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Ref: 14-207- V3
Date: 5th August 2020

Daniel Sonley
Chandos House
Oak Green Business Park,
Cheadle
Cheshire
SK8 6QL

BY Email

Dear Sirs,

GARDEN VALIDATION – BRUNSWICK MANCHESTER

An E3P engineer attended the above site to validate the thickness of the cover system that had been placed within the rear garden of plot 240-242 & 244 at the site of Brunswick Manchester.

In total 4No. hand excavated trial pits were advanced with the resulting strata detailed to the rear of this letter.

All trial pits were completed to highlight the required cover system of 600mm (150mm topsoil and 450mm subsoil).

E3P can confirm that our independent validation demonstrates that all gardens have been installed with 150mm of certified topsoil and at least 450mm subsoil in accordance with the NHBC requirements for a site of this nature.

TOPSOIL

Redstart attended site on 14th August 2019 to obtain eight samples of the stockpiled imported topsoil deposits which were analysed in accordance with the URS Remediation Strategy. The samples were submitted to the independent MCERTS accredited laboratory Chemtest for analysis including pH, Metals, PAHs and TPH and Asbestos Screen in general accordance with the requirements of the remediation strategy.

Chemical analysis results are included within lab report 19-27362-1 (attached to this letter).

The chemical laboratory results indicated that Chromium (III) was identified in excess of the URS criteria target levels, the below table summarises the results:

Contaminant	Chemical Analysis Result	URS Specification	LQM/CIEH S4UL (5% SOM)	DEFRA C4SL
mg/kg				
Chromium (III)	23-34	4.3	910	-

Following prior discussions with the Manchester City Council by Red Start, Environmental Health Department the Human Health Assessment Criteria for Residential with Plant Uptake end use scenario Soil Guideline Values (SGVs) can be taken from the DEFRA C4SL or LQM/CIEH S4ULs3 which were released after the URS remediation strategy was produced. When the soil chemical analysis is compared against the C4SL or S4ULs SGVs no exceedances were identified and the soil was therefore considered suitable for use.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Rob Horseman
Associate Director

Site: Brunswick Manchester

Date: 03-08-2020	Project Number: 14-207
Project Manager: R. Horseman	E3P Engineer: J. Newall
Plot Numbers Validated: 240-242 & 244	

Chemical Laboratory Analysis

Analysis for topsoil and subsoil undertaken by Chemtest Analytical Laboratory using UKAS accredited methods where applicable.

Chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycylic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos.
Sampling frequency in accordance with the agreed Remediation Strategy. Laboratory analysis certificates attached to this validation certificate.

	Topsoil	**Subsoil**
Chemical analysis confirmed materials suitable?	Pass	Pass
Further Comments	N/A	N/A

Plot No: 240		
Depth of Strata (m bgl)	0.15	Validated TOPSOIL
	0.45	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 241		
Depth of Strata (m bgl)	0.15	Validated TOPSOIL
	0.45	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 242		
Depth of Strata (m bgl)	0.15	Validated TOPSOIL
	0.45	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

Plot No: 244		
Depth of Strata (m bgl)	0.15	Validated TOPSOIL
	0.45	Validated SUBSOIL

Depth of Cover System Materials	***Depth of Cover System Materials***
Depth of Cover System at Ground Level	***Depth of Cover System in Relation to Plot***

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Chemtest Ltd.
Depot Road
Newmarket
CB8 0AL
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UKAS TESTING 2183

Final Report

Report No.:	19-27362-1		
Initial Date of Issue:	21-Aug-2019		
Client	Redstart Northwest Limited		
Client Address:	Unit 6 Oak Green Business Park Earl Road Cheadle Hulme Cheshire SK8 6QL		
Contact(s):	Phil Sales		
Project	314.23 Brunswick		
Quotation No.:	Q18-12443	**Date Received:**	15-Aug-2019
Order No.:		**Date Instructed:**	15-Aug-2019
No. of Samples:	8		
Turnaround (Wkdays):	5	**Results Due:**	21-Aug-2019
Date Approved:	21-Aug-2019		
Approved By:			
Details:	Robert Monk, Technical Manager		

