary Risk Assessment and Ground Model for this site, a Level 1 Screening Assessment has been undertaken in general accordance with Environment Agency guidance Environment Agency Remedial Targets Methodology, Hydrogeological Risk Assessment for Land Contamination, 2006.

The methodology comprises:

- Identification of potential contaminant linkages.
- Selection of appropriate generic screening values for controlled waters.
 - *Screening measured concentrations of leachate against the generic screening values available for UK Drinking Water Standards (UK DWS) and Environmental Quality Standards (EQS).*
- Assessment of contaminant distribution and risk to receptors.
 - *Identification of contaminants of concern and relevant contaminant linkages.*
 - *Identification of potential contaminants and contaminant linkages which are no longer of concern.*

Identification of Potential Contaminant Linkages

Contaminant linkages have been identified in *Section 3.0* between the made ground and the underlying aquifer via infiltration and/or migration of dissolved phase contaminants.

Selection of Generic Screening Values

Screening values for Drinking Water Standards (DWS) have been used to assess leachability. DWS are relevant to potable receptors (Principal Aquifer).

Environmental Quality Standards (EQS) screening values have been used to assess risks to surface water resources.

Leachate Screening – UK DWS & EQS

Metals, TPHCWG and Speciated PAHs were assessed. Exceedances of relevant UK DWS and EQS screening criteria were encountered, details of which are identified in *Table 7.1 & 7.2*. It should be noted that several determinands have limits of detection greater than their respective screening values. Due to the level of uncertainty associated with such results, these exceedances are not considered significant and are excluded from the table below.

Table 7.1: Leachate Exceedances Summary - DWS

Determinant	DWS Screening Value (µg/l)	Range of concentrations (µg/l)	Location and depth of outliers, if present
Lead	10	2-65	WS102 0.20-0.60mbgl – 65µg/l

Table 7.2: Leachate Exceedances Summary - EQS

Determinant	EQS Screening Value (µg/l)	Range of concentrations (µg/l)	Location and depth of outliers, if present
Copper	1	2-21	WS101 0.20-0.50mbgl – 2µg/l WS102 0.20-0.60mbgl – 21µg/l
Lead	14	2-65	WS102 0.20-0.60mbgl – 65µg/l
Zinc	10.9	21-37	WS101 0.20-0.50mbgl – 21µg/l WS102 0.20-0.60mbgl – 37µg/l
Fluoranthene	0.12	0.03-0.25	WS102 0.20-0.60mbgl – 0.25µg/l

Leachate screening tables are presented in *Appendix F*. Analytical certificates are presented in *Appendix D*.

Contaminant Distributions and Risk to Receptors

Several determinands exceeded the DWS and EQS screening values. However, the risk to controlled waters (groundwater & surface waters) is diminished as a result of the following:

- The site is underlain by a Secondary A Aquifer that will act as an aquiclude impeding the flow of water to the underlying Principal Aquifer.
- There are no surface water features within 250m of the site.

Conclusion

Exceedances of DWS and EQS screening criteria are not considered significant given the likely depth to groundwater, effects of natural attenuation, lack of nearby groundwater abstractions and the absence of any surface water courses that could be in continuity with ground water beneath the site.

8 Ground Gas Risk Assessment

8.1 CIRIA C665 Assessment

Gas monitoring wells were installed in 2No exploratory hole locations (WS101 & WS102) as part of the 2020 ground investigation completed by Sutcliffe's.

A full copy of the gas monitoring readings and water levels can be found in *Appendix E*.

8.2 Methodology

A ground gas risk assessment has been undertaken in general accordance with the British Standard BS8485:2015+A1:2019, "*Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings*".

The guidance is written specifically for use by designers of gas protection measures relating to the development of a site. Reference has also been made to the CIRIA document C665:2007: "*Assessing Risks Posed By Hazardous Ground Gases To Buildings*" and to the Health and Safety Executive document EH40/2005 "Workplace Exposure Limits".

Our assessment comprises the following:

- *Review of results.*
- *Calculation of Gas Screening Values for methane (CH₄) and carbon dioxide (CO₂).*
- *Assessment of risks from ground gas.*
- *Development options.*

8.3 Review of Field Data

Six (6) rounds of gas monitoring have been undertaken. Gas monitoring has been undertaken using a fully calibrated GA2000 gas monitor which measured concentrations of oxygen, carbon dioxide and methane as well as gas flow emission rates.

The findings are summarised below and the results are presented in *Appendix E*.

Table 8.1: Summarised Ground Gas Monitoring Data

Maximum gas readings encountered during monitoring						
Location	MAX CH ₄ %	MAX CO ₂ %	MIN O ₂ %	MAX ppm	Atmospheric Pressure mb	MAX Flow Rate l/hr
4 th August 2020						
WS101	0.3	1.5	19.6	-	1002	0.0
WS102	0.4	3.3	18.3	-	1002	-0.1
20 th August 2020						
WS101	0.5	0.8	20.0	-	990	0.0
WS102	0.4	0.4	20.4	-	990	0.0
9 th September 2020						
WS101	0.2	0.7	19.9	-	1014	0.1
WS102	0.3	0.4	19.7	-	1014	0.0
23 rd September 2020						
WS101	0.3	1.1	19.6	-	991	0.0
WS102	0.1	0.3	20.4	-	991	0.0
7 th October 2020						
WS101	0.1	0.5	20.0	-	1000	0.0
WS102	0.1	0.3	20.2	-	1000	0.1
28 th October 2020						
WS101	0.0	2.0	18.5	-	987	0.0
WS102	0.0	0.4	20.2	-	987	0.0

8.4 Calculation of Gas Screening Values

Methane (CH₄)

Positive concentrations of methane (maximum concentration 0.5%) were recorded during the monitoring visits and a worst-case flow rate of 0.1l/hr. The GSV will be calculated as:

Limiting volume flow rate of gas = gas concentration x measured borehole flow rate

$$= 0.005 \times 0.1 \text{ (gas concentration in table is \%)}$$

$$= 0.0005$$

The GSV classifies the site as Characteristic Situation 1 for Methane.

Carbon Dioxide (CO₂)

Carbon dioxide (maximum concentration 3.3%) was recorded during all monitoring visit.

A worst-case flow rate of 0.1l/hr. The GSV will be calculated as:

Limiting volume flow rate of gas = gas concentration x measured borehole flow rate

$$= 0.033 \times 0.1 \text{ (gas concentration in table is \%)}$$

$$= 0.0033$$

The GSV classifies the site as Characteristic Situation 1 for Carbon Dioxide.

8.5 Radon

The site is not within a radon affected area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.

8.6 Discussion

In accordance with CIRIA C665 the ground gas monitoring results indicate that the site has a Gas Screening Value (GSV) of 0.0005l/hr for methane and 0.0033l/hr for carbon dioxide.

This results in the site being classified as Characteristic Situation 1 – Very Low Risk and require no protective measures to be installed.

8.7 Groundwater Protection Measures

There is no evidence at this stage of significant perched water either in the natural stratum encountered on site that would suggest special groundwater protection measures to the building foundations are required.

9 Land Contamination Risks and Remediation Requirements

9.1 Revised Conceptual Model

Based on the findings of the human health, the preliminary conceptual model has been revised and finalised as shown in *Figure 5*. The drawing shows all contaminant linkages from the preliminary conceptual model, identifying those which remain relevant.

9.2 Discounted Contaminant Linkages

Long Term Human Health

No exceedances have been identified in the samples recovered from site and as such no formal remedial works will be required to ensure the site is safe for long term human health as no risk has been identified.

Construction workers may be exposed via dermal contact, ingestion and inhalation of soil / dust during the construction period. Adjacent site users may also be exposed to contaminated soils via inhalation of dust generated during the construction phase.

Controlled Waters – Groundwater & Surface Waters

Groundwater Resources

The UK DWS Leachate screening identified concentrations of Lead that could pose a risk to the Principal Aquifer. However, due to the likely depth of groundwater and the effects of natural attenuation, the risk is unlikely to be significant.

Surface Water Resources

The EQS Leachate screening identified concentrations of Copper, Lead, Zinc and Fluoranthene that could pose a risk to the local surface water features. However, the nearest surface water feature is noted over 250m away and as such the risk is unlikely to be significant.

Ground Gas

Ground gas monitoring has indicated that no elevated levels of ground gas have been identified on site and as such no gas protection measures are required as part of the development.

Table 9.1: Summary of Remaining Contaminant Linkages

1. Hazard Identification		2. Hazard Assessment				3. Risk Estimation		4. Risk Evaluation	5. Managing the Risk
Contaminant Source		Pathway		Receptor		Consequence of risk being realised	Probability of risk being realised	Classification	Action required
Table 3.1: Sources		Table 3.2: Receptors		Table 3.3: Pathways					
S1	Potentially contaminated soil on Site	P1	Direct contact	R1	Future site users,	Medium	Unlikely	Low	No Action Required
		P2	Ingestion	R2	Construction workers	Medium	Unlikely	Low	
		P3	Inhalation of dust / vapours	R4	Adjacent site users	Medium	Unlikely	Low	
		P1	Direct contact	R5	Infrastructure / Buried Services	Mild	Unlikely	Very Low	
		P5	Vertical and lateral migration of ground gas	R1	Future site users,	Severe	Low	Moderate	
				R2	Construction Workers	Severe	Low	Moderate	
				R4	Adjacent	Severe	Unlikely	Moderate / Low	
				R5	Infrastructure / Buried Services	Severe	Unlikely	Moderate / Low	

9.3 Additional Works Required to Assess Outstanding Contaminant Linkages

No formal remediation is necessary, however, a remediation strategy will be required if any material is brought onto site, as this will need to be validated. Additionally if any material is scheduled for reuse this would also need to be validated to assess any risks to future users.

9.4 Remediation Requirements

Human Health – Soils

No elevated levels of contamination have been identified on the site and as such no formal remedial works are proposed at this stage, however should any imported material be brought onto the site to facilitate any landscaping then this material will have to be tested to ensure it is fit for purpose.

Human Health – Ground Gas

Ground gas monitoring has not indicated any elevated levels of Carbon Dioxide or Methane on site, as such a Characteristic Situation 1 classification has been assigned to the site and no gas protection measures are required.

Controlled Waters

Exceedances of DWS and EQS screening criteria are not considered significant given the likely depth to groundwater, effects of natural attenuation and dilution factors. The site concentrations detected are not considered to pose a significant risk to the Principal aquifer or surface water features in the surrounding area.

10 Recommendations

10.1 Further works

The following actions are recommended:

- Design a Phase III Remediation & Validation Proposal for submission to planning department.
- Design SMMP – management of material on and off site (if required)
- Good hygiene practices should be employed during construction work, in addition, the findings of this investigation should be included within the contractors H&S file and an assessment of risks associated with short term human health completed. No consumption of food or smoking should occur without prior hand washing. If dust is encountered, dust masks should be worn and dust suppression employed.

References

BRE Special Digest (1991) 'Sulphate and acidic resistance of concrete in the ground' **363**

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Appendix A – General Notes

Generic Notes – Sutcliffe Investigations

Environmental Setting

General

Third party information obtained from the British Geological Survey (BGS), the Coal Authority, the Local Authority etc is presented in the Correspondence Appendix of the Geoenvironmental Report.

Geology, Mining & Quarrying

In order to establish the geological setting of a site, Sutcliffe Investigations refer to BGS maps for the area and the relevant geological memoir.

A coal mining report is obtained from the Coal Authority. Further information is sourced from the Local Authority and by reference to current and historical OS plans.

Landfills

Sutcliffe Investigations obtain data from the Landmark Information Group, the Environment Agency and the Local Authority with respect to known areas of landfilling within 250m of the proposed development site. Reference is also made to historical OS plans, which are inspected for evidence of backfilled quarries, railway cuttings, colliery spoil tips etc.

Radon

Radon is a colourless, odourless gas, which is radioactive. It is formed in strata that contain uranium and radium (most notably granite) and can move through fissures eventually discharging to atmosphere, or the spaces under and within buildings. Where radon occurs in high concentrations, it can pose a risk to health.

In order to assess potential risks associated with radon gas, Sutcliffe Investigations refer to BRE Report BR211, 1999: *“Radon: guidance on protective measures for new dwellings”*.

BR211 provides a preliminary indication of the measures required for a particular site, but it is also often necessary to request a Stage 2 Protective Measures Site Report from the BGS.

The level of protection needed is site-specific and is determined by reference to the radon potential map for the area followed by a geological assessment of the site. This information is contained in the Annexes of BR211.

Annex A – derived from statistical analysis of radon measurements in existing houses carried out by the NRPB and grouped on 5km grid.

Annex B – based on an assessment of the same radon measurements grouped by geological units. The maps show the 5km grid squares underlain completely or in part, by geological units which potentially exceed the action levels for radon protective measures. The grid squares are coded according to highest potential within the square. In many cases the actual geological radon potential varies considerably within a grid square.

