MASON EVANS
GEO-ENVIRONMENTAL CONSULTANTS
A PHENNA GROUP COMPANY

S Harrison Developments Limited.
Stanley Harrison House
The Chocolate Works
Bishopthrope Road
York
YO23 1DE

Our ref: P18/684/CK/LR

9th April, 2025

ASBESTOS HOTSPOT REMOVAL
CANONGATE,
EDINBURGH

Introduction

As concluded from the site investigation works undertaken between April and May 2019, an elevated toxic contaminated concentration of asbestos was recorded within the shallow made ground soils in one location within the development area (CP04) at a depth of 0.50 metres below ground level (mbgl). These findings are outlined in our Phase I/II Geotechnical and Geo-Environmental Report (*P18-684 Phase I/II Geotechnical and Geo-Environmental Report, Second Edition,* dated May 2020).

Asbestos Hotspot Excavation Works

CP04

Asbestos fibres described as 'bundle of Chrysotile (white asbestos) fibres' were recorded in CP04 at a depth of 0.50 mbgl during the 2019 investigations, where quantification analysis indicated the total mass of asbestos to be 0.008%.

During a site visit on February 11th, 2025, a Mason Evans engineer supervised the excavation and stockpiling of the soils surrounding sample location CP04. The soils were excavated in a 5.0 m x 3.0 m area with a tracked excavator to a depth of approximately 0.80 mbgl during the February 2025 site visit. The soils encountered were described as MADE GROUND of dark brown to black sandy gravelly clay with extraneous demolition rubble comprising bricks and concrete.

To confirm that the contaminated impacted soils had been fully excavated and remediated, samples from each excavation side wall and excavation base (samples Centre, North, South, East and West) were retrieved and scheduled for chemical testing of asbestos to confirm that the previously identified contaminant represented a localised hotspot. The soil sampling locations are included in Appendix A.

All arisings during the February 11th, 2025, visit were subsequently placed onto an impermeable membrane (Visqueen or similar) located immediately adjacent to the excavation area. Three days later, on February 14th, 2025, Emmatt Construction Ltd. sent the soil arisings to Knowes Farm IV Landfill Site, Beith, Scotland; the waste transfer ticket is included in Appendix B.

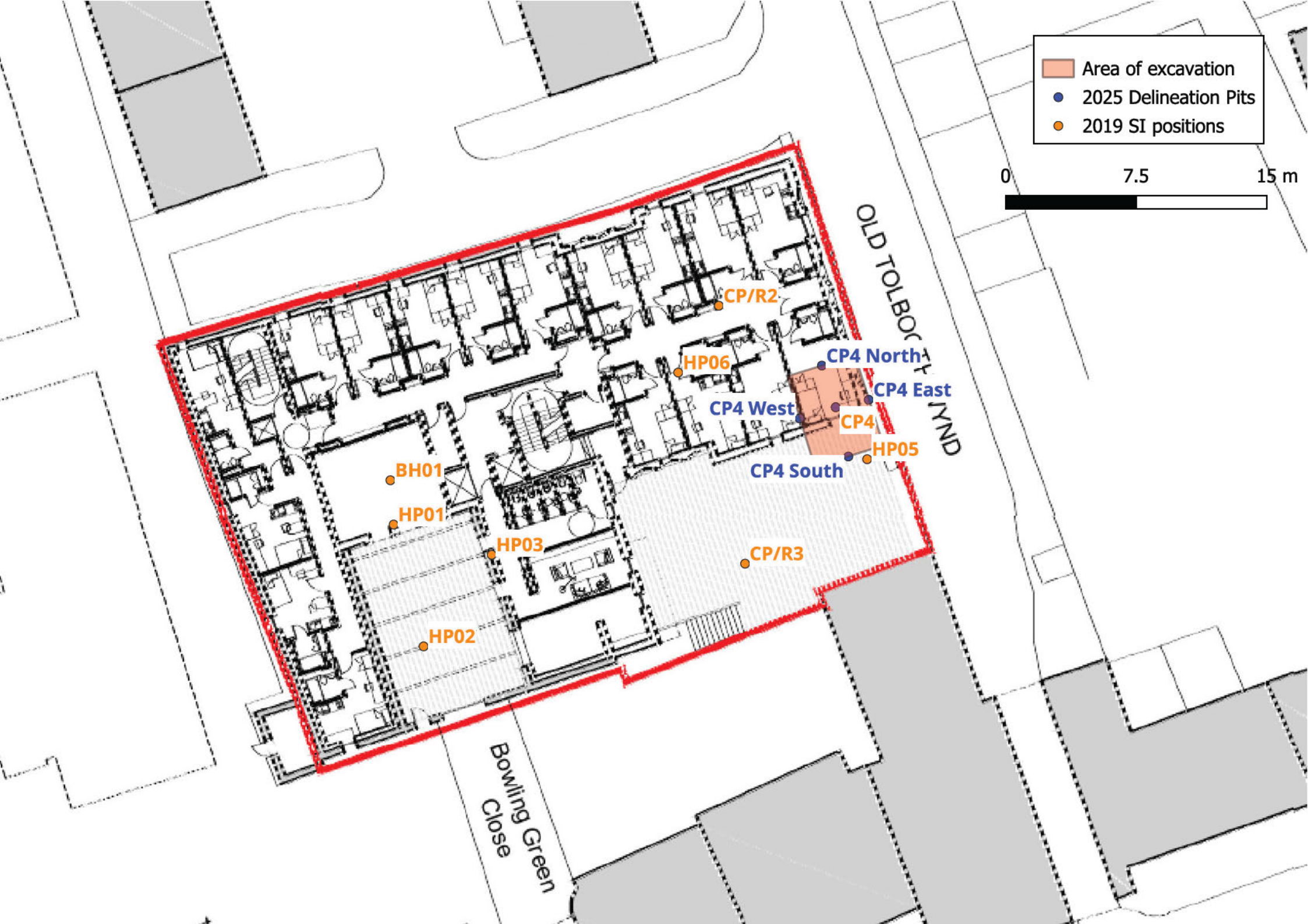
The results of the validation sampling undertaken indicated no asbestos contamination was present in the trial pit, with the impacted area considered suitably remediated following these works. The sample results are included in Appendix C.