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Results - Soil

Project: 314.23 Brunswick

Client: Redstart Northwest Limited				**Chemtest Job No.:**	19-27362	19-27362	19-27362	19-27362	19-27362	19-27362	19-27362	19-27362
Quotation No.: Q18-12443				**Chemtest Sample ID.:**	873465	873466	873467	873468	873469	873470	873471	873472
				Client Sample ID.:	P2501	P2502	P2503	P2504	P2505	P2506	P2507	P2508
				Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
				Date Sampled:	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019
				Asbestos Lab:	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**								
ACM Type	U	2192		N/A	-	-	-	-	-	-	-	-
Asbestos Identification	U	2192	%	0.001	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
ACM Detection Stage	U	2192		N/A	-	-	-	-	-	-	-	-
Total Asbestos	N	2192	%	0.001	-	-	-	-	-	-	-	-
Moisture	N	2030	%	0.020	26	26	28	27	28	25	28	28
pH	U	2010		N/A	8.1	8.0	7.9	7.6	7.8	7.8	7.8	7.8
Boron (Hot Water Soluble)	U	2120	mg/kg	0.40	0.55	0.52	0.50	0.59	0.44	0.43	0.42	0.63
Sulphate (2:1 Water Soluble) as SO4	U	2120	g/l	0.010	0.028	0.023	0.019	0.018	0.028	0.019	0.023	0.020
Sulphur (Elemental)	U	2180	mg/kg	1.0	11	7.8	7.3	6.4	5.7	5.1	6.3	4.6
Cyanide (Free)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Cyanide (Total)	U	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Sulphate (Acid Soluble)	U	2430	%	0.010	0.065	0.078	0.079	0.079	0.073	0.059	0.081	0.076
Arsenic	U	2450	mg/kg	1.0	13	13	11	14	13	14	13	14
Barium	U	2450	mg/kg	10	230	190	130	150	140	150	130	140
Beryllium	U	2450	mg/kg	1.0	1.4	1.1	< 1.0	< 1.0	1.1	1.1	< 1.0	1.2
Cadmium	U	2450	mg/kg	0.10	0.20	0.25	0.23	0.29	0.28	0.21	0.25	0.22
Chromium	U	2450	mg/kg	1.0	34	28	23	26	28	33	27	29
Molybdenum	U	2450	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Antimony	N	2450	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Copper	U	2450	mg/kg	0.50	24	27	22	22	26	24	24	24
Mercury	U	2450	mg/kg	0.10	0.10	0.12	0.11	0.11	0.14	0.10	0.13	0.10
Nickel	U	2450	mg/kg	0.50	33	25	20	21	25	28	22	26
Lead	U	2450	mg/kg	0.50	41	49	44	44	51	45	51	46
Selenium	U	2450	mg/kg	0.20	< 0.20	0.34	0.30	0.28	0.30	0.29	0.34	0.34
Vanadium	U	2450	mg/kg	5.0	40	34	30	34	36	39	35	39
Zinc	U	2450	mg/kg	0.50	67	72	60	63	71	65	69	74
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	U	2625	%	0.40	4.7	6.9	5.3	5.5	5.2	4.1	5.0	4.8
Aliphatic TPH >C5-C6	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C6-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aliphatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aliphatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aliphatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic TPH >C5-C7	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Aromatic TPH >C7-C8	N	2680	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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Results - Soil

Project: 314.23 Brunswick

Client: Redstart Northwest Limited					**Chemtest Job No.:**	19-27362	19-27362	19-27362	19-27362	19-27362	19-27362	19-27362
Quotation No.: Q18-12443					**Chemtest Sample ID.:**	873465	873466	873467	873468	873469	873470	873471	873472
					Client Sample ID.:	P2501	P2502	P2503	P2504	P2505	P2506	P2507	P2508
					Sample Type:	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
					Date Sampled:	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019	14-Aug-2019
					Asbestos Lab:	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**									
Aromatic TPH >C8-C10	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C10-C12	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C12-C16	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C16-C21	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C21-C35	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Aromatic TPH >C35-C44	N	2680	mg/kg	0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Total Aromatic Hydrocarbons	N	2680	mg/kg	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Petroleum Hydrocarbons	N	2680	mg/kg	2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Benzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Toluene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Ethylbenzene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
m & p-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
o-Xylene	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Methyl Tert-Butyl Ether	N	2760	µg/kg	0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Naphthalene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Acenaphthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Fluorene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Phenanthrene	N	2800	mg/kg	0.010	0.52	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Anthracene	N	2800	mg/kg	0.010	0.10	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Fluoranthene	N	2800	mg/kg	0.010	0.73	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Pyrene	N	2800	mg/kg	0.010	0.78	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[a]anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Chrysene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[b]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[k]fluoranthene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[a]pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Indeno(1,2,3-c,d)Pyrene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Benzo[g,h,i]perylene	N	2800	mg/kg	0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Total Of 16 PAH's	N	2800	mg/kg	0.20	2.1	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20	< 0.20
Total Phenols	U	2920	mg/kg	0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30	< 0.30

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Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	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 <37°C.
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2180	Sulphur (Elemental) in Soils by HPLC	Sulphur	Dichloromethane extraction / HPLC with UV detection
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.
2450	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-diphenylcarbazide.
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
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.

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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"

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
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 TPH, BTEX, VOCs, SVOCs, PCBs, Phenols
For all other tests the samples were dried at < 37°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 45 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

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