



GROUNDTECH
CONSULTING

NEW OFFICE BLOCK, BURY

PHASE 1 VALIDATION REPORT

JD SPORTS

JANUARY 2025

Document Control Form	
PROJECT	NEW OFFICE BLOCK, BURY – PHASE 1
REPORT NAME	REMEDIATION VALIDATION REPORT
REPORT REFERENCE	GRO-21438-5562
STATUS	FINAL
ISSUE DATE	20 DECEMBER 2024
REVISION	1.1 17 DECEMBER 2025
CLIENT	JD SPORTS
CLIENT CONTACT	-
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Plans		
Plan Reference	Revision	Title
14579-AEW-XX-SI-DR-A-0502	P06	Proposed Site Plan
GRO-21438-P01	-	Site Location Plan
GRO-21438-P07	-	Phasing of Works

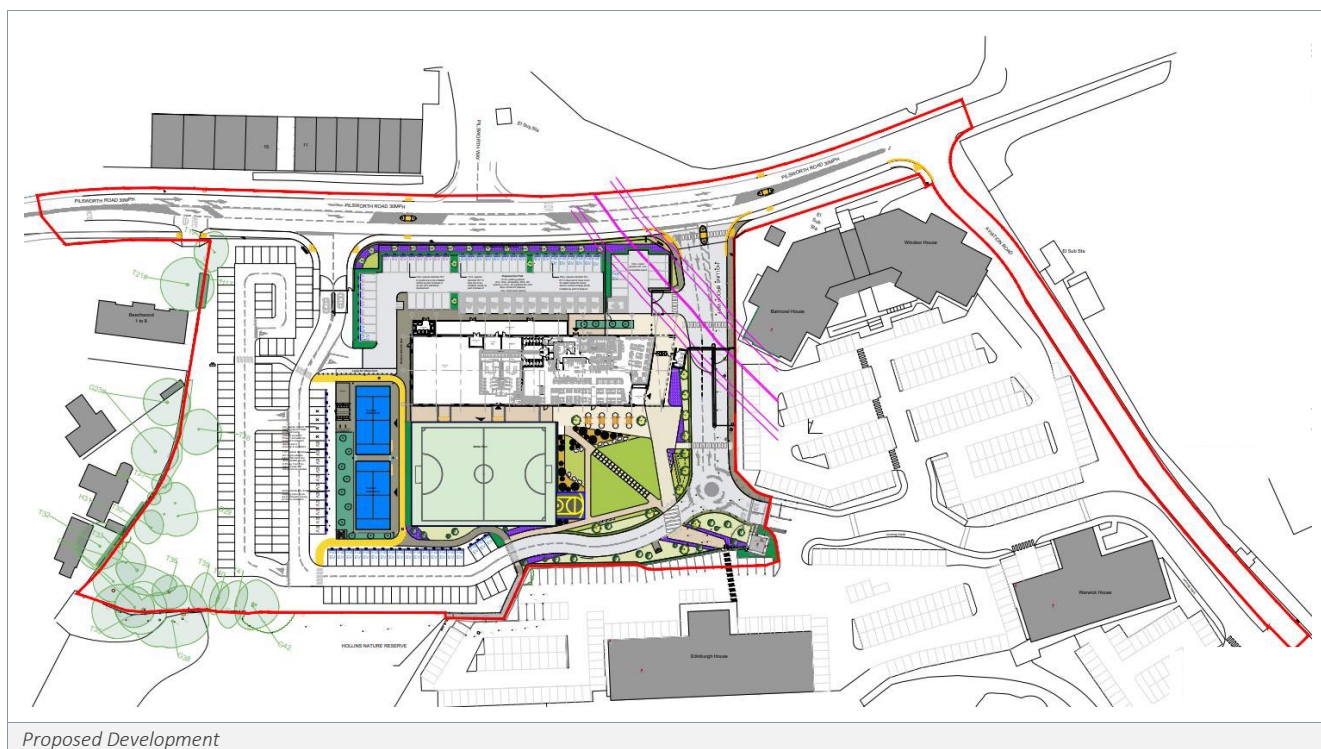
1.0 INTRODUCTION

1.1 Objectives

This validation report has been produced by Groundtech Consulting on behalf of JD Sports. The report focuses on the remediation undertaken of Phase 1 of the development at Hollins Brook Way, Bury in accordance with the Remedial Specification undertaken by Groundtech Consulting referenced *GRO-21438-4387*, dated 14th April 2023.

1.2 Proposed Works

The proposed development is commercial end use comprising of an office block with associated staff welfare facilities including two covered paddle courts and a MUGA pitch, as shown on the '*Proposed Site Plan*' Plan No. 14579-AEW-XX-SI-DR-A-0502 Rev P06 dated 3rd December 2025. The Phase 1 area of the development is shown on Groundtech Plan *GRO-21438-P07* and comprises the access road and car park in the south and west of the site.



1.3 Previous work

The following reports have been previously undertaken and should be read in conjunction with this report:

- *Preliminary Risk Assessment by Groundtech Consulting referenced GRO-21438-3118, dated February 2022*
- *Coal Mining Risk Assessment by Groundtech Consulting referenced GRO-21438-3119, dated January 2022*
- *Geo-Environmental Appraisal by Groundtech Consulting referenced GRO-21438-3308, dated March 2022*
- *Supplementary Geo-Environmental Appraisal by Groundtech Consulting referenced GRO-21438-3875, dated September 2022*
- *Remedial Specification by Groundtech Consulting referenced GRO-21438-4387, dated April 2023*

- *Geotechnical Appraisal by Groundtech Consulting referenced GRO-21438-4529, dated October 2023*

2.0 OVERVIEW OF PREVIOUS WORK

2.1 Background

The site is located circa 2.4km south east of Bury Town Centre and is approximately centred on National Grid Reference 381527, 408662.



Project Location

The earliest historical records from 1848/51 indicate the site was formed by fields and was undeveloped. Six reservoirs were located between 80m and 150m south. The site remained undeveloped and formed by fields until the 1980s when a warehouse was constructed on the site which has been the only development on site until it was recently demolished.

2.2 Ground Conditions

The Ground Investigation previously undertaken by Groundtech Consulting encountered the following ground conditions.