We trust that this will meet with your current requirements. However, we would be pleased to discuss these works further as required.

Yours faithfully
MASON EVANS PARTNERSHIP LIMITED

Appendix A

Soil Sampling Locations


Area of excavation
2025 Delineation Pits
2019 SI positions
0
7.5
15 m
CP/R2
HP06
CP4 North
CP4 East
CP4 West
CP4
HP05
CP4 South
BH01
HP01
HP03
CP/R3
HP02
Bowling Green Close

Appendix B

Waste Transfer Ticket

MALCOLM CONSTRUCTION

Head Office
865 South Street
Glasgow
G14 0BX

tel: 0141 435 5200
email: [redacted]

A division of W H Malcolm Ltd
Registered in Scotland SC35770
VAT registration 262 8058 53

Registered Waste Carrier licence number SWE 017955 - issued by SEPA
SIC code 49410

Waste In / OutO

	Controlled Waste Transfer note / Ticket number:		*1273409*
Customer / Producer of Waste:	EMMATT CONSTRUCTION LTD	**Date:**	14-Feb-2025
Site Address / Transfer Point:	42 Old Tollbooth Canongate Edinburgh EH8 8BN	**Destination Transfer / Disposal Point:**	Knowes
		Waste Management Licence Number:	PPC/W/0020008
		Licence Holder:	Smith Skip Limited
Contract Reference:	4,658	**Haulier:**	W H MALCOLM LTD
Order Reference:		**Vehicle:**	SF72BDO
Site contact:	[redacted]	**Vehicle Type:**	8-Wheeler
Product:	LPL Cart Away Contaminated Non Hazardous Soils	**SIC Code:**	43290
		EWC Code:	170504
Quantity:	1.00		
Unit:	Load		
Weighbridge:	**Date:**	**Time:**	**Weight (Kgs)**
Tare:			12,600
Gross:			31,140
Net:			18,540

Time Arrived on Site:	11:34	**Time Finished on Site:**	11:34	**Waiting time:**	

Customer Signature: [redacted]	Driver Signature: [redacted]
[redacted]	[redacted]

[redacted]

Appendix C

Chemical Laboratory Results

4161

CONSTRUCTION TESTING SOLUTIONS
A PHENNA GROUP COMPANY

7 - 11 Harding Street
Leicester
LE1 4DH

Mason Evans
100 Brand Street
Glasgow
G51 1DG

Analytical Test Report: L25/01870/MEP - 25-58065

Your Project Reference:	**P18-684-Edinburgh, 179 Cannongate**		
Your Order Number:	[redacted]	Samples Received / Instructed:	19/02/2025 / 19/02/2025
Report Issue Number:	1	Sample Tested:	19/02 to 28/02/2025
Samples Analysed:	5 sample(s)	Report issued:	28/02/2025

Signed [redacted]

Notes:

General

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report with the exception of the asbestos test portion which is held for 6 months unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30°C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Asbestos

Please note: Where futher analaysis is required samples identified as containing asbestos are screened and tested on an as recevied basis. No correction is made for moisture content and other than the asbestos test(s) these results are not covered by our accrediation

Opinions and interpretations expressed herein are outside the scope of UKAS accreditation

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduce except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 27.02.25
Issued by [redacted]
Issue No: 4
Rev No: 24

4161

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A PHENNA GROUP COMPANY

7 - 11 Harding Street
Leicester
LE1 4DH

L25/01870/MEP - 25-58065
Project Reference - P18-684-Edinburgh, 179 Cannongate
Analytical Test Results - Solid

Lab Reference			455916	455917	455918	455919	455920
Client Sample ID			-	-	-	-	-
Client Sample Location			East SW	West SW	Centre	North SW	South SW
Client Sample Type			-	-	-	-	-
Client Sample Number			-	-	-	-	-
Depth - Top (m)			0.80	0.80	0.80	0.80	0.80
Depth - Bottom (m)			0.80	0.80	0.80	0.80	0.80
Date of Sampling			11/02/2025	11/02/2025	11/02/2025	11/02/2025	11/02/2025
Time of Sampling			-	-	-	-	-
Sample Matrix			Soil	Soil	Soil	Soil	Soil
Determinant	**Units**	**Accreditation**					
Asbestos	-	UKAS	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected	No asbestos detected

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Analysis Methodologies

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preperation	Test Details
ASB	MS - AS - Asbestos	-	-	Fibre identification is in accordance with in house documented methods which are based on the procedure documented in the HSE Document HSG 248 "Asbestos: The analysts guide for sampling, analysis and clearance procedures"
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis