



GeoAssist Limited

Civil, Environmental & Geotechnical

Client:

Renaker Build Ltd
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Contractor:

Verification and Validation Report

Trinity Island Plot D, Manchester, Sitewide Earthworks & Building D2 Soils Verification

September 2025

Site Ref: 6100/VTI V1.00 VRTD2

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

Client:

Renaker Build Ltd
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Contractor:

Verification and Validation Report

1. Introduction	3
2. Description of the Site	4
2.1 Previous	4
2.2 Present Development	4
3. Background Information	5
3.1 History of the Site	5
3.2 Previous Investigations	5
4. Remediation	6
4.1 Methodology	6
4.2 Remediation Objectives	6
4.3 Verification Plan	6
5. Verification	7
5.1 Volumes of Soils Removed from Site	7
5.2 Volumes of Imported Soils	7
5.3 Chemical & Physical Testing to Confirm Compliance with Objectives	7
5.4 Ongoing Monitoring	7
6. Final Site Conditions	8
Appendices	
A1. Site Plan	
B1. Waste Transfer Notes, Licences & Permits	
C1. Supplier Declared Soils Analysis	
C2. Site Photographs Insitu soils testing September 2025 and Soft Landscape Plan	
C3. Imported Soils Analytical Test Results i2	
C4. Assessment of Analytical Test Results	
C5. Trial Pit Logs	

Client:

Renaker Build Ltd
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Contractor:

Verification and Validation Report

1. Introduction

This report has been produced in order to provide information to verify the efficacy of the minor remediation measures (imported landscaping soils) as detailed within the WSP Phase II environmental Assessment Report referenced 70082598-11833(4) and dated October 2021. The measures detailed in the WSP Phase II report were submitted under planning permission numbers 132429/FO/2021 for the erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works.

The report presents the verification evidence for the earthworks measures implemented across the entire Plot D site area (Phases I & II), as demarked by the redline on the plan in Appendix A, and the validation of soils imported to site as part of the landscaping scheme for building D2 (Plot D Phase I) as demarked by the blue line on the plan in Appendix A to this report. The evidence provided will demonstrate that the soft landscaping on plot D2 is suitable for the intended use. A Plan of the soft landscaping areas forms Appendix C2.

The approximate grid reference for the centre of the site is 382700, 397750 and the total area of the site is approximately 9,000m². The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Previous

The irregular shaped site comprised two surface level car parks. No permanent structures were visible on either of the sites except for a substation in the southwest of Plot D.

The site was flat and level at approximately 26 metres above Ordnance Datum (m AOD) with the exception of a small retaining wall between 0.40m to 0.70m high which bisected Plot C from north to south, with the eastern half higher than the west. The Site can be accessed from Trinity Way.

The following land uses surround the site:

North: River Irwell with residential high-rise blocks beyond.

South: Trinity Way and Water Street with commercial buildings beyond.

East: Railway viaduct

West: River Irwell with residential high-rise blocks beyond

2.2 Present Development

Plot C (Not yet underway) : Two residential towers of 39 and 48 storeys; and,

Plot D: Two residential towers of 55 and 60 storeys providing 1015 residential units.

The earthworks prior to construction included the installation of a contiguous piled wall followed by the excavation of a double storey basement car park (approximately 7.0m deep). Construction includes each tower standing above a two-deck podium. Vehicular access to the basement car parks is individual to each plot making use of existing road infrastructure. There are plans to make use of the underpass beneath Trinity Way to connect the plot D and C coupled with a proposal to have a landscaped outdoor space vegetated by grass and shrubs/ trees.

3. Background Information

3.1 History of the Site

More comprehensive information regarding the historical use of the site can be found in the Phase I report for the site undertaken by WSP and referenced 70082598-11789(3).

3.2 Previous Investigations

The following site investigation reports and advice notes are known to have been produced for this site and have been referenced where considered appropriate. A very brief description of the information contained within is also provided.

Author	Date	Ref	Title / description
WSP	October 2021	70082598-11789(3).	Full Phase I Preliminary Contaminated Land Risk Assessment & Desk Based Study to inform intrusive works
WSP	October 2021	70082598-11833(4)	Combined Phase II Contaminated Land Risk Assessment & Ground Investigation

4. Remediation

4.1 Methodology

A simple and controlled civil engineering removal of made ground as part of site preparation and enabling works will be utilised on this site.

The final proposed scheme for the site involved the significant removal of near surface soils over the entire area of the site and replacement at a reduced level with standard construction materials such as crushed rock sub-base and waterproof concrete slabs, or hardstanding. This has removed any made ground and hence precludes any possibility of sources of contamination impacting receptors.

The remediation methodology pursued on this site follows a relatively direct engineering approach involving the removal of significant quantity of subsoils in order to form the basement carpark levels of the site. The earthworks phase of the construction has reduced the site levels to bedrock and removed the made ground. Moreover, the final landscape plan is constructed mainly of hardstanding with newly formed planters within concrete slabs utilising imported topsoil as a growth medium.

4.2 Remediation Objectives

The objectives of the remediation is to ensure that risks from isolated occurrences of elevated levels of Arsenic ,Lead and PAH identified in the WSP Phase II Ground Investigation in the upper made ground in localised pockets are removed and as a consequence the residual risks are reduced to an acceptable level for residential (without home Grown Produce) use following implementation of the final landscaping plan.

4.3 Verification Plan

The nature of the development has precluded the requirement for validation sampling once reduced levels were achieved, as the final scheme is constructed almost entirely of hardstanding with only very limited planting normally in raised planters or sunken beds in suspended concrete slabs. It is documented that approximately 63,000m³ (100,000 tonnes) of made ground, natural drift deposits and bedrock have been removed from site as part of the site preparation and earthworks.

5. Verification

5.1 Volumes of Soils Removed from Site.

In total Circa 71,625m³ of subsoils and bedrock have been removed from site by Licenced Subcontractor.

PP O'Connor Ltd.

Contractor	Disposal Facility	Volume m ³	Carriers Licence	Waste Code	EPR No for Disposal Facility
PP O'Connor	PP O'Connor Mosley Road Trafford Park	100,000 Tonne (62,500 Approx.)	CBDU101751	17-05-04	ERPLB3407UX
PP O'Connor	PP O'Connor Mosley Road Trafford Park	1000 Tonne (625 Approx.)	CBDU101751	17-01-01 17-01-02	ERPLB3407UX
Total		63,125			

WTNs and the Waste Carriers Licence and Permits for disposal sites, where available, form appendix B1 to this report.

5.2 Volumes of Imported Soils.

At present only the final landscaping of the scheme for building Phase I (plot D2) (outlined in blue in appendix A1) has been undertaken as construction and fit out is ongoing in other areas. Approximately 1200m³ of topsoil has been imported for the Landscaping and planters within the areas highlighted in Magenta (Appendix C2) in the vicinity of building D2.

The soils were cleared for import based on the supplier declared certification (Appendix C1). Soils as imported were then sampled and tested. The Soils as imported were found to conform with the generic assessment criteria for residential without homegrown produce land use. Photographic evidence along with a plan of the soils sampling locations are presented in appendix C2 to this report. The Soils laboratory analytical results form appendix C3, the soils risk assessment forms appendix C4 to this report and the trial pit logs form appendix C5. TP1 was not undertaken as the landscape soils had not been placed at the time of the sampling. Tests from TP9 which formed a stockpile for soils to be used further north in areas where planting was not yet fully complete.

