



**BROWNFIELD
SOLUTIONS LTD**

GEO-ENVIRONMENTAL ENGINEERING EXCELLENCE

MORGAN SINDALL

Star Academy, Radcliffe

Remediation Validation Report

PH/C5394/14825 Rev A

August 2026

PROJECT QUALITY CONTROL DATA SHEET

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Issued By:	Client:	Engineer:
Brownfield Solutions Ltd William Smith House 173 – 183 Witton Street Northwich Cheshire CW9 5LP Tel: 01606 334 844 brownfield-solutions.com	Morgan Sindall 6th Floor 2 Anchorage Quay Salford M50 3YW	
	Contact: Mark Allen	Contact:

Original Issue – 28/05/2026

Written by:



P Holland
 BSc (Hons) FGS
 Geo-Environmental Consultant

Checked by:



N Swallow
 BSc (Hons) MSc MEnvSc
 Associate

Approved by:



N Swallow
 BSc (Hons) MSc MEnvSc
 Associate

Revision A – 27/08/2026

Written by:



P Holland
 BSc (Hons) FGS
 Geo-Environmental Consultant

Checked by:



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 Associate



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DRAWINGS

Drawing Number	Re	Title
C5394/01	-	Site Location Plan
C5394/02	D	Exploratory Hole Location Plan (Proposed)
C5394/02A	D	Exploratory Hole Location Plan (Existing)
FS1013-ALA-EX-ZZ-D-L-0001	P01	Whole Site Plan
FS1013-ALA-EX-ZZ-D-L-0001	P20	Whole Site Plan with Phased Handover Areas Markup (31.03.26)
C5394/07	-	WS101 Organic Matter Plan

DRAWINGS		
Drawing Number	Re	Title
C5394/12	A	TP307 Hazardous Soils Extents Plan.
C5394/14	B	Geogrid Location Plan
C5394/15	B	Clean Cover System and Geotextile Location Plan
C5394/19	C	Clean Cover System Validation Plan

APPENDICES	
Appendix	Title
Appendix A	Chemical Specification for Soils
Appendix B	Site Visit Records & Chemical Testing Results
Appendix C	Waste Transfer & Delivery Notes
Appendix D	Certificates of Provenance
Appendix E	Materials Management Plan
Appendix F	Materials Movement Records
Appendix G	Data Sheets
Appendix H	Photographs

1.0 INTRODUCTION

1.1 Context

This Remediation Validation Report has been produced by Brownfield Solutions Limited (BSL) on behalf of Morgan Sindall for a site off Spring Lane, Radcliffe.

As of August 2026, remedial works are ongoing across the site, however this report completes the Phase 1 area remediation requirements. Once the Phase 2 area is completed this report will be updated upon satisfactory completion of the remediation.

The site has been split into two Phases for the purposes of planning handover (1&2), as shown on the Whole Site Plan drawing with phasing markup (FS1013-ALA-EX-ZZ-D-L-000-P20).

1.2 Objectives

The objective of the validation works is to provide evidence demonstrating implementation of appropriate remediation measures. The remedial works were carried out in order to make the site suitable for the proposed end use, as per the BSL Remedial Strategy, reference JM/C5394/12387 Rev A, dated July 2024, which is understood to have been accepted by the Local Planning Authority (Bury Council).

1.3 Proposed Development

The proposed development involves the construction of a 'super teaching block' with a sports hall annexe and extensive MUGA / Sports Pitches as shown on the Site Constraints Plan, drawing No. FS1013-REN-XX-XX-D-CS-5100-P02 provided to BSL by Renaissance Associates Ltd.

Prior to the main development described above, the south-eastern area of the site is undergoing temporary redevelopment into a temporary school building under a separate planning permission; separate interim remedial requirements are detailed accordingly for the temporary development within BSL Remedial Strategy ref. PH/C5394/12924 Rev A, dated July 2024, although it should be noted that the remedial requirements detailing within both strategies are generally aligned. It is assumed that the temporary accommodation development will remain onsite until the 'super teaching block' with a sports hall annexe, as detailed within this strategy, is constructed, at which point the 'temporary accommodation site' in the south-eastern area will require redevelopment into MUGA and sports pitches and the requirements of this strategy should be implemented accordingly, although as stated previously the remedial requirements for both the temporary accommodation and main site are aligned.

In line with the above, Morgan Sindall has proved a drawing (ref. FS1013-ALA-EX-ZZ-D-L-0001-P20 Phasing Markup) which shows the phased handover areas for the purposes of discarding planning conditions.

1.4 Previous Reports and Correspondence

The following reports are applicable to the site and should be read in conjunction with this validation report:

-
- Geotechnics, Desk Study Report, ref PC228400, dated May 2022.
 - Geotechnics, Preliminary Ground Investigation Report with Interpretive Chapter, ref: PN224390, dated August 2022.
 - BSL Coal Mining Risk Assessment, ref: PH/C5394/12312, issued August 2023.
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- BSL Phase II Geo-Environmental Assessment Report, ref: PH/C5394/12387 Rev D, issued July 2024.
 - BSL Phase II Geo-Environmental Assessment Report – Temporary Accommodation, ref: CM/C5394/12669 Rev B, issued July 2024.
 - BSL Remedial Strategy – Temporary Accommodation, ref: PH/C5394/12924 Rev A, dated July 2024.
 - BSL Remedial Strategy, ref JM/C5394/12387 Rev A, dated July 2024.
 - BSL Remediation Strategy Closure Statement – Temporary Accommodation 2, ref KB/C5394/14482, dated July 2024.
 - BSL Geo-Environmental Letter Report, ref PH/C5394/14449, dated July 2025.
 - BSL Earthworks Validation Report, ref PH/C5394/14753, dated October 2025.
 - BSL Earthworks Validation Report – Highways, ref AH/C5394/14880, dated May 2026.
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It is assumed that the Local Planning Authority will have provided the above reports to the appropriate statutory consultees and the recommendations therein have been accepted.

1.5 Limitations

This report has been carried out based on information obtained from a number of areas, BSL have assumed that this information is correct.

There may be other conditions prevailing on the site which are outside the scope of work and have not been highlighted by this report and therefore not been taken into account by this report. Responsibility cannot be accepted for such site conditions not revealed by the assessment.

This report has been prepared for the sole use and reliance of the Client, Morgan Sindall. No other third parties may rely upon or reproduce the contents of this report without the written permission of Brownfield Solutions Ltd (BSL). If any unauthorised third party comes into possession of this report, they rely on it at their own risk and BSL do not owe them any Duty of Care.

This report has been based on the proposed planning layouts provided. Any subsequent change to the planning layout may have an impact on the validity of recommendations made within this report. Furthermore, new information, changed practices or new legislation may necessitate revised interpretation of the report after the date of its submission.

The site plans enclosed in this report should not be scaled off. Any site boundary line depicted on plans does not imply legal ownership of land.

Any recommendations made in this report should be confirmed with the Regulatory Authorities to ensure compliance.

2.0 GROUND MODEL SUMMARY

2.1 Description of Site

The site is located off Spring Lane, Radcliffe, M26 2SZ. It is situated approximately 0.5 km north of Radcliffe Town Centre, centred on National Grid Reference 378700, 407630 as shown on the Site Location Plan, Drawing No. C5394/01.

The main site features and potential issues identified during the time of the intrusive investigation are detailed below.

Feature	Description
Site Area	The site covers approximately 6.4 hectares.
Site Access	Access to the site is gained off Spring Lane to the south.
Current Land Use and Site Features	The north section of the site consists of an overgrown playing field and a sports court surfaced in hardstanding in the north-easternmost section. The lower south section of the site is comprised of a secondary school (Spring Lane School) and leisure centre (Radcliffe Leisure Centre) with associated hardstanding car parking areas. Note that as of May 2024, the former school and leisure centre buildings have been demolished except for an electricity substation which is being retained. A public footpath runs along the south-west border of the site (Banana Path). There are several manholes and services present in the proximity of the secondary school and leisure centre, however the majority of underground services are likely to have been decommissioned and grubbed out from this area of the site during the demolition works. Service plans provided by the client also show an intermediate pressure gas main trending north-south across the derelict playing field. Multiple services are also shown to be present within the area of the old sports courts / new car parking areas in the north-east section of the site.
Potential Mining Related Features	No potential mining related features have been observed onsite.
Potential Sources of Gross Contamination	Potential sources of gross contamination included the boiler house associated with the school development. There is also a chimney associated with the boiler house, although BSL understand this is disused and new gas boilers were installed in 2015 and 2019 for the school and leisure centre.
Vegetation	Mature / semi-mature trees are present along the north and east borders of the site. Small clusters of trees are also present near the entrance to the site off Spring Lane, to the west of the school / leisure centre building and in the far north-west corner of the site. A wooded area is also present to the west of the school building.
Topography	The site generally appears to gently slope to the south-east. A slope is present between the field in the west and the school car parks in the east and has a change of 2m elevation. Based on currently provided topography plans, there is a 7m difference between the east and west extents of the site.
Site Boundaries	The site is enclosed by steel palisade fencing along the eastern border of the site, a wooded area to the north of the site, steel railings to the west and Spring Lane to the south.
Surrounding Area	The site is set within a mixed commercial and residential area, with a park and ride car park present to the south, residential properties to the west, a railway to the east, the disused Manchester Bolton and Bury Canal to the north-west and a wooded area to the north.

2.2 Environmental Setting

Site History

The site has been shown to have been developed from 1850, with a railway track transversing through the centre of the site. The historical site features are generally related to the railway development with associated goods yards and sidings, present until 1978. From 1987 a school is present onsite with

associated playing fields and infrastructure. The school and an adjacent leisure centre were demolished between April and May 2024.

The surrounding developments include both industrial and residential. Evidence of mining has been present on the historical maps from 1850 with a colliery (Whittaker's Bridge Colliery) being present from 1891 to 1909, 60m NW of the site. Various industrial works have been present within 100m of the site.

Published Geology and Hydrogeology

From the Desk Study Assessment and published geology, it was anticipated that ground conditions would comprise the following sequence of strata (top down):

- Made Ground; over
- Glacial Till Deposits (north-west half of site) or Glaciofluvial Deposits (south-east half of site); over
- Pennine Middle Coal Measures Formation.

Hydrogeology

Based on the inferred geology, a summary of the Environment Agency aquifer designations is presented in the table below:

Stratum	Coverage	Aquifer Designation
Glacial Till	NW half	Secondary Aquifer (Undifferentiated). The classification is assigned where it is not possible to attribute either category A or B to the aquifer.
Glaciofluvial Deposits	SE half	Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.
Pennine Middle Coal Measures	Full Site	Secondary (A) Aquifer. These are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.

The site does not lie within 500m of a Source Protection Zone.

Hydrology

The nearest named watercourse and surface water feature is the Manchester, Bolton and Bury Canal, 4m to the north of the site at it closest approach.

Radon

Information from the environmental database report and BGS Radon Report dated 11th October 2023 indicates the extent of the proposed new building is not in a radon affected area and therefore no radon protective measures are necessary in accordance with BRE Report 211 'Radon – Guidance on protective measures for new dwellings' 2023 Edition.

UXO Risk

There is no indication of former military use from the desk study. A non-specialist review of online Zetica mapping indicates the site to be in an area where the bomb risk is a low and no further consideration of UXO is required.

2.3 Ground Conditions

Observed Geology and Groundwater

From the investigations carried out, the ground conditions can be summarised as below (top down):

- Made Ground comprising topsoil of sandy clay from ground level to 0.20m bgl within the western area of the site.
- General made ground comprising sandy gravelly clay and gravelly sand from ground level to between 0.15m and 2.00m bgl.
- Made ground beneath the former school is typically deeper than the rest of the site, typically present to circa 2.00m bgl, but up to >3.45m bgl.
- Natural superficial deposits predominantly comprising firm to stiff sandy gravelly clay proven to depths between 1.20m and 20.50m bgl, locally interbedded with gravelly sands and sandy gravels at shallow depth in the north-west of the site.
- Solid geology comprising mudstone, siltstone and sandstone proven to a maximum depth of 45.00m bgl.
- Depth to bedrock is variable, ranging from 11.20m bgl to 20.50m bgl.
- Groundwater levels ranging between 0.80m and 14.40m bgl during site works, with groundwater strikes commonly encountered within the top 3.00m bgl.
- Post site works monitoring levels ranging between 0.60m and 8.50m bgl.

Observations

During the works undertaken by BSL, observations for both visual and olfactory evidence of contamination were undertaken.

Ash was observed as a moderate constituent within made ground encountered in HP101, TP106, TP107, TP108 and WS104.

A slight hydrocarbon odour was recorded within the granular made ground within TP106, TP107, TP108 and TPSA301 in the eastern area. Geotechnics reported a slight hydrocarbon odour within the granular made ground in DCP05 and DS05.

WS103 was positioned adjacent to Geotechnics borehole BH03, where a hydrocarbon odour and oily sheen were noted beneath the made ground on the natural sands and gravels at 2.00m bgl, however no evidence of visual or olfactory contamination was noted by BSL.

During the post demolition works, which took place alongside the demolition of the site allowing a watching brief, no evidence of gross hydrocarbon contamination was noted.

A suspected asbestos cement pipe was encountered by the demolition contractor and was subsequently removed prior to BSL commencing the post-demolition investigation works. No other evidence of visible asbestos within soils or below the building footprint has been noted to date.

3.0 SUMMARY OF RISK ASSESSMENTS

3.1 General

The previous site investigation has confirmed the following:

-
- Localised asbestos, heavy metal and PAH contamination within the made ground.
 - Impaction of shallow groundwater in superficial deposits (Secondary A Aquifer and Secondary Undifferentiated aquifer) by metals and minor exceedances recorded in PAHs and petroleum hydrocarbons.
-

3.2 Human Health Risks

Made ground or made ground topsoil underlies the whole site, with heavy metal contamination (arsenic and lead) encountered above residential without homegrown produce screening levels in multiple locations across the site and is considered pervasive throughout the made ground.

PAH contamination is also present within soil samples located in the vicinity of the former school and leisure centre in the eastern area of the site, which are likely attributable to ash and clinker within the granular made ground, with higher concentrations than those in the western part of the site. In addition, asbestos has also been detected at trace (<0.001% w/w) within one sample of made ground, taken from the location of a former asbestos cement pipe which has recently been removed during demolition.

Based on the above, mitigation measures will be required.