Sutcliffe Investigations adopt the following procedure when assessing risk associated with radon.

Firstly, Annex A maps are reviewed to see whether the site requires full, basic or no measures. If the site is in a dark brown square, full radon protection measures are required. If the site is in a light brown square, reference should be made to Annex B.

Secondly, Annex B maps are reviewed to see whether a further geological assessment is required which may result in upgrading the result from Annex A. If a site lies within a shaded square, it may require radon protection and Sutcliffe Investigations request a Stage 2 Protective Measures Site Report from the BGS.

If the site is in a square that is not coloured or shaded in either set of maps then no radon protection is needed and therefore a BGS Report is not normally necessary.

The BGS geological assessment involves checking whether the site is on or close to a geological unit that has statistically been found to have elevated radon potential. The geological assessment is based on either 1:50,000 or the 1:250,000 scale data. The search area specified as part of the request is increased by 50m in areas where 1:50,000 data is available and by 500m in areas with 1:250,000 scale data to allow for potential inaccuracies in the position of boundaries. The BGS report indicates the highest level of protection required within the search area and its buffer zone.

When requesting a BGS report, Sutcliffe Projects select the search radius carefully, since too large a search radius may result in the inclusion of areas underlain by geological units of a higher radon potential, thereby giving rise to recommending too high a level of protection.

The report also includes (where available), a list of the geological units included in the assessment. Sutcliffe Investigations check that these actually underlie the site, rather than the buffer zone only.

On the basis of radon measurements in dwellings and on their geological interpretation, the BGS report stipulates the level of protective measures required for the proposed development site, and this could be:

1. no measures
2. basic measures or
3. full measures

Details of these measures are provided in the Hazardous Gas section of this Geoenvironmental Report.

Hydrogeology

Sutcliffe Investigations obtain information from the Environment Agency (EA) and the Landmark Information Group with respect to:

- groundwater quality
- recorded pollution incidents
- licensed groundwater abstractions

Reference is also made to the EA document "Policy and Practice for the Protection of Groundwater" (1998) and the relevant Groundwater Vulnerability Map.

Bedrock and any overlying granular Drift deposits are classified by the EA.

Major aquifers: *"Highly permeable formations, usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes".*

Minor aquifers: *"Fractured or potentially fractured rocks which do not have a high primary permeability, or other formations or variable permeability. Although these aquifers will seldom produce large quantities of water for abstractions, they are important both for local supplies and in supplying base flow to rivers".*

Non-aquifers: *"Formations which are generally regarded as containing insignificant quantities of groundwater. However groundwater flow through such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants. Some non-aquifers can yield water in sufficient quantities for domestic use".*

Groundwater vulnerability is determined by 4 variables:

1. The presence and nature of overlying soil (the weathered zone affected by living organisms; soil in the UK can extend up to 2m in depth). Physical properties of the soil affect the downward passage of water and its ability to attenuate pollutants. The EA make reference to a three-fold classification of soil types:-
 - Soils of **low** leaching potential are defined as “soils in which the pollutants are unlikely to penetrate the soil layer because either water movement is largely horizontal, or they have the ability to attenuate diffuse pollutants”.
 - Soils of **intermediate** leaching potential are defined as “soils which have a moderate ability to attenuate diffuse source pollutants or in which it is possible that some non-absorbed diffuse source pollutants and liquid discharges could penetrate the soil layer”.
 - Soils of high leaching potential are defined as “soils with little ability to attenuate diffuse source pollutants and in which non-absorbed diffuse source pollutants and liquid discharges have the potential to move rapidly to underlying strata or to shallow groundwater”.

In urban areas and restored mineral workings the soil information is based on fewer observations than elsewhere. A worst-case vulnerability (H) is therefore assumed for these areas and for current mineral workings by the EA. All are given a designation of **HU** unless proved otherwise.
2. The presence and nature of Drift, which often overlies bedrock. Where Drift is of substantial thickness and low permeability, it can provide an effective barrier to surface pollutant migration. Permeability Drift is classified as a Minor Aquifer except where it is in probable hydraulic continuity with a Major Aquifer, where it is regarded as part of the Major Aquifer unless proven otherwise by site investigation.
3. The nature of the geological strata (bedrock). Rocks that contain groundwater in exploitable quantities are called aquifers.
4. The depth of the unsaturated zone; i.e. that part of the aquifer which lies above the water table.

The EA have also designated Source Protection Zones, which are based on proximity to a groundwater source (springs, wells and abstraction boreholes). The size of a Source Protection Zone may vary from tens to several thousand hectares.

Hydrology

Sutcliffe obtains information from the Environment Agency and the Landmark Information Group with respect to:

- Surface water quality
- Recorded pollution incidents
- Licensed abstractions (groundwater & surface waters)
- Licensed discharge consents
- Site susceptibility to flooding

The EA have set **water quality** targets for all rivers. These targets are known as River Quality Objectives (RQOs). The water quality scheme used to set RQO planning targets is known as the River Ecosystem scheme. The scheme comprises five classes (RE1 to RE5) which reflect the chemical quality requirements of communities of plants and animals occurring in our rivers.

General Quality Assessment (GQA) grades reflect actual water quality. They are based on the most recent analytical testing undertaken by the EA. There are six GQA grades (denoted A to F) defined by the concentrations of biochemical oxygen demand, total ammonia and dissolved oxygen.

The susceptibility of a site to **flooding** is assessed by reference to a Flood Map on the Environment Agency's website. These maps provide shows natural floodplains – areas potentially at risk of flooding if a river rises above its banks or high tides and stormy seas cause flooding in coastal areas.

There are different kinds of area shown on the Flood Map:

1. Dark blue areas could be flooded by the sea by a flood that has a 0.5% (1 in 200) or greater chance of happening each year, or by a river by a flood that has a 1% (1 in 200) or greater chance of happening each year.
2. Light blue areas show the additional extend of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1% (1 in 1000) chance or occurring each year.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements.

The maps also show all flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, or floods from the sea with a 0.5% (1 in 200) chance of happening each year, together with some, but not all, older defences and defences which protect against smaller floods.

The Agency's assessment of the likelihood of flooding from rivers and the sea at any location is based on the presence and effect of all flood defences, predicted flood levels and ground levels.

It should also be noted that as the floodplain shown is the 1 in 100 year (or 1 in 200 year as appropriate) areas outside this may be flooded by more extreme floods (e.g. the 1 in 1000 year flood). Also, parts of the areas shown at risk of flooding will be flooded by lesser floods (e.g. the 1 in 5 year flood). In some places due to the shape of the river valley the smaller floods will flood a very similar extent to larger floods but to a lesser depth.

If a site falls within a floodplain, it is recommended that a flood survey be undertaken by a specialist consultant who can advise on appropriate mitigating measures; i.e. raising slab levels, provision of storage etc.

COMAH & Explosive Sites

Sutcliffe Investigations obtain information from the Landmark Information Group with respect to COMAH or explosive sites within 1km of the proposed development site. Sutcliffe Investigations' report refers to any that are present and recommends that the Client seeks further advice from the HSE.

Areas around COMAH sites (chemical plants etc) are zoned with respect to the implementation of emergency plans. The HSE are a statutory consultee to the local planning authority for all COMAH sites. The COMAH site may have to revise its emergency action plan if development occurs. This might be quite straightforward or could entail significant expenditure. Consequently, the COMAH site may object to a proposed development (although it is the Local Authority who have final say and they are likely to place more weight on advice from the HSE).

Preliminary Conceptual Ground Model

The site's environmental setting (and proposed end use) is used by Sutcliffe Investigations to assess the significance of any contamination encountered during the subsequent ground investigation.

Generic Notes – Sutcliffe Geoenvironmental Investigations

2. Ground Investigation Fieldwork

General

Sutcliffe Ground Investigations are undertaken in accordance with current UK guidance including:

- BS5930:1999 “*Code of practice for site investigation*”
- BS10175:2001 “Code of practice for the identification of potentially contaminated sites”
- Contaminated Land Reports 1 to 6, most notably CLR Report No. 4 “*Sampling strategies for contaminated land*”
- “*Guidance on the protection soil sampling strategies for land contamination*” – EA R&D Technical report P5-066/TR (2001)
- AGS: 1996 “*Guide to the selection of Geotechnical Soil Laboratory Testing*”

Exploratory hole logs are represented in Appendices to this Geoenvironmental Report. These logs include details of the:

- Investigation technique adopted
- Samples taken
- Descriptions of the solid strata and any groundwater encountered
- Results of any insitu testing
- Any gas/groundwater monitoring well installed

Exploratory Hole Locations

Exploratory hole locations are selected by Sutcliffe Investigations, prior to commencement of fieldwork, to provide a representative view of the strata beneath the site and to target potential contaminant sources identified during the preliminary investigation (desk study). Additional exploratory locations are often determined by the site engineer in light of the ground conditions actually encountered; this enables better delineation of the depth and lateral extent of organic contamination, poor ground, relict structures etc.

Investigation Techniques

Ground conditions can be investigated by a number of techniques; the procedures used are in general accordance with BS5930: 1999 and BS1377: 1990. Techniques most commonly used by Sutcliffe Investigations include:

- Machine excavated trial pits, usually equipped with a backactor and a 0.6m wide bucket
- Cable percussive (Shell & Auger) boreholes, typically using 150mm diameter tools and casing
- Window or windowless sampling boreholes. Constraints associated with existing buildings, operations and underground service runs can render some sites partly or wholly inaccessible to a mechanical excavator. In such circumstances, window sampling is often the most appropriate technique. A window sampling drilling rig can be manoeuvred in areas of restricted access and results in minimal disturbance of the ground (a 150mm diameter tarmac/concrete core can be lifted and put to one side). However, it should be noted that window sampling allows only a limited inspection of the ground (especially made ground with a significant proportion of coarse material).
- Rotary percussive open-hole probeholes are typically drilled using a tricone rock roller bit with air as the flushing medium. Probeholes are generally lined through made ground with temporary steel casing to prevent hole collapse.

Where installed, gas/groundwater monitoring wells typically comprise a lower slotted section, surrounded by a filter pack of 10mm non-calcareous gravel and an upper plain section surrounded in part by a bentonite seal and in part by gravel or arisings. The top of the plain pipe is cut off below ground level and the monitoring well protected by a square, stopcock type manhole cover set in concrete, or the plain pipe is cut off just above ground level and the well protected by 100mm diameter steel borehole helmet set in concrete.

Monitoring well details, including the location of the response zone and bentonite seal are presented on the relevant exploratory hole logs.

Insitu Testing

Where relative densities of granular materials given on the trial pit and window sample logs are based on visual inspection only, they do not relate to any specific bearing capacities. However, wherever possible, Sutcliffe Investigations employ a mackintosh probe to assess relative density. Mackintosh probe results can be related to approximate allowable bearing capacities.

The relative densities of granular materials encountered in cable percussive boreholes are based on Standard Penetration Test (SPT) results. SPTs are carried out boreholes, in accordance with BS 1377 1990, Part 9 Section 3.3. Where full penetration (600mm) is not possible, N values are calculated by linear extrapolation and are shown on the logs as $N^* = x$.

The strength of cohesive deposits is determined using a hand shear vane.

Shear strength test results reported on trial pit logs are considered to be more reliable than those reported on window sample logs. Significant sample disturbance occurs during window sampling and consequently shear strength results on disturbed window samples are generally lower than results obtained during trial pitting, in-situ or in large excavated blocks.

Sampling

Representative soil/fill samples are taken at regular intervals from the exploratory holes to assist in description of the ground and to allow selected laboratory testing to be performed. The type of sample taken is dependent on the nature of the stratum and the purpose of the analysis.

Where the soils encountered contain a significant proportion of coarse grained material, truly representative samples are not typically obtained – only the finer fraction is placed in sample containers. However, a visual estimate of the amount of coarse material is made on site.

NB: Coarse constituents not sampled are defined as: coarse gravel, cobble and boulder (i.e. any 'particles' with an average diameter greater than 20mm).

Occasionally, unrepresentative 'spot' samples are also taken from some exploratory locations for contaminant analysis, typically where unusual, localised pockets of materials are encountered.

Samples of soil for chemical testing are placed into 1 litre plastic tubs prior to delivery to the selected laboratory. Samples of water are taken in one litre brown glass bottles and stored in cool boxes, at a temperature of approximately 4°C, until delivery to the selected laboratory. Soil/fill samples for organic analysis are also stored in cool boxes.

Groundwater

Where encountered during fieldwork, groundwater is recorded on exploratory hole logs. If monitoring wells are installed, groundwater levels are also recorded on one or more occasions after completion of the fieldwork.

It should be borne in mind that the rapid excavation rates used during a ground investigation may not allow the establishment of equilibrium water levels. Water levels are likely to fluctuate with season/rainfall and could be substantially higher at wetter times of the year than those found during this investigation.