5.3 Chemical & Physical Testing to Confirm Compliance with Objectives

Other than the afore mentioned soil testing certification for confirmation that the soils are low risk no additional chemical or physical test results were required to be undertaken for the earthworks phase of the planning permission.

5.4 Ongoing Monitoring

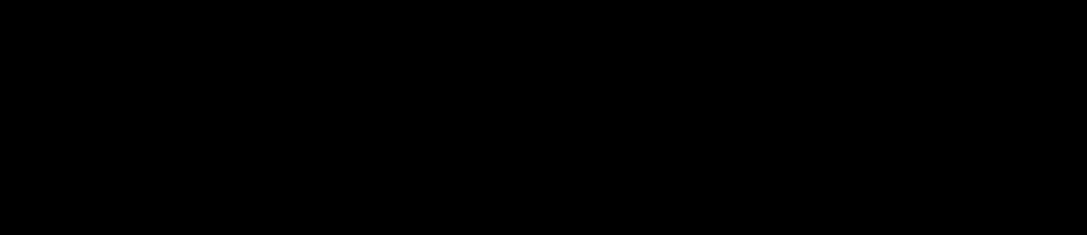
There is no ongoing monitoring programme associated with any remedial measures for this site.

6. Final Site Conditions

Evidence provided herein demonstrates that the made ground materials have been removed and suitable growth medium has been imported for the final landscaping scheme. Insitu testing of imported soils has demonstrated that the soils are suitable for incorporation into the development and that they do not pose a risk to site end users by means of substances within. The site has been developed in accordance with the planning requirements for contaminated land. A further report will follow as the second stage of Phase 2 of the development is completed and staged applications are made for partial discharge of conditions. Evidence of any works that are not presently fully complete at this time will be provided in a supplementary verification addendum.

The developer and all contractors employed by the developer were required to monitor for, and report any, evidence of contamination found during construction. None was encountered or reported.

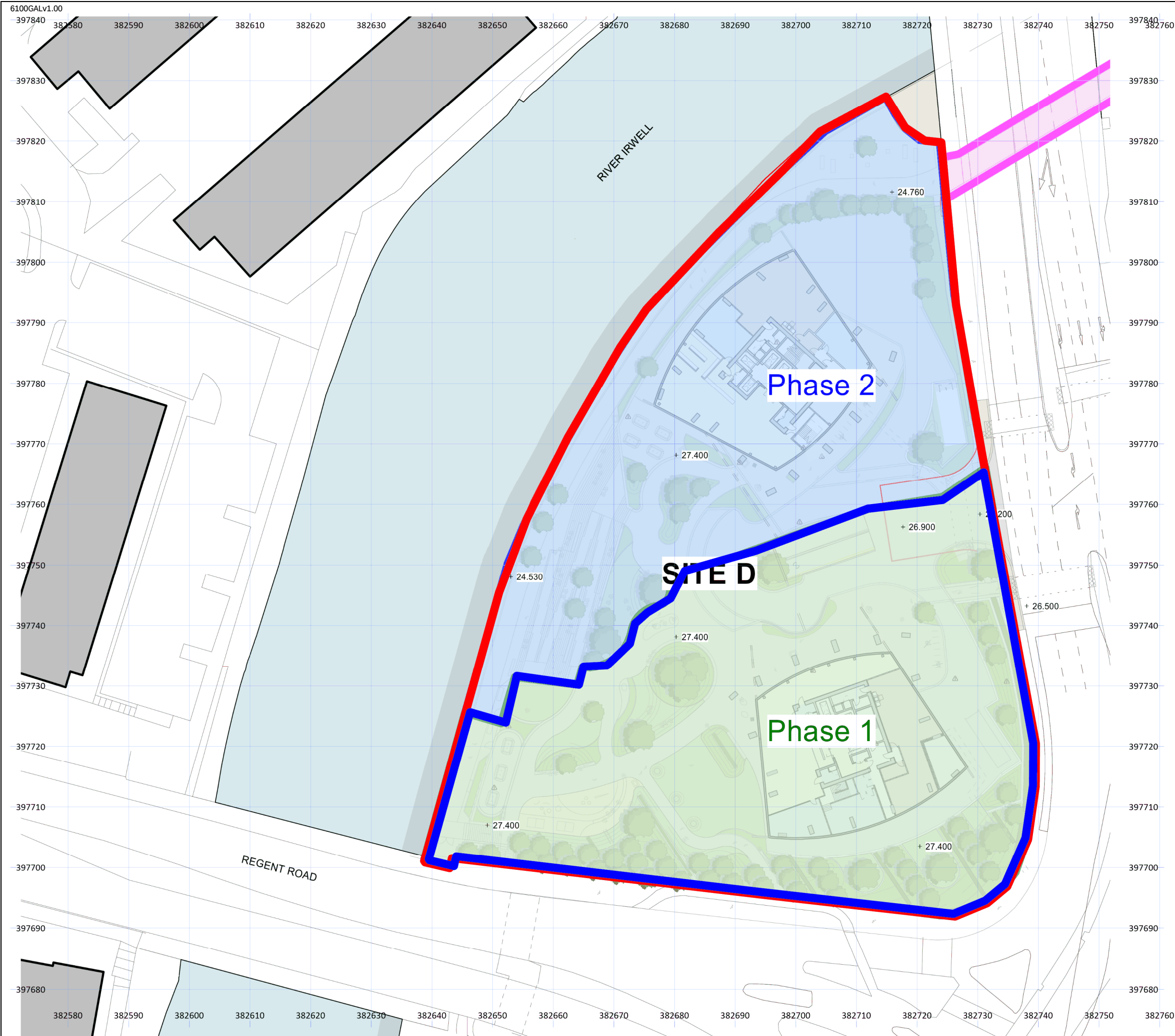
The evidence presented herein demonstrates that all reasonably practicable steps as set out in the Remediation Plan have been taken to ensure the site is fit for residential purposes and the risk to the occupiers from ground contamination is low to negligible in all reasonably foreseeable circumstances.



This report has been prepared by GeoAssist Limited with all reasonable professional skill and care within the terms of the contract with Renaker Build Ltd. The report is confidential to Renaker Build Ltd, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Ltd may use the report for their/her/his own purposes. GeoAssist are not liable for any errors, omissions or facts contained within data provided by third parties.

Appendix A

A1 Site Plan



A1 Site Plan

Site Name	Trinity Island Plot D
Location	Manchester
GeoAssist Ref	6100VTI
Client	Renaker Build Ltd
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	,
Production Date	08/09/2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do not scale

Point ID	Easting	Northing	Elevation
TP2	382677.6	397728.4	27.58
TP3	382663.8	397717.7	28.06
TP4	382687.8	397722.1	27.87
TP5	382674.3	397701.7	28.35
TP6	382697.4	397697.0	27.90
TP7	382715.7	397696.8	27.46
TP8	382725.2	397693.4	27.21
TP9	382735.7	397703.1	27.22

B1 Appendix B
Waste Transfer Notes,

61 Mosley Road, Trafford Park, M17 1EJ.

P.P. O'Connor | ~~Manchester~~ | ~~0161 276 0331~~ | ~~0161 276 0331~~

Ticket No 005476

Section A - Waste Description

A1 - How is the waste contained: ☐ Skip ☒ Tipper ☐ Other (specify).....