Made Ground - ground level to 1.8m begl

Made Ground was encountered in all exploratory hole locations to a maximum depth of 1.8m begl. The surface of the site was almost entirely covered with concrete to a maximum depth of 0.3m begl which was encountered in SuDS1, TP01, TP02, TP03 and BH04. Where the previously existing building had been demolished, the surface consisted of backfill material. In the east of the site where BH03 was drilled, there was tarmac surfacing to a depth of 0.15m begl.

Beneath the surfacing populations, the Made Ground consisted of dark brown to black sandy gravel in SuDS1, TP01, TP03, BH03, and BH04 between 0.3m and 1.3m begl. Dark brown clayey gravelly sand was observed in TP02, BH01 and BH02 from ground level to a maximum depth of 0.9m begl. Orange brown sandy gravel was encountered in BH03 between 0.4m and 1.8m begl.

Natural Strata – 0.9m begl to 27.3m begl

Natural strata was encountered in all exploratory hole locations from between 0.9m and 1.8m begl.

The strata comprised orange brown and red brown slightly gravelly Sand to a maximum depth of between 4.0m and 6.0m begl overlying interbedded soft to firm sandy Clay and silty clayey Sand to depths between 15.5m and 17.0m begl where firm to stiff sandy slightly gravelly Clay was encountered to the base of the Cable Percussive boreholes.

Bedrock

Bedrock was encountered in BH01 and BH04 at 23.5m and 27.3m bgl respectively and consisted of Sandstone to the maximum investigation depth of 45.0m begl where the boreholes were terminated.

Groundwater - 1.0 to 4.0m begl

Groundwater strikes were observed at locations TP01 to TP03, BH02 and BH03 at depths between 1.6m and 4.0m begl and were observed within the natural Sand deposits.

2.3 Human Health Risk Assessment (Soils)

No elevated concentrations of heavy metals speciated Polycyclic Aromatic Hydrocarbons (PAHs) or hydrocarbons have been recorded by the laboratory testing based on the site having a commercial end use. Furthermore, TPH concentrations were almost entirely recoded at levels below the laboratory limits of detection.

A creche is to be included in the proposed development. Young children are a more sensitive receptor, therefore the samples tested were also screened against more stringent screening values of residential without plant uptake. No elevated concentrations of metals, speciated Polycyclic Aromatic Hydrocarbons (PAHs) or hydrocarbons were identified based on using more stringent CoC screening values.

Amosite loose fibres were detected at a trace concentration of <0.001 mass% in TP01 at a depth of 0.7m begl in the west of the site. Chrysotile loose fibrous debris was detected at a concentration of 0.005 mass% in TP03 at a depth of 0.55m begl in the south east of the site.

The asbestos was associated with black brown sandy gravel with fragments of brick and tarmac present at both locations. The source of the asbestos is likely to be the previously demolished commercial building. No other asbestos has been identified within the samples screened through laboratory testing however, it should be assumed to be widespread as the Made Ground is similar in nature.

2.4 Risk to Controlled Waters

No sources of mobile contamination were identified during the Ground Investigation and the risk to controlled waters was considered to be Low.

2.5 Ground Gas

The site was classified as CS1 and gas protection measures were not required as part of the development.

3.0 REMEDIATION OBJECTIVES

The objective of this document is to verify that the remedial actions set out in the Groundtech Consulting Remedial Specification have been adhered to with respect to the following remedial objectives.

Phase 1 Works

- *Vegetation clearance and topsoil strip*
- *Break out of all hardsurfacing and below ground obstructions*
- *Watching brief for asbestos containing materials (ACM)*
 - *Appropriate mitigation measures (by suitably trained operatives) during excavation, processing, screening and placement of Made Ground soils to remove any identifiable ACM and mitigate the risks of asbestos fibres becoming airborne*
- *Placement of piling mat*
- *Reuse of appropriate soils and materials management of soils*
- *Offsite disposal of unsuitable or excess material*

Site photographs during the works for Phase 1 are presented in *Appendix 2*.

Construction Phase

- *Excavations for foundations*
- *Excavations for service runs and drainage*
- *Installation of correct level potable water supply pipe*
- *Placement of clean validated subsoil/topsoil in areas of soft landscaping*

4.0 PHASE 1 VALIDATION WORKS

All works undertaken and detailed below are for the Phase 1 area of the development only.

4.1 Pre-Start and Site Clearance including Topsoil Strip

Caddick Construction is the enabling works contractor undertaking the remedial works at the site. The site was most recently occupied by a large warehouse building which was demolished prior to the Ground Investigation taking place. The footprint of the former building was surfaced by uneven ground comprising of demolition material. The remainder of the site was surfaced with concrete. A vegetated strip was present along the sites northern boundary with some semi-mature and mature trees present.

All hardsurfacing was broken out and grubbed up, the material from the breaking out of below ground substructures was processed for reuse.

All shrubs and vegetation on site were stripped and disposed offsite prior to commencement of the enabling works.

4.2 Excavation and Breaking Out of Hardsurfacing and Below Ground Obstructions and Processing for Reuse

All below ground substructure and obstructions were broken out by Caddick during the enabling works. All hardsurfacing and below ground substructure was stockpiled on site and processed for reuse as part of the Phase 1 works.

Surplus material was stockpiled prior to removal from site, which is discussed in *Section 4.5* below. Gradings provided by the client for the site won crush material utilised throughout the works are presented in *Appendix 3*. The grading shows the material was crushed to 6F2 classification. Approximately 660m³ of material was stockpiled and reused across the Phase 1 works.

4.3 Asbestos Mitigation

Amosite was encountered in TP01 at 0.7m begl at trace quantities of <0.001mass% and chrysotile loose fibres were encountered in TP03 at 0.55m begl at a concentration of 0.005mass% in the Made Ground. It was outlined in the remedial specification conducted by Groundtech Consulting that a watching brief be maintained during the enabling works for any evidence of Asbestos Containing Materials (ACMs). A watching brief was maintained by the enabling works contractor and no evidence of ACMs were observed.

4.4 Reuse of Soils

During the enabling and remediation works, crush material from the breaking out of hardsurfacing and below ground substructure was processed for reuse across the site. Site levels remained similar throughout the development and mass excavation of soils was not required.