Long term monitoring of standpipes or piezometers is always recommended if water levels are likely to have a significant effect on earthworks or foundation design.

Description of Strata

The soils encountered during an Sutcliffe's ground investigation are described (logged) in general accordance with BS 5930. The descriptions and depth of strata encountered are presented on the exploratory hole logs and summarised in the Ground Conditions section within the main body of text.

The materials encountered in the trial pits are logged, samples taken and tests performed on the in-situ materials in the excavation faces, to depths of up to 1.2m; below this depth these operations are conducted at the surface on disturbed samples recovered from the excavation.

Key to Exploratory Hole Logs

Keys to logs are presented in the Appendix(ces) containing the logs. These are two keys – Symbols and Legends and Terms and Definitions.

Health and Safety

All work was carried out in accordance with the procedures detailed in the DGEL Health and Safety Manual and SUKD health and Safety Procedures.

Generic Notes – Sutcliffes Geoenvironmental Investigations

3. Geotechnical Laboratory Tests

General

Soil Samples are delivered to the laboratory for testing along with a schedule of testing drawn up by Sutcliffe Investigations. All tests are carried out in accordance with BS 1377:1990.

The test results are presented as received in an Appendix to this Geoenvironmental Report.

The following laboratory testing are routinely carried out on a selection of samples:

- Atterberg limits & moisture contents
- Soluble sulphate & pH

The additional tests are typically only scheduled where significant earthworks regrade is anticipated:

- Grading
- Compaction tests
- Particle density

Atterberg Limits & Moisture Content

The Liquid and Plastic Limits of samples of natural in-situ clay are determined using the cone penetrometer method and the rolling thread test. These tests enable determination of an average Plasticity Index (PI) for each “type” of clay, although judgement is applied where variable results are reported.

PI can be related to shrinkability (low, medium or high) and then to minimum founding depth. Sutcliffe Investigations typically only consider a soil to be shrinkable if the proportion finer than 63µm is > 35%.

PI results are compared against guidance given in the NHBC Standards, Chapter 4.2 (revised April 2003) which advocates the use of modified Plasticity Index (I'p) defined as:

$$I'p = Ip * (\% < 425\mu m / 100)$$

ie if PI is 30%, but the soil contains 80% < 425µm, then I'p = 30 * 80/100 = 24%

It should be noted that in accordance with the requirements of BS 1377, the % passing the 425µm sieve is routinely reported by testing labs.

Sutcliffe Investigations apply engineering judgement where PI results are spread over a range of classifications. Consideration is given to:

- The average values for each particular soil type (ie differentiate between residual soil and alluvium)
- The number of results in each class and
- The actual values

Unless the judgement strongly indicates otherwise, Sutcliffe Investigations typically adopt a conservative approach and recommend assumption of the higher classification.

Soluble Sulphate and pH

Sulphates in soil and groundwater are the chemical agents most likely to attack sub-surface concrete, resulting in expansion and softening of the concrete to a mush. Another common cause of concrete deterioration is groundwater acidity.

The rate of chemical attack depends on the concentration of aggressive ions and their replenishment at the reaction surface. The rate of replenishment is related to the presence and mobility of groundwater.

Sutcliffe Investigations refer to BRE Special Digest 1 (SD1) "Concrete in aggressive ground. Part 1: Assessing the aggressive chemical environment" (2001). SD 1 provides definitions of:

- The nature of the site (Greenfield, brownfield or pyretic)
- The groundwater regime (static, mobile or highly mobile)
- The Design Sulphate Class (DC Class) and
- The Aggressive Chemical Environment for Concrete (ACEC Class)

Sutcliffe reports clearly state each of the above for the site being considered.

The concentrations of sulphate in aqueous soil/fill extracts are determined in the laboratory using the gravimetric method. The results are expressed in terms of SO_4 for direct comparison with BS 5328:1997. The pH value of each sample was determined by the electrometric method.

SD1 also discusses determination of "representative" sulphate concentration from a number of tests. Essentially if <10 samples of a given soil-type have been tested, the highest measured sulphate concentration should be taken. If >10 samples have been tested, the mean of the highest 20% of the sulphate test can be taken. With respect to groundwater, the highest sulphate concentration should always be taken.

With respect to pH (soil & groundwater) the value used is the lowest value if <10 samples have been tested and the mean of the lowest 20% if >10 samples have been tested.

Generic Notes – Sutcliffe Investigations Geoenvironmental Investigations

4. Contamination Laboratory Analysis & Interpretation (including WAC)

General

An assessment of potential contaminants associated with the former usages of the site is undertaken with reference to CLR 8 “*Potential contaminants for the assessment of land*” and the relevant DETR Industry Profile(s).

Common Inorganic Contaminants

These include:

- Metals, most notably cadmium, copper, chromium, mercury, lead, nickel and zinc
- Semi-metals, most notably arsenic, selenium and (water soluble) boron
- Non-metals, most notably sulphur
- Inorganic anions, most notably cyanides (free & complex), sulphates, sulphides and nitrates

With respect to the terminology used by most analytical laboratories:

Total cyanide = Free cyanide + Complex cyanide

Total cyanide (CN) is determined by acid extraction; whereas free cyanide is the water soluble fraction.

Complex cyanide is “bound” in compounds and is hard to breakdown. Laboratory determination of complex CN involves subjecting the sample to uv digestion for determination of both free and total CN.

Thiocyanate (SCN) is a different species combined with sulphur.

Elemental sulphur (S) and free sulphur are the same. Total sulphur is all forms, including that present in sulphates (SO₄) sulphates etc.

There are 2 forms of chromium (Cr), chromium VI and chromium III. Chromium VI is the more toxic of these. In soils, total chromium is determined by a strong aqua regia acid digestion. Chromium VI is an empirical method based on a water extract test.

Common Organic Contaminants

Petroleum hydrocarbons are a mixture of hydrocarbons produced from the distillation of crude oil. They include aliphatics (alkanes, alkenes and cycloalkanes), aromatics (single or multi benzene ringed compounds) and hydrocarbon-like compounds containing minor amounts of oxygen, sulphur or nitrogen.

Petroleum hydrocarbons can be grouped based on the carbon number range:-

GRO – Gasoline Range Organics (typically C₆ to C₁₀). Also referred to as PRO – Petroleum Range Organics

DRO – Diesel Range Organics (typically C₁₀ to C₂₈)

LRO – Lubricating Oil Range Organics (typically C₂₈ to C₄₀)

MRO – Mineral Oil Range Organics (typically C₁₈ to C₄₄)

However, it should be borne in mind that the terms “GRO” and “DRO” analysis are purely descriptive terms, the exact definition of which varies.

Total Petroleum Hydrocarbons (TPH) is also a poorly defined term; some testing laboratories regard TPH as hydrocarbons ranging from C₅ – C₄₀, whereas other define TPH as C₁₀ – C₃₀.

The composition of a TPH plume migrating through the ground can vary significantly; this is primarily dictated by the nature of the source (eg petrol, diesel, engine oil etc). Furthermore, different hydrocarbons are affected differently by weathering processes and this can result in further variation in the chemical composition of the TPH.

Gasoline contains light aliphatic hydrocarbons rapidly (especially within the C4 to C5 range) that will evaporate. The aromatic hydrocarbons in gasoline are primarily benzene, toluene, ethylbenzene and xylenes, referred to as BTEX. Small amounts of polyaromatic hydrocarbons (PAHs) such as benzo(a)pyrene may also be present.

Diesel and light fuel oils have higher molecular weights than gasoline. Consequently, they are less volatile and less water soluble. About 25 to 35% is composed of aromatic hydrocarbons. BTEX concentrations are generally low.

Heavy Fuel Oils are typically dark in colour and considerably more viscous than water. They contain 15 to 40% aromatic hydrocarbons. Polar NSO compounds are also present.

Lubricating Oils are relatively viscous and insoluble in groundwater. They may contain 10 to 30% aromatics, including the heavier PAHs. NSO compounds are also common.

Polycyclic Aromatic Hydrocarbons (PAHs) have more than two fused benzene rings as a structural characteristic. PAH compounds are present in both petrol and diesel, although insignificantly lower concentrations than in coal tars. Certain PAH compounds are carcinogenic (Benzo(a)pyrene) and/or mobile in the environment (naphthalene).

Polychlorinated Biphenyls (PCBs)

Volatile Organic Compounds (VOCs) The volatile organic compound (VOC) headspace concentration of all soil samples was made with a photoionization detector (PID) fitted with a 10.2 eV lamp. This gives a semi-quantitative VOC concentration record as parts per million (ppm) (Vol/Vol). Prior to the VOC headspace reading, the background levels of VOCs were recorded. The PID was recalibrated with standard isobutylene in zero air after every 10 headspace readings.

Semi-Volatile Organic Compounds (sVOCs)

Phenols

Solvents, pesticides, herbicides

Dioxins & furans

Methods of Analysis (Organic Compounds)

Toluene Extractable Matter (TEM) results provide a screening test for organic contamination. The sample is air dried at 30°C and ground prior to addition of the solvent (toluene). The solvent extraction is aggressive and most organic compounds (fuels, oils, tars, humic material, animal fats and vegetable oil) are dissolved, as are some other inorganic contaminants such as sulphur. However, the volatiles (lighter fuel fraction etc) are lost during evaporation of the solvent.

Total Petroleum Hydrocarbon (TPH) by IR (also known as mineral oil by some testing laboratories) is undertaken on "as received" samples. Tetrachloroethylene is the solvent, and fluorosil is used to removed humic material, animal fats and vegetable oil. Consequently this analysis detects a wide range of "mineral" organics from volatiles (BTEX and gasoline) through diesel and oils to tars (including the very heavy, stable tars such as asphalt and bitumen).

TPH by GC-FID is more refined analytical technique which only detects hydrocarbons (aliphatic and aromatic) in the range C₁₀ to C₄₀ (volatiles, heavy tars, humic material and sulphur are not detected). The laboratory can provide a breakdown of the TPH results into diesel range organics (**DRO**) and heavier lubricating oil range organics (**LRO**).

GRO (PRO) by GC-FID analysis detects the more volatile C₆ – C₉ hydrocarbons (aliphatic and aromatic) including those organic compounds present in petrol.

Speciated VOC (by GC-MS) analysis quantifies the concentrations of 30 USA-EPA priority compounds. These include chlorinated alkanes and alkenes (in the molecular weight range chloroethane to tetrachloroethane); trimethylbenzenes; and the 4 BTEX compounds (benzene, ethyl-benzene, toluene & xylene).

Speciated sVOC by (GC-MS) analysis quantifies the concentration of a variety of organic compounds, including the 16 USA-EPA priority PAHs, phenols, 7 USA EPA priority PCB congeners, herbicides & pesticides.

Note: PAHs are hydrocarbons and consequently (where present) will be picked up when scheduling TPH by GC-FID. Naphthalene (the lightest PAH) is also one of the 58 US EPA VOCs.

Speciated TPH by GC-FID provides a “banded” TPH, initially split into aromatic and aliphatic fractions and then further divided into fraction specific carbon bandings based upon behavioural characteristics.

Note: Risk assessment models require physiochemical properties (solubilities, toxicities etc) of compounds in order to model their behaviour in the environment. These physiochemical properties cannot be derived from a single “TPH”, “GRO” or “DRO” value. However, the carbon banded fractions can be used in risk assessment models.

If the relative proportion of each carbon banding within the “TPH” impact at a site is known, the risks posed by each individual fraction can be assessed and a simple back calculation applied to calculate an overall “TPH” screening value based upon the percentage weight fraction of each banding present in the “TPH”. Specialised analytical techniques and data interpretation skills are required to identify each carbon banding.

Current Guidance

The UK approach to the consideration of contaminated land is based upon the principles of risk assessment. This in turn is founded upon the use of so called source⇒ pathway⇒ target principles in order to establish the presence or potential presence of a pollutant linkage.

Sutcliffe Investigations adopt a tiered approach to risk assessment, consistent with UK guidance and best practice. The initial step of such a risk assessment (or Tier 1) is the comparison of site data with appropriate guidance levels, intervention levels or remedial targets.

In March 2002 DEFRA and the Environment Agency published a series of technical research papers (R & D Publications CLR 7, 8, 9 and 10) introducing the UK approach to the assessment of risk to **human health** from land contamination. This methodology and approach represents current scientific knowledge and thinking. The overall methodology also included the Contaminated Land Exposure Model (CLEA) and some Soil Guidance Values (SGV's).

At the time of writing this report, these guidelines only address seven contaminants and the development of both the CLEA model and additional SGV's is ongoing. Where published, SGV's have been utilised as intervention values for the purpose of an initial Tier 1 assessment.

Where SGV's were not published at the time of writing this report, appropriate Tier 1 human health related assessment have been based upon information that was best available at the time of the study.