It was considered unlikely that the site is being affected by offsite contamination sources as the site is underlain by clay strata and therefore contamination is unlikely to

migrate onto the site.

3.3 Ground Gas and Vapours

A summary of the ground gas monitoring carried out by BSL is presented below:

-
- The available data set exceeds the minimum requirements suggested by the guidance for assessment.
 - It is considered that the ground gas concentrations and flows have been monitored to enable a predication of “worst case” conditions; visits undertaken during periods of low and/or falling pressure are within the dataset.
 - Although the methane concentrations place the site into CS2 based on the gas screening values, the levels are likely caused by the disturbance and oxygenation of the low organic content within the made ground.
 - The organic made ground responsible for the methane concentrations is highly localised, has not been encountered elsewhere on site, and is therefore not representative of the ground conditions as a whole.
 - Soft organic clays are geotechnically unsuitable and are likely to be removed anyway as part of the enabling works and earthworks programme likely to be required to create a development platform.
 - The typical threshold concentration for carbon dioxide of 5% has been exceeded on a number of occasions within the spot monitoring data.
 - Despite the carbon dioxide concentrations, the dataset as a whole is characterised by very low to negligible flow rates and low methane concentrations.
 - However, based on the conceptual site model, likely generation sources and detailed assessment via ternary plots, the carbon dioxide concentrations are likely due to microbial respiration, where there is no requirement to increase the characteristic situation simply because the carbon dioxide concentration exceeds 5%.
-

- The gas flows from the rotary boreholes have been discounted due to the groundwater being above the response zone and creating a piston effect.
- Based on the evidence suggesting an absence of coal mining beneath the site, high ground water table, low permeability superficial deposits, and gas monitoring data, the overall risk from mine gases has been assessed as low.

The site has been assessed as Characteristic Situation 1 (CS1) in respect to permanent ground gases (carbon dioxide and methane) and no specific gas protection measures are required.

3.4 Risks to Controlled Waters

Chemical testing of groundwater to date shows exceedance of the Environmental Quality Standards (EQS) and Drinking Water Standards (DWS) for various metals as well as minor exceedances in short chain aliphatic hydrocarbons and PAHs. However, these were not considered to represent a significant risk of pollution of Controlled Waters due to the following reasons:

- There does not appear to be any clear linkage between contaminant concentrations within soils and leachates when compared to exceedances within groundwater.
- No visual or olfactory evidence of gross contamination has been encountered during the site investigations to date.
- There is no indication under present conditions of pollution of controlled waters and conditions following development of the site will not be any worse, indeed they may improve with increased hard cover and water retaining imported soils.
- The post-demolition ground investigation has confirmed the widespread presence of cohesive superficial deposits immediately underlying the shallow made ground, and a consistent perched groundwater body indicating very low permeability of the cohesive soils, as confirmed by infiltration testing.
- Based on the above, the cohesive soils are likely acting as an aquiclude inhibiting lateral and vertical contaminant migration.
- It would be technically challenging and probably disproportionately costly to remove the contaminants from the water to the pre-input stage.
- The above is especially pertinent given the relatively minor exceedances of PAHs and petroleum hydrocarbons in water samples.
- A canal is present to the north of the site, but a pathway is unlikely to exist due to the canal likely being clay lined. The nearest natural watercourse is circa 130m away based on the desk study, and >250m from the isolated highest concentration of PAH contamination in TP307, which provides considerable distance for attenuation and contaminant degradation.
- The site is underlain by low permeability clays, representing a Secondary Undifferentiated Aquifer, which itself is not a sensitive receptor and will inhibit lateral and vertical contaminant migration.
- Whilst the deeper aquifer is classified as a Secondary A Aquifer, due to the presence of coal mining at depth in the surrounding area, groundwater quality within the aquifer is likely already relatively poor when compared to the results of shallow groundwater taken from the boreholes on site.
- The site does not lie within 500m of an SPZ.
- There are no potable (sensitive) water abstractions within 500m.

Based on the above, the site is not considered to pose an unacceptable risk to controlled waters. Therefore, no specific remedial requirements for controlled waters are necessary.

3.5 Summary

A summary of the findings of the previous investigations and assessments where a risk is present (i.e. an unacceptable source-pathway-receptor linkage) which requires mitigation is presented in the table below.

Source	Receptor
<- Poses an unacceptable risk to ->	
Elevated concentrations of heavy metals (arsenic and lead), PAHs, and localised trace asbestos present within the made ground	Human health / construction workers (Residential without homegrown produce screening criteria adopted)
Hydrocarbons above laboratory limits of detection in made ground and groundwater	Water Pipe/ Human Health
Soft organic clays in the vicinity of WS101 within the made ground	Human health / Structures

4.0 REMEDIATION STRATEGY

4.1 Outline

Based on the site investigations undertaken at the site and the contaminant sources identified within the CSM, the following require appraisal to determine the most suitable remedial options:

- General Made Ground – Pervasive contamination in the form of arsenic, lead, PAHs and asbestos has been identified within the made ground concentrated in the east of the site, presenting a risk to human health (site end users).
- Soft organic clays in the vicinity of WS101 within the made ground, presenting a potential ground gas risk.

4.2 Site Remediation Requirements.

Following an options appraisal in the Remedial Strategy (JM/C5394/12387 Rev A), remedial measures were selected for each of the identified sources. Full details are available within the Remedial Strategy, with the key requirements summarised in the table below.

Source	Contaminants of Concern	Remediation Method	Further Details / Remedial Requirements
Made Ground Organic Clays	Methane	Source Removal	Organic clay was identified locally within WS101 and is considered to be an isolated source of the elevated methane concentrations in this area of the site. Given the data available for the site beneath the building footprint, the successful removal of the source from a ground gas perspective (methane) is considered to be viable. In addition, the organic soils are not considered to be suitable for building on/may result in differential settlement of gardens from houses. Given this, it is recommended that this material is excavated and removed for geotechnical purposes, and this would therefore successfully remove the source of methane. See drawing ref. C5394/07 for the approximate extent of the soft organic material.
Made Ground	Arsenic, Lead, PAHs, trace asbestos	Installation of Clean Cover System	In soft landscaping areas, a 450mm cover system comprising “clean” validated topsoil/subsoil should be installed. In the eastern half of the site, where the highest PAHs were encountered and trace asbestos in one isolated location, a warning geo-membrane or break layer should also be installed at the base of the clean cover system.

In addition to the specific remedial requirements listed in the tables above which are intended to mitigate the risks from known sources, it was recommended that a watching brief be maintained during the groundworks and construction for any evidence of contamination and BSL consulted for advice.

With reference to the remedial requirements, “clean” soils are defined by the site-specific Human Health Remediation Targets which are derived from C4SLs/S4ULs for a residential without plant uptake end use.

The human health remediation targets are enclosed in Appendix A.

Materials Management Plan

In order to enable the importation, excavation and re-use of materials on site as part of the enabling works under the current regulatory regime and waste regulations, a Materials Management Plan was produced and declared to CL:AIRE. The Materials Management Plan is presented in Appendix F.

5.0 SITE REMEDIATION AND VALIDATION

5.1 General

The remediation process was undertaken over several stages and site visits were undertaken between the dates of 24th February 2025 and 12th August 2026 as of writing this report.

A summary of the site works undertaken in accordance with the Remedial Strategy (report ref. JM/C5394/12387 Rev A) is detailed below.

5.2 Source 1: Made Ground Organic Clays

During the initial site investigation undertaken by BSL in August 2023, an area of localised organic clay was encountered within WS101. This was considered to present an isolated source of ground gas and during monitoring, elevated methane was recorded within the borehole monitoring well, therefore it was proposed this material was delineated and removed from site.

Prior to the removal of the material, BSL attended site in November 2023 to undertake additional trial pits in the area surrounding of WS101 in order to survey the approximate extent of the organic material. This is presented on the WS101 Organic Matter Plan (drawing ref. C5394/07). This exercise was undertaken to inform the groundworks contractor (Chartrange) the location of the organic material, which in turn would avoid the contractor from disturbing the material during the enabling phase prior to the removal.

BSL initially attended site on 26th February 2025 to undertake a watching brief and supervise the removal of the organic material, but due to poor ground conditions from wet weather, the exercise was abandoned until the following day as seen on the 26.02.25 Site Attendance Record in Appendix B.

During the site visit on 27th February 2025, the extents of the organic material previously defined by BSL were marked out by a Chartrange engineer. The organic material was encountered to 1.10m bgl across the majority of the target area, with a strong organic odour and anthropogenic inclusions of brick, metal, concrete and plastic. The material was excavated until the visually clean brown mottled grey slightly gravelly slightly sandy clay was exposed on both the base and the sides of the excavation as seen on the 27.02.25 Site Attendance Record in Appendix B. Following the excavation of the organic made ground, the material was stockpiled to the west of the excavation area.

The total area and volume of the excavation for the organic material was surveyed by Chartrange. The recorded area of the excavation was 240m², with the volume of material being 312m³.

The organic material was taken offsite by Viridor Waste on 4th March 2025 to Pilsworth Landfill (Pilsworth Rd, Unsworth, Bury BL9 8QZ). Waste Transfer Notes can be found in Appendix C.

As the area of the organic material was located within the proposed building footprint as shown on the Exploratory Hole Location Plan (drawing ref. C5394/02 Rev D), the excavation was backfilled with imported Class 6 material in order to form the vibro stone column working platform. The imported Class 6 material is discussed in the section below.

5.3 Imported Class 6 Materials

As part of the enabling works and earthworks at the site, there was a requirement for import of circa 6000m³ of Class 6 material for use in the piling mat, access roads build-up and beneath hardstanding.

Imported Recycled Class 6 (6F2) Material

Initially in February 2025, 2469.28m³ of Class 6 (6F2) material was imported to site by Chartrange for use in the vibro stone column piling mat in the north section of the site beneath the proposed building footprint. BSL attended site on 24th February 2025 in order to take three samples of the material in line with the testing frequency (1:1000m³) outlined in Appendix A of the BSL Remedial Strategy (ref. JM/C5394/12387 Rev A).

Prior to importation, the groundworks contractor also completed testing on the material (Envirolab report ref. 25-00494-1 and 25-00497-1) which indicated compliance with the human health remediation targets based on S4ULs for residential without plant uptake.

The results of the post-import testing when compared against the site import criteria showed that the concentrations of PAHs within the Class 6 (6F2) material were marginally elevated. Although the results showed a marginal elevation of PAHs, BSL were of the opinion that there was not risk to human or environmental health from this source.

Following this, BSL contacted Rebecca Jones at Bury Council on 11th March 2025 and presented the below rationale for keeping the impacted Class 6 material onsite;

-
- The concentrations of PAHs only marginally exceed the S4ULs for a residential end use which are highly conservative.
 - The material will largely be used beneath hardstanding and buildings. Where this is not the case, there is already a requirement to implement a clean cover system in all new soft landscaping areas which will be 450mm in total thickness. Therefore, any pathways to human health of end users will be effectively broken.
 - A cover system was already required on the site due to the made ground already present containing elevated PAHs, as well as trace asbestos (localised) and heavy metals, therefore the site was already considered to have been impacted with these contaminants and is not being made worse by using the 6F2.
 - The concentrations of PAHs within some samples of the site-won made ground are significantly greater than those within the imported 6F2, as detailed in the Phase II Geo-environmental Assessment Report (report ref. FS1013-BSL-XX-XX-T-O-1000 REV P05).
 - This is important because it is reflected within the human health remediation targets, which differ for site-won versus imported fill to allow re-use of site won made ground beneath areas of hardstanding, roads, buildings etc. Once again, given this is already effectively permitted for site-won made ground which is already impacted with PAHs, the usage of the imported 6F2 does not materially affect the remedial measures required for the site and does not make the site any worse than prior to development.
 - With respect to wider site impacts such as risk to controlled waters and the environment, retention of the material on site is not considered to impact the existing conceptual site model given the nature of the existing made ground and existing contaminant concentrations on site
 - Since the material has already been imported, removal of the material from the site would be highly unsustainable and involve a significant volume of vehicle movements to/from the site, and on the balance of risk this is not considered to be proportionate when compared to retaining the material on site.
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Following the above correspondence with Bury Council, Rebecca Jones confirmed acceptance on 14th March 2025 of the rationale presented by BSL in order to retain the Class 6 (6F2) material onsite.

Prior to receiving the results of the first batch of testing for the imported Class 6 (6F2) material, an additional 1581m³ of material was imported to site, totalling approximately 4000m³ of material imported in total. In order to satisfy the testing frequency requirements, BSL attended site on 18th March 2025 to take one sample of the imported 6F2 in situ. The details of this visit can be found in the 18.03.25 Site

Attendance Record in Appendix B. The results of this testing also showed exceedances of PAHs (i2 Analytical report ref. 25-013915).

The imported recycled 6F2 was imported from the below sources;

- Wharf Street, Dukinfield, Cheshire, SK16 4NJ – Chartrange Ltd.
- Rondin Road, Ardwick, Manchester, M12 6BF – P McGuinness and Co Ltd.

The ticket reference and details of import can be found in Appendix C.

Following the use of the imported Class 6 (6F2) material in the north of the site in the piling mat, once the vibro piling was complete, excavation of the footings within the building footprint were undertaken. The arisings of the Class 6 (6F2) material from these footings totalled a volume of 1200m³ with the rest of the material remaining in-situ below the building footprint. The arisings were then used in the build-up of the access road and roundabout in the south section of the site as detailed in the BSL Earthworks Validation Report – Highways (report ref. AH/C5394/14880).

Imported Quarried Class 6 (6N/6F) Material

As mentioned previously, Class 6 material was also required onsite for the earthworks build-up of the access road in the south section of the site. As the volume of the arisings from the footings detailed above was not sufficient for the level of build-up, there was the requirement for more material to be imported.

Quarried Class 6 materials were imported from the following source;

- P.P. O’Connors - Fletcher Bank Quarries, Fletcher Bank, Ramsbottom, Bury, BL0 0DD.
- Travis Perkins – Dove Holes Quarry, Dale Rd, Dove Holes, Buxton SK17 8BH.

Delivery tickets can be found in Appendix C.

The volumes of the imported material from the above sources are presented below;

Company	Source	Volume (m ³)	Certificate of Provenance (Y/N)	Delivery Ticket (Y/N)
P.P. O’Connors	Fletchers Bank	976 (122 loads)	Y	Y
Travis Perkins	Dove Holes	960 (120 loads)	Y	Y

As this material is sourced directly from quarries, there is no requirement for this material to be declared on the MMP under DoWCoP. Certificates of Provenance are provide in Appendix D.