4.5 Offsite Disposal of Unsuitable or Excess Material

During the enabling and remediation works in Phase 1, excess material from the below ground substructure was removed from site, approximately 1745m³ of material was removed from site. Testing for the material prior to removal is presented in *Appendix 4*. Waste transfer notes for the material removed from site is presented in *Appendix 5*.

5.0 CONSTRUCTION PHASE VALIDATION WORKS

5.1 Installation of Cover System

Groundtech Consulting recommended in the remedial specification that all soft landscaping areas should adopt a cover system. In all soft landscaping areas, a 600mm cover system should be installed inclusive of a minimum of 150mm Topsoil to act as a growing medium above a contamination demarcation barrier or 100mm hard dig layer.

Following the installation of a cover system, the depth of cover is to be validated as per the Groundtech Consulting Remedial Specification. The cover system has not yet been placed and will be undertaken at a later stage of the development.

5.2 Proposed Cover System Materials

Imported soils should be from a source not expected to be contaminated and meet both physical and chemical criteria. The source of material is unknown at this stage as these works are to be completed at a later date. The imported material is to be confirmed by visual inspection of the material by the consultant. Once known, the source of the material also requires identification prior to import. Topsoil and subsoil should be free from:

- *Asbestos, metal, plastic, wood, glass, tarmac, brick, paper, concrete or other potentially hazardous foreign material which could cause injury*
- *Aggressive / invasive weeds (especially Japanese Knotweed and Giant Hogweed) and bulk vegetative growth*

Testing should also be carried out on the imported material at a rate of 1 sample per 250m³ where material is from a natural source or 1 sample per 100m³ from a non-natural source. Testing for a range of CoC including heavy metals, speciated PAHs and asbestos screening should be conducted at the above testing frequencies. A minimum of 3 tests should be conducted for material from a natural source and a minimum of 6 samples should be tested for any material from a non-natural source.

5.3 Cover System Validation

Post placement of the cover system in soft landscaping areas, Groundtech Consulting should attend site to validate the depth of the soils used in the cover system and ensure they meet the requirements outlined in the Remediation Specification.

5.4 Construction of Correct Level of Potable Water Supply Pipe

The potable water pipes are yet to be installed and the works will be conducted during a later stage of the development.

6.0 CONCLUSIONS

For Phase 1 of the development, a combination of removing the contaminative sources and breaking the pollution linkages identified in the Ground Investigation and Remedial Specification was selected as the remediation methods. The Phase 1 area comprises of the hardsurfaced access road and car park in the south and west of the site.

As outlined in '*Section 4.0 – Phase 1 Validation Works*' remediation works for Phase 1 were carried out by Caddick Construction comprising an asbestos watching brief, removal of surplus demolition material and reuse of crush material from breaking out hardstanding. Records of the works were provided to Groundtech Consulting following completion of the remedial works for inclusion in this report.

The phase 1 works have been undertaken in accordance with the approved Remedial Specification.