With respect to the assessment of potential **phytotoxic effects** of contaminants, Sutcliffe Investigations refer to “The Soil Code” (Maff, 1998) for copper and zinc. The CLEA SGV is adopted for nickel.

The potential risk to **building materials** is considered through reference to relevant BRE Digests, with particular emphasis on BRE Special Digest 1, ‘Sulphate and Acid Resistance of Concrete in the Ground’, 2001.

With respect to the interpretation of the calorific values, at present there are no accepted methods to assess whether a sample is combustible and under what circumstances it might smoulder. Some guidance is given in ICRCL Note 61/84 “Notes on the fire hazards of contaminated land” which states that:

“In general it seems likely that materials whose CV's exceed 10MJ/kg are almost certainly combustible, while those with values below 2MJ/kg are unlikely to burn”.

Tier 1 **groundwater** risk assessments are undertaken by comparing leachate concentrations with the appropriate water quality standard. Depending upon the specific characteristics and environmental setting of the site the appropriate standard is likely to be one of the following:

- Water Supply (Water Quality) Regulations 1989
- Environmental Quality Standards (for Freshwater)
- The Surface Waters (Abstraction for Drinking Water) Regulations

The tier 1 risk assessment of **landfill gas** is undertaken through reference to the following documents:

- Approved Document C, Building Regulations 1991
- CIRIA Report 149, “Protecting Development from Methane”, 1995

Should any Tier 1 criteria be exceeded, then three potential courses of action are available. (The first is only applicable in terms of human health, but the second and third could also be applied to groundwater or landfill gas).

- Undertake further statistical following the approach set out in Appendix A of CLR 7 in order to determine whether contaminant concentrations of inorganic contaminants within soil/fill actually present a risk (only applicable to assessing the risk to human health).
- Based on a qualitative risk assessment, advocate an appropriate level of remediation to “break” the pollutant linkage – for example the removal of the contaminated materials or the provision of a clean cover.
- Carry out a more detailed quantitative risk assessment in order to determine whether contamination risks actually exist.

However, the issue of **averaging area** requires further consideration. CLR 7 is ambiguous and could be interpreted as advocating the concept of a single garden as an appropriate averaging area.

This concept has massive implications with respect to ground investigation design and cost. To comply, investigations for residential development on brownfield sites would need to recover and analyse about 6 samples from each garden; this implies exploratory locations on a very tight grid, perhaps 5m to 10m spacings, with a huge increase in the number of samples analysed (cf test schedules currently issued by most practitioners).

In any case, Sutcliffe Investigations consider the concept of a single garden as an averaging area to be inappropriate. Statistical analysis of sample results by fill type, and/or by former use in a given sub-area of the site (i.e. with reference to the Conceptual Site Model), is considered a more appropriate methodology.

Analysis by soil/fill type is appropriate for essentially immobile contaminants associated with a particular fill type, for example arsenic in colliery spoil, metals in ash & clinker, sulphate in plaster-rich demolition rubble etc.

Analysis by former use is appropriate where more mobile contaminants have entered the ground, for example diesel associated with leakage from a former fuel tank, downward migration of leachable metals through granular materials, various soluble contaminants present in a wastewater leaking into the ground via a fractured sewer etc. In these circumstances, it may be appropriate to undertake statistical analysis of sample results from a variety of different soil/fill types. However, consideration would have to be given to factors such as porosity which might influence impregnation of a mobile contaminant into the soil mass; ie contamination would be normally be more pervasive and significant in granular soils than cohesive soils.

There is a suggestion in para 4.7 of CLR 7 that the approach outlined above was intended and the Environment Agency have confirmed that an averaging area can be larger than a single garden, if:

- Contaminant concentrations are within the same statistical population as determined using the maximum value test. The sample data being representative of the averaging area and the mean concentration of the averaging area.
- “Hot spots” are treated as separate zones or averaging areas (as defined by the maximum value test).
- The sampling strategy takes into account uncertainty (spatial heterogeneity) in contaminant concentration

Waste Classification & WAC

In the context of waste soils generated by remediation and/or groundworks activities on brownfield sites, the following definitions (from the Landfill Regulations 2002) apply:

- Inert (e.g. uncontaminated ‘natural soil, bricks, concrete, tiles & ceramics)
- Non-Hazardous (e.g. soil excavated from a contaminated site which contains dangerous substances, but at concentrations below prescribed thresholds).
- Hazardous (e.g. soil excavated from a contaminated site which contains dangerous substances at concentrations above prescribed thresholds).

Dangerous substances include compounds containing a variety of determinants commonly found in contaminated soils on brownfield sites, for example arsenic, lead, chromium, benzene etc.

From 16th July 2005, landfill operators will require Waste Acceptance Criteria (WAC) laboratory data, if soil is classified as **hazardous** and such waste must have been subjected to pre-treatment. However, subject to WAC testing it may be possible to classify it as stable, non-reactive hazardous waste, which can be placed within a dedicated cell within the non-hazardous landfill.

Sutcliffe Investigations typically only include WAC analysis in site investigation proposals and reports, if significant off-site disposal (of soil classified as hazardous waste) is anticipated for example where redevelopment proposals include basement construction etc.

If off-site disposal of soils classified as hazardous waste were undertaken during redevelopment, then WAC analysis should be scheduled at an early stage in the remediation programme.

However, organic compounds (BTEX, TPH, PAH etc) are the most common contaminants that result in soils being classed as hazardous. These contaminants can often be dealt with by alternative technologies (eg by bioremediation or stabilisation) and consequently retention on site is often possible.

It should be noted that **non-hazardous** soil waste can go to a non-hazardous landfill facility; no further testing (eg WAC) is required.

Generic Notes – Sutcliffe Investigations

5. Hazardous Gas

General

Hazardous gas is considered to be any mixture of potentially explosive, toxic or asphyxiating gases, most notably methane, carbon dioxide and oxygen (deficiency).

In addition, radon, a naturally occurring radioactive gas is also considered. Further information about radon is included in Notes 1 – Environmental Setting.

Assessment of potential risks associated with hazardous gas are based on a review of data obtained from the Landmark information Group, the Environment Agency and the Local Authority and the British Geological Survey.

Reference is also made to historical OS plans, which are inspected for evidence of backfilled quarries, railway cuttings, colliery spoil tips etc.

Where landfilling has occurred within 250m of the site boundary, the Local Planning Authority may request a landfill gas investigation in accordance with the Town and Country Planning General Development Order, 1988.

Sources

Potential sources of hazardous gas are:

- Landfill sites
- Made ground, especially where significant depths are present
- Shallow mineworks associated with coal extraction
- Geological strata, including peat, organic silts, coal-bearing strata and limestone (reaction with acidic waters), granite (radon)
- Groundwater can sometimes act as a “carrier” for hazardous gas
- Leakages from pipelines or storage tanks
- Sewers, septic tanks and cess pits

Generation

Wherever biodegradable material is deposited, landfill gas (principally a mixture of methane and carbon dioxide) is likely to be generated by microbial activity. Carbon dioxide is an asphyxiant and toxic; methane is flammable and a mixture containing between 5% and 15% methane by volume in air is explosive. Landfill gas in the ground is unlikely in itself to pose a significant risk, though it may damage vegetation. However, infiltration of landfill gas into confined spaces (e.g. cellars, services, etc) may give rise to considerable risk.

There is no typical figure for the length of time that landfill gas will be evolved, but at many sites significant gas generation continues for at least 15 years after the last deposit of waste.

Migration

Gas migration from a landfill site may occur in several ways. It may migrate through adjacent strata; the distance of migration being dependent on the pressure gradients, volume of gas and permeability of the strata. Where there are faults, cavities and fissures within the strata, gas may move considerable distances. Other migration pathways for gas include man-made features such as mine shafts, roadways and underground services.

Gas migration is influenced by a number of climatic factors, such as atmospheric pressure variations, water table level variations and the influence of a covering of snow or ice over the surface of the site and surrounding area.

Current Guidance

Guidance on landfill gas monitoring control at landfill sites is given two technical memoranda, Waste Management Paper Nos. 26 and 27 published by the Department of the Environment.

Waste Management Paper 27, 1991 recommends that no dwellings should be constructed within 50m of any landfill that has the capacity to produce large volumes of landfill gas. No garden should extend to within 10m of the landfilled waste. However, development closer to landfill has been permitted where a comprehensive gas risk assessment has been completed (typically based on a minimum of 6 to 12 month monitoring programme) and appropriate gas exclusion measures designed.

The current advice with regard to monitoring for landfill gas is that if the trigger value of 1% volume (20% LEL) for methane and 1.5% volume for carbon dioxide is exceeded then remedial/control measures will be required.

It should be noted that the guideline limit for carbon dioxide of 1.5% volume recommended in Waste Management paper No. 27 is the short term (10 minute) occupational exposure limit for carbon dioxide quoted by the Health and Safety Executive in their publication EH40. The long term (8 hour) occupational exposure limit for carbon dioxide is 0.5% volume.

Approved Document C to the Department of the Environment's Building Regulations 1992 requires what where there may be gaseous contamination of the ground but the level of methane is unlikely to exceed 1% by volume, the ground floor of any house or similar small building shall be constructed of suspended concrete and ventilated as described in BRE Digest Report "Construction of New Buildings on Gas Contaminated Land". The document also requires specific design measures to be taken if a level of 5% volume carbon dioxide exists or is exceeded within the ground.

Although the above guidance is still relevant it has been more recently updated within the following documents published by the Construction Industry Research and Information Association (CIRIA).

CIRIA Report 149	'Protecting Development from Methane' (1995)
CIRIA Report 150	'Methane Investigation Strategies' (1995)
CIRIA Report 151	'Interpreting Measurement of Gas in the Ground' (1995)
CIRIA Report 152	'Risk Assessment for Methane and other gases from the ground' (1995)

The above documents are intended to provide advice on how to investigate and deal with the gas contaminated ground with respect to development.

CIRIA Report 149 characterised sites based on the recorded methane/carbon dioxide concentration and emission rates recorded during a suitable gas investigation. Characteristic situation 1 is deemed to be the lowest risk scenario with the risk rating increasing up to 6. The characteristic situations are classified as follows:

Gassing regime in ground			
Methane (% by volume in air)	Carbon dioxide (% by volume in air)	Emission rate ¹ (m/s)	Characteristic situation ²
< 0.1	< 1.5	not detected	1
> 0.1 – 1	> 1.5 – 5	not detected	2
> 1 - 5	< 5	not detected	3
> 5 – 20	< 20	< 0.01	4
> 20	> 20	> 0.01 – 0.05	5
> 20	> 20	> 0.05	6

Notes:

1. Emission rate values measures as equivalent total gas flow velocity from a 50mm diameter borehole: for methods of measurement see Crowhurst and Manchester (1992).
2. Highest measures parameter used as determining factor.

CIRIA Report 151 (1995) identified that there is currently inadequate guidance on trigger concentrations for ground gases. The current emphasis on using gas concentrations for trigger values particularly in Waste Management Paper 27 and the Building Regulations, should be revised to consider gas pressures, borehole flow rates and estimated surface emission rates.

It was concluded that the most important aspect of relating the gas regime below or adjacent to a site, to the risk it poses to any development, is the surface emission rate i.e. how quickly the gas is coming out of the ground. The lower the surface emission rate the lower the risk. This is considered further in the DETR Partners in Technology Report 'Passive venting of soil gases beneath buildings' (September 1997).

CIRIA Report 149 (1995), reference Table 28, reviewed over 100 case studies of development affected by gas to establish current UK practices for gas control. The report classified the gassing regimes found within 6 Characteristic Situations. The highest measures parameter, either methane or carbon dioxide concentration and/or emission rate were used to define the Characteristic Situation for each case history site. The report then related the typical range of mitigation measures that has been adopted at each study site to the characteristic gas situation.

To achieve a more consistent design of protection measures Table 28 of CIRIA 149 was rewritten (Wilson and Card, 1999) in terms of borehole gas volume flow rate and gas concentrations, as reproduced in the table below. This was done to reflect the importance of recognising the gas surface emission rate.

Characteristic situations based on Gas Flux

Characteristic Situation	Limiting CH ₄ Concentration (% v/v)	Limiting CO ₂ Concentrations (% v/v)	Limiting Borehole Flow Velocity (m/s)	Limiting Borehole Gas Volume Flow (litre/hour)	
				CH ₄	CO ₂
1	< 0.1	< 0.1	< 0.005	< 0.035	< 0.035
2	< 1.0	< 1.5	< 0.005	< 0.35	< 0.5
3	< 5.0	< 5.0	< 0.005	< 1.75	< 1.75
4	< 20	< 20	< 0.01	< 14	< 14
5	> 20	> 20	< 0.05	< 70	< 70
6	> 20	> 20	< 0.05	> 70	> 70

Gas Monitoring Procedure

Sutcliffe Investigations adopt a standard gas monitoring procedure, in accordance with CIRIA guidance. This procedure involves the measurement, in the following order of:

- Atmospheric temperature, pressure and ambient oxygen concentration on site immediately prior to and on completion of monitoring.
- Gas emission rate.
- Methane, oxygen and carbon dioxide concentrations using an infra-red gas analyser.
- Standing water level using a dipmeter.