A2 - Quantity of waste: 100,000 Tonnes

A3 - EWC Codes:

Construction and Demolition Waste (tick box if present):			
170101	Concrete	170201	Wood
170102	Brick	170202	Glass
170103	Tiles and Ceramics	170203	Plastic
170107	Non-hazardous mixtures of Concrete, Brick, Tiles and Ceramics	170302	Bituminous Mixtures (coal tar free)
170504	☒ Non-hazardous Soil and Stone	170407	Mixed Metals
170508	Non-hazardous Track Ballast	170411	Cables
	Others		

Section B - Waste Producer:

B1 - Name and Address of Company: RENAER BUILD, NO BUILDING, 47 BENAL ST, ANCOAS, MANCHESTER, M4 6BB.

B2 - SIC Code 2007; (Tick One Only):

41.20/1	☒ Construction of Commercial Buildings	43.11	Demolition
41.20/2	Construction of Domestic Buildings	43.12	Demolition - Site Preparation
42.11	Construction of Roads and Motorways		Others
42.12	Construction of Railways		
42.13	Construction of Bridges and Tunnels		
42.91	Construction of Water Projects		
42.99	Construction of other Civil Engineering Projects N.E.C		

B3 - Name and Address of Site to collect from: RENAER BUILD, TRINITY ISLAND, WATER STREET, MANCHESTER.

B4 - Date of transfer from:

B5 - I can 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:

Name (print) [REDACTED] Date 14/12/22.

Section C - Carrier of Waste:

C1 - Waste Carrier: P.P. O'Connor Group Ltd, The Exchange, 5 Bank Street, Bury BL9 0DN

C2 - Registration Number: 001101751

Name (print) [REDACTED] Date 12-12-22

Section D - Waste Disposer/Recycler:

D1 - I can confirm [REDACTED] to a permit [REDACTED] half of the person named in section B

Name (print) [REDACTED] Sign [REDACTED] Date [REDACTED]

D2 - Name of Facility: ☐ Permit EPR/BB3001KN 659 Ec [REDACTED] DA ☒ Other;

☐ Permit EPR/AB3205FD Sharston Recycling Centre, Longley Lane, Sharston M224SS

Address of Site: PORT SALFORD WASH PLANT, OFF PORT SALFORD WAY, LIVERPOOL RD, ELLERS, MANCHESTER, M30 1RT.

D3 - I acknowledge Receipt of the above waste on behalf of permit number: EPR/LB3407UX

Name (print) [REDACTED] Date 04/01/23

P.P. O'Connor | Woodrow Way | Thames Trading Estate | Irlam
Manchester | M446NN | Tel: 0161 776 0333 | Fax: 0161 7760303

Ticket N° 005553

Section A - Waste Description

A1 - How is the waste contained: ☐ Skip ☒ Tipper ☐ Other (specify).....

A2 - Quantity of waste: 1000 Tonnes

A3 - EWC Codes:

AS - EWE Codes:

Construction and Demolition Waste (tick box if present):				
170101	Concrete	☒	170201	Wood
170102	Brick	☒	170202	Glass
170103	Tiles and Ceramics		170203	Plastic
170107	Non-hazardous mixtures of Concrete, Brick, Tiles and Ceramics		170302	Bituminous Mixtures (coal tar free)
170504	Non-hazardous Soil and Stone		170407	Mixed Metals
170508	Non-hazardous Track Ballast		170411	Cables
	Others			

Section B - Waste Producer:

B1 - Name and Address of Company: PENGUER BUILD LTD - 4th Floor

NO BUILDING, 47 GENERAL ST, MANCHESTER, M4 6BE

B2 - SIC Code 2007; (Tick One Only):

41.20/1	Construction of Commercial Buildings	43.11	Demolition
41.20/2	Construction of Domestic Buildings	43.12	Demolition - Site Preparation
42.11	Construction of Roads and Motorways		Others
42.12	Construction of Railways	<u>32490</u>	☒
42.13	Construction of Bridges and Tunnels		
42.91	Construction of Water Projects		
42.99	Construction of other Civil Engineering Projects		
	N.E.C		

B3 - Name and Address of Site to collect from: TRINITY ISLAND SITE D

UNION ST, MANCHESTER, M4 6BE

B4 - Date of transfer from: 27/05/2022

B5 - I can 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

Name (print) [Redacted] Date 27/5/22

Section C - Carrier of Waste:

C1 - Waste Carrier: P.P. O'Connor Group Ltd, The Exchange, 5 Bank Street, Bury BL9 0DN

C2 - Registration Number: CBDU101751

Name (print) [Redacted] Date 27/05/2022

Section D - Waste Disposer/Recycler:

D1 - I can confirm I have brought the waste to a permitted or exempt facility on behalf of the person named in section B

Name (print) [Redacted] Date 27/05/2022

D2 - Name of Facility: ☒ Permit EPR/BB3001kN 659 Eccles New Road, Salford M501DA ☐ Other;

☐ Permit EPR/AB3205FD Sharston Recycling Centre, Longley Lane, Sharston M224SS

Address of Site:

D3 - I acknowledge Receipt of the above waste on behalf of permit number:

Name (print) [Redacted] Date 27/05/2022

Appendix C

- C1 Supplier Declared Soils Analysis
- C2 Site Photographs Insitu soils testing Sept 2025 and Plan
- C3 Imported Soils Analytical Test Results i2
- C4 Assessment of Analytical Test Results
- C5 Trial Pit Logs Sept 2025

FINAL ANALYTICAL TEST REPORT

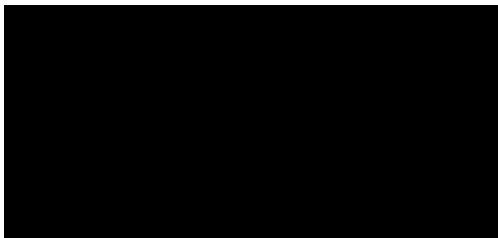
Envirolab Job Number: 24/10669
Issue Number: 1

Date: 06 November, 2024

Client: S.E.D. Services Ltd
Landgate Farm
Landgate Lane
Bryn
Wigan
UK
WN4 0EJ

Project Manager: James Wright
Project Name: SED Kirkby
Project Ref: Not specified
Order No: N/A
Date Samples Received: 29/10/24
Date Instructions Received: 04/11/24
Date Analysis Completed: 06/11/24

Approved by:



Envirolab Job Number: 24/10669

Client Project Name: SED Kirkby

Client Project Ref: Not specified

Lab Sample ID	24/10669/1							Units	Limit of Detection	Method ref
Client Sample No	BS3882 Topsoil									
Client Sample ID	SED Kirkby									
Depth to Top										
Depth To Bottom										
Date Sampled	27-Oct-24									
Sample Type	SOIL									
Sample Matrix Code	4AE									
% Stones >10mm _A	<0.1							% w/w	0.1	A-T-044
pH _D ^{M#}	7.80							pH	0.01	A-T-031s
Cyanide (total) _A ^{M#}	2							mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2							mg/kg	0.2	A-T-050s
Arsenic _D ^{M#}	6							mg/kg	1	A-T-024s
Cadmium _D ^{M#}	<0.5							mg/kg	0.5	A-T-024s
Copper _D ^{M#}	31							mg/kg	1	A-T-024s
Chromium _D ^{M#}	13							mg/kg	1	A-T-024s
Lead _D ^{M#}	112							mg/kg	1	A-T-024s
Mercury _D	<0.17							mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	9							mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1							mg/kg	1	A-T-024s
Zinc _D ^{M#}	113							mg/kg	5	A-T-024s