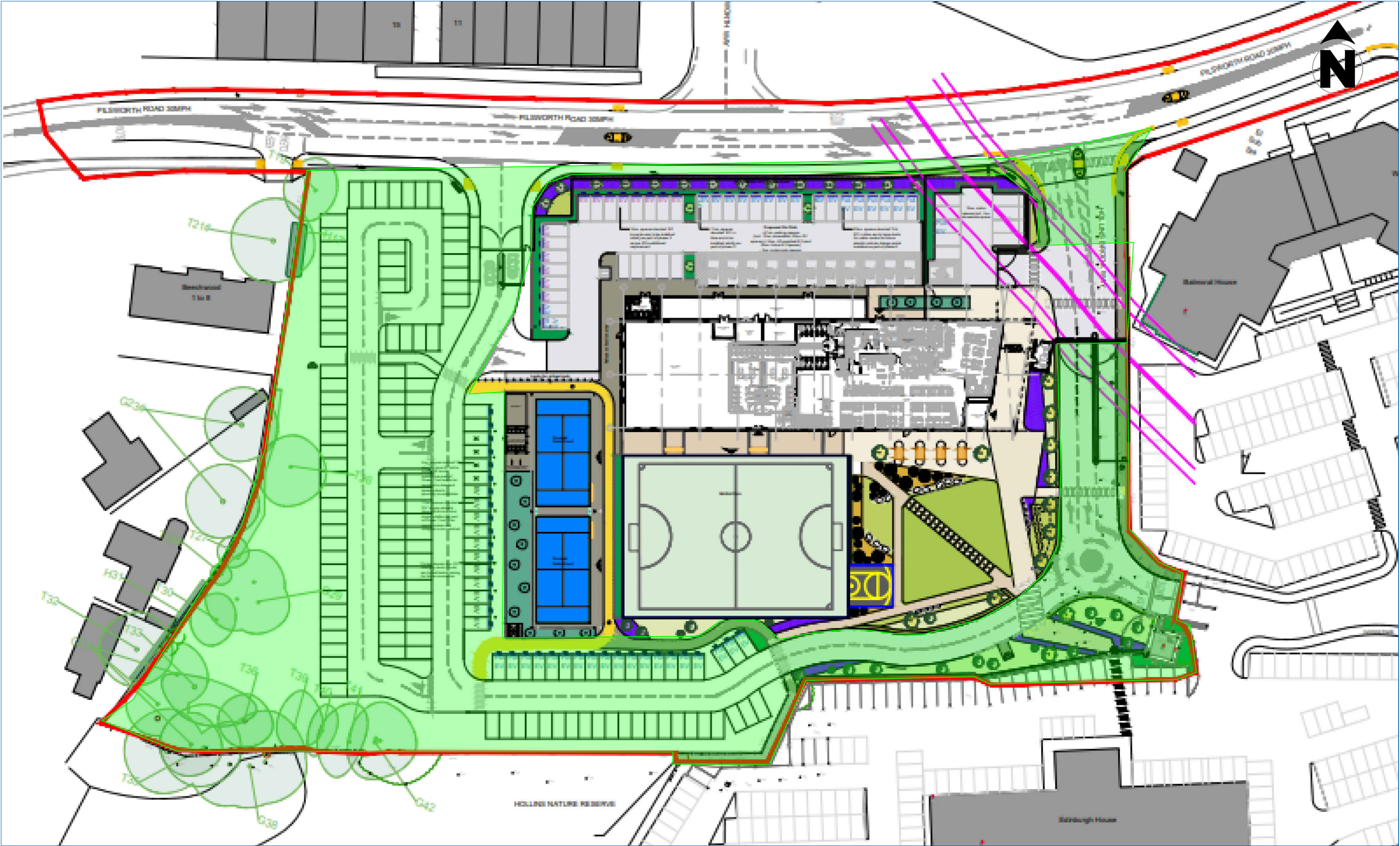


APPENDIX 1 - Plans



GROUNDTECH CONSULTING	CLIENT	DATE			Status	Notes - Site Location
	JD SPORTS	JANUARY 2022			Preliminary	
	PROJECT TITLE	SCALE			Draft	
	NEW OFFICE BLOCK, BURY	NTS			Issued	
	PLAN TITLE	PLAN NUMBER			For Comment	
	PROJECT LOCATION PLAN	GRO-21438-P01	Rev.	Details	Date	Approved





GROUNDTECH CONSULTING 	CLIENT	DATE				Status		Notes Phase 1
	JD SPORTS	JANUARY 2025				Preliminary		
	PROJECT TITLE	SCALE				Draft		
	NEW OFFICE BLOCK, BURY	NTS				Issued		
	PLAN TITLE	PLAN NUMBER				For Comment		
	PHASING OF WORKS	GRO-21438-P07	Rev.	Details	Date	Approved		

APPENDIX 2 - Site Photographs



Photograph 1 – Area of devegetation following removal of trees



Photograph 2 – Cut to Formation



Photograph 3 – Compaction of Formation Level



Photograph 4 – Forming of Roads

APPENDIX 3 - Reuse Material Testing

TEST REPORT

Client Clive Hurt (Plant Hire) Ltd

Address Sandham House
Redrose Drive
Lancashire Business Park
Leyland
PR26 6TJ

Contract SRS, Hollins Brook Way
Pilsworth

Job Number MRN 4597/64A
Date of Issue 14 November 2023
Page 1 of 2

Approved Signatories

S J Hutchings, O P Davies

Notes

- 1 All remaining samples and remnants from this contract will be disposed 28 days from the date of this report unless you notify us to the contrary.
- 2 Result certificates, in this report, not bearing a UKAS mark, are not included in our UKAS accreditation schedule.
- 3 Opinions and interpretations expressed herein are outside the scope of our UKAS accreditation.
- 4 Certified that the samples have been examined and tested in accordance with the terms of the contract/order and unless otherwise stated conform to the standards/specifications quoted.
- 5 The results included within the report are representative of the samples submitted for analysis.
- 6 This certificate should not be reproduced, except in full, without the express permission of the laboratory.



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TEST CERTIFICATE
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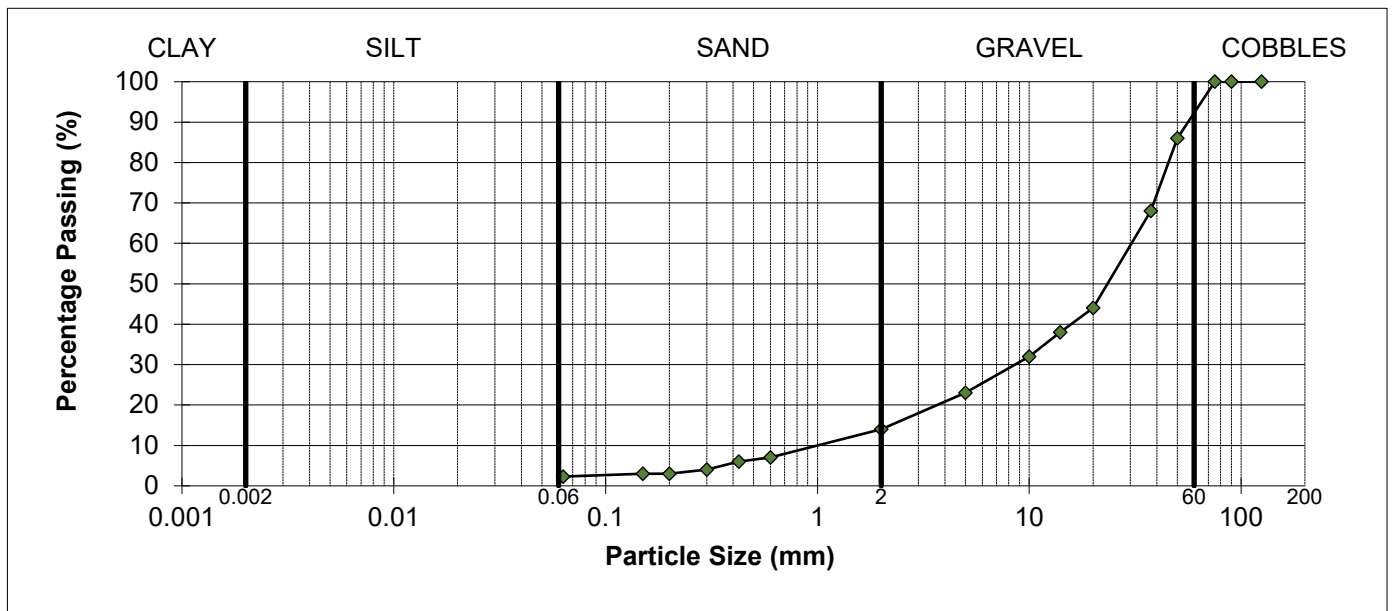
Determination of Water Content in accordance with BS EN ISO 17892-1:2014+A1:2022 (Oven Dry)

CLIENT	Clive Hurt (Plant Hire) Ltd
SITE	SRS, Hollins Brook Way, Pilsworth
JOB NUMBER	MRN 4597/64A

SAMPLE LABEL	Sample 1	DATE SAMPLED	02-Nov-23
LAB SAMPLE No	133531	DATE RECEIVED	03-Nov-23
DATE TESTED	03-Nov-23	SAMPLED BY	Client