5.4 Site Won Class 6 Materials

As part of the enabling working onsite, the original school/leisure centre building was demolished prior to the main site works being undertaken. As a result, the remaining suitable demolition materials were re-purposed for re-use as site won Class 6 material. A total volume of 1250m³ of site-won 6F2 was used as part of the build-up of the piling mat in the north section of the site.

BSL attended site on 18th March 2025 and took three samples (minimum required in line with BSL Remedial Strategy) of the site won made ground, stockpiled in the central storage yard onsite, as shown

in the 18.03.25 Site Attendance Record. The testing results in two of the samples taken from the site won 6F2 stockpile showed elevated levels of PAHs in comparison to the screening criteria (Residential without homegrown produce). Although the results showed levels above the assessment criteria, the levels were in the same magnitude of those also shown in the imported Class 6 material. Therefore, as stated in the rationale for keeping the imported Class 6 material onsite, the same also applies for the site won 6F2. BSL consider that the site-won 6F2 does not present a risk to human or environmental health due to the fact that the material will largely be used beneath hardstanding and buildings. Where this is not the case, there is already a requirement to implement a clean cover system in all new soft landscaping areas which will be 450mm in total thickness. Therefore, any pathways to human health of end users will be effectively broken. Additionally, the concentrations of PAHs within some samples of the site-won made ground are significantly greater than those within the site won 6F2 and therefore as the 6F2 originated from site, it will not be making the ground conditions any worse in respect to contamination.

5.5 Site Won Topsoil

As part of the proposed development, there are a number of soft landscaping areas within the site, namely along the western boundary, north-east corner and the south section of the site. As part of the BSL Remedial Strategy (JM/C5394/12387 Rev A) there is a requirement for the installation of a clean cover system in any soft landscaping/POS areas onsite due to the contamination within the made ground (heavy metals, PAHs & asbestos).

As part of the clean cover system, a layer of topsoil is required as part of the formation. Initially, it was proposed that all of the required topsoil for the clean cover system would be imported. Instead, in order to adopt a more sustainable approach, it was proposed that the existing topsoil in the west section of the site would be tested in order to assess the potential for retaining onsite and re-using as part of the clean cover system.

The initial topsoil strip recorded a total volume of 4237m³, of this 2407m³ was disposed of offsite at Viridor Pilsworth Landfill. 1830m³ was retained onsite, as detailed below. Tickets for offsite disposal are presented in Appendix C. The 2407m³ removed from site was disposed due to space constraints onsite, which restricted the amount of stockpile space available onsite.

Stockpile TS1

Following the topsoil strip, a stockpile of the site won topsoil was stockpiled in the west section of the site. BSL attended site on the 12th March 2025 in order to sample the stockpiled topsoil. The total volume of the stockpile was recorded to be 1830m³, a total of 15 samples were taken whilst onsite, with 11 were tested in line with the required testing frequency of 1:150m³ for a site-won brownfield source as outlined in the BSL Remedial Strategy (JM/C5394/12387 Rev A). The full details of the site visit are shown in the 12.03.25 Stockpile Validation Record.

The results of the testing showed that 10 out of the 11 samples tested were suitable for use in the clean cover system, the results are shown in Appendix B. The sample which was not suitable for use was TS101 in the southern side of the stockpile, and showed a positive identification for trace asbestos, as well as a marginal exceedance for copper in respect to the screening criteria.

As the majority of the soils in the topsoil were shown to be suitable for use, in order to retain the stockpile onsite, BSL proposed remedial action in the form of source removal for the material in proximity to the TS101 sample.

BSL attended site on 1st April 2025 in order to undertake source removal of the asbestos impacted soils in the vicinity of TS101, as seen on the 01.04.25 Site Attendance Record. A 3.0m x 2.5m area down to 2.0m into the stockpile was excavated during the site visit, with 5 samples taken, one from each of the sides and one sample from the base of the pit. The resulting arisings from the stockpile were segregated to the south of the main stockpile, ready to be removed from site.

The results showed no positive identification for asbestos in any of the samples on the extent or base of the excavation, therefore it is considered that the asbestos impacted soils were successfully removed from the topsoil stockpile. A volume of approximately 20m³ of topsoil was removed from TS1, the waste transfer notes for this material can be found in Appendix C.

This material has subsequently been used within the clean cover system to the north of the building footprint and to the west of the proposed car park.

Stockpile TS2

As part of the enabling works for the earthworks relating to the highways build-up in the south section of the site, topsoil was stripped off and stockpiled to the south of the main storage yard onsite, to the east of the main access road, as shown on the TS2 Stockpile Validation Record. This stockpile comprised of 175m³ of topsoil described as a dark brown slightly gravelly clayey sand with moderate organic matter content.

In line with the BSL Remedial Strategy (JM/C5394/12397 Rev A) three samples were taken from TS2 on 24th June 2025. The results show that there were multiple exceedances of PAHs in the TS2 topsoil stockpile, detected in all three samples as show in i2 Analytic report ref 25-034220.

Therefore, the topsoil is not suitable for use as topsoil in the clean cover system but the material may be used as general fill within POS areas below the proposed clean cover system. Records from the groundworks contactor show that this material was used as general fill below the clean cover system in the area around the new access road.

Stockpile TS3

Additionally, as part of the enabling works for the earthworks relating to the highways build-up in the south section of the site, topsoil was stripped off and stockpiled to the west of the area of the proposed roundabout, to the south of TS1 as shown on the TS3 Stockpile Validation Record.

This stockpile comprised of 585m³ of topsoil described as a dark brown gravelly clayey sand with moderate organic matter content and anthropogenic inclusions of brick, concrete, metal, plastic and fabric.

Although this stockpile was not considered suitable for use in the clean cover system due to the presence of anthropogenics within the material, BSL undertook testing in order to confirm suitability for re-use in areas below the clean cover system as general fill.

The results show that there were no exceedances of contaminants within this stockpile (i2 Analytical report 25-033751) in comparison to screening criteria for human health (residential without homegrown produce). Although as stated above, the material is not suitable for use as topsoil within the clean cover system due to the large amount anthropogenic inclusions and made ground within the stockpile.

BSL were informed by Chartrange that TS3 had been used as general fill below the cover system in the north-eastern corner of the site, as shown on the Validation Location Plan (drawing ref. C5394/17).

Although when BSL attended site on 13th and 21st November 2025 to validate the depth of the topsoil onsite in this area, the topsoil appeared to have been mixed with the made ground general fill below, resulting in the failure of the clean cover system in this area of the site. Full details of this can be found in the Clean Cover Validation Report – Northern POS (ref. JL/C5394/14971 issued December 2025).

The above material, which failed on the initial clean cover system validation visit, has since been removed and instead used as general fill below the clean cover system in the north-east section of the site. Importation of new topsoil for this section of the site, as well as follow up clean cover validation visits are discussed in sections 5.8 and 5.9 below.

5.6 Site Won Subsoil

Stockpile SS1

As part of the enabling works for the earthworks in the north section of the site, a cut/fill program was undertaken which allowed for the reduction of levels in the north-west section of the site and placement of material for stabilisation in the north-east section of the site within the proposed MUGA/sports pitches. Full details of the earthworks undertaken onsite can be found in the BSL Earthworks Validation Report (ref. PH/C5394/14753).

During the cut works, a stockpile of subsoil was produced from the material in the north-west area of the site, described as a dark brown slightly gravelly slightly sandy clay with anthropogenic inclusions of sandstone, mudstone, brick, concrete, glass and wood. This stockpile was recorded with a volume of 620m³.

This material is proposed to be used as general fill within the upper 300mm of the MUGA pitches area which is the current location of the cabins/car park. Chartrange has undertaken relevant geotechnical testing and organic matter testing on this material, as it will be stabilised in the MUGA, the testing and validation of this material for earthworks purposes fall under the responsibility of Earth Tech Solutions and Chartrange.

BSL attended site on 1st April 2025 to take samples of the above material in order to determine the chemical suitability for re-use onsite. Three samples were taken - SS101 (west), SS102 (centre) and SS103 (east) as shown on the 01.04.25 Stockpile Validation Record.

The results of the testing showed that two of the three samples tested positive for trace amounts of asbestos (SS102 & SS103) – i2 Analytical report 25-016602. Although there was a positive identification of asbestos within these soils, they are not for re-use within the clean cover system, therefore it was considered that these soils can be used in the earthworks build up in the MUGA/sports pitches in the north-east of the site under hardstanding or under the proposed cover system.

Stockpile CS3

During the enabling works of the earthworks for the access road works, a subsoil stockpile was produced from the material cut from the proposed area of the roundabout in the west section of the site with a volume of 250m³.

BSL attended site on 26th June 2025 to validate the chemical suitability for re-use within the batter alongside the engineered build-up of the access road. BSL took three samples of this material (CS301, CS302 & CS303) described as an orangish brown slightly gravelly slightly sandy clay. The material was generally representative of subsoil and was described as being free of anthropogenic inclusions.

The testing revealed that there were no exceedances of contaminants in respect to human health (residential without homegrown produce) – i2 Analytical report 25-033751. Therefore this material is

considered suitable for re-use onsite within the batter for the access road. Further details of the testing undertaken on CS3 can be found in the 24.06.25 CS3 Stockpile Validation Record.

Stockpile CS5

As part of the enabling works to the west of the proposed building footprint, a subsoil stockpile was produced, comprising of natural cohesive material. The stockpile was calculated to be approximately 500m³, as detailed in the 31.03.26 Stockpile Validation Record. It was proposed that this stockpile was to be used as part of the clean cover system. Subsequently three samples were taken in line with the 1:150m³ testing frequency.

The testing revealed that there were no exceedances of contaminants in respect to human health (residential without homegrown produce) – Chemtech report 26-03956. Therefore this material is considered to be suitable for use as subsoil within the clean cover system onsite. As of writing this report, this material is currently still stockpiled and awaiting placement into the clean cover system in the west section of the site.

In addition to the samples taken in the stockpile, 400m³ of natural subsoil was left in-situ as part of the clean cover system in the north-west section of the site. As such, four samples were taken from these natural in-situ soils, in order to confirm suitability. Locations of these samples are detailed on the 31.03.26 Stockpile Validation Record.

The testing revealed that there were no exceedances of contaminants in respect to human health (residential without homegrown produce) – Chemtech report 26-03956. Therefore this material is considered to be suitable for use as subsoil within the clean cover system onsite and can be left in-situ.

5.7 Site Won Hydrocarbon Impacted Soils

During the post-demolition site investigation of the southern section of the site in May 2024, BSL encountered an area of made ground classified as hazardous waste in TP307, shown on the Exploratory Hole Location Plan (drawing ref. C5393/02A). The testing results showed elevated levels of PAHs above the screening criteria for residential without homegrown produce within the made ground, as well as being classified as hazardous in reference to Total Petroleum Hydrocarbons.

Following the above findings, BSL re-attended site to delineate the area of hazardous soils on 7th August 2024 by undertaking 8 hand pits and trial pits in the area surrounding the initial sample location, as shown on the TP307 Hazardous Soils Extents Plan (drawing ref. C5394/12). During the sampling for this only HP404 classified as hazardous, which was located close to the original location of TP307.

Following the above delineation, BSL produced a letter report titled - Supplementary Delineation and Waste Classification Testing in the area of TP307 (report ref. JEM/C5394/13425 Rev A). In conclusion the letter report stated that based on the waste classification database assessment, the made ground soils in all directions of TP307 and HP404 have been classified as non-hazardous. Therefore, soils between the delineated points and TP307 have been classified as hazardous waste requiring pre-treatment prior to being accepted at a hazardous landfill site based on WAC testing carried out during the previous scope of works (see BSL report ref. FS1013-BSL-XX-XX-T-O-1003-P03). As the samples of made ground from adjacent locations HP401, HP402, HP403, HP405, and TP403 have been classified as non-hazardous, the lateral extents of the hotspot is considered to have been successfully delineated, as highlighted on drawing C5394/12A. It was recommended that if any future groundworks in the vicinity are required, this should be completed under a watching brief by a suitably qualified geo-environmental engineer such as BSL.

In line with the above recommendations, during the works for the access road in May & June 2025, BSL attended watching briefs in the area of the made ground classified as hazardous waste for classification

purposes. Initially, it was proposed that any hazardous hydrocarbon impacted soils would be taken offsite. The soils were originally described as hydrocarbon material, however no hydrocarbon odours were noted. In addition, Photo-Ionisation Detection (PID) monitoring was undertaken on all environmental soil samples and recorded PID results of 0.0ppm, indicating that no significant volatile vapour contamination was present. Further information can be found in the Stockpile Validation Record 14.05.25. It should be noted that the hydrocarbons initially detected in the initial post-demolition site investigation were not elevated above the screening criteria for human health and were only classified as hazardous in respect to waste.

During the watching briefs for the excavations in the south section of the site within the area of TP307, which comprised of excavations for drainage and service runs, more made ground was encountered than originally anticipated. In order to adopt a more sustainable approach onsite, it was proposed that BSL do additional testing on the made ground arisings from the service excavations and the area around TP307 to determine suitability for re-use instead of taking the material offsite, which was both more economical and sustainable overall.

BSL initially undertook sampling on this material, of which the details can be found in Stockpile Validation Record SP2 dated 14th May 2025. Following the initial testing, BSL returned to the site to undertake further assessment sampling on 4th June 2025. The testing undertaken on these visits identified elevated levels of PAHs, specifically benzo(a)pyrene (in respect to commercial end-use scenarios). Following this, it was recommended that further analysis and assessment of the made ground be carried out to fully confirm the risk to site end users.

The aim of this investigation was to identify and further assess the levels of contamination associated with the made ground, determine potential suitable re-use scenarios and provide remedial recommendations, if required. If the material can be reused, it has been proposed that it be used under the new road/behind a small retaining wall/beneath POS in the same general area where the material was originally removed.

The results from the chemical analysis returned BaP concentrations of 69, 81, 71, 52, 17, and 6.5 mg/kg, which showed multiple exceedances for re-use onsite in respect to the BSL Remedial Strategy.

Following the results, in order to retain the soils onsite, BSL undertook a Geo-Environmental Letter Report - Made Ground Analysis and Assessment (report ref. PH/C5394/14449). As part of this assessment, statistical analysis was undertaken on the data obtained through the sampling visits.