Envirolab Job Number: 24/10669

Client Project Name: SED Kirkby

Client Project Ref: Not specified

Lab Sample ID	24/10669/1							Units	Limit of Detection	Method ref
Client Sample No	BS3882 Topsoil									
Client Sample ID	SED Kirkby									
Depth to Top										
Depth To Bottom										
Date Sampled	27-Oct-24									
Sample Type	SOIL									
Sample Matrix Code	4AE									
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	NAD									A-T-045
Asbestos Matrix (visual) _o	-									A-T-045
Asbestos Matrix (microscope) _o	-									A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _o	N/A									A-T-045

Envirolab Job Number: 24/10669

Client Project Name: SED Kirkby

Client Project Ref: Not specified

Lab Sample ID	24/10669/1							Units	Limit of Detection	Method ref
Client Sample No	BS3882 Topsoil									
Client Sample ID	SED Kirkby									
Depth to Top										
Depth To Bottom										
Date Sampled	27-Oct-24									
Sample Type	SOIL									
Sample Matrix Code	4AE									
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02							mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.14							mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.11							mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.19							mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05							mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07							mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.17							mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04							mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.33							mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.08							mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03							mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.08							mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.25							mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	1.35							mg/kg	0.01	A-T-019s

Envirolab Job Number: 24/10669

Client Project Name: SED Kirkby

Client Project Ref: Not specified

Lab Sample ID	24/10669/1							Units	Limit of Detection	Method ref
Client Sample No	BS3882 Topsoil									
Client Sample ID	SED Kirkby									
Depth to Top										
Depth To Bottom										
Date Sampled	27-Oct-24									
Sample Type	SOIL									
Sample Matrix Code	4AE									
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01							mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01							mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1							mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1							mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1							mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	5							mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	109							mg/kg	1	A-T-055s
Total Aliphatics _A	114							mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01							mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01							mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1							mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1							mg/kg	1	A-T-055s
Aro >C12-C16 _A	8							mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	22							mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	41							mg/kg	1	A-T-055s
Total Aromatics _A	71							mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	185							mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01							mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01							mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01							mg/kg	0.01	A-T-022s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis

“Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Quantification: Generally a 2 stage process including visual identification, hand picking and weighing, and fibre counting. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres), “TRACE” will be reported as a quantification result.

PLEASE INFORM THE LABORATORY IF YOU WOULD LIKE THE STAGE 3 SEDIMENTATION PROCESS CARRIED OUT. Note this will be subcontracted.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921
email. ask@envirolab.co.uk

Client:	S.E.D. Services Ltd, 0EJ	Landgate Farm, Landgate Lane, Bryn, Wigan, UK, WN4	Project No:	24/10669
Project:	SED Kirkby		Date Received:	04/11/2024 (am)
Clients Project No:			Cool Box Temperatures (°C):	13.8

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	24/10669/1
Client Sample No	BS3882 Topsoil
Client Sample ID/Depth	SED Kirkby
Date Sampled	27/10/24
A-T-019s	06/11/2024
A-T-022s	05/11/2024
A-T-024s	06/11/2024
A-T-031s	06/11/2024
A-T-042sTCN	05/11/2024
A-T-044	05/11/2024
A-T-045	05/11/2024
A-T-050s	06/11/2024
A-T-055s	05/11/2024
Calc-As Recd	05/11/2024

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Certificate of Analysis

Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59488 - 717000
Sample ID: SED-BRYN
Fresh Sample Weight: 920 (g)

Date Received: 16/10/2024
Date Reported: 28/10/2024

BS 8601 : 2013 SPECIFICATION FOR SUBSOIL Multipurpose Grade

				Compliant with range (Y/N)		
		Unit	Result	Multi-P	Acid	Calc
Texture:	Clay	% w/w	6	See area of permitted soil textural classes in Fig. 1.		
	Silt	% w/w	9			
	Sand	% w/w	85			
	Textural Class		Loamy Sand			
Mass Loss on Ignition:		% w/w	1.2	Y	Y	Y
Coarse	>2 mm	% w/w	3.1	Y	Y	Y
Fragment	>20 mm	% w/w	0.0	Y	Y	Y
Content:	>75 mm	% w/w	0.0	Y	Y	Y
Soil pH:			8.5	Y	N	Y
Carbonate:		% w/w	3.5			Y
Exchangeable Sodium Percentage:		%	1.8	Y	Y	Y
Phytotoxic Contaminants:	Total Zinc	mg/kg	27.8	Y	Y	Y
	Total Copper	mg/kg	10.9	Y	Y	Y
	Total Nickel	mg/kg	<10	Y	Y	Y
Visible Contaminants:	> 2mm	% w/w	0.00	Y	Y	Y
	Plastics	% w/w	0.00	Y	Y	Y
	Sharps	% w/w	0.00	Y	Y	Y
	Weight of Sharps	g	0.0			
Available Plant Nutrients:	Phosphorus	mg/l	11.6 (1)*			
	Potassium	mg/l	66.8 (1)*			
	Magnesium	mg/l	40.1 (1)*			
Additional Analysis:	Available Sodium	mg/l	27.8			
	Available Calcium	mg/l	1249.8			
	Conductivity	uS/cm	2180			
	Conductivity CaSO4 Adj.	uS/cm	220			

Compliance: Y N Y

Results are expressed on a dry matter basis.

* Soil indices from RB209

Released by:

Date: 28/10/2024

DECLARATION: I certify that this sample has been analysed by NRM. in accordance with BS 8601 Specification for Subsoil (2013).