MATERIAL	Recycled Aggregate
ADVISED SOURCE	As client and site above

Sieve Size (mm)	% Passing (%)	Specification (%)	Sieve Size (mm)	% Passing (%)	Specification (%)
125	100	100	5	23	10-45
90	100	80-100	2	14	
75	100	65-100	0.6	7	0-25
50	86		0.425	6	
37.5	68	45-100	0.3	4	
20	44		0.2	3	
14	38		0.15	3	
10	32	15-60	0.063	2	0-12



REMARKS

Sample complies with the advised grading specification for a 6F2 material (SHW 2016)
As received water content = 8.7%

SIGNED



NAME

O.P. Davies BA (Hons)
(Laboratory Manager)

DATE

17-Nov-23

APPENDIX 4 - WAC Testing Results



Final Report

Report No.: 24-17784-1

Initial Date of Issue: 19-Jun-2024

Re-Issue Details:

Client Soiltechnics Limited

Client Address: 1st Floor Unit 9 Westpoint Enterprise
Park
Clarence Avenue
Trafford Park
Manchester
M17 1QS

Contact(s): Admin

Project STW6550 Hollins Brook Way

Quotation No.: **Date Received:** 06-Jun-2024

Order No.: POR18884 **Date Instructed:** 06-Jun-2024

No. of Samples: 10

Turnaround (Wkdays): 5 **Results Due:** 12-Jun-2024

Date Approved: 19-Jun-2024

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: STW6550 Hollins Brook Way

Client: Soiltechnics Limited		Chemtest Job No.:					24-17784	24-17784	24-17784	24-17784	24-17784	24-17784	24-17784
Quotation No.:		Chemtest Sample ID.:					1817066	1817067	1817068	1817069	1817070	1817071	1817072
Order No.: POR18884		Client Sample Ref.:					SP105.1	SP21.2	SP32.3	SP43.3	SP503.5	SP703.7	SP803.8
		Client Sample ID.:					1	2	3	3	5	7	8
		Sample Location:					SP1	SP2	SP3	SP4	SP5	SP7	SP8
		Sample Type:					SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):					0.50	1.00	2.00	3.00	0.30	0.30	0.30
		Date Sampled:					03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024
		Time Sampled:					12:45	12:45	12:45	12:45	12:45	16:05	16:06
		Asbestos Lab:					DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD								
ACM Type		U	2192		N/A	-	-	-	-	-	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	9.2	16	34	15	13	16	14	16
Soil Colour		N	2040		N/A	Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown
Other Material		N	2040		N/A	Stones	Stones	Stones and Roots	Stones and Roots	Stones	Stones and Roots	Stones	Stones and Roots
Soil Texture		N	2040		N/A	Loam	Loam	Loam	Loam	Sand	Loam	Sand	Sand
pH at 20C		M	2010		4.0	8.1	9.0	9.2	8.6	8.2	7.5	7.8	8.5
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	0.51	0.56	0.56	0.49	0.56	1.1	0.50	0.67
Cyanide (Complex)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	0.60	< 0.50	< 0.50
Cyanide (Free)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	0.60	< 0.50	< 0.50
Arsenic		M	2455	mg/kg	0.5	6.2	7.8	9.9	7.0	4.6	10	6.2	11
Beryllium		U	2455	mg/kg	0.5	< 0.5	0.6	0.7	0.6	< 0.5	< 0.5	0.6	0.7
Cadmium		M	2455	mg/kg	0.10	0.19	0.38	0.59	0.27	0.17	0.42	0.19	0.30
Chromium		M	2455	mg/kg	0.5	14	19	21	18	12	25	15	22
Copper		M	2455	mg/kg	0.50	21	27	30	23	14	32	23	26
Mercury		M	2455	mg/kg	0.05	0.05	0.10	0.09	0.07	< 0.05	0.14	0.06	0.07
Nickel		M	2455	mg/kg	0.50	12	15	20	18	9.9	18	14	18
Lead		M	2455	mg/kg	0.50	35	53	68	43	24	75	33	49
Selenium		M	2455	mg/kg	0.25	0.49	0.53	0.78	0.66	0.27	0.55	0.53	0.59
Vanadium		U	2455	mg/kg	0.5	15	20	24	21	13	22	17	26
Zinc		M	2455	mg/kg	0.50	65	110	110	77	47	100	62	87
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Organic Matter		M	2625	%	0.40	5.2	5.1	3.0	3.9	3.1	14	3.9	2.7
TPH >C5-C6	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH >C6-C7	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH >C7-C8	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH >C8-C10	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH >C10-C12	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH >C12-C16	EH_1D_Total	N	2670	mg/kg	1.0	15	< 1.0	< 1.0	< 1.0	2.0	11	< 1.0	< 1.0
TPH >C16-C21	EH_1D_Total	N	2670	mg/kg	1.0	100	5.6	< 1.0	7.5	42	26	17	16
TPH >C21-C35	EH_1D_Total	N	2670	mg/kg	1.0	320	70	< 1.0	31	81	210	34	28
Total TPH >C5-C35		N	2670	mg/kg	10	440	76	< 10	38	130	250	51	43
Naphthalene		M	2800	mg/kg	0.10	< 0.10	0.16	0.24	0.16	< 0.10	< 0.10	< 0.10	0.14