The statistical analysis indicated that;

-
- The mean concentration is 49 mg/kg.
 - There is an 90% chance that the true mean concentration of this contaminant in the sampling zone lies in the range of 24.07 mg/kg to 74.76 mg/kg.
 - There is a 92% chance that the true mean concentration of this contaminant in the sampling zone will not lie outside the range of 21.86 mg/kg to 76.97 mg/kg.
-

Based on the testing and further assessments carried out, it would appear that the made ground is chemically suitable to remain on site in a commercial end use scenario and therefore means it may be used below hardstanding in outdoor areas at the proposed school site. Full details can be found in the Geo-Environmental Letter Report - Made Ground Analysis and Assessment (report ref. PH/C5394/14449).

This letter was submitted to Rebecca Jones at Bury Council on 24th July 2025. Rebecca Jones then confirmed acceptance of letter on 30th July 2025.

As of writing this report the volume of material generated from the arisings in the south section of the site is 250m³. The material is currently stockpiled in the storage area in the centre of the site pending use below hardstanding areas in a later phase of the development.

5.8 Importation of Clean Cover System Soils

As part of the installation of the clean cover system in the soft landscaping areas onsite, there is a requirement to import topsoil and subsoil. As of August 2026, 1300m³ of topsoil has been imported to site for use within the Phase 1 planning application area from the below source, imported by Beech Landscape Ltd;

- SED Services Ltd - Landgate Farm, Land Gate Ln, Ashton-in-Makerfield, Wigan WN4 0EJ.

Company	Source	Source Type	Sampling Frequency	Volume (m ³)	Chemical Testing Acceptance (Y/N)	Delivery Ticket (Y/N)
Beech Landscape Ltd	SED Services – Landgate Farm	Recycled	1:150m ³	1300	Y	Y

BSL initially undertook three samples at source on the 26th January 2026 in order to confirm suitability of the topsoil prior to importing to site. This material was stockpiled separately for testing purposes at source to increase the confidence of testing continuity.

The full details of the visit can be found in the 26.01.26 Stockpile Validation Record.

The testing revealed that there were no exceedances of contaminants in respect to human health (residential without homegrown produce) – Chemtech report 26-00987. Therefore, this material was considered to be suitable for import to site, with further confirmatory testing to be undertaken onsite once imported to confirm suitability for use in the clean cover system.

BSL then attended site on 16th March 2026 in order to undertake the remainder of the required onsite sampling. At this stage, a total of 1300m³ of topsoil has been imported to site, requiring a total of 9 samples required at a 1:150m³ sampling frequency.

As part of the 16.03.26 visit, 6 samples were taken both from stockpiles and from surface where the topsoil had already been placed onsite. Full details and sample locations can be found in the 16.03.26 Stockpile Validation Record.

The testing revealed that there were no exceedances of contaminants in respect to human health (residential without homegrown produce) – Chemtech report 26-03245. Therefore, this material was considered to be suitable for use in the clean cover system as topsoil.

No further import of topsoil is required for the Phase 1 application area, however further import of topsoil and subsoil will be required as part of the Phase 2 area and this report will be updated upon completion of testing of this material.

Delivery tickets can be found in Appendix C.

5.9 Installation of Clean Cover System / Break Layer

It should be noted that at this stage, the clean cover system validation is ongoing for the Phase 1 area of the site and this report will be updated once complete.

As detailed in the Remediation Strategy (report reference JM/C5394/12387 Rev B), the clean cover system in soft landscaping areas should comprise (top down):

- 450mm “clean” validated topsoil/subsoil.
- Warning barrier membrane/geotextile within the eastern section of the site as per the Clean Cover System and Geotextile Plan (drawing ref. C5394/15 Rev B).

Geotextile Warning Membrane

As part of the Remediation Strategy, it was noted that concentrations of PAHs were notably higher in the eastern half of the site in the vicinity of the former school and leisure centre, as well as asbestos fibres at trace concentrations in one location. Therefore, in these areas, an engineered element to the cover system, such as geotextile marker layer at the base and / or a coarse granular ‘hard dig’ layer, should be included to reduce soils mixing particularly due to the notable concentrations of Benzo(a)pyrene recorded within the made ground. In this case, a warning geotextile membrane will be placed between the made ground and the clean cover system soils, but is not required where natural soils are present which do not have elevations of PAHs, as shown on the Clean Cover System and Geotextile Plan (drawing ref. C5394/15 Rev B).

The geotextile warning membrane data sheet is presented in Appendix G.

Chemical suitability of cover system components

The requirements for testing, as outlined within the approved Remedial Strategy, are detailed below:

Material	Source	Testing Suite	Sampling Frequency
Topsoil/Subsoil	Greenfield	BSL Default Suite: Metals and PAHs Asbestos Screen	1 sample* per 250m ³ (minimum of 3 samples per source)
Topsoil/Subsoil	Brownfield / Recycled	BSL Default Suite: Metals and PAHs TPH CWG Asbestos Screen	1 sample* per 150m ³ (minimum of 3 samples per source)

*Suite of analysis dependent on source of soil.

Testing Regime and Results

The results of testing for the topsoil and subsoil used within the clean cover system onsite has been discussed in the above sections, a summary of the testing undertaken to date is presented in the below table:

Material	Volume (m ³)	No. of Samples	Sampling Frequency	Passed Screening Criteria
Site Won Topsoil	1830	15	1:150m ³	Y
Site Won Subsoil	900	6	1:150m ³	Y
In-situ Subsoil	-	3	Minimum 3 samples	Y
Imported Topsoil	1300	9	1:150m ³	Y

The chemical testing results are presented in Appendix C.

In accordance with the requirements of the Remedial Strategy, all the available results from the above table were compared with the Generic Risk Assessment Criteria Values for Residential without Plant Uptake, which are presented in Appendix A.

The concentrations of metals, asbestos and PAHs in the topsoil/subsoil samples did not exceed the Human Health Remedial Targets and therefore are considered to be chemically suitable for use on site.

Depth Validation – 13.11.25

Following placement of the site won topsoil in the northern area of POS, BSL arranged a visit for validation of the clean cover system, which included the area to the north of the building footprint and to the north of the MUGA pitch in the north-east section of the site, as per the Validation Location Plan (drawing ref. C5394/17).

BSL were informed prior to the visit that the warning barrier membrane/geotextile had not been installed below the 450mm clean topsoil layer, as specified on the Clean Cover System and Geotextile Plan (drawing ref. C5394/15 Rev B), however we were informed all made ground had been removed from this area prior during earthworks prior to placement.

As the membrane was only required as a barrier between the contaminated made ground and clean cover material, it was determined that if in the absence of made ground, the membrane would not be required beneath the clean cover system.

BSL visited site on 13th and 21st November 2025 to complete 14 trial holes in the POS to a depth of between 0.8m to 1.5m bgl, completed on a 15m² grid pattern. These were completed to determine the depth of the clean topsoil, to demonstrate the made ground had been removed during earthworks below the cover system and to obtain samples to determine the chemical suitability of the underlying natural soil.

Due to the presence of made ground material at the surface and below the clean topsoil in the eastern half of the validated POS area, it was considered that the clean cover system was not sufficient. However, the topsoil in the western half of the validated area was underlain by natural slightly gravelly sandy clay, and therefore would not require a membrane. The areas where natural and made ground were encountered during this visit are highlighted on the Validation Location Plan (drawing ref. C5394/17).

The results of the depth validation in the western most six trial holes (TP401 to TP406) where natural subsoil was encountered beneath the cover system is presented below;

Location Number	Depth/ Stratum	Pass / Fail
TP401	0-400mm – Topsoil 400mm – Natural clay	Pass
TP402	0-400mm – Topsoil 400mm – Natural clay	Pass
TP403	0-600mm – Topsoil 600mm – Natural clay	Pass
TP404	0-600mm – Topsoil 600mm – Natural clay	Pass
TP405	0-400mm – Topsoil 400mm – Natural clay	Pass
TP406	0-700mm – Topsoil 700mm – Natural clay	Pass

Although the clean cover system measures 400mm within 3 of 6 trial holes rather than the specified 450mm, a variance in thickness is considered acceptable in the context of the guidance which allows minor deviations in individual soil layer thicknesses, provided the overall system still achieves its functional objectives, and the addition of approximately 30mm of grass cover will increase the total depth of cover.

Furthermore, the topsoil layer maintains a minimum thickness of 100mm in line with warranty provider standards. Taken together, these factors support the conclusion that the clean cover system remains compliant with the intent of the requirements and continues to provide an effective barrier to be protective of human health.

Three samples of the natural clay beneath the cover system (samples TP401, TP403, and TP406, i2 analytical testing report reference 25-063521) were tested for a suite of heavy metals, speciated PAH, TPH, and asbestos screening. The results were compared to the Generic Risk Assessment Criteria Values for Residential without Plant Uptake as set out in the BSL remedial strategy. The Laboratory results and human health risk assessment can be found in Appendix B.

The finding from this visit were compiled in the Clean Cover Validation Report – Northern POS (report ref. JL/C5394/14971 issued December 2025.) and submitted to Rebecca Jones at Bury council for approval. Acceptance of the validation report was confirmed by Rebecca Jones on 15th January 2026.

Following acceptance of the report, the client was informed that the north eastern portion of the validation area which failed will need to be re-installed with a geotextile warning membrane. The Clean Cover System and Geotextile Plan (drawing ref. C5394/15 Rev B) was also updated to include the north-western area within the zone which does not require a geotextile membrane.

Depth Validation – 16.04.26

BSL visited site to validate the depth of the clean cover system on 16th April 2026 in the north-east section of the site, including the area which previous failed, as detailed in the above section. The locations of the clean cover validation pits are presented on the Clean Cover System Validation Plan (drawing ref. C5394/19). A hand dug trail pit was excavated to at least 450mm below ground level in six locations by a suitably qualified Geo-Environmental engineer.

Location Number	Depth/ Stratum	Pass / Fail
TP501	0-450mm – Topsoil 450mm – Geotextile Warning Membrane	Pass
TP502	0-500mm – Topsoil 500mm – Geotextile Warning Membrane	Pass
TP503	0-500mm – Topsoil 500mm – Natural clay	Pass
TP504	0-600mm – Topsoil 600mm – Geotextile Warning Membrane	Pass
TP505	0-500mm – Topsoil 500mm – Geotextile Warning Membrane	Pass
TP506	0-500mm – Topsoil 500mm – Geotextile Warning Membrane	Pass

During the visits the installation of an orange warning geotextile was evident in all areas where required, including those which failed on the previous visit.

Depth Validation – 24.07.26

BSL attended site to validate the depth of the clean cover system on the 24th July 2026 in the north-west section of the site, as detailed on the Clean Cover Validation Plan (drawing ref. C5395/19 Rev C) dated 23rd July 2026. A hand dug trail pit was excavated to at least 450mm below ground level in ten locations by a suitably qualified Geo-Environmental engineer. It should be noted that the locations undertaken as part of this site visit varied between areas that require a warning membrane and areas that do not.

Location Number	Depth/ Stratum	Pass / Fail
No Membrane Required		
TP601	0-300mm – Topsoil 300-500mm – Natural Clay	Pass
TP602	0-500mm – Topsoil	Pass
TP603	0-400mm – Topsoil 400-450mm – Natural Clay	Pass
TP604	0-500mm – Topsoil	Pass
TP605	0-450mm – Topsoil	Pass
TP606	0-450mm – Topsoil	Pass
TP607	0-450mm – Topsoil	Pass
Membrane Required		
TP608	0-500mm – Topsoil 500-700mm – Made Ground (missing geotextile warning membrane)	Fail
TP609	0-400mm – Topsoil 400mm – Hard Dig Layer	Pass
TP610	0-450mm – Topsoil 450mm – Geotextile Warning Membrane	Pass

As seen the table above, all locations but TP608 passed the criteria. As TP608 did not have a membrane underlying the topsoil, it was unable to be passed during the site visit. The client was informed, and subsequently it was decided that this section of the clean cover system would be excavated, and the membrane placed. BSL were then provided with photographs of the membrane being installed on 12th August 2026 in the area of HP608, as well as evidence of the depth of topsoil placed on top of the membrane. This is presented in the photographic records in Appendix H.

Location Number	Depth/ Stratum	Pass / Fail
TP608	0-450mm – Topsoil 450mm – Geotextile Warning Membrane	Pass

As such, based on the photographs provided to BSL, the area around HP608 is now considered to pass the requirements for the clean cover system.

It should be noted that in TP609, a hard dig layer was encountered instead of a Geotextile warning membrane. The hard dig layer comprised of a limestone aggregate which was used as part of the build up in the area surround the main school building. The certificate of provenance is presented in Appendix D.

The area of soft landscaping to the west of the access road is existing woodland to be retained as part of the development, and therefore does not require a clean cover system or geotextile warning membrane.

The geotextile used was the Terra Stop Orange Woven Indicator Geotextile from Miers. The data sheet is presented in Appendix G.

A photographic record of the depth validations is presented in Appendix H.

As of August 2026, the installation of the clean cover system within the Phase 2 area is ongoing and this report will be updated upon completion.

5.10 Installation of Geogrid – Historical Coal Mining Risk

As part of the initial site investigation undertaken by BSL and Geotechnics, a potential risk was identified due to the site being within a high risk development area in respect to historical coal mining as highlighted in the BSL Coal Mining Risk Assessment, ref: PH/C5394/12312, issued August 2023.

The Coal Mining Risk Assessment (PH/C5394/12312) undertaken by Brownfield Solutions Ltd has identified that a total of eleven coal seams are recorded to be present below the site, their depths ranging from outcropping directly below the superficial deposits to 246m below the site.

Geotechnics completed an initial ground investigation comprising drilling of 4 No. rotary boreholes in the vicinity of the proposed building, and did not identify any evidence of shallow coal workings or unrecorded mine entries up to 45m below the site, no loss of flush or voids were encountered during the drilling.

Following the initial investigation by Geotechnics, to increase confidence in the existing assessment, BSL carried out a detailed mining investigation comprising the drilling of 8 No. rotary open holes within the footprint of the proposed building to further investigate the potential for shallow unrecorded mine workings.

Following the above investigations by BSL and Geotechnics, the overall risk from shallow unrecorded mine workings was considered to be low and no further action is required below the proposed structure, as stated in the BSL Phase II Geo-Environmental Assessment Report, ref. FS1013-BSL-XX-XX-T-O-1000 Rev P05 issued July 2024.