Analytical Report

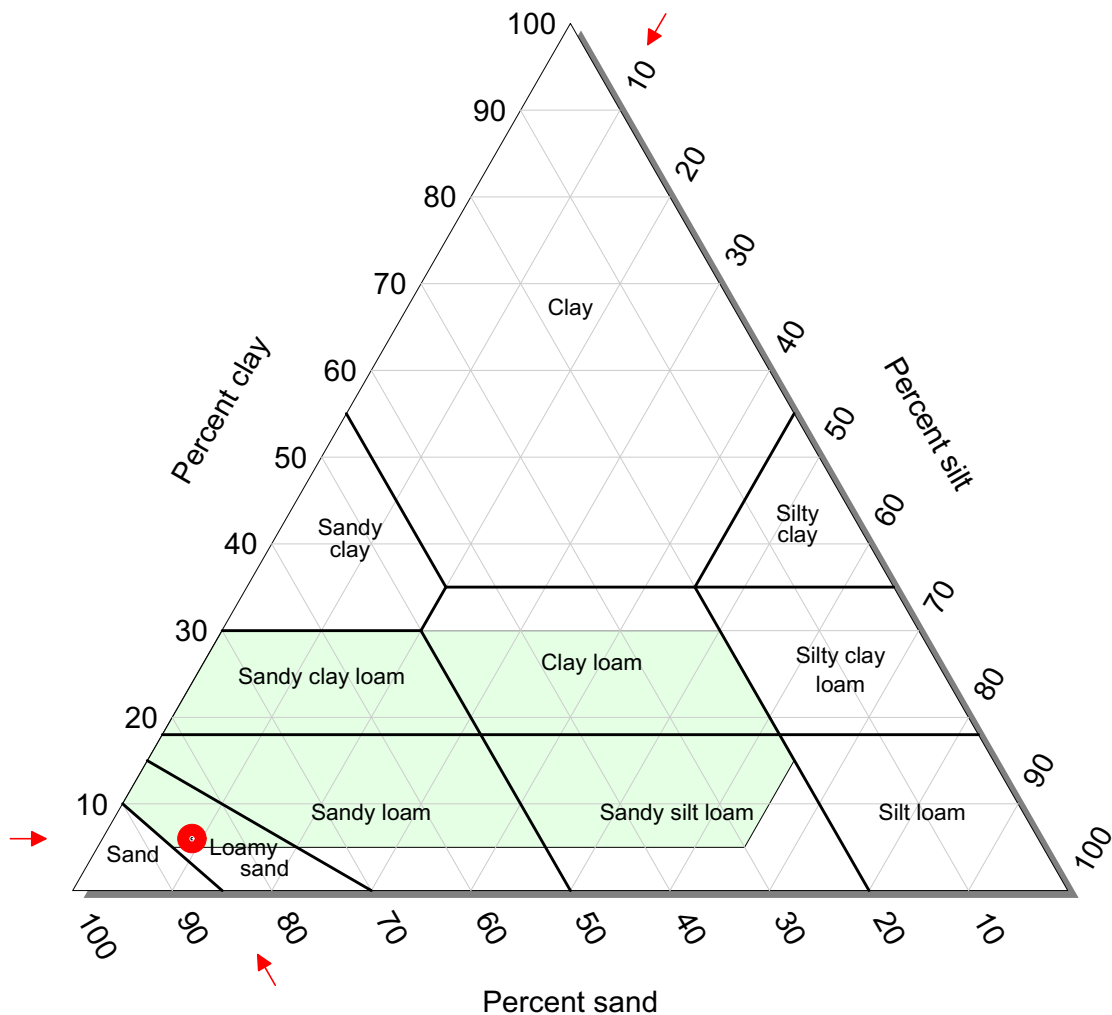
Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59488 - 717000
Sample ID: SED-BRYN
Fresh Sample Weight: 920 (g)

Date Received: 16/10/2024
Date Reported: 28/10/2024

Fig. 1. Textural Class: Loamy Sand (compliant)



Key

 Area within which texture of subsoil is required to fall.

Analytical Notes

Final page must indicate end of report. Page 5

Accreditation and method details

NRM is a UKAS-accredited testing laboratory (No 2334), accredited to BS EN ISO 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017). <http://ilac.org/?download=120917>

NRM is accredited for particular determinands in specific matrices as set out in the laboratory's current UKAS schedule of accreditation https://www.ukas.com/wp-content/uploads/schedule_uplds/00002/2334Testing-Multiple.pdf

Accreditation applies to the following parameters in this report and is applicable to SOIL samples only. All other tests within this report are unaccredited.

Test	Analysis SOP	Method Description
Fluoride	JAS-487	Sulphuric acid extraction (1:10 ratio) and determination by ion selective electrode
Arsenic	JAS-510 / JAS-300	Aqua regia digest on hot block and determination by ICP-OES
Barium		
Beryllium		
Cadmium		
Chromium		
Cobalt		
Copper		
Lead		
Molybdenum		
Mercury		
Nickel		
Vanadium		
Zinc		
Selenium	JAS-510 / JAS-455	Aqua regia digest on hot block and determination by AFS

Analysis Notes

Analysis is carried out on the air-dried (<30°C) and ground sample.

The results as reported relate only to the item(s) submitted for testing.

The results are presented on a dry matter basis.

Indices are derived solely from the numerical value and test result without reference to measurement uncertainty.

Document Control

This test report shall not be reproduced, except in full, without the written approval of the laboratory.

We cannot offer interpretation or opinions for results.

Sampling information

BS ISO 18512:2007 (Soil quality – Guidance on long and short-term storage of soil samples) states that for pH the period of stability and therefore holding time for a wet or 'fresh' soil sample is one week from sampling. Other determinants in the fresh sample may be considered stable for up to a month. Once the sample has been dried the sample may then be considered stable for up to 3 years. No records are maintained by NRM on date sampled or date dried so all samples within this report are considered not to be meeting the requirements of this BS / ISO. Consequently, all pH results given are those of the as-received sample and may not reflect the pH value of the sample when taken.

END OF REPORT



Certificate of Analysis

Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59487 - 717816
Sample ID: SED-Bryn Hall
Sample Weight: 849g

Date Received: 12/04/2025
Date Reported: 30/04/2025

BS 3882 : 2015 SPECIFICATION FOR TOPSOIL Multipurpose Grade

				Compliant with range (Y/N)					
		Unit	Result	Multi-P	Acid	Calc	Low-F	Low-F	Low-F
								Acid	Calc
Texture:	Clay	% w/w	10						
	Silt	% w/w	10						
	Sand	% w/w	80						
	Textural Class		Sandy Loam	Y	Y	Y	Y	Y	Y
Organic Matter:		% w/w	5.9	Y	Y	Y	Y	Y	Y
Coarse Fragment Content:	>2 mm	% w/w	0.8	Y	Y	Y	Y	Y	Y
	>20 mm	% w/w	2.0	Y	Y	Y	Y	Y	Y
	>50 mm	% w/w	0.0	Y	Y	Y	Y	Y	Y
Soil pH:			8.1	Y	N	Y	Y	N	Y
Carbonate:		% w/w	4.6			Y			Y
Available Plant Nutrients:	Nitrogen	% w/w	0.212	Y	Y	Y			
	Phosphorus	mg/l	58.0 (4)*	Y	Y	Y	N	N	N
	Potassium	mg/l	1319.1 (6)*	Y	Y	Y			
	Magnesium	mg/l	187.2 (4)*	Y	Y	Y			
Carbon:Nitrogen Ratio:		:1	11.9	Y	Y	Y	Y	Y	Y
Exchangeable Sodium Percentage:		%	7.5						
Phytotoxic Contaminants:	Total Zinc	mg/kg	53.0	Y	Y	Y	Y	Y	Y
	Total Copper	mg/kg	28.5	Y	Y	Y	Y	Y	Y
	Total Nickel	mg/kg	19.2	Y	Y	Y	Y	Y	Y
Visible Contaminants:	> 2mm	% w/w	0.00	Y	Y	Y	Y	Y	Y
	Plastics	% w/w	0.00	Y	Y	Y	Y	Y	Y
	Number of Sharps		0	Y	Y	Y	Y	Y	Y
Additional Analysis:	Available Sodium	mg/l	211.2						
	Available Calcium	mg/l	1356.5						
	Conductivity	uS/cm	3057	Y					
Compliance:				Y	N	Y	N	N	N

Results are expressed on a dry matter basis.

Released by:

Date: 30/04/2025

DECLARATION:

I certify that this sample has been analysed by NRM in accordance with BS 3882 Specification for Topsoil (2015).