In addition, ground conditions at each sampling location are recorded together with prevailing weather conditions and any other observations such as any vandalism.

Where samples of gas are required for laboratory analysis, Gresham Tubes are used. Gas concentrations in the well are typically recorded immediately before and after retrieval of a sample.

Appendix B – Ciria Guidance Document C552 2001

RISK ASSESSMENT METHODOLOGY

GENERAL

The purpose of this appendix is to describe in detail the concepts underlying the risk based approach to assessing potentially contaminated land, introduce the roles of key legislation and describe the qualitative methodology adopted for evaluating and characterising risk.

Current best practice in the UK promotes a risk-based approach to dealing with both soil and groundwater contamination. The principal aim of the approach is to ensure protection of human health and the environment in a thorough, transparent and cost-effective manner.

Fundamental to the risk-based approach is the concept that for 'Contaminated Land' to be designated, as a consequence of historic activities, a pathway for contamination must be shown to exist between a source of contamination and a receptor. The combined presence of a source, pathway and a receptor is described as a 'pollutant linkage'.

The concepts associated with a contaminant source, pathway and receptor are defined in DETR Circular 02/2000 'Contaminated Land Environmental Protection Act 1990: Part II A'. A **source** of contamination may be considered as a 'substance, which is in, on or under land that has the potential to cause harm or to cause pollution of controlled waters'. A **receptor** can be considered as either 'a living organism, a group of living organisms, an ecological system or a piece of property which is being, or could be harmed, by a contaminant or controlled waters which are being, or could be, polluted by a contaminant'. A **pathway** may be considered as one or more routes by, or through, which a receptor is being, or could be, exposed to or affected, by a contaminant. Typical pathways may include migration in groundwater, surface water run-off or infiltration, inhalation, dermal contact and ingestion.

The risks posed by an identified pollutant linkage can often be mitigated by removing the source of contamination, treating the source of contamination, blocking the relevant pathway(s) or by protecting the receptor.

PRINCIPLES OF RISK EVALUATION

The risk evaluation methodology presented below is qualitative in nature, and is therefore a subjective method. It is based upon guidance presented in CIRIA publication referenced C552, 'Contaminated land risk assessment - A guide to good practice', 2001 and involves the classification of the following.

The magnitude of the potential **consequence** (severity) of risks occurring (Table 1).

The magnitude of the **probability** (likelihood) of the risk occurring (Table 2).

These are then considered in conjunction to give a risk matrix (Table 3)

Table 1 - Classification of consequence

Classification	Definition	Examples
Severe	Short-term (acute) risk to human health likely to result in “significant harm” as defined by the Environmental Protection Act 1990, Part IIA. Short-term risk of pollution (note: Water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note the definitions of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled water. Explosion, causing building collapse (can also equate to a short-term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health (“significant harm” as defined in DETR, 2000). Pollution of sensitive water resources (note: Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem. (Note: the definitions of ecological systems within Draft Circular on Contaminated Land, DETR, 2000).	Concentrations of a contaminant from site exceed the generic or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer. Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services (“significant harm” as defined in the <i>Draft Circular on Contaminated Land</i> , DETR, 2000). Damage to sensitive buildings/structures/ services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g. foundation damage resulting in instability).
Minor	Harm although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable effects of damage to buildings, structures and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discolouration of concrete.

Table 2 - Classification of probability

Classification	Definition
High likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a pollution linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

Table 3 - Comparison of consequence against probability

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate/Low Risk
	Likely	High Risk	Moderate Risk	Moderate/Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate/Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate/Low Risk	Low Risk	Very Low Risk	Very Low Risk

Table 4 - Description of the classified risks and likely action required

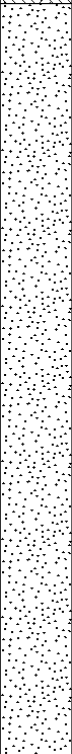
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR, there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not undertaken already) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised, it is not likely to be severe.

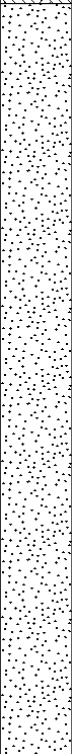
Table 5 - Response action likely to be required in relation to estimated risk

KEY

	Mitigation and remedial measures required
	Mitigation and remedial measures likely
	Remedial measures unlikely
	Remedial measures not required

Appendix C –Window Sample Logs

 Sutcliffe Investigations					Site Park View Primary School, Manchester		Number WS101		
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Bury Council		Job Number 31119LG	
		Location		Dates 27/07/2020		Project Contractor PM Sampling		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.20-0.50	ES1				(0.50)	Grass over dark brown fine to medium grained SAND with much root material (TOPSOIL)			
					0.50	Medium dense to dense light brown with orange brown bands fine to medium grained SAND with occasional fine to medium subangular sandstone gravel			
1.20-1.65	SPT N=8		1,1/2,2,2,2						
2.00-2.45	SPT N=10		2,2/2,3,2,3			Occasional bands of silty fine grained SAND			
3.00-3.45	SPT N=8		2,3/2,2,2,2		(4.95)				
4.00-4.45	SPT N=18		3,4/4,4,5,5						
5.00-5.45	SPT N=37		4,6/8,9,11,9		5.45	Complete at 5.45m			
Remarks Borehole Dry							Scale (approx) 1:50	Logged By AT	Figure No. 31119LG.WS101

 Sutcliffe Investigations					Site Park View Primary School, Manchester		Number WS102		
Excavation Method Drive-in Windowless Sampler		Dimensions		Ground Level (mOD)		Client Bury Council		Job Number 31119LG	
		Location		Dates 27/07/2020		Project Contractor PM Sampling		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.20-0.50	ES1				(0.50)	Grass over dark brown fine to medium grained SAND with much root material (TOPSOIL)			
					0.50	Medium dense light brown with orange brown bands fine to medium grained SAND with occasional fine to medium subangular sandstone gravel			
1.20-1.65	SPT N=20		3,4/4,6,5,5						
2.00-2.45	SPT N=13		3,3/4,3,3,3			...Occasional bands of silty fine grained SAND			
3.00-3.45	SPT N=9		2,2/2,2,2,3		(4.95)				
4.00-4.45	SPT N=12		3,3/3,3,3,3						
5.00-5.45	SPT N=10		2,3/3,2,3,2		5.45	Complete at 5.45m			
Remarks Borehole dry							Scale (approx) 1:50	Logged By AT	Figure No. 31119LG.WS102

Appendix D – Analytical Certificates

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 20/06189
Issue Number: 1
Date: 10 August, 2020

Client: Sutcliffe
18-20 Harrington Street
Liverpool
L2 9QA

Project Manager: S Hale; A Lewis; D Bowen; A Tosh
Project Name: Park View Primary School, Manchester
Project Ref: Not specified
Order No: 8152
Date Samples Received: 28/07/20
Date Instructions Received: 29/07/20
Date Analysis Completed: 10/08/20

Prepared by:



Holly Neary-King
Administration & Client Services Supervisor

Approved by:



Sophie France
Client Service Manager

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
% Moisture at <40C _A	18.7	17.2						% w/w	0.1	A-T-044
% Stones >10mm _A	1.1	1.7						% w/w	0.1	A-T-044
pH _D ^{M#}	5.07	5.54						pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	<0.01	<0.01						g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	280	510						mg/kg	200	A-T-028s
Cyanide (total) _A ^{M#}	<1	<1						mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2						mg/kg	0.2	A-T-050s
Sulphide _A	22	620						mg/kg	5	A-T-S2-s
Sulphur (elemental) _D ^{M#}	<5	<5						mg/kg	5	A-T-029s
Organic matter _D ^{M#}	1.9	4.9						% w/w	0.1	A-T-032 OM
Arsenic _D ^{M#}	2	6						mg/kg	1	A-T-024s
Boron (water soluble) _D	<1.0	<1.0						mg/kg	1	A-T-027s
Cadmium _D ^{M#}	<0.5	0.7						mg/kg	0.5	A-T-024s
Copper _D ^{M#}	10	22						mg/kg	1	A-T-024s
Chromium _D ^{M#}	9	17						mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1						mg/kg	1	A-T-040s
Chromium (trivalent)	9	17						mg/kg	1	Calc
Lead _D ^{M#}	14	64						mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17						mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	5	12						mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1						mg/kg	1	A-T-024s
Zinc _D ^{M#}	18	52						mg/kg	5	A-T-024s
Leachate Prep NRA (10:1) _A	*	*								A-T-001
pH (leachable) _A [#]	5.39	5.93						pH	0.01	A-T-031w
Sulphate (leachable) _A [#]	4.31	32.37						mg/l	1	A-T-026w
Cyanide (total) (leachable) _A [#]	<0.005	<0.005						mg/l	0.005	A-T-042wTCN
Phenols (total by HPLC) (leachable) _A	<0.01	<0.01						mg/l	0.01	A-T-050w
Sulphide (leachable) _A	<0.1	<0.1						mg/l	0.1	A-T-S2-w
DOC (leachable) _A [#]	3.2	22.0						mg/l	0.2	A-T-032w
Arsenic (leachable) _A [#]	<1	<1						µg/l	1	A-T-025w
Boron (leachable) _A [#]	<10	11						µg/l	10	A-T-025w
Cadmium (leachable) _A [#]	<1	<1						µg/l	1	A-T-025w
Copper (leachable) _A [#]	2	21						µg/l	1	A-T-025w

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
Chromium (leachable) _A [#]	<1	1						µg/l	1	A-T-025w
Chromium (hexavalent) (leachable) _A	<0.01	<0.01						mg/l	0.01	A-T-040w
Chromium (trivalent) (leachable)	<0.05	<0.05						mg/l	0.05	Calc
Lead (leachable) _A [#]	2	65						µg/l	1	A-T-025w
Mercury (leachable) _A [#]	<0.1	<0.1						µg/l	0.1	A-T-025w
Nickel (leachable) _A [#]	2	5						µg/l	1	A-T-025w
Selenium (leachable) _A [#]	<1	<1						µg/l	1	A-T-025w
Sulphur (elemental/free) (leachable) _A	<0.1	<0.1						mg/l	0.1	A-T-029w
Zinc (leachable) _A [#]	21	37						µg/l	1	A-T-025w
TPH total (>C6-C40) (leachable) _A	<80	85						µg/l	80	A-T-007w

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	NAD	NAD								A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A								A-T-045

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
PAH-16MS										
Acenaphthene _A ^{M#}	0.01	0.37						mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01						mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	0.52						mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.10	1.16						mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.10	1.15						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.10	1.13						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.06	0.55						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	0.46						mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.11	1.27						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	0.11						mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.17	3.03						mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	0.15						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.06	0.61						mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.11	2.66						mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.17	2.81						mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.99	16						mg/kg	0.01	A-T-019s

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
PAH-16MS (leachable)										
Acenaphthene (leachable) _A	0.08	0.22						µg/l	0.01	A-T-019w
Acenaphthylene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Anthracene (leachable) _A	<0.01	0.08						µg/l	0.01	A-T-019w
Benzo(a)anthracene (leachable) _A	<0.01	0.02						µg/l	0.01	A-T-019w
Benzo(a)pyrene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(b)fluoranthene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(ghi)perylene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(k)fluoranthene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Chrysene (leachable) _A	<0.01	0.04						µg/l	0.01	A-T-019w
Dibenzo(ah)anthracene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Fluoranthene (leachable) _A	0.03	0.25						µg/l	0.01	A-T-019w
Fluorene (leachable) _A	0.06	0.19						µg/l	0.01	A-T-019w
Indeno(123-cd)pyrene (leachable) _A	<0.01	<0.01						µg/l	0.01	A-T-019w
Naphthalene (leachable) _A	0.47	0.25						µg/l	0.01	A-T-019w
Phenanthrene (leachable) _A	0.11	0.54						µg/l	0.01	A-T-019w
Pyrene (leachable) _A	0.02	0.19						µg/l	0.01	A-T-019w
Total PAH-16MS (leachable)_A	0.77	1.78						µg/l	0.01	A-T-019w

Envirolab Job Number: 20/06189

Client Project Name: Park View Primary School,
Manchester

Client Project Ref: Not specified

Lab Sample ID	20/06189/1	20/06189/2						Units	Limit of Detection	Method ref
Client Sample No	1	1								
Client Sample ID	WS101	WS102								
Depth to Top	0.20	0.20								
Depth To Bottom	0.50	0.60								
Date Sampled	27-Jul-20	27-Jul-20								
Sample Type	Soil - ES	Soil - ES								
Sample Matrix Code	4AE	6AE								
TPH UKCWG										
Ali >C5-C6 _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
Ali >C6-C8 _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1						mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1						mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1						mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1						mg/kg	1	A-T-055s
Ali >C21-C35 _A	<1	8						mg/kg	1	A-T-055s
Ali >C35-C44 _A	<1	2						mg/kg	1	A-T-055s
Total Aliphatics _A	<1	11						mg/kg	1	A-T-055s
Aro >C5-C7 _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	1						mg/kg	1	A-T-055s
Aro >C10-C12 _A ^{M#}	<1	<1						mg/kg	1	A-T-055s
Aro >C12-C16 _A	<1	2						mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	<1	6						mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	<1	27						mg/kg	1	A-T-055s
Aro >C35-C44 _A	<1	5						mg/kg	1	A-T-055s
Total Aromatics _A	<1	42						mg/kg	1	A-T-055s
TPH (Ali & Aro >C5-C44) _A	<1	51						mg/kg	1	A-T-055s
BTEX - Benzene _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01						mg/kg	0.01	A-T-022s

REPORT NOTES

General

This report shall not be reproduced, except in full, without written approval from Envirolab.