Although the risk was considered to be low below the proposed building, limited site investigation was undertaken within the high risk development area across the wider site, therefore in order to mitigate the risk of potential subsidence within the roads and hardstanding areas, it was proposed that a geogrid membrane would be placed below hardstanding areas.

Photographic evidence has been provided by the groundworks contractor showing the installation of the geogrid and are presented on the Geogrid Installation Photoboard in Appendix H.

The details of the geogrid used is presented below:

-
- Access road area (AE Yates) - InterAx® NX850™ Geogrid.
 - Car Park Area (SEL Environmental) - WASP Heavy Duty Geotextile WASP02106
-

Within the car park area undertaken by SEL Environmental, a heavy duty geotextile was chosen instead of a geogrid. In line with CIRIA C758, a geotextile falls under the category of a 'Geosynthetic' which is a suggested and appropriate means of mitigating the surface effects of mine workings

The MD tensile strength of the heavy duty geotextile is recorded as 24kN/m, which is considered to be of high strength, for comparison the geogrid MD tensile strength is recorded as 20kN/m.

Additionally two boreholes undertaken by Geotechnics within the car park area and hardstanding area to the north-east (BH01, BH02 & BH03A) did not record any evidence of mine workings in the form of broken ground or voids.

Therefore the geotextile is considered to be a suitable alternative to the geogrid in this section of the site.

Technical data sheets are presented in Appendix G. Photographic evidence of the Geogrid installation is presented in Appendix H.

As of August 2026, the installation of the geogrid is considered to be complete in the Phase 1 area, however the installation is ongoing in the Phase 2 area. This report only covers the geogrid installation within the Phase 1 handover area.

5.11 Installation of Barrier Pipeline (Type 2)

As part of the enabling works for the site, a United Utilities Risk Assessment was undertaken by BSL (report ref. KB/C5394/12867). Following the pipe selection risk assessment undertaken as part of the UU RA, it was determined that a PE Barrier Pipeline (Type B) was required due to the contaminants present in the made ground at anticipated pipeline depth.

The client has provided photographic evidence of the installation of the barrier pipeline, as well as the specification data sheet for the product used. The specification sheet shows the pipeline as a blue pipe with a brown line, which is clearly shown on the photographs provided.

Photographs can be found in Appendix H.

The data sheet is presented in Appendix G.

5.12 MMP Verification Reporting

In accordance with the requirements of Section 3.4 of the CL:AIRE DoWCoP, this section of the report will outline how the materials management planning has been carried out over the course of the project. The report will compare the works carried out with the original Materials Management Plan (MMP) and any changes to the works.

To date, no materials have been required to be imported to the site under the MMP, which has predominantly comprised the re-use of site won soils and importation of first generation quarried aggregates and manufactured topsoil. All other unsuitable soils and materials have been removed and disposed off-site to a suitable facility.

All site won materials were re-used in accordance with the BSL Remedial Strategy and Earthworks Specification, which included the stabilisation of soils for geotechnical purposes. The records for these works is to be reported under a separate Earthworks Validation Report.

A summary of the requirements of the MMP Verification and location of the information is presented in the table below:

Item	Comments
Appropriate site plans	See drawings section of this report.
Experience and qualifications of the person preparing the report	Peter Holland BSc (Hons) FGS –Over four years of industry experience, has authored several MMPs. Has attended internal training on the DoWCoP and MMPs presented by Aaron Stokoe (CL:AIRE QP414) and Soil reuse in construction: A CL:AIRE DoW CoP MMP journey webinar. Nicola Swallow BSc (Hons) MSc MEnvSc – Over 13 year of industry experience including MMPs.
Description of how the use of materials links with the Remediation Strategy	In accordance with the approved Remedial Strategy, MMP and Earthworks Specification, enabling earthworks were carried out to create a level development platform for a large school with associated MUGA pitches, soft landscaping and access road. Where required, site won soils were treated via lime stabilisation to create a stiffened engineered platform and verified in accordance with the Earthworks Specification. Unsuitable soils and materials were removed off site. Topsoil/subsoil was retained onsite in order to form part of the clean cover system required as part of the Remedial Strategy.

Item	Comments
Reference to site investigation data	Geotechnics, Desk Study Report, reference PC228400, dated May 2022. Geotechnics, Preliminary Ground Investigation Report with Interpretive Chapter, reference PN224390, dated August 2022. BSL Phase II Geo-Environmental Assessment Report, reference FS1013-BSL-XX-XX-T-O-1000 Rev P05, dated July 2024. Summaries provided in Section 2.0 of this report.
Reference to risk assessments	As above. Summaries provided in Section 3.0 of this report.
Reference to the MMP and associated tracking system, including any deviations and why	BSL, Materials Management Plan, reference FS1013-BSL-XX-XX-T-O-1007 Rev P02, dated March 2026. See volumes table and accompanying paragraphs below.
The suitable for use criteria adopted	See Appendix B.
Any treatment records	Earth-Tech Solutions Soil Stabilisation Design Report (ref. ETS/CL/P25071-01 Rev 01) dated January 2025. Earthworks Validation Report, reference PH/C5394/14753 dated November 2025. Earthworks Validation Report – Highways, reference AH/C5394/14880 dated May 2026.
Reference to waste transfer documentation, including return loads	Waste transfer notes provided in Appendix C.
Signed delivery tickets	See Appendix X, where applicable.
Record of contingency arrangement(s) that had to be implemented (if any)	Additional topsoil retained onsite as per MMP Rev P02 above. Out of specification materials removed from site and disposed of. See Section 5.0 above.
Record of quantity of materials used	See table below.
Copies of signed Declaration(s) by Qualified Person(s)	See MMP in Appendix E.

The volumes of materials re-use provided by the contractor to BSL is summarised in the table below:

Materials Type	Description / Comments / Area of Use	Estimated Volume Re-Used/Imported (m ³)
Topsoil	Topsoil (site-won) to be used within the clean cover system.	1830
Class 6	6F2 (site won) Generated from previous onsite school structure. Used within the piling mat below building footprint.	1250
Subsoil	For use as general fill and within the clean cover system.	770
Class 2	Site won natural material used as general fill utilised as part of the earthworks programme within the north section of the site.	5315

6.0 CONCLUSIONS

6.1 General

The remedial works described within this report were carried out between the dates of 24th February 2025 and 12th August 2026 under the supervision of experienced BSL geo-environmental engineers.

6.2 Site Won and Imported Soils

Localised organic made ground identified around WS101 during the 2023 investigation was excavated and removed under BSL supervision in February 2025 due to elevated methane concentrations. Approximately 312m³ of organic material was removed and disposed of at Pilsworth Landfill, with the excavation subsequently backfilled using imported Class 6 material for the piling mat.

Approximately 4,000m³ of imported Class 6 material was used for the working platform, roads and hardstanding areas. Testing identified marginal PAH exceedances within imported recycled 6F2 material; however, BSL concluded the material was suitable for retention beneath hardstanding and buildings, supported by clean cover measures and agreement from Bury Council.

Approximately 1,250m³ of demolition-derived site won 6F2 material was reused within the piling mat. Testing identified elevated PAHs in some samples, but BSL concluded the material was suitable for reuse beneath buildings and hardstanding areas where exposure pathways would be broken, additionally, any use in soft landscaping areas would be mitigated by the clean cover system.

Site won topsoil was assessed for reuse within the clean cover system to reduce offsite disposal and import requirements. Of the 4,237m³ stripped, 1,830m³ was retained onsite. As part of the testing of this material, one sample was recorded containing trace amounts of asbestos, this sample location was delineated and removed, with confirmatory testing confirming removal of impacted material.

Another 760m³ of topsoil was tested for potential re-use (TS2 & TS3) however anthropogenic content and elevated levels of PAHs meant these were unsuitable for use in the clean cover system, and therefore were instead used as general fill below the clean cover system.

A number of site won subsoil stockpiles were generated during the earthworks process and assessed for reuse onsite, with a combined total volume of approximately 1,370m³, in addition to 400m³ of natural subsoil retained in-situ.

SS1 comprised approximately 620m³ of slightly gravelly sandy clay generated from cut works in the north-west of the site. Testing identified trace asbestos in two samples and, as such, the material was deemed unsuitable for use within the clean cover system. The material was instead approved for reuse beneath hardstanding or below the proposed cover system within the MUGA/sports pitch earthworks area.

CS3 comprised approximately 250m³ of natural orangish brown subsoil generated during the access road and roundabout earthworks. Testing confirmed no contaminant exceedances and the material was considered suitable for reuse within the engineered batter alongside the access road.

CS5 comprised approximately 500m³ of natural cohesive subsoil stockpiled to the west of the proposed building footprint. Chemical testing confirmed the material was suitable for reuse as subsoil within the clean cover system. Current the stockpile remains onsite awaiting placement.

In addition, approximately 400m³ of natural subsoil was retained in-situ within the north-west section of the site and validated through chemical testing as suitable for incorporation within the clean cover system.

Hydrocarbon-impacted made ground was identified within the TP307 area during post-demolition investigations, with elevated PAHs and hazardous waste classification associated with TPHs. Further delineation works confirmed the impacted area to be localised, however subsequent watching briefs during access road and service excavations identified additional made ground arisings requiring assessment.

Additional chemical testing identified elevated benzo(a)pyrene concentrations, however no significant volatile contamination or hydrocarbon odours were recorded onsite. A detailed geo-environmental assessment concluded the material was suitable for retention beneath hardstanding areas under the proposed commercial/school end use scenario, which was accepted by Bury Council in July 2025. Approximately 250m³ of material remains stockpiled onsite pending reuse.

Approximately 1,300m³ of imported recycled topsoil has been brought to site for use within the clean cover system to date. Source and onsite validation testing confirmed the imported material was suitable for residential use without plant uptake, with additional imports for later phases to be validated as part of the Phase II area validation.

6.3 Verification of Clean Cover System

Based on the chemical testing completed, BSL can confirm that the imported soils within the soft landscaping areas have been installed to the correct depth and are in line with the chemical testing criteria as per the Remedial Strategy.

6.4 Installation of Geogrid

As part of the initial site investigation undertaken by BSL and Geotechnics, a potential risk was identified due to the site being within a high risk development area in respect to historical coal mining as highlighted in the BSL Coal Mining Risk Assessment.

Although the risk was considered to be low below the proposed building, limited site investigation was undertaken within the high risk development area across the wider site, therefore in order to mitigate the risk of potential subsidence within the roads and hardstanding areas, it was proposed that a geogrid membrane would be placed below hardstanding areas.

Photographic evidence has been provided by the groundworks contractor showing the installation of the geogrid.

As of August 2026, the installation of the geogrid has been completed in the Phase 1 area, placement is ongoing in the Phase 2 area. This report only covers the geogrid installation within the Phase 1 handover area.

6.5 Installation of Barrier Pipeline (Type 2)

As part of the enabling works for the site, a United Utilities Risk Assessment was undertaken by BSL (report ref. KB/C5394/12867). Following the pipe selection risk assessment undertaken as part of the UU RA, it was determined that a PE Barrier Pipeline (Type B) was required due to the contaminants present in the made ground at anticipated pipeline depth.

The client has provided photographic evidence of the installation of the barrier pipeline, as well as the specification data sheet for the product used. The specification sheet shows the pipeline as a blue pipe with a brown line, which is clearly shown on the photographs provided.

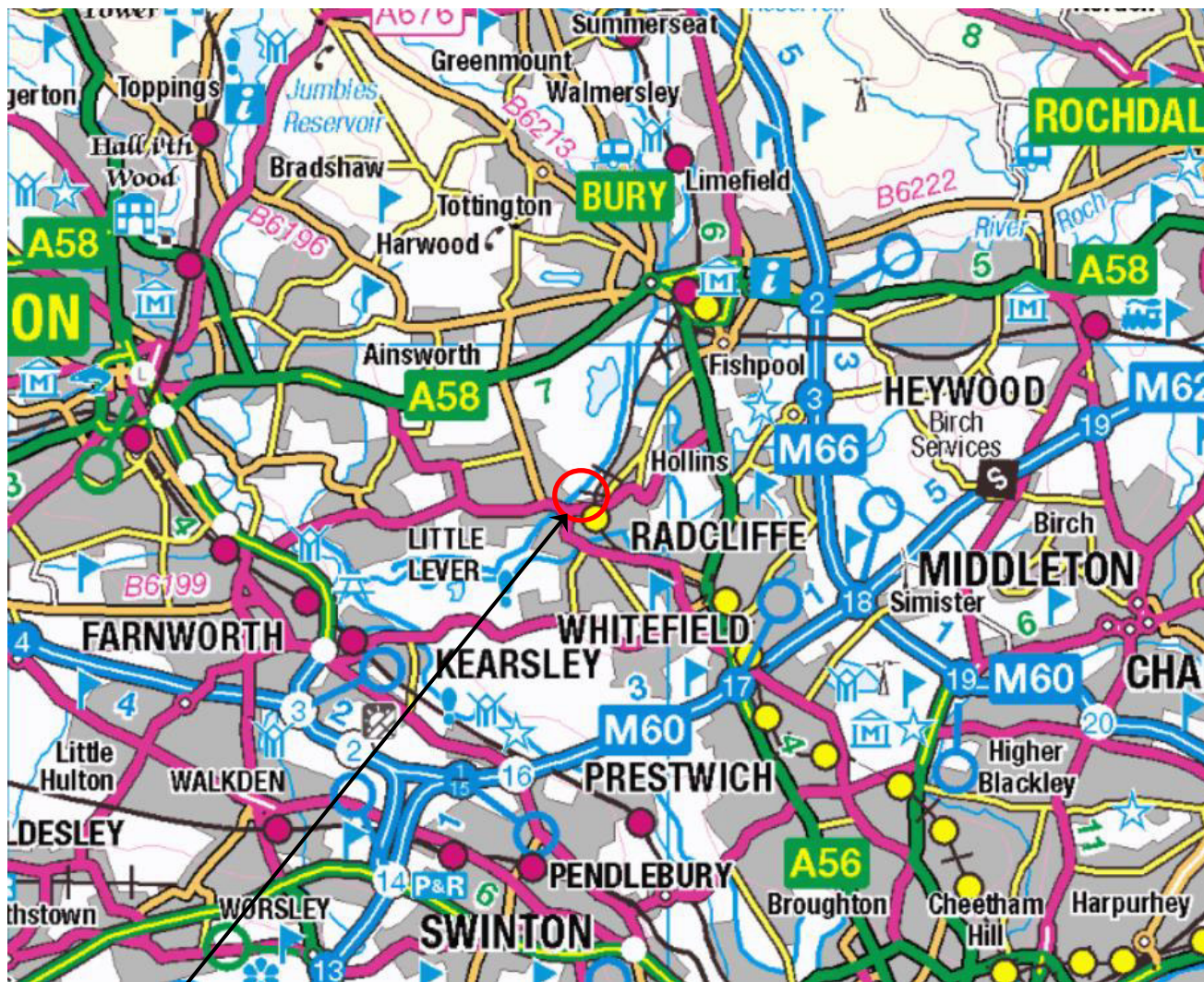
6.6 Watching Brief

A watching brief was maintained by the Principal Contractor throughout the remediation and redevelopment of the site. To the best of BSL's knowledge, gross contamination was not identified, and the ground conditions were understood to be broadly consistent with those encountered during the earlier ground investigations. Therefore, no additional remedial measures were considered necessary at the site over and above those already stipulated within the approved Remedial Strategy

6.7 Long Term Monitoring and Other Requirements

Site verification is ongoing with the Phase I and Phase II areas. Outstanding verification within the Phase I area includes depth validation of the clean cover system. Phase II verification will be completed once partial planning has been signed off for Phase I.