NRM Coopers Bridge, Braziers Lane, Bracknell, Berkshire RG42 6NS
Tel: +44 (0) 1344 886338 **Fax:** +44 (0) 1344 890972 **Email:** enquiries@nrm.uk.com **www:** nrm.uk.com



Analytical Report

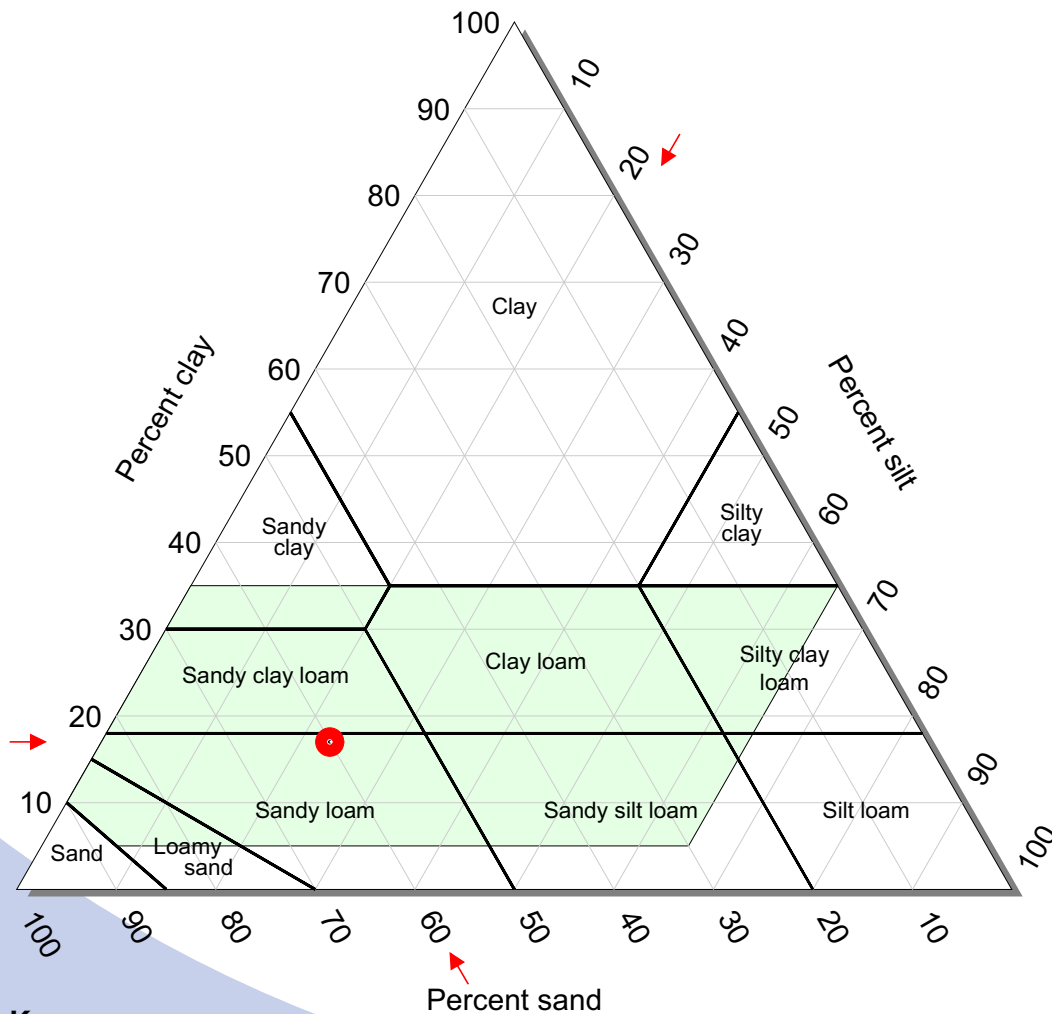
Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 59487 - 717816
Sample ID: SED-KIRKBY
Sample Weight: 849g

Date Received: 12/04/2025
Date Reported: 30/04/2025

Fig. 1. Textural Class: Sandy Loam (compliant)



Analytical Notes

Final page must indicate end of report. Page 3

Accreditation and method details

NRM is a UKAS-accredited testing laboratory (No 2334), accredited to BS EN ISO 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017). <http://ilac.org/?download=120917>

NRM is accredited for particular determinands in specific matrices as set out in the laboratory's current UKAS schedule of accreditation https://www.ukas.com/wp-content/uploads/schedule_uplds/00002/2334Testing-Multiple.pdf

Accreditation applies to the following parameters in this report and is applicable to SOIL samples only. All other tests within this report are unaccredited.

Test	Analysis SOP	Method Description
Fluoride	JAS-487	Sulphuric acid extraction (1:10 ratio) and determination by ion selective electrode
Arsenic	JAS-510 / JAS-300	Aqua regia digest on hot block and determination by ICP-OES
Barium		
Beryllium		
Cadmium		
Chromium		
Cobalt		
Copper		
Lead		
Molybdenum		
Mercury		
Nickel		
Vanadium		
Zinc		
Selenium	JAS-510 / JAS-455	Aqua regia digest on hot block and determination by AFS

Analysis Notes

Analysis is carried out on the air-dried (<30°C) and ground sample.

The results as reported relate only to the item(s) submitted for testing.

The results are presented on a dry matter basis.

Indices are derived solely from the numerical value and test result without reference to measurement uncertainty.

Document Control

This test report shall not be reproduced, except in full, without the written approval of the laboratory.

We cannot offer interpretation or opinions for results.

Sampling information

BS ISO 18512:2007 (Soil quality – Guidance on long and short-term storage of soil samples) states that for pH the period of stability and therefore holding time for a wet or 'fresh' soil sample is one week from sampling. Other determinants in the fresh sample may be considered stable for up to a month. Once the sample has been dried the sample may then be considered stable for up to 3 years. No records are maintained by NRM on date sampled or date dried so all samples within this report are considered not to be meeting the requirements of this BS / ISO. Consequently, all pH results given are those of the as-received sample and may not reflect the pH value of the sample when taken.

END OF REPORT

Certificate of Analysis

Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 61202 - 718134
Sample ID: SED-BRYN
Fresh Sample Weight: 2020 (g)

Date Received: 22/05/2025
Date Reported: 09/06/2025

BS 8601 : 2013 SPECIFICATION FOR SUBSOIL Multipurpose Grade

		Unit	Result	Compliant with range (Y/N)		
				Multi-P	Acid	Calc
Texture:	Clay	% w/w	7	See area of permitted soil textural classes in Fig. 1.		
	Silt	% w/w	9			
	Sand	% w/w	84			
	Textural Class		Loamy Sand			
Mass Loss on Ignition:		% w/w	1.1	Y	Y	Y
Coarse	>2 mm	% w/w	4.1	Y	Y	Y
Fragment	>20 mm	% w/w	0.0	Y	Y	Y
Content:	>75 mm	% w/w	0.0	Y	Y	Y
Soil pH:			8.3	Y	N	Y
Carbonate:		% w/w	3.5			Y
Exchangeable Sodium Percentage:		%	1.8	Y	Y	Y
Phytotoxic Contaminants:	Total Zinc	mg/kg	25.8	Y	Y	Y
	Total Copper	mg/kg	10.9	Y	Y	Y
	Total Nickel	mg/kg	<10	Y	Y	Y
Visible Contaminants:	> 2mm	% w/w	0.00	Y	Y	Y
	Plastics	% w/w	0.00	Y	Y	Y
	Sharps	% w/w	0.00	Y	Y	Y
	Weight of Sharps	g	0.0			
Available Plant Nutrients:	Phosphorus	mg/l	12.1 (1)*			
	Potassium	mg/l	62.2 (1)*			
	Magnesium	mg/l	38.1 (1)*			
Additional Analysis:	Available Sodium	mg/l	27.8			
	Available Calcium	mg/l	1233.8			
	Conductivity	uS/cm	2120			
	Conductivity CaSO4 Adj.	uS/cm	210			
Compliance:				Y	N	Y

Results are expressed on a dry matter basis.