Results - Soil

Project: STW6550 Hollins Brook Way

Client: Soiltechnics Limited		Chemtest Job No.:						24-17784	24-17784	24-17784	24-17784	24-17784	24-17784	24-17784	24-17784
Quotation No.:		Chemtest Sample ID.:						1817066	1817067	1817068	1817069	1817070	1817071	1817072	1817073
Order No.: POR18884		Client Sample Ref.:						SP105.1	SP21.2	SP32.3	SP43.3	SP503.5	SP703.7	SP803.8	SP1002.10
		Client Sample ID.:						1	2	3	3	5	7	8	10
		Sample Location:						SP1	SP2	SP3	SP4	SP5	SP7	SP8	SP10
		Sample Type:						SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
		Top Depth (m):						0.50	1.00	2.00	3.00	0.30	0.30	0.30	0.20
		Date Sampled:						03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024	03-Jun-2024
		Time Sampled:						12:45	12:45	12:45	12:45	12:45	16:05	16:06	16:07
		Asbestos Lab:						DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD										
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene		M	2800	mg/kg	0.10	0.10	0.31	0.37	0.32	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene		M	2800	mg/kg	0.10	< 0.10	0.25	0.26	0.35	0.18	0.12	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene		M	2800	mg/kg	0.10	1.2	2.4	2.1	3.6	1.4	0.76	0.42	0.99		
Anthracene		M	2800	mg/kg	0.10	0.32	0.66	0.60	2.1	0.40	0.18	0.12	0.28		
Fluoranthene		M	2800	mg/kg	0.10	4.0	4.8	3.9	12	2.5	1.2	0.83	2.1		
Pyrene		M	2800	mg/kg	0.10	3.4	4.0	3.4	10	2.1	1.1	0.71	2.0		
Benzo[a]anthracene		M	2800	mg/kg	0.10	1.7	2.0	1.7	4.7	1.0	0.52	0.34	0.90		
Chrysene		M	2800	mg/kg	0.10	1.5	1.9	1.4	3.6	0.96	0.57	0.29	0.93		
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	2.1	2.6	2.2	5.5	1.4	0.75	0.48	1.3		
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	0.70	0.93	0.70	1.8	0.55	0.24	0.22	0.51		
Benzo[a]pyrene		M	2800	mg/kg	0.10	1.9	2.2	1.7	4.6	1.2	0.59	0.41	1.2		
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	1.1	1.4	1.2	2.9	0.82	0.40	0.28	0.79		
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	0.17	0.22	0.20	0.14	0.12	< 0.10	< 0.10	< 0.10		
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	1.0	1.3	1.1	2.3	0.76	0.37	0.23	0.72		
Total Of 16 PAH's		N	2800	mg/kg	2.0	19	25	21	54	13	6.8	4.3	12		
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10	< 0.10	0.58	< 0.10	< 0.10	< 0.10	< 0.10		

Results - Soil

Project: STW6550 Hollins Brook Way

Client: Soiltechnics Limited		Chemtest Job No.:				24-17784	24-17784
Quotation No.:		Chemtest Sample ID.:				1817074	1817075
Order No.: POR18884		Client Sample Ref.:				SP115.11	SP117.12
		Client Sample ID.:				11	12
		Sample Location:				SP11	SP11
		Sample Type:				SOIL	SOIL
		Top Depth (m):				5.00	7.00
		Date Sampled:				03-Jun-2024	03-Jun-2024
		Time Sampled:				16:10	16:08
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
ACM Type		U	2192		N/A	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	15	15
Soil Colour		N	2040		N/A	Brown	Brown
Other Material		N	2040		N/A	Stones and Wood	Stones
Soil Texture		N	2040		N/A	Sand	Sand
pH at 20C		M	2010		4.0	8.1	8.3
Boron (Hot Water Soluble)		M	2120	mg/kg	0.40	0.59	0.53
Cyanide (Complex)		M	2300	mg/kg	0.50	< 0.50	< 0.50
Cyanide (Free)		M	2300	mg/kg	0.50	< 0.50	< 0.50
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50
Arsenic		M	2455	mg/kg	0.5	6.1	7.3
Beryllium		U	2455	mg/kg	0.5	0.5	0.6
Cadmium		M	2455	mg/kg	0.10	0.18	0.19
Chromium		M	2455	mg/kg	0.5	15	17
Copper		M	2455	mg/kg	0.50	20	23
Mercury		M	2455	mg/kg	0.05	< 0.05	0.05
Nickel		M	2455	mg/kg	0.50	15	17
Lead		M	2455	mg/kg	0.50	26	33
Selenium		M	2455	mg/kg	0.25	0.50	0.78
Vanadium		U	2455	mg/kg	0.5	17	19
Zinc		M	2455	mg/kg	0.50	73	73
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50
Organic Matter		M	2625	%	0.40	3.0	1.5
TPH >C5-C6	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0
TPH >C6-C7	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0
TPH >C7-C8	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0
TPH >C8-C10	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0
TPH >C10-C12	EH_1D_Total	N	2670	mg/kg	1.0	< 1.0	< 1.0
TPH >C12-C16	EH_1D_Total	N	2670	mg/kg	1.0	15	21
TPH >C16-C21	EH_1D_Total	N	2670	mg/kg	1.0	27	39
TPH >C21-C35	EH_1D_Total	N	2670	mg/kg	1.0	22	18
Total TPH >C5-C35		N	2670	mg/kg	10	64	78
Naphthalene		M	2800	mg/kg	0.10	< 0.10	< 0.10

Results - Soil

Project: STW6550 Hollins Brook Way

Client: Soiltechnics Limited		Chemtest Job No.:				24-17784	24-17784
Quotation No.:		Chemtest Sample ID.:				1817074	1817075
Order No.: POR18884		Client Sample Ref.:				SP115.11	SP117.12
		Client Sample ID.:				11	12
		Sample Location:				SP11	SP11
		Sample Type:				SOIL	SOIL
		Top Depth (m):				5.00	7.00
		Date Sampled:				03-Jun-2024	03-Jun-2024
		Time Sampled:				16:10	16:08
		Asbestos Lab:				DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD		
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10	< 0.10
Acenaphthene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Fluorene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Phenanthrene		M	2800	mg/kg	0.10	0.20	0.31
Anthracene		M	2800	mg/kg	0.10	< 0.10	0.12
Fluoranthene		M	2800	mg/kg	0.10	0.22	0.46
Pyrene		M	2800	mg/kg	0.10	0.20	0.41
Benzo[a]anthracene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Chrysene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Benzo[a]pyrene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	< 0.10	< 0.10
Total Of 16 PAH's		N	2800	mg/kg	2.0	< 2.0	< 2.0
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2670	Total Petroleum Hydrocarbons (TPH) in Soils by GC-FID	TPH (C6–C40); optional carbon banding, e.g. 3-band – GRO, DRO & LRO*TPH C8–C40	Dichloromethane extraction / GC-FID	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenz[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

Sample Deviation Codes

- A - Date of sampling not supplied
- B - Sample age exceeds stability time (sampling to extraction)
- C - Sample not received in appropriate containers
- D - Broken Container
- E - Insufficient Sample (Applies to LOI in Trommel Fines Only)

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Water Sample Category Key for Accreditation

- DW - Drinking Water
- GW - Ground Water
- LE - Land Leachate
- NA - Not Applicable