DRAWINGS



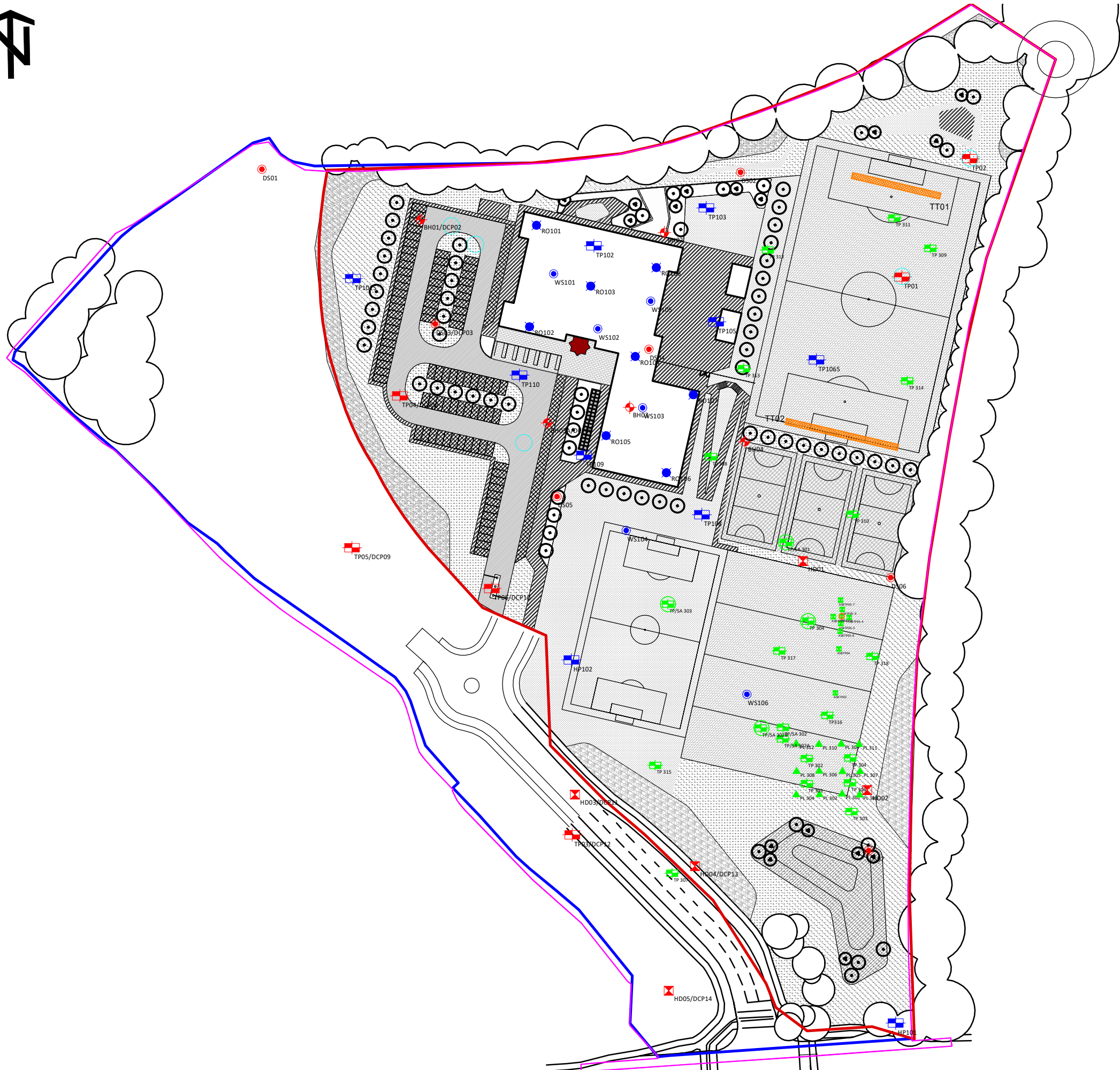
SITE LOCATION

NEAREST POSTCODE: M26 2SZ

SITE ENTRANCE WHAT3WORDS:
///CHAIR.VERGE.SINGLE



REV	DATE	DESCRIPTION	BY	CKD
 BROWNFIELD SOLUTIONS LTD CEO ENVIRONMENTAL ENGINEERING EXCELLENCE				
CLIENT MORGAN SINDALL				
PROJECT TITLE STAR ACADEMY, RADCLIFFE, MANCHESTER				
DRAWING TITLE SITE LOCATION PLAN				
DRAWING No. C5394/01	REVISION -	SCALE NTS	DATE 16/06/23	
DRAWN BY SD		CHECKED BY PH		



KEY	
	APPROXIMATE SITE BOUNDARY
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	ROTARY OPEN BOREHOLE
	BOREHOLE INSTALLATION
	ADDITIONAL TRIAL PIT
	ADDITIONAL TRIAL TRENCH
	ADDITIONAL SLIT TRENCH
	SOAKAWAY INFILTRATION TEST

GEOTECHNICS (2022)	
	HAND EXCAVATED TRIAL PIT
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	CABLE PERCUSSIVE/ROTARY CORE BOREHOLE
	PLATE LOAD TEST.LWD.TRL-DCP
	SOAKAWAY INFILTRATION TEST
	BOREHOLE INSTALLATION
POST-DEMOLITION SI (2024)	
	TRIAL PIT
	PLATE LOAD TEST
	SOAKAWAY INFILTRATION TEST
	ASBESTOS TRIAL PIT
	ASBESTOS IDENTIFICATION

NOTES

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
- DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD

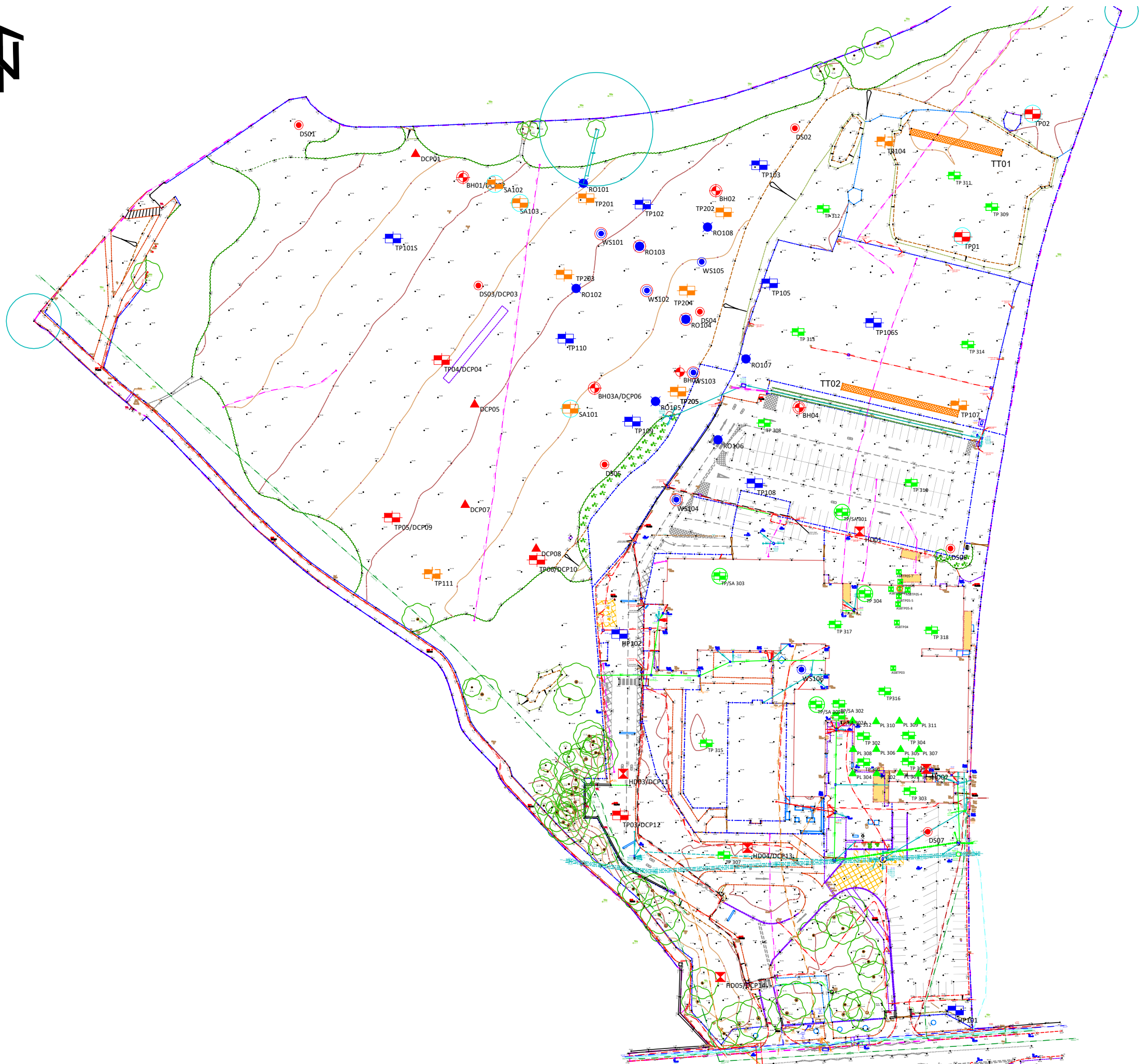


CLIENT
MORGAN SINDALL

PROJECT TITLE
STAR ACADEMY, RADCLIFFE

DRAWING TITLE
EXPLORATORY HOLE LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C5394/02	D	NTS	08/07/24
DRAWN BY MB		CHECKED BY PH	



	APPROXIMATE SITE BOUNDARY
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	ROTARY OPEN BOREHOLE
	BOREHOLE INSTALLATION
	ADDITIONAL TRIAL PIT
	ADDITIONAL TRIAL TRENCH
	ADDITIONAL SLIT TRENCH
	SOAKAWAY INFILTRATION TEST

	HAND EXCAVATED TRIAL PIT
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	CABLE PERCUSSIVE/ROTARY CORE BOREHOLE
	PLATE LOAD TEST.LWD.TRL-DCP
	SOAKAWAY INFILTRATION TEST
	BOREHOLE INSTALLATION

	TRIAL PIT
	PLATE LOAD TEST
	SOAKAWAY INFILTRATION TEST
	ASBESTOS TRIAL PIT
	ASBESTOS IDENTIFICATION

1. ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
3. DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CHKD
D	08/07/24	UPDATED FOLLOWING MAY 2024 POST-DEMOLITION SITE INVESTIGATION	JEM	T

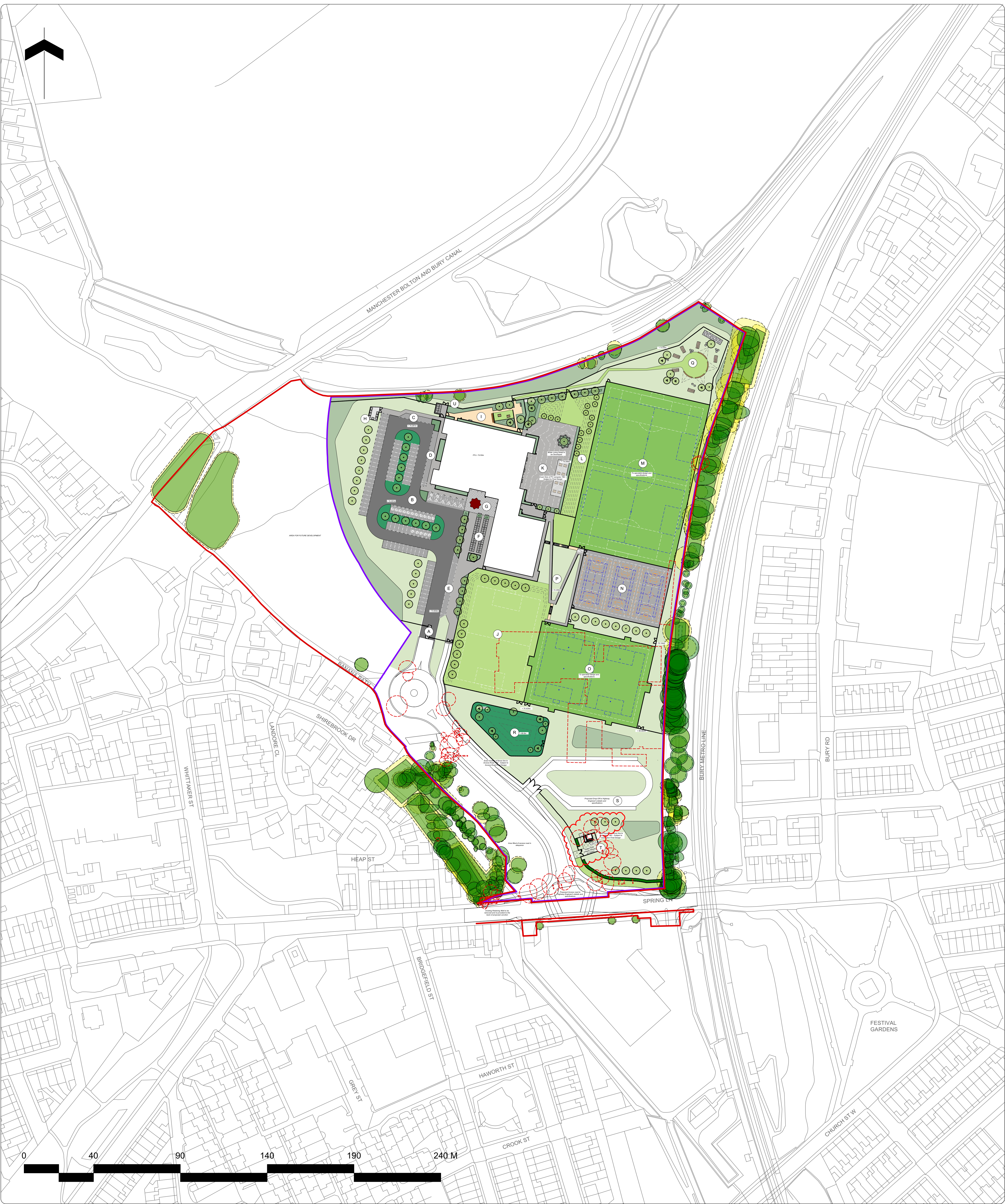


MORGAN SINDALL

STAR ACADEMY, RADCLIFFE

EXPLORATORY HOLE LOCATION PLAN

DRAWING No. C5394/02A	REVISION D	SCALE NTS	DATE 08/07/24
DRAWN BY JEM		CHECKED BY TM	



Note

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: FS1013-ALA-EX-XX-RR-L-00001
3. To be read in conjunction with all other Landscape Architect's drawings
4. To be read in conjunction with Outline Landscape Specification REF: FS1013-ALA-EX-XX-SP-L-0001