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 with the same delivery, will be disposed of six weeks after 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 the scope of our accreditation.

If results are in italic font they are associated with an AQC failure, these are not accredited and are unreliable.

A deviating samples 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.

The Client Sample No, Client Sample ID, Depth to Top, Depth to Bottom and Date Sampled were all provided by the client.

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 analysis of water by method A-T-007:

Free and visible oils are excluded from the sample used for analysis so that the reported result represents the dissolved phase only.

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.

Asbestos:

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.

Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Predominant Matrix Codes:

1 = SAND, 2 = LOAM, 3 = CLAY, 4 = LOAM/SAND, 5 = SAND/CLAY, 6 = CLAY/LOAM, 7 = OTHER, 8 = Asbestos bulk ID sample.

Samples with Matrix Code 7 & 8 are not predominantly a SAND/LOAM/CLAY mix and are not covered by our BSEN 17025 or MCERTS accreditations, with the exception of bulk asbestos which are BSEN 17025 accredited.

Secondary Matrix Codes:

A = contains stones, B = contains construction rubble, C = contains visible hydrocarbons, D = contains glass/metal,

E = contains roots/twigs.

Key:

IS indicates Insufficient Sample for analysis.

US indicates Unsuitable Sample for analysis.

NDP indicates No Determination Possible.

NAD indicates No Asbestos Detected.

N/A indicates Not Applicable.

Superscript # indicates method accredited to ISO 17025.

Superscript "M" indicates method accredited to MCERTS.

Subscript "A" indicates analysis performed on the sample as received.

Subscript "D" indicates analysis performed on the dried sample, crushed to pass a 2mm sieve

Please contact us if you need any further information.

Envirolab Deviating Samples Report

Units 7&8 Sandpits Business Park, Mottram Road, Hyde, SK14 3AR
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Sutcliffe, 18-20 Harrington Street, Liverpool, L2 9QA

Project No: 20/06189

Project: Park View Primary School, Manchester

Date Received: 29/07/2020 (am)

Clients Project No:

Cool Box Temperatures (°C): 16.9

NO DEVIATIONS IDENTIFIED

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.

Appendix E - Ground Gas & Groundwater Monitoring Data

[illegible]

A = Accumulated Type Sample

l/h = Litres per hour

%LEL = Lower Explosive Limit (for CH₄ in air 100% = 5% by volume)

SS = Steady State Type Sample

mb = Millibar

P = Peak Type Sample

mbgl = Metres Below Ground Level

[illegible]

A = Accumulated Type Sample

l/h = Litres per hour

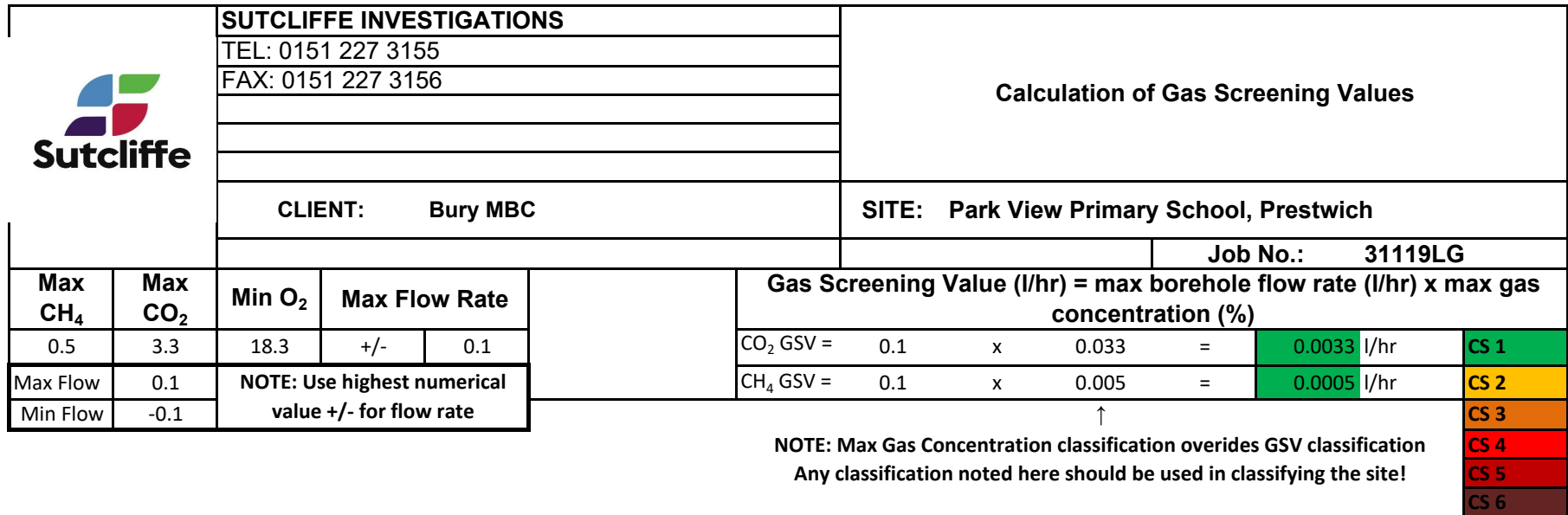
%LEL = Lower Explosive Limit (for CH₄ in air 100% = 5% by volume)

SS = Steady State Type Sample

mb = Millibar

P = Peak Type Sample

mbgl = Metres Below Ground Level



Appendix F – Soil Screening Tables

Job Name:	Park View Primary School
Job Number:	31119LG

ATKINS REVISED 31/03/11, CATEGORY 4 - APRIL 2014, LQM JAN 2015

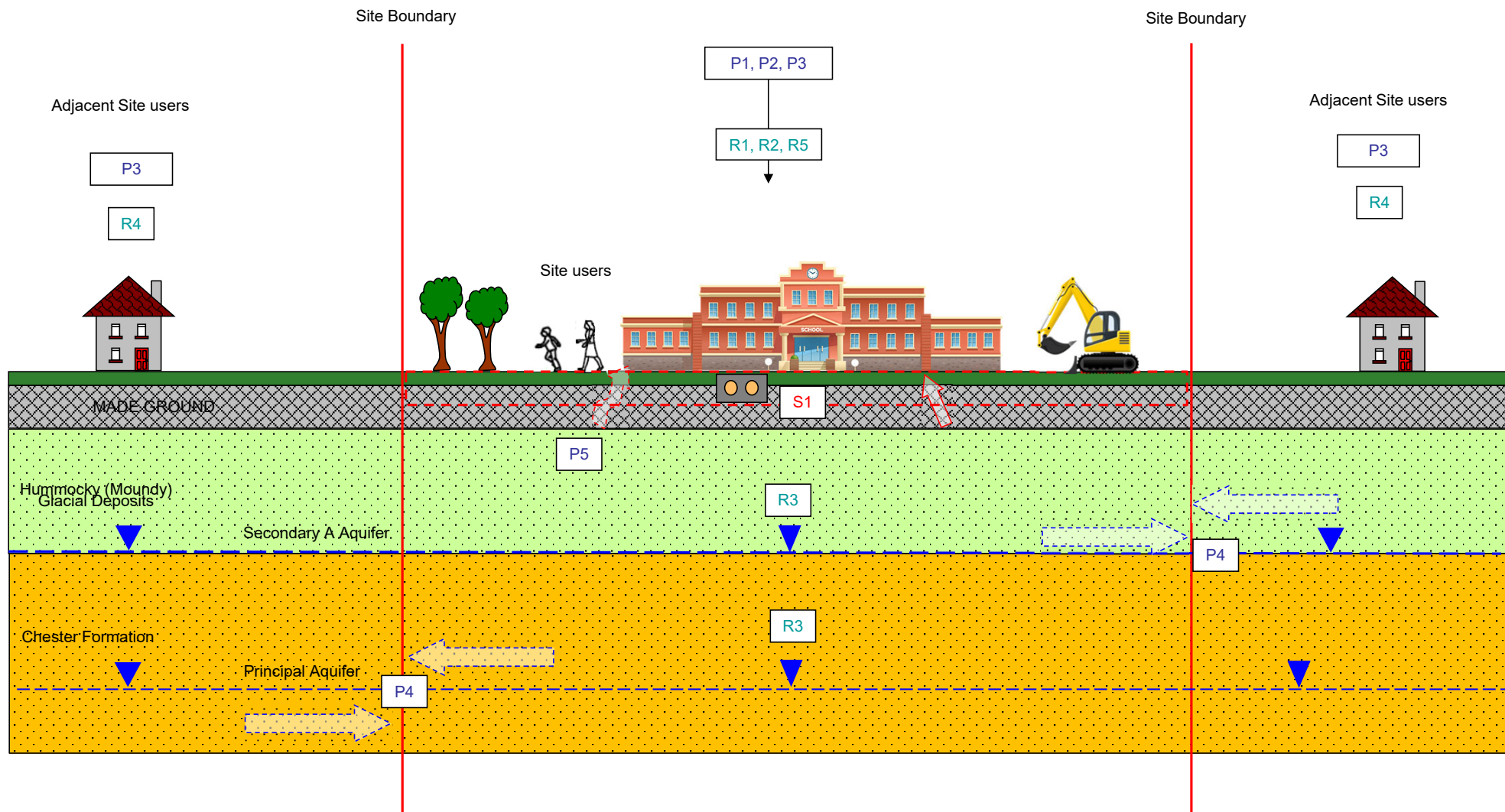
Contaminant	Units	Category 4 Screening Levels (6%)	Atkins Atrisk	RESIDENTIAL WITHOUT PLANT UPTAKE			20/06189	20/06189
				LQM			20/06189/1	20/06189/2
				SOM 1%	SOM 2.5%	SOM 5%	WS101 0.20-0.50m	WS102 0.20-0.60m
Arsenic (Total)	mg/kg	40	35		40		2	6
Boron (Soluble)	mg/kg				11000		<1.0	<1.0
Cadmium (Total)	mg/kg	149	83.6		85		<0.5	0.7
Chromium III	mg/kg		15500		910		9	17
Chromium VI	mg/kg	21	38.2		6		<1	<1
Copper (Total)	mg/kg		8370		7100		10	22
Lead (Total)	mg/kg	310	383				14	64
Mercury (Total)	mg/kg		238		56		<0.17	<0.17
Nickel (Total)	mg/kg		130		180		5	12
Selenium (Total)	mg/kg		595		430		<1	<1
Zinc (Total)	mg/kg		46800		40000		18	52
Cyanide (Total)	mg/kg		34				<1	<1
Phenols (Total)	mg/kg		262	750	1300	2300	<0.2	<0.2
Organic matter	%						1.9	4.9
Sulphate (Acid Soluble)	mg/kg						280	510
Sulphate as Water Soluble	g/l						<0.01	<0.01
Sulphide	mg/kg						22	620
pH	pH units						5.07	5.54
Sulphur (Elemental)	mg/kg						<5	<5
Asbestos							NAD	NAD
>> TPH SUITE <<								
TPH (Total)								
Total Aliphatic								
>C5 to C6 aliphatic	mg/kg		30.2	42	78	160	<0.01	<0.01
>C6 to C8 aliphatic	mg/kg		70	100	230	530	<0.01	<0.01
>C8 to C10 aliphatic	mg/kg		9.8	27	65	150	<1	<1
>C10 to C12 aliphatic	mg/kg		1750	130	330	770	<1	<1
>C12 to C16 aliphatic	mg/kg		5210	1100	2400	4400	<1	<1
>C16 to C35 aliphatic	mg/kg		146000	65000	92000	110000	<1	8
>C35 to C44 aliphatic	mg/kg			65000	92000	110000	<1	2
Total Aromatic								
>C5 to C7 aromatic (Benzene)	mg/kg		0.0925	370	690	1400	<0.01	<0.01
>C7 to C8 aromatic (Toluene)	mg/kg		219	860	1800	3900	<0.01	<0.01
>C8 to C10 aromatic	mg/kg		16	47	110	270	<1	1
>C10 to C12 aromatic	mg/kg		97.7	250	590	1200	<1	<1
>C12 to C16 aromatic	mg/kg		1800	1800	2300	2500	<1	2
>C16 to C21 aromatic	mg/kg		1330	1900	1900	1900	<1	6
>C21 to C35 aromatic	mg/kg		1330	1900	1900	1900	<1	27
>C35 to C44 aromatic	mg/kg			1900	1900	1900	<1	5
>> BTEX SUITE <<								
benzene	mg/kg	3.3	0.0925	0.38	0.7	1.4	<0.01	<0.01
toluene	mg/kg		219	880	1900	3900	<0.01	<0.01
ethylbenzene	mg/kg		59.7	83	190	440	<0.01	<0.01
m&p-xylene	mg/kg		18.9	79	180	430	<0.01	<0.01
o-xylene	mg/kg		21.1	88	210	480	<0.01	<0.01
>> PAH SUITE <<								
acenaphthene	mg/kg		4710	3000	4700	6000	0.01	0.37
acenaphthylene	mg/kg			2900	4600	6000	<0.01	<0.01
anthracene	mg/kg		22000	31000	35000	37000	<0.02	0.52
benzo(a)anthracene	mg/kg		5.42	11	14	15	0.1	1.16
benzo(a)pyrene	mg/kg	5.3	0.989	3.2	3.2	3.2	0.1	1.15
benzo(b)fluoranthene	mg/kg		9.68	3.9	4	4	0.1	1.13
benzo(ghi)perylene	mg/kg		102	360	360	360	0.06	0.55
benzo(k)fluoranthene	mg/kg		99.7	110	110	110	<0.07	0.46
chrysene	mg/kg		852	30	31	32	0.11	1.27
dibenzo(ah)anthracene	mg/kg		0.949	0.31	0.32	0.32	<0.04	0.11
fluoranthene	mg/kg		3110	1500	1600	1600	0.17	3.03
fluorene	mg/kg		3180	2800	3800	4500	<0.01	0.15
indeno(123cd)pyrene	mg/kg		9.53	45	46	46	0.06	0.61
naphthalene	mg/kg		0.598	2.3	5.6	13	<0.03	<0.03
phenanthrene	mg/kg			1300	1500	1500	0.11	2.66
pyrene	mg/kg		2330	3700	3800	3800	0.17	2.81