Report Information

PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

APPENDIX 5 - Waste Transfer Notes

Duty of Care Waste Transfer Note

FOX BROTHERS (LANCASHIRE) LTD

Unit 11 Neptune Court, Hallam Way, Whitehills Business Park,
Blackpool, Lancashire, FY4 5LZ

Tel: 01253 893339

Email: tipping@foxbrothers.co.uk

Company Registration No.: 07392244 Company VAT No.: 994 834 068



By signing in sections B, C & D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

WORK COMMENCES	TICKET EXPIRY	TICKET NUMBER
18/07/2024	18/07/2025	2183 F

SECTION A: DESCRIPTION OF WASTE	TYPE OF MATERIAL/EWC	CONTAMINATED STATUS
	Soil & Stones - 17.05.04	Inert
	SIC CODE	ESTIMATED LOAD SIZE
	41.201 Construction of commercial buildings	18.5T
	ESTIMATED NUMBER OF LOADS:	120

SECTION B: CURRENT HOLDER OF WASTE/PRODUCER	Name/Details of Producer		
	SRS GROUNDWORKS LIMITED 52 Liverpool Rd, Birkdale, Lancashire, PR8 4BB		
	COLLECTION POINT DETAILS		
	JD Sports, Bury, BL9 8RR.		
	SIGNED BY PRODUCER	PRODUCER NAME	DATE SIGNED

SECTION C: CARRIER OF THE WASTE	Carrier Name & Address:	FOX BROTHERS (LANCASHIRE) LTD Unit 11 Neptune Court, Hallam Way, Whitehills, Blackpool FY4 5LZ		
	Reg No.	CBDU134035	Issued By:	Environment Agency
	SIGNED BY CARRIER	CARRIER NAME		DATE SIGNED
		Tom Inman		18/07/2024

SECTION D: DISPOSAL SITE DETAILS	Name/Details of Disposal Site		
	BACUP CLAY COMPANY - REC Tong Quarry, Tong Lane, Bacup, Lancashire, OL13 9XA		
	LICENCE DETAILS		
	EPR/DB3908FR		
	SIGNED BY DISPOSAL SITE	NAME	DATE SIGNED

Matt Hoole

18/07/2024

Duty of Care Waste Transfer Note**HURT PLANT HIRE LTD**

Unit 11 Neptune Court, Hallam Way, Whitehills Business Park,
Blackpool, Lancashire, FY4 5LZ

Tel: 01772 432475

Email: sales@hurtplant.co.uk

Company Registration No.: 01853066 Company VAT No.: 155 482 553

HURT

Plant Hire

By signing in sections B, C & D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

WORK COMMENCES	TICKET EXPIRY	TICKET NUMBER
18/07/2024	18/07/2025	2183 H

SECTION A: DESCRIPTION OF WASTE	TYPE OF MATERIAL/EWC	CONTAMINATED STATUS
	Soil & Stones - 17.05.04	Inert
	SIC CODE	ESTIMATE LOAD SIZE
	41.201 Construction of commercial buildings	18.5T
	ESTIMATED NUMBER OF LOADS:	120

SECTION B: CURRENT HOLDER OF WASTE/PRODUCER	Name/Details of Producer		
	SRS GROUNDWORKS LIMITED 52 Liverpool Rd, Birkdale, Lancashire, PR8 4BB		
	COLLECTION POINT DETAILS		
	JD Sports, Bury, BL9 8RR.		
	SIGNED BY PRODUCER	PRODUCER NAME	DATE SIGNED

SECTION C: CARRIER OF THE WASTE	Carrier Name & Address:		
	CLIVE HURT PLANT HIRE Sandham House, Lancashire Enterprise Business Park, Redrose Drive, Leyland, PR26 6TJ		
	Reg No.	Issued By:	Environment Agency
	CBDU77821	Tom Inman	18/07/2024

SECTION D: DISPOSAL SITE DETAILS	Name/Details of Disposal Site		
	BACUP CLAY COMPANY - REC Tong Quarry, Tong Lane, Bacup, Lancashire, OL13 9XA		
	LICENCE DETAILS		
	EPR/DB3908FR		
	SIGNED BY DISPOSAL SITE	NAME	DATE SIGNED

Duty of Care Waste Transfer Note

BLACKLEDGE PLANT HIRE LIMITED

Unit 11 Neptune Court, Hallam Way, Whitehills Business Park,
Blackpool, Lancashire, FY4 5LZ

Tel: 01772 338339

Email: info@blackledgeplant.co.uk

Company Registration No: 04491710 Company VAT No: 153 824 073



By signing in sections B, C & D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011

WORK COMMENCES	TICKET EXPIRY	TICKET NUMBER
18/07/2024	18/07/2025	2183 BPH

SECTION A: DESCRIPTION OF WASTE	TYPE OF MATERIAL/EWC	CONTAMINATED STATUS
	Soil & Stones - 17.05.04	Inert
	SIC CODE	ESTIMATE LOAD SIZE
	41.201 Construction of commercial buildings	18.5T
	ESTIMATED NUMBER OF LOADS:	120

SECTION B: CURRENT HOLDER OF WASTE/PRODUCER	Name/Details of Producer		
	SRS GROUNDWORKS LIMITED 52 Liverpool Rd, Birkdale, Lancashire, PR8 4BB		
	COLLECTION POINT DETAILS		
	JD Sports, Bury, BL9 8RR.		
	SIGNED BY PRODUCER	PRODUCER NAME	DATE SIGNED

SECTION C: CARRIER OF THE WASTE	Carrier Name & Address:	BLACKLEDGE PLANT HIRE LTD Unit 505 Green Place, Walton Summit Industrial Estate, Bamber Bridge, Preston, PR5 8AY		
	Reg No.	CBDU74220	Issued By:	Environment Agency
	SIGNED BY CARRIER		CARRIER NAME	DATE SIGNED
			Tom Inman	18/07/2024

SECTION D: DISPOSAL SITE DETAILS	Name/Details of Disposal Site		
	BACUP CLAY COMPANY - REC Tong Quarry, Tong Lane, Bacup, Lancashire, OL13 9XA		
	LICENCE DETAILS		
	EPR/DB3908FR		
	SIGNED BY DISPOSAL SITE	NAME	DATE SIGNED