1. Driveway to dry retention basin	2. Air fencing. One user access restricted. Basin to be 800mm deep. Basin to dry in wet during a maximum event. Retention basin	31.07.23
3. Felling on site with access to sport pitches	4. Felling on site with access to sport pitches	31.07.23
5. Collision between pedestrians and vehicles in car park	6. Collision between pedestrians and vehicles in car park	31.07.23
7. Collision between pedestrians and vehicles in car park	8. Collision between pedestrians and vehicles in car park	31.07.23
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99. Collision between pedestrians and vehicles in car park	100. Collision between pedestrians and vehicles in car park	31.07.23

RESIDUAL PROJECT RISKS

ID	RISK	MITIGATION	DATE MITIGATED
1	Risk 1	Mitigation 1	31.07.23
2	Risk 2	Mitigation 2	31.07.23
3	Risk 3	Mitigation 3	31.07.23
4	Risk 4	Mitigation 4	31.07.23
5	Risk 5	Mitigation 5	31.07.23
6	Risk 6	Mitigation 6	31.07.23
7	Risk 7	Mitigation 7	31.07.23
8	Risk 8	Mitigation 8	31.07.23
9	Risk 9	Mitigation 9	31.07.23
10	Risk 10	Mitigation 10	31.07.23
11	Risk 11	Mitigation 11	31.07.23
12	Risk 12	Mitigation 12	31.07.23
13	Risk 13	Mitigation 13	31.07.23
14	Risk 14	Mitigation 14	31.07.23
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28	Risk 28	Mitigation 28	31.07.23
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39	Risk 39	Mitigation 39	31.07.23
40	Risk 40	Mitigation 40	31.07.23
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68	Risk 68	Mitigation 68	31.07.23
69	Risk 69	Mitigation 69	31.07.23
70	Risk 70	Mitigation 70	31.07.23
71	Risk 71	Mitigation 71	31.07.23
72	Risk 72	Mitigation 72	31.07.23
73	Risk 73	Mitigation 73	31.07.23
74	Risk 74	Mitigation 74	31.07.23
75	Risk 75	Mitigation 75	31.07.23
76	Risk 76	Mitigation 76	31.07.23
77	Risk 77	Mitigation 77	31.07.23
78	Risk 78	Mitigation 78	31.07.23
79	Risk 79	Mitigation 79	31.07.23
80	Risk 80	Mitigation 80	31.07.23
81	Risk 81	Mitigation 81	31.07.23
82	Risk 82	Mitigation 82	31.07.23
83	Risk 83	Mitigation 83	31.07.23
84	Risk 84	Mitigation 84	31.07.23
85	Risk 85	Mitigation 85	31.07.23
86	Risk 86	Mitigation 86	31.07.23
87	Risk 87	Mitigation 87	31.07.23
88	Risk 88	Mitigation 88	31.07.23
89	Risk 89	Mitigation 89	31.07.23
90	Risk 90	Mitigation 90	31.07.23
91	Risk 91	Mitigation 91	31.07.23
92	Risk 92	Mitigation 92	31.07.23
93	Risk 93	Mitigation 93	31.07.23
94	Risk 94	Mitigation 94	31.07.23
95	Risk 95	Mitigation 95	31.07.23
96	Risk 96	Mitigation 96	31.07.23
97	Risk 97	Mitigation 97	31.07.23
98	Risk 98	Mitigation 98	31.07.23
99	Risk 99	Mitigation 99	31.07.23
100	Risk 100	Mitigation 100	31.07.23

KEY

Site

- Planning Application Boundary
- Extent of Works
- Proposed Building
- Existing Building to be demolished
- Existing Tree Retained
- Root Protection Area (RPA)
- Existing Tree to be removed
- Proposed Contours

(A) Entrance & Exit Gates
Automated Sliding gates

(B) Car Park
97no. 1st, 6no. Accessible & 18 no. EVCP
2no. Motorcycle bays (Location of EV Parking and Motorcycle bays TBC)

(C) Refuse Layby

(D) Delivery/SEN Drop off Layby

(E) Coach drop off/Pick up
2no. Coach Spaces

(F) Cycle Parking (Student)
40no. Cycle hoops, 80no. Cycle spaces

(G) Entrance Plaza
Featured Block Paving

(H) Bin Store

(I) SEN Garden
Outdoor garden for SEN Students

(J) Mini Soccer Pitch
Grass area for outdoor play
Potential to accommodate an U9/U10 mini soccer pitch (61.0 x 43.0m). To be marked out as required subject to demand.

(K) Hard Informal
Secure Playground, with seating and canopies and feature line markings

(L) Proposed Grass Terraces
Contours to take the level difference, can also be used as natural bleacher style seating

(M) 3G All Weather Pitch
Primary sport. Football, can also accommodate Rugby training
2No. 1-a-Side Football pitches TBC

(N) MUGA
Accommodates Basketball, Netball & Tennis

(O) GEN 2 All Weather Pitch
Accommodates Hockey and Football

(P) DDA Compliant route to Pitches & Stair access

(Q) Habitat/ Outdoor Learning area
Mown grass path and area with seating and educational habitat features

(R) SUDS
Dry attenuation basin

(S) Drop off loop
Capacity for 14no. cars

(T) Potential Substation, Water Meter and Gas Meter Location
To be Coordinated with M&E Engineer

(U) Cycle Parking (Staff)
5no. Cycle hoops, 10no. Cycle spaces

D/E DESIGN DELIVERABLE REF :
150

29/04/2024	P14	1. Substation location updated. Associated fencing amended to suit. 3no. trees moved north.	BS	-
11/04/2024	P13	1. SEN garden amended following updated SEN internal layout 2. Changes to fence line around SEN area, post and rain fencing south of sports hall, binstore area, access road, substation. 3. Levels to sport pitches amended as per SEL recommendations. 4. Lanes access road design incorporated within site plan. 5. Feature star to main entrance amended to move away from building. 6. Substation and LV room amended as per latest I&R design.	BS	-
15/01/2024	P12	Wall reproduced on spring lane revised to sit within the planning boundary	BS	-
08/01/2024	P11	Existing wall along Spring Ln to be removed and re-provided. This: Trees relocated near Spring Ln. Not issued for planning as further review is required	BS	-
DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY

REVISIONS

STATUS :
S4 - Contractor's Proposals

ares
LANDSCAPE ARCHITECTS

Area Landscape Architects LTD
Galacrastrer,
51 Eyre Lane
Sheffield
S1 4RB
t: 0114 276 2000
e: hello@aresdesign.co.uk
w: ares.eu.com

CLIENT :
Morgan Sindall

PROJECT TITLE :
Star Radcliffe Academy, Bury

DRAWING TITLE :
Whole Site Plan

DRAWING SCALE :
1:1000

PAPER SIZE :
A1

DRAWN BY :
PH

APPROVED BY :
BS

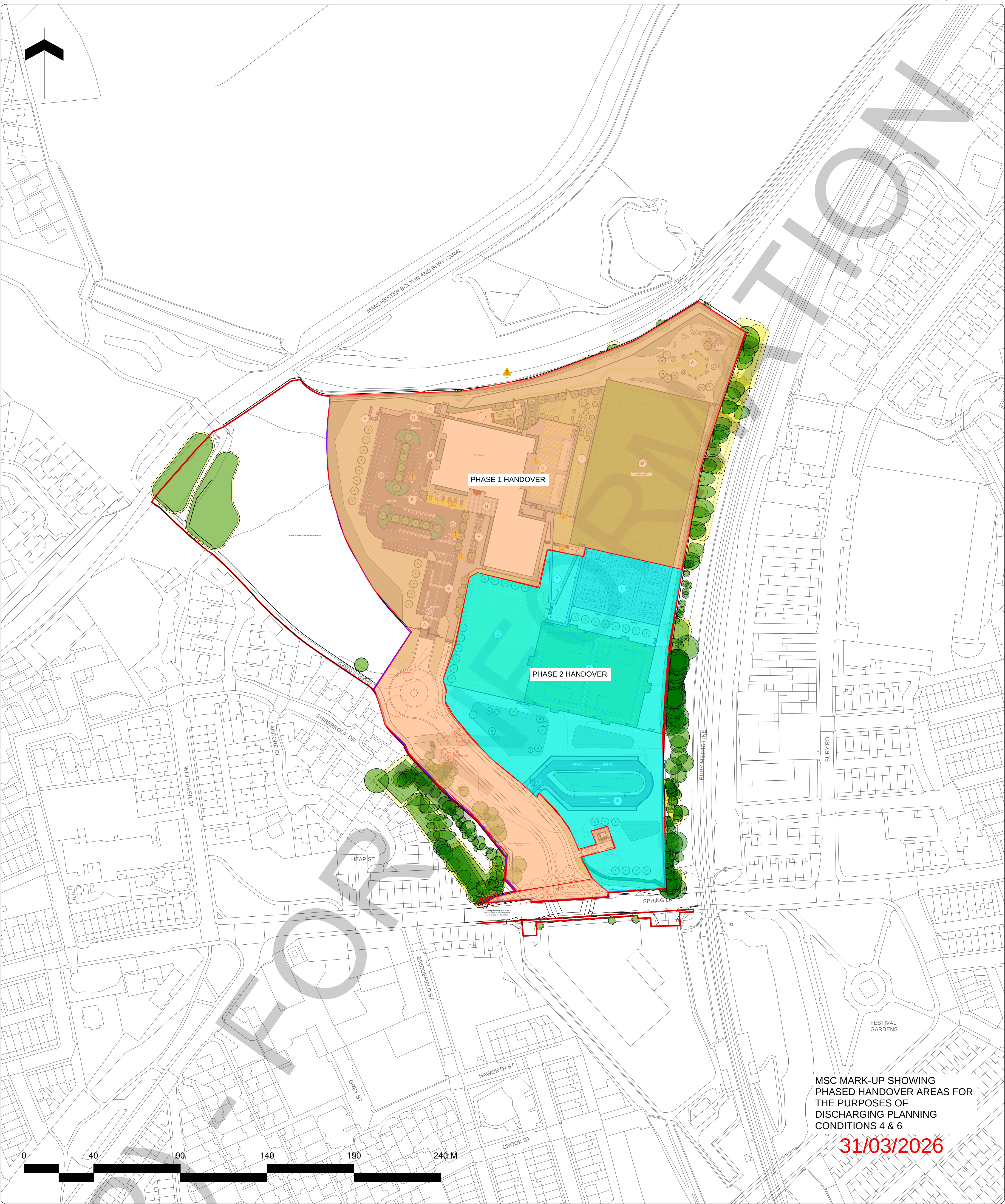
DRAWN DATE :
06/07/2023

ALA PROJECT CODE :
ALA805

DRAWING NUMBER :
FS1013-ALA-EX-ZD-L-0001

STATUS :
S4

REVISION :
P14



MSC MARK-UP SHOWING PHASED HANDOVER AREAS FOR THE PURPOSES OF DISCHARGING PLANNING CONDITIONS 4 & 6

31/03/2026

Note

1. Do not scale from this drawing
2. To be read in conjunction with Project Risk Register REF: FS1013-ALA-EX-XX-RR-L-00001
3. To be read in conjunction with all other Landscape Architect's drawings
4. To be read in conjunction with Outline Landscape Specification REF: FS1013-ALA-EX-XX-SP-L-0001

ID	RISK	MITIGATION	DATE MITIGATED
1	Manholes below	Manhole covers included in management plan	30/10/23
2	Falling on stairs while accessing sport pitches	Stairways to be wide, hand rails provided at intervals	31/07/23
3	Collision between pedestrians and vehicles accessing accessible parking bays	Stairway to manage vehicle speed. Barriers added to bays	31/07/23
4	Collision between pedestrians and vehicles in car park	Landscaping features to delineate vehicles from parking bays and parking spaces. Staff vehicles to have yellow lighting	31/07/23
5	Collision between pedestrians and cycles accessing storage facilities	Stairways to be wide, hand rails provided at intervals. Stairways to be clear of any clutter	31/07/23
6	Collision between pedestrians and open windows	Stairways to be wide, hand rails provided at intervals. Stairways to be clear of any clutter	31/07/23
7	Falling from height - 1.5m grassed bank to east of sports hall	Grassed bank to be planted with trees and shrubs to provide a natural barrier	31/07/23
8	Collision between pedestrians and open windows	Stairways to be wide, hand rails provided at intervals. Stairways to be clear of any clutter	31/07/23

RESIDUAL PROJECT RISKS

KEY

Site

- Planning Application Boundary
- Extent of Works
- Proposed Building
- Existing Building to be demolished
- Existing Tree Retained
- Root Protection Area (RPA)
- Existing Tree to be removed
- Proposed Contours