Job Name:	Park View Primary School
Job Number:	31119LG

	LEACHATES			20/06189/1	20/06189/2
CAS Number:	Units	Site Specific Guidelines		WS101	WS102
Sample Ref				0.20-	0.20-
Determinand Name		EQS	UK DWS	0.50m	0.60m
Leachate Prep (10:1 Std NRA)*					
Arsenic (Soluble)*	µg/l	50	10	<1	<1
Boron (Soluble)	µg/l	1000	1000	<10	11
Cadmium (Soluble)	µg/l	0.45 - 1.5	5	<1	<1
Chromium Trivalent (Soluble)	µg/l	4.7	50	<50	<50
Chromium Hexavalent (Soluble)	µg/l	3.4	50	<10	<10
Copper (Soluble)	µg/l	1	2000	2	21
Lead (Soluble)	µg/l	14	10	2	65
Mercury (Soluble)	µg/l	0.07	1	<0.1	<0.1
Nickel (Soluble)	µg/l	34	20	2	5
Selenium (Soluble)*	µg/l		10	<1	<1
Sulphur (Free)	mg/l			<0.1	<0.1
Zinc (Soluble)	µg/l	10.9	5000	21	37
Cyanide (Total)*	mg/l	1	50	<0.005	<0.005
Phenols (Total)	µg/l	7.7		<10	<10
Sulphate as SO3	mg/l	400	250	4.31	32.37
Sulphide as S	µg/l	0.25		<100	<100
pH	pH units			5.39	5.93
TPH Total C6-C40 (leachable)				<80	85
>> PAH SUITE <<*					
naphthalene*	µg/l	130		0.47	0.25
acenaphthylene*	µg/l			<0.01	<0.01
acenaphthene*	µg/l			0.08	0.22
fluorene*	µg/l			0.06	0.19
phenanthrene*	µg/l			0.11	0.54
anthracene*	µg/l	0.1		<0.01	0.08
fluoranthene*	µg/l	0.12		0.03	0.25
pyrene*	µg/l			0.02	0.19
benzo(a)anthracene*	µg/l			<0.01	0.02
chrysene*	µg/l			<0.01	0.04
benzo(b)fluoranthene*	µg/l	0.017		<0.01	<0.01
benzo(k)fluoranthene*	µg/l	0.017		<0.01	<0.01
benzo(a)pyrene*	µg/l	0.27	0.01	<0.01	<0.01
dibenzo(ah)anthracene*	µg/l			<0.01	<0.01
benzo(ghi)perylene*	µg/l	0.0082		<0.01	<0.01
indeno(123cd)pyrene*	µg/l	0.002		<0.01	<0.01

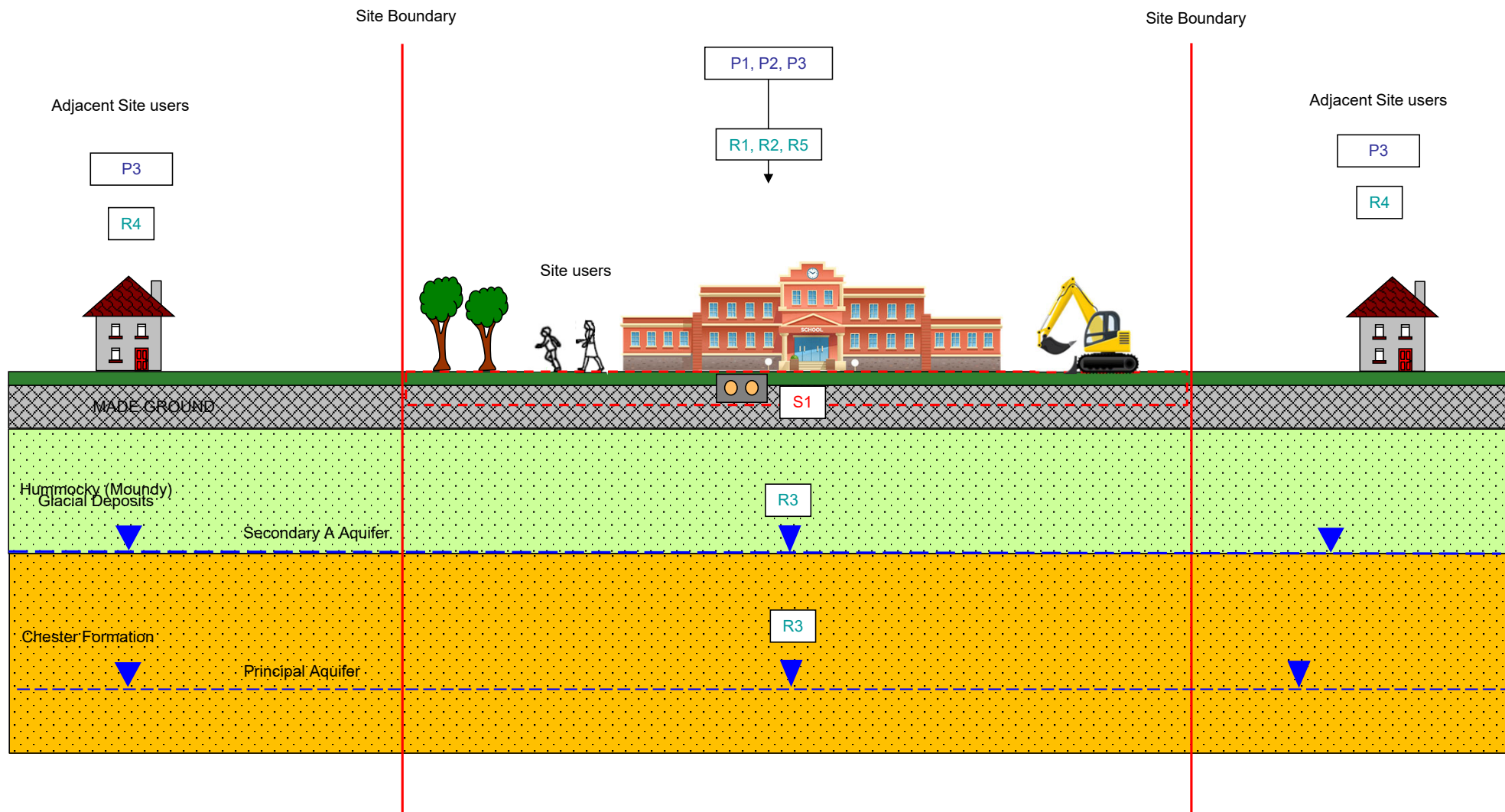
Figure 3: Preliminary Conceptual Model



Key		
S1 – Potentially Contaminated Soil - Onsite		Ground gas migration
R1 Future site Users		
R2 Construction Workers		
R3 Controlled waters		Leachate migration
R4 Adjacent Site Users		
R5 Infrastructure & Buried services		
P1 Direct Contact		Direct contact/ ingestion
P2 Ingestion		
P3 Inhalation		
P4 Leaching & Migration		Underground services
P5 Vertical & lateral migration of ground gas		

	Client: Bury MBC		
	Project: Park View Primary School		
	Title: Preliminary Conceptual Site Model (CSM)		
Purpose: Report	Draft		Scale (at A3)
	Issue	1	Not to scale
Issuing Office: Liverpool	Drawing number		Version
Telephone: 0151 227 3155	Fig. 3		A

Figure 5: Revised Conceptual Model

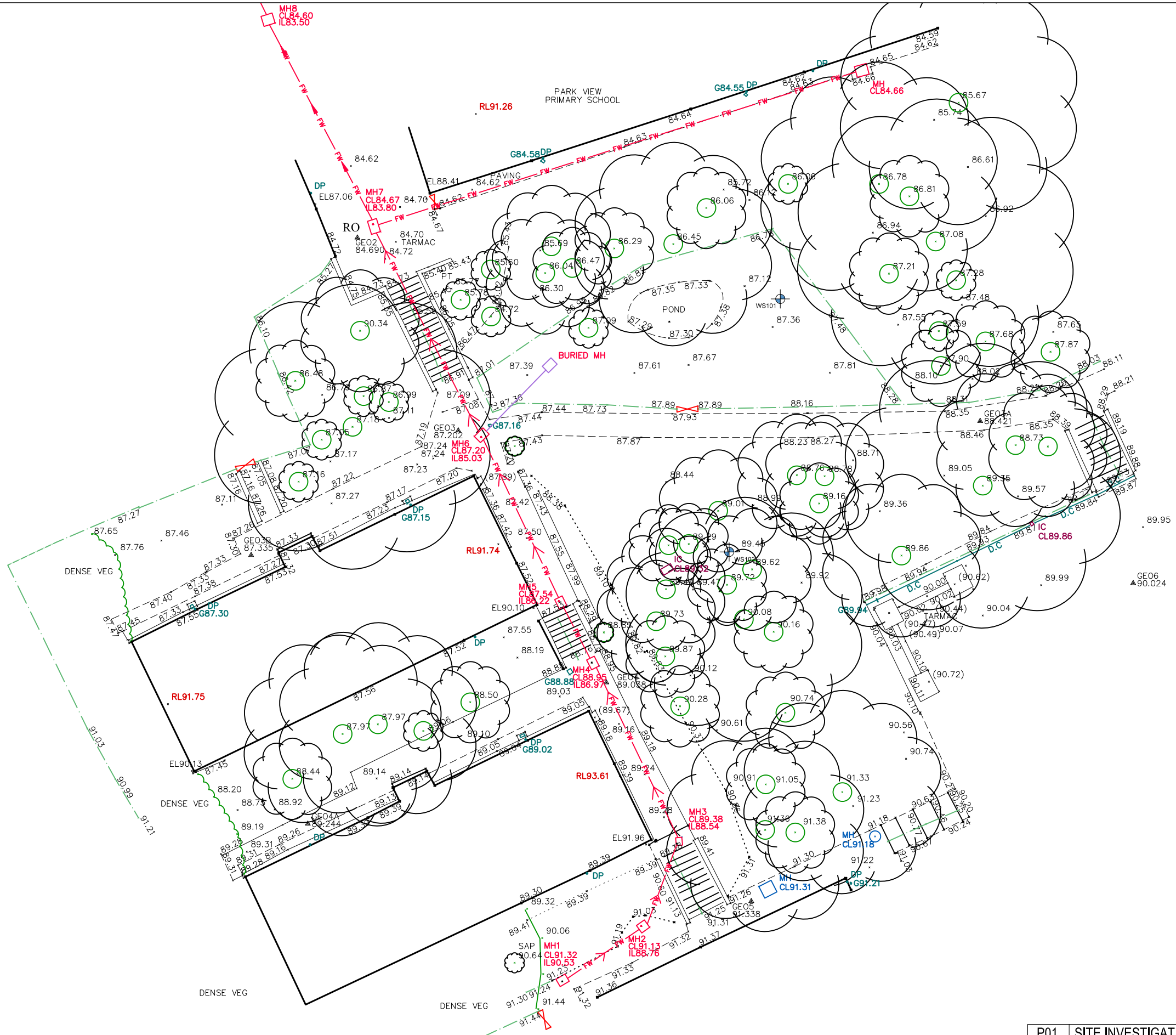


Key		
S1 – Potentially Contaminated Soil - Onsite		Ground gas migration
R1 Future site Users		
R2 Construction Workers		
R3 Controlled waters		
R4 Adjacent Site Users		
R5 Infrastructure & Buried services		
P1 Direct Contact		
P2 Ingestion		
P3 Inhalation		
P4 Leaching & Migration		
P5 Vertical & lateral migration of ground gas		
		Leachate migration
		Direct contact/ ingestion
		Underground services

 Sutcliffe	Client: Bury MBC		
	Project: Park View Primary School		
	Title: Revised Conceptual Site Model (CSM)		
Purpose: Report	Draft		Scale (at A3)
	Issue	1	Not to scale
Issuing Office: Liverpool	Drawing number Fig. 5		Version A
Telephone: 0151 227 3155			

Drawing No 31119-SUT-ZZ-00-DR-G-720-0001 – Site Investigation on Existing Layout

OC.