* Soil indices from RB209

Released by:

Date: 09/06/2025

DECLARATION:

I certify that this sample has been analysed by NRM. in accordance with BS 8601 Specification for Subsoil (2013).

Analytical Report

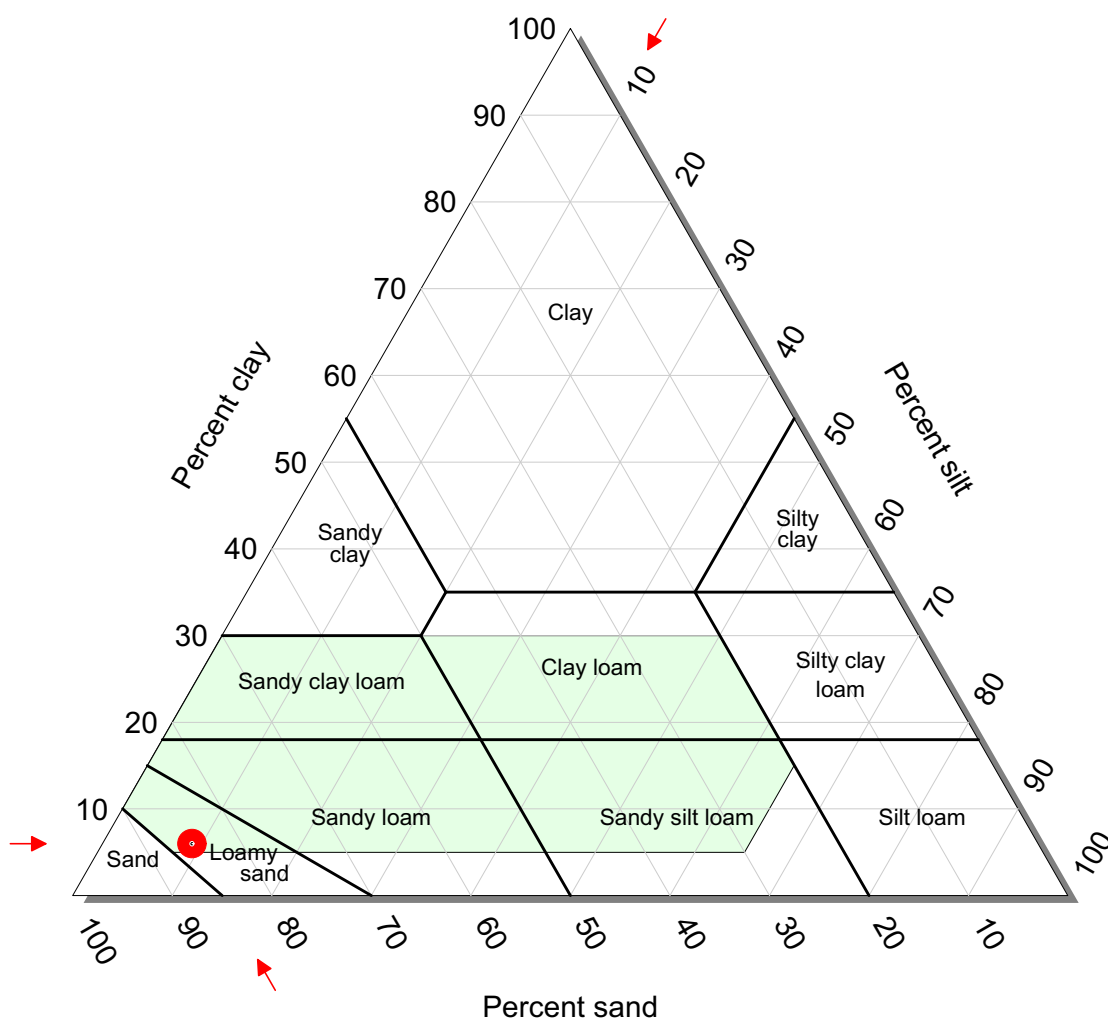
Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: SOIL

Lab ID: 61202 - 718134
Sample ID: SED-BRYN
Fresh Sample Weight: 2020 (g)

Date Received: 22/05/2025
Date Reported: 09/06/2025

Fig. 1. Textural Class: Loamy Sand (compliant)



Key

 Area within which texture of subsoil is required to fall.

Analytical Notes

Final page must indicate end of report. Page 3

Accreditation and method details

NRM is a UKAS-accredited testing laboratory (No 2334), accredited to BS EN ISO 17025:2005. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer joint ISO-ILAC-IAF communique dated April 2017). <http://ilac.org/?download=120917>

NRM is accredited for particular determinands in specific matrices as set out in the laboratory's current UKAS schedule of accreditation https://www.ukas.com/wp-content/uploads/schedule_uplds/00002/2334Testing-Multiple.pdf

Accreditation applies to the following parameters in this report and is applicable to SOIL samples only. All other tests within this report are unaccredited.

Test	Analysis SOP	Method Description
Fluoride	JAS-487	Sulphuric acid extraction (1:10 ratio) and determination by ion selective electrode
Arsenic	JAS-510 / JAS-300	Aqua regia digest on hot block and determination by ICP-OES
Barium		
Beryllium		
Cadmium		
Chromium		
Cobalt		
Copper		
Lead		
Molybdenum		
Mercury		
Nickel		
Vanadium		
Zinc		
Selenium	JAS-510 / JAS-455	Aqua regia digest on hot block and determination by AFS

Analysis Notes

Analysis is carried out on the air-dried (<30°C) and ground sample.

The results as reported relate only to the item(s) submitted for testing.

The results are presented on a dry matter basis.

Indices are derived solely from the numerical value and test result without reference to measurement uncertainty.

Document Control

This test report shall not be reproduced, except in full, without the written approval of the laboratory.

We cannot offer interpretation or opinions for results.

Sampling information

BS ISO 18512:2007 (Soil quality – Guidance on long and short-term storage of soil samples) states that for pH the period of stability and therefore holding time for a wet or 'fresh' soil sample is one week from sampling. Other determinants in the fresh sample may be considered stable for up to a month. Once the sample has been dried the sample may then be considered stable for up to 3 years. No records are maintained by NRM on date sampled or date dried so all samples within this report are considered not to be meeting the requirements of this BS / ISO. Consequently, all pH results given are those of the as-received sample and may not reflect the pH value of the sample when taken.