- A** Entrance & Exit Gates
Automated Sliding gates
- B** Car Park
97no. Inc. 6no. Accessible & 18 no. EVCP
2no. Motorcycle bays
- C** Refuse Layby
- D** Delivery/SEN Drop off Layby
- E** Coach drop off/Pick up
2no. Coach Spaces
- F** Cycle Parking (Student)
40no. Cycle hoops, 80no. Cycle spaces
- G** Entrance Plaza
Featured Block Paving
- H** Bin Store
- I** SEN Garden
Outdoor garden for SEN Students
- J** Mini Soccer Pitch
Grass area for outdoor play.
Potential to accommodate an U9/U10 mini soccer pitch (61.0 x 43.0m). To be marked out as required subject to demand.
- K** Hard Informal
Secure Playground, with seating and canopies and feature line markings

- L** Proposed Grass Terraces
Contours to take the level difference, can also be used as natural bleacher style seating
- M** 3G All Weather Pitch
Primary sport- Football, can also accommodate Rugby training
4No. 7-a-Side Football pitches TBC
- N** MUGA
Accommodates Basketball, Netball & Tennis
- O** GEN 2 All Weather Pitch
Accommodates Hockey and Football
- P** DDA Compliant route to Pitches & Stair access
- Q** Habitat/ Outdoor Learning area
Mown grass path and area with seating and educational habitat features
- R** SUDS
Dry attenuation basin
- S** Drop off loop
Capacity for 14no. cars
- T** Potential Substation, Water Meter and Gas Meter Location
To be Coordinated with M&E Engineer
- U** Cycle Parking (Staff)
5no. Cycle hoops, 10no. Cycle spaces

D/E DESIGN DELIVERABLE REF :
150

DATE	REV	DESCRIPTION OF REVISION	DRAWN BY	APPROVED BY
11/03/2024	P20	Released for Planning	SE	BS
19/02/2024	C07	Issued for Construction	SE	BS
17/02/2024	P19	Layout updated following design team review: 1. PV Canopies modified 2. Tree positions adjusted to not clash with water drainage 3. Trees adjacent to PV canopies moved to avoid shading 4. Landscaping to pitches, soft landscaping around drop-off loops and the loop itself raised.	SE	BS
19/12/2023	C06	Updated with planted area to bottom of grassed terraces.	BS	-

REVISIONS

STATUS :
S2 - For Planning

ares
LANDSCAPE
ARCHITECTS

Area Landscape Architects LTD
Galscraigher,
51 Eyre Lane
Sheffield
S1 4RB
t: 0114 276 2000
e: hello@aresdesign.co.uk
w: ares.eu.com

CLIENT :
Morgan Sindall

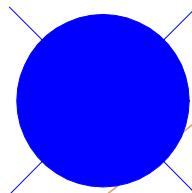
PROJECT TITLE :
Star Radcliffe Academy, Bury

DRAWING TITLE :
Whole Site Plan

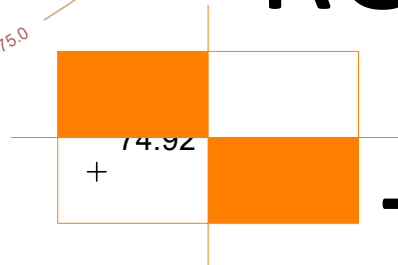
DRAWING NUMBER : FS1013-ALA-EX-ZZ-D-L-0001 S2
STATUS :
P20



+ 75.21



RO101



74.92

+

TP201

+ 75.07

AREA = 120m²
APPROXIMATE
VOLUME =
144m³

+ 74.71

0.10m bgl

0.30m bgl

1.00m bgl

0.80m bgl

0.10m bgl

+ 74.78

MG DEPTH
= 1.20m bgl

1.00m bgl 0.10m bgl

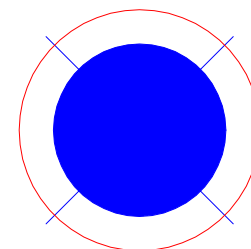
1.00m bgl

+ 74.49

0.10m bgl

WS101

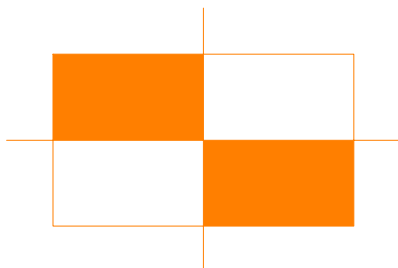
+ 74.36



RO103

+ 74.

+ 74.71



TP203

74.38

+ 74.28

KEY	
	APPROXIMATE SITE BOUNDARY
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	ROTARY OPEN BOREHOLE
	BOREHOLE INSTALLATION
	ADDITIONAL TRIAL PIT
	ADDITIONAL TRIAL TRENCH
	ADDITIONAL SLIT TRENCH
	APPROXIMATE AREA OF ORGANIC MATTER
	1.00m bgl
GEOTECHNICS (2022)	
	HAND EXCAVATED TRIAL PIT
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	CABLE PERCUSSIVE/ROTARY CORE BOREHOLE
	PLATE LOAD TEST.LWD.TRL-DCP
	SOAKAWAY INFILTRATION TEST
	BOREHOLE INSTALLATION

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
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 - DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT
MORGAN SINDALL

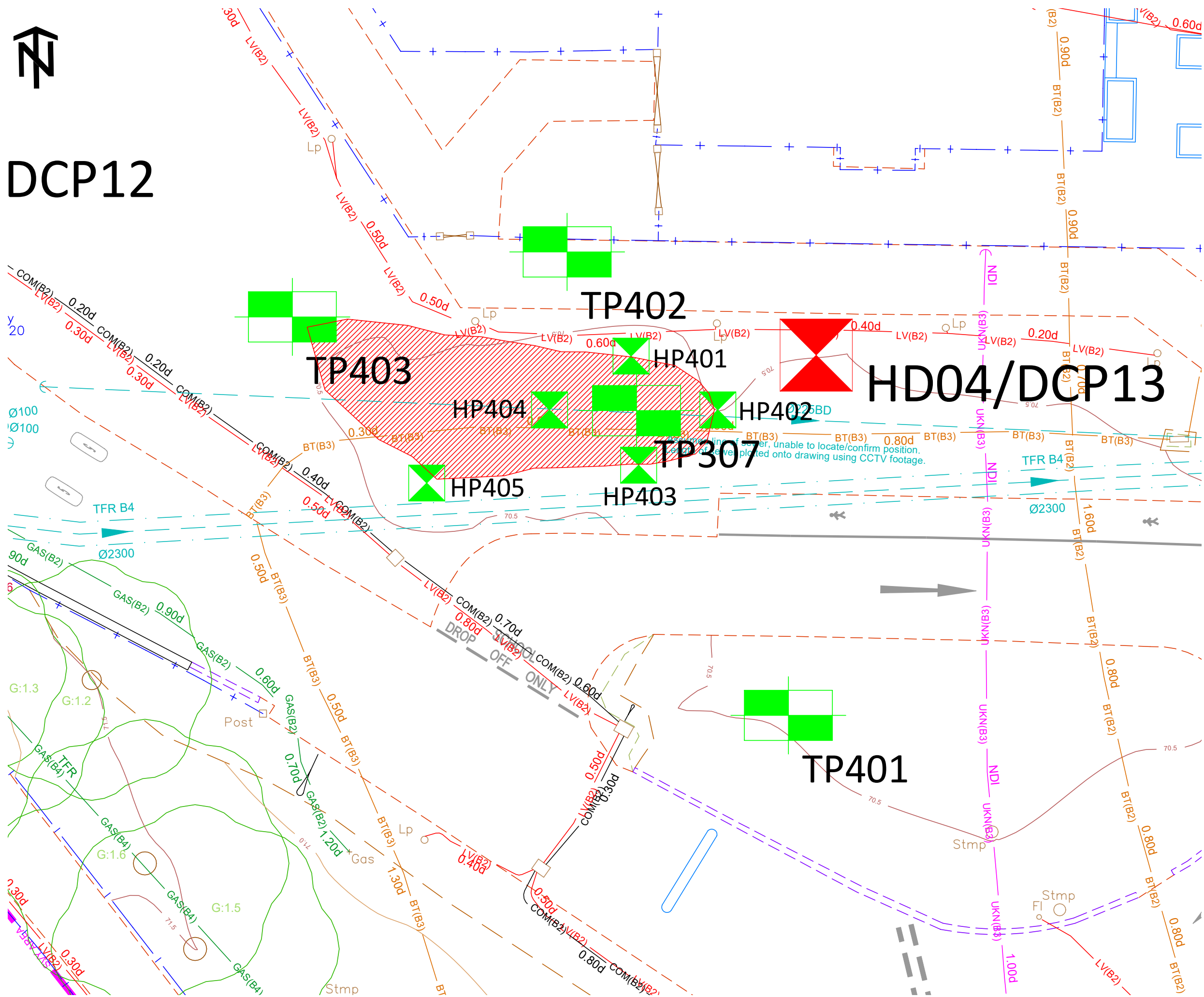
PROJECT TITLE
STAR ACADEMY, RADCLIFFE

DRAWING TITLE
WS101 ORGANIC MATTER PLAN

DRAWING No. C5394/07	REVISION -	SCALE NTS	DATE 23/11/23
DRAWN BY PH		CHECKED BY NS	



DCP12



KEY	
GEOTECHNICS (2022)	
	HAND EXCAVATED TRIAL PIT
	TRIAL PIT
	WINDOW SAMPLE BOREHOLE
	CABLE PERCUSSIVE/ROTARY CORE BOREHOLE
	PLATE LOAD TEST.LWD.TRL-DCP
	SOAKAWAY INFILTRATION TEST
	BOREHOLE INSTALLATION
POST-DEMOLITION SI (2024)	
	TRIAL PIT
	PLATE LOAD TEST
	SOAKAWAY INFILTRATION TEST
	ASBESTOS TRIAL PIT
	ASBESTOS IDENTIFICATION
	HAND EXCAVATED TRIAL PIT
	EXTENT OF MADE GROUND SOILS CLASSIFIED AS HAZARDOUS

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
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REV	DATE	DESCRIPTION	BY	CKD
A	09/09/24	FOLLOWING ADDITIONAL DELINEATION TESTING, UPDATE TO HOTSPOT EXTENT	JEM	TM



CLIENT			
MORGAN SINDALL			
PROJECT TITLE			
STAR ACADEMY, RADCLIFFE			
DRAWING TITLE			
TP307 HAZARDOUS SOILS EXTENTS PLAN			
DRAWING No.	REVISION	SCALE	DATE
C5394/12	A	NTS	09/09/24
DRAWN BY		CHECKED BY	
JEM		JM	



KEY

-  AREAS OF GEOGRID PROTECTION
-  OUTLINE OF HIGH RISK DEVELOPMENT AREA

NOTES

- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
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- DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



BROWNFIELD SOLUTIONS LTD

CLIENT

MORGAN SINDALL

PROJECT TITLE

STAR ACADEMY, RADCLIFFE

DRAWING TITLE

GEOGRID LOCATION PLAN

DRAWING No.	REVISION	SCALE	DATE
C5395/14	B	NTS	29/05/2025
DRAWN BY		CHECKED BY	
KB		SM	



- KEY:
- 450MM CLEAN COVER SYSTEM WITH GEOTEXTILE WARNING MEMBRANE AREAS
 - OUTLINE OF GEOTEXTILE WARNING MEMBRANE AREA
 - 450MM CLEAN COVER SYSTEM WITHOUT GEOTEXTILE WARNING MEMBRANE
 - LIMITED ACCESS AREA - NO CLEAN COVER SYSTEM OR GEOTEXTILE WARNING MEMBRANE REQUIRED

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS REPORTS. THIS DRAWING IS COPYRIGHT OF BSL.
 - DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT		MORGAN SINDALL	
PROJECT TITLE		STAR ACADEMY, RADCLIFFE	
DRAWING TITLE		CLEAN COVER SYSTEM AND GEOTEXTILE LOCATION PLAN	
DRAWING No.	REVISION	SCALE	DATE
C5395/15	B	NTS	10/04/2026
DRAWN BY		CHECKED BY	
PH		TM	



- KEY:
- 450MM CLEAN COVER SYSTEM WITH GEOTEXTILE WARNING MEMBRANE AREAS
 - OUTLINE OF GEOTEXTILE WARNING MEMBRANE AREA
 - 450MM CLEAN COVER SYSTEM WITHOUT GEOTEXTILE WARNING MEMBRANE
 - LIMITED ACCESS AREA - NO CLEAN COVER SYSTEM OR GEOTEXTILE WARNING MEMBRANE REQUIRED
 - CLEAN COVER SYSTEM VALIDATION PIT

- NOTES
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORKS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT & ENGINEER FOR VERIFICATION. FIGURED DIMENSIONS ONLY ARE TO BE TAKEN FROM THIS DRAWING.
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 - DRAWING NOT FOR CONSTRUCTION PURPOSES.

REV	DATE	DESCRIPTION	BY	CKD



CLIENT		MORGAN SINDALL	
PROJECT TITLE		STAR ACADEMY, RADCLIFFE	
DRAWING TITLE		CLEAN COVER SYSTEM VALIDATION PLAN	
DRAWING No.	REVISION	SCALE	DATE
C5395/19	C	NTS	14/08/2026
DRAWN BY		CHECKED BY	
SM		PH	

APPENDIX A

Chemical Specification for Soils

[Appendix A](#)

APPENDIX B

Site Visit Records & Chemical Test Results

[Appendix B](#)

APPENDIX C

Waste Transfer & Delivery Notes

[Appendix C](#)

APPENDIX D

Certificates of Provenance

[Appendix D](#)

APPENDIX E

Materials Management Plan

[Appendix E](#)

APPENDIX F

Materials Movement Records

[Appendix F](#)

APPENDIX G

Data Sheets

[Appendix G](#)

APPENDIX H

Photographs

[Appendix H](#)

North

**William Smith House
173 – 183 Witton Street
Northwich
Cheshire
CW9 5LP**

Tel: 01606 334 844

Midlands

**Unit 5, Alfred Court
Saxon Business Park
Stoke Prior
Bromsgrove
Worcestershire
B60 4AD**

Tel: 01215 729 014

South

**Suite 8-9
Tapnage Farm
Titchfield Lane
Wickham
Hampshire
PO17 5PQ**

Tel: 0800 044 8025