Structural & Civil Engineering
Geotechnical & Environmental Investigations
Building Surveying
Pre Planning Services

Liverpool Head Office:
0151 227 3155

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020 8016 4320



Drawing Status

NOT WORKING DRAWING

Client

BURY MBC

Project

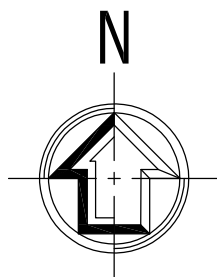
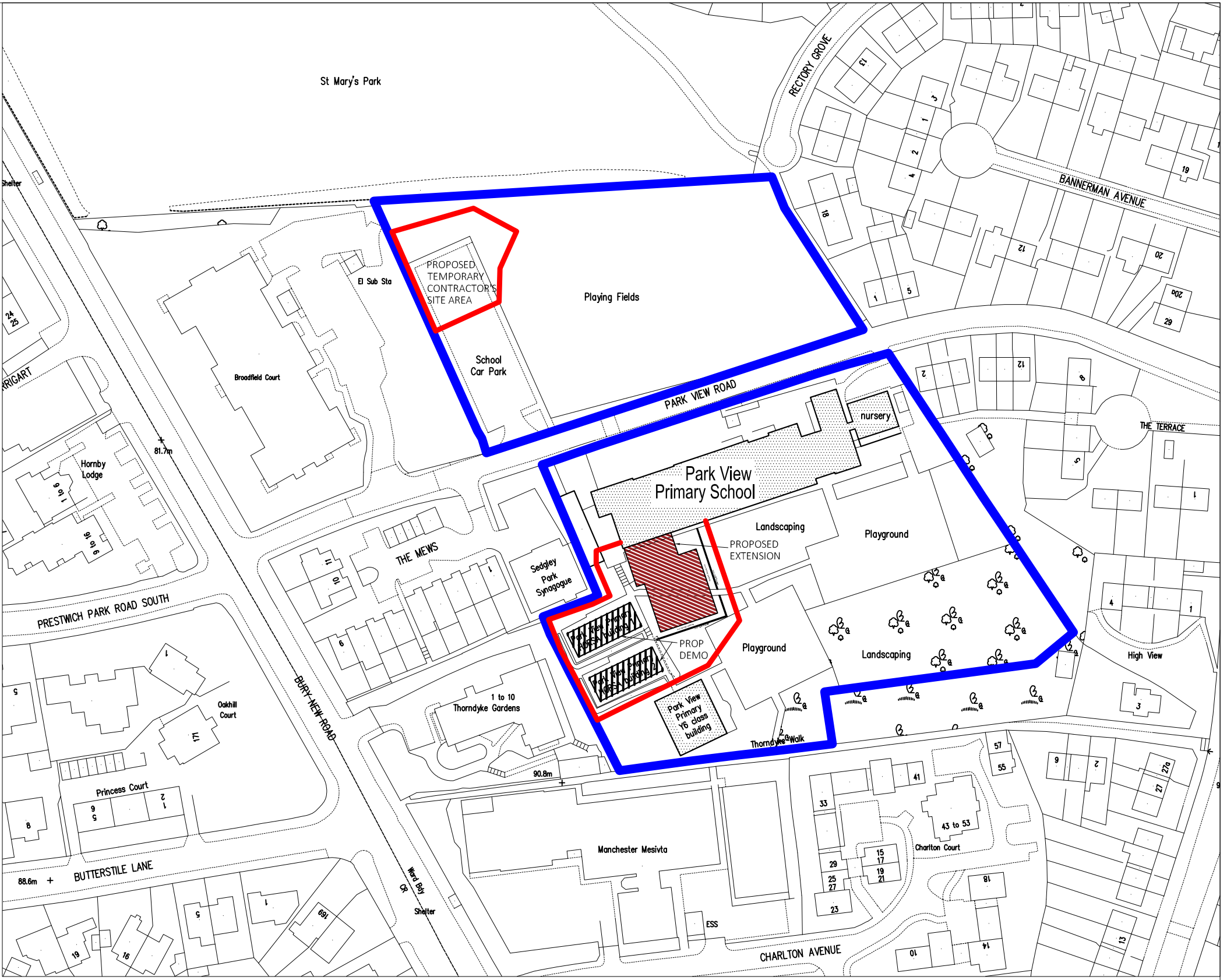
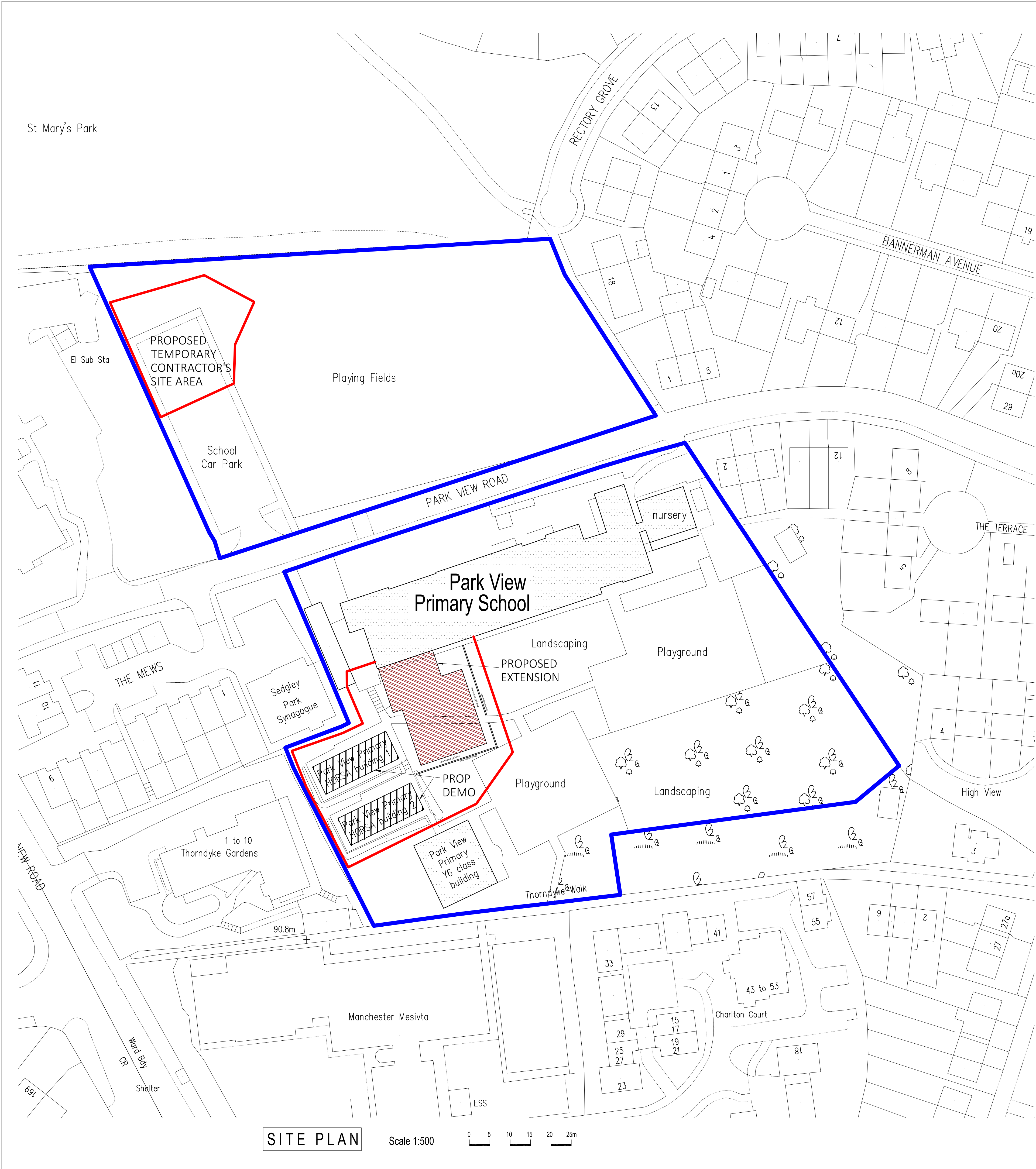
**PARK VIEW PRIMARY SCHOOL
PRESTWICH**

Drawing Title

**SITE INVESTIGATION ON
EXISTING SITE LAYOUT**

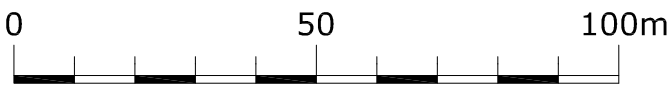
P01	SITE INVESTIGATION PLAN	14.08.20	DB	AT
Rev	Description	Date	By	Chkd
Date	Drawn By	Checked By		
14.08.20	D.BOWEN	A.TOSH		
Scale at A3 NTS		Project Number 31119		
Sheet Number 31119-SUT-ZZ-00-DR-G-720-0001				Revision P01

Drawing No E 19317 A01 – Site and Location Plan



LOCATION PLAN

Scale 1:1250



GENERAL NOTES

THE CONTRACTOR IS ADVISED TO VISIT THE SITE PRIOR TO TENDERING & ASCERTAIN ALL LOCAL CONDITIONS & RESTRICTIONS LIKELY TO AFFECT THE EXECUTION OF THE WORKS. NO CLAIMS ARISING FROM FAILURE TO DO SO WILL BE CONSIDERED.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES & SPECIFICATIONS RELATING TO THE PROJECT AND ANY DISCREPANCIES NOTIFIED TO THE CONTRACT ADMINISTRATOR IMMEDIATELY.

THE CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORKS OR ORDERING ANY MATERIALS. DO NOT SCALE OFF DRAWINGS.

ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH BUILDING REGULATIONS, BRITISH STANDARDS, CODES OF PRACTICE, MANUFACTURERS INSTRUCTIONS, AGREEMENT CERTIFICATES ETC. ALL MATERIALS SHALL BE SUITABLE FOR PURPOSE.

THE CONTRACTOR IS TO MAKE GOOD ALL WORKS DISTURBED.

THE CONTRACTOR TO COMPLY WITH CDM REGULATIONS AND HEALTH AND SAFETY REQUIREMENTS WHERE APPROPRIATE.

REV	DESCRIPTION	DATE
stage 3 issue		
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Department Of Operations		
Architectural Services		
3 Knowsley Place, Duke Street, Bury, Lancs BL9 0EJ		
Bury Prestwich Radcliffe Ramsbottom Tottington Whitefield		
PROJECT TITLE: Park View Primary School Park View Road, Prestwich. M25 1FA Replacement Classrooms		
DRAWING TITLE: Site and Location Plan		
DRAWN BY: RV-M	DATE: 07/20	ISSUE NUMBER:
CHECKED BY: NB	DATE: 07/20	DATE OF ISSUE:
SCALE: 1:1250, 1:500 @ A1		
DRAWING NUMBER:		
E 19317 A 01		
DEPT	CODE	DRAWING REF. REV.