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	FOX BROTHERS (LANCASHIRE) LTD
Registered as	An upper tier waste carrier, broker and dealer
Registration number	CBDU134035
	FOX BROS (LANCASHIRE) LTD
	UNIT 11
Address of place of business	NEPTUNE COURT HALLAM WAY BLACKPOOL FY4 5LZ
Telephone number	01253 893339
Date of registration	11 November 2022
Expiry date of registration (unless revoked)	13 November 2025

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

Permit

The Environmental Permitting (England & Wales) Regulations 2010

The Bacup Clay Company Limited

Tong Quarry
Tong Lane
Bacup
Lancashire
OL13 9XA

Permit number

EPR/DB3908FR

Permit

The Environmental Permitting (England and Wales) Regulations 2010

Permit number

EPR/DB3908FR

The Environment Agency hereby authorises, under regulation 13 of the Environmental Permitting (England and Wales) Regulations 2010

The Bacup Clay Company Limited ("the operator"),

whose registered office is

Tong Quarry

Tong Lane

Bacup

Lancashire

OL13 9XA

company registration number 9749610

to operate waste operations described in standard rules SR2010No12 at

Tong Quarry

Tong Lane

Bacup

Lancashire

OL13 9XA

to the extent authorised by and subject to the conditions of this permit.

Under regulation 27(2) of the Regulations, standard rules SR2010No12 are conditions of this permit.

Name	Date
Grant Wilson	08/08/2016

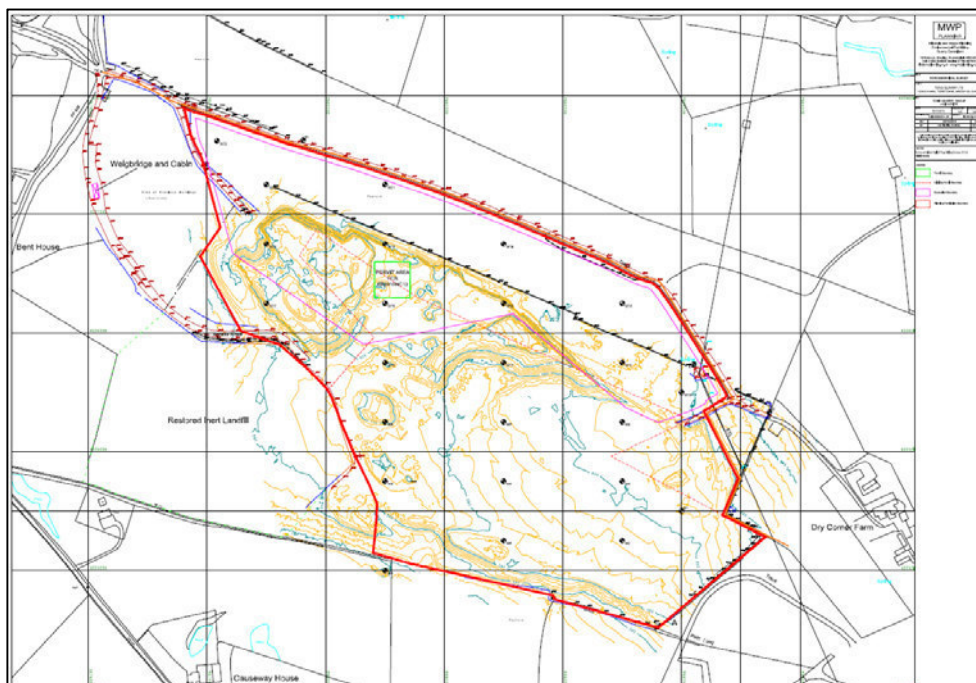
Authorised on behalf of the Environment Agency

Permit number

EPR/DB3908FR

Schedule 1 – Site plan

This is the plan referred to in the standard rules SR2010No12



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Permit number

EPR/DB3908FR



APPENDIX 6 - Limitations

Limitations

This report (Report) forms part of the Services and if applicable Additional Services undertaken by Groundtech Consulting Ltd pursuant to a written contract (Agreement) which contains detailed provisions including express limitations of the liability of Groundtech Consulting Ltd.

This Report was prepared using reasonable skill and care as stated in the Agreement for the purpose including intended end use stated by the Client (Purpose) and the liability of Groundtech Consulting Ltd in respect of the form and content of this Report is no greater than its liability under the Agreement. All records, measurements notes, or any other data (Data) obtained by or for the benefit of the Consultant were obtained at a specific point in time and it may not be assumed by the Client or any person relying on this Report that the Data will remain unaffected by the passage of time, the seasons, weather conditions, changes in the water table or the carrying out and completion of works at the Site.

Unless otherwise agreed this Report has been prepared exclusively for the use and reliance of the Client and may not be relied upon, by any other party except as provided for in the Agreement. A third party who relies on this Report, does so at their own and sole risk and Groundtech Consulting Ltd has no liability to such parties.

Groundtech Consulting Ltd that this Report is to be used for the Purpose. The Purpose was instrumental in determining the scope and of the Services provided. If the Purpose should change, the Client may not be able to rely on the Report without the separate agreement of Groundtech Consulting Ltd.

Since the Report was written, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change (see below) and should be investigated if there is any significant delay in acting on the findings of this Report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions in this Report should not be relied upon in the future without written confirmation from Groundtech Consulting Ltd that it is safe to do so.

The observations and conclusions outlined in this Report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting Ltd.

Groundtech Consulting Ltd is not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The Report is based upon Groundtech Consulting Ltd's observations of existing physical conditions at the Site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the Client on the history and usage of the Site. The findings and recommendations contained in this Report are based in part upon information provided by third parties, and Groundtech Consulting Ltd have relied upon such information assuming it to be correct.

Groundtech Consulting Ltd accepts no responsibility for errors or inaccuracies in third party information presented in this Report. Groundtech Consulting Ltd was not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services or Additional Services. Groundtech Consulting Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting Ltd and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions may also vary due to the ground's heterogeneous properties and because investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this Report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. If so stipulated in the Agreement, geo-environmental testing was carried out for a limited number of parameters based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

Any groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and groundwater levels may occur at other times of the year which are higher than were recorded during this investigation.

Any site drawings provided in this Report are preliminary and used to present the general relative locations of features on, and surrounding, the Site.