END OF REPORT



C2 Photographs

Site Name	Trinity Island Plot D
Location	Manchester
GeoAssist Ref	6100VTI
Client	Renaker Build Ltd
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	,
Production Date	08/09/2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



C2 Landscape Plan

Site Name	Trinity Island Plot D
Location	Manchester
GeoAssist Ref	6100VTI
Client	Renaker Build Ltd
	1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	,
Production Date	08/09/2025
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do not scale

Point ID	Easting	Northing	Elevation
TP2	382677.6	397728.4	27.58
TP3	382663.8	397717.7	28.06
TP4	382687.8	397722.1	27.87
TP5	382674.3	397701.7	28.35
TP6	382697.4	397697.0	27.90
TP7	382715.7	397696.8	27.46
TP8	382725.2	397693.4	27.21
TP9	382735.7	397703.1	27.22



GeoAssist Ltd
Unit 4, Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:

e: info@geoassist.co.uk

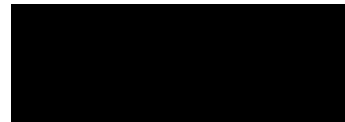
t: 01923 225404

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 25-048251

Project / Site name:	Trinity Islands Plot D Manchester	Samples received on:	09/09/2025
Your job number:	6100 VT1	Samples instructed on/ Analysis started on:	09/09/2025
Your order number:	2250908	Analysis completed by:	15/09/2025
Report Issue Number:	1	Report issued on:	16/09/2025
Samples Analysed:	16 soil samples		



Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

All assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675063	675064	675065	675066	675067
Sample Reference	TP2	TP2	TP3	TP3	TP4
Sample Number	C1	C2	C1	C2	C1
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.40	0.20	0.50	0.20
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	6.2	6.8	6.8	7.2	7.1
Total mass of sample received	kg	0.1	NONE	0.7	0.5	0.6	0.6	0.7

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KMC	-	KMC	-	KMC
Analysis completed	N/A	N/A	N/A	12/09/2025	-	12/09/2025	-	12/09/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.5	8.6	7.6	8.8	8.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.041	0.039	0.028	0.045	0.055
Sulphide	mg/kg	1	MCERTS	< 1.0	3.8	1.8	1.7	< 1.0
Total Sulphur	mg/kg	50	MCERTS	260	350	330	300	310
Total Sulphur	%	0.005	MCERTS	0.026	0.035	0.033	0.03	0.031

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
----------------------------	-------	---	--------	-------	-------	-------	-------	-------

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.1	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.06	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.08	0.33	< 0.05	< 0.05	0.06
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.14	0.43	0.09	0.1	0.27
Pyrene	mg/kg	0.05	MCERTS	0.14	0.4	0.07	0.09	0.24
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.07	0.18	< 0.05	< 0.05	0.18
Chrysene	mg/kg	0.05	MCERTS	0.07	0.21	< 0.05	< 0.05	0.21
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.17	< 0.05	< 0.05	0.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.09	< 0.05	< 0.05	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.13	< 0.05	< 0.05	0.16
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.08	< 0.05	< 0.05	0.09
Dibenzo(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	0.08	< 0.05	< 0.05	0.09

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	2.27	< 0.80	< 0.80	1.59
-----------------------------	-------	-----	-----------	--------	------	--------	--------	------

Analytical Report Number: 25-048251
 Project / Site name: Trinity Islands Plot D Manchester
 Your Order No: 2250908

Lab Sample Number	675063	675064	675065	675066	675067
Sample Reference	TP2	TP2	TP3	TP3	TP4
Sample Number	C1	C2	C1	C2	C1
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.40	0.20	0.50	0.20
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	2.2	3.1	2.7	2.6	2.9
Barium (aqua regia extractable)	mg/kg	1	MCERTS	27	37	45	41	50
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.27	0.32	0.26	0.23	0.28
Boron (water soluble)	mg/kg	0.2	MCERTS	< 0.2	1	0.8	1	1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	6.7	8.4	7.4	6.9	7.3
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	15	14	11	13
Lead (aqua regia extractable)	mg/kg	1	MCERTS	14	69	13	12	13
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	6	7.2	6.4	6.1	6.9
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	7.6	9.4	8.3	8	9
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	30	40	32	27	31

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675068	675069	675070	675071	675072
Sample Reference	TP4	TP5	TP5	TP6	TP6
Sample Number	C2	C1	C2	C1	C2
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.50	0.20	0.50	0.20	0.50
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	8	11	10	6.9	7.9
Total mass of sample received	kg	0.1	NONE	0.7	0.6	0.7	0.6	0.7

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	-	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	-	KMC	-	KMC	-
Analysis completed	N/A	N/A	N/A	-	12/09/2025	-	12/09/2025	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.4	8.2	8.4	8.5	8.5
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.037	0.046	0.048	0.046	0.047
Sulphide	mg/kg	1	MCERTS	< 1.0	1.8	2.2	1.3	1.4
Total Sulphur	mg/kg	50	MCERTS	350	410	470	360	290
Total Sulphur	%	0.005	MCERTS	0.035	0.041	0.047	0.036	0.029

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
----------------------------	-------	---	--------	-------	-------	-------	-------	-------

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.05	0.08	0.09	0.08	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.13	0.17	0.17	0.3	0.12
Pyrene	mg/kg	0.05	MCERTS	0.14	0.16	0.16	0.29	0.14
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.08	0.11	0.13	0.23	0.1
Chrysene	mg/kg	0.05	MCERTS	0.09	0.14	0.14	0.25	0.11
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.15	0.17	0.26	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.11	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.09	0.11	0.21	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	0.11	< 0.05
Dibenzo(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.12	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	0.9	1.04	1.96	< 0.80
-----------------------------	-------	-----	-----------	--------	-----	------	------	--------

Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675068	675069	675070	675071	675072
Sample Reference	TP4	TP5	TP5	TP6	TP6
Sample Number	C2	C1	C2	C1	C2
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.50	0.20	0.50	0.20	0.50
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	3.3	3.8	4.4	2.9	2.6
Barium (aqua regia extractable)	mg/kg	1	MCERTS	68	59	64	57	46
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.33	0.36	0.36	0.32	0.24
Boron (water soluble)	mg/kg	0.2	MCERTS	1.3	0.9	1.9	1.6	1.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	9.8	9.1	9.1	8.8	11
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	18	20	16	13
Lead (aqua regia extractable)	mg/kg	1	MCERTS	15	19	20	16	13
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8.1	8.9	8.5	7.3	8.8
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	9.9	12	12	10	8.2
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	36	44	63	38	31

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675073	675074	675075	675076	675077
Sample Reference	TP7	TP7	TP8	TP8	TP9
Sample Number	C1	C2	C1	C2	C1
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.50	0.20	0.50	0.20
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	11	9.9	7	8.7	9
Total mass of sample received	kg	0.1	NONE	0.6	0.7	0.6	0.7	0.6

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	PKU	-	PKU	-	PKU
Analysis completed	N/A	N/A	N/A	12/09/2025	-	12/09/2025	-	12/09/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.4	8.3	8.2	7.8	8.4
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.047	0.043	0.053	0.05	0.047
Sulphide	mg/kg	1	MCERTS	1	1.7	1.6	1	1.6
Total Sulphur	mg/kg	50	MCERTS	440	340	400	420	390
Total Sulphur	%	0.005	MCERTS	0.044	0.034	0.04	0.042	0.039

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
----------------------------	-------	---	--------	-------	-------	-------	-------	-------

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.18	0.33
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.15	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.13	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.18	1.1	0.15	0.19	0.11
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.27	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.55	1.1	0.23	0.22	0.16
Pyrene	mg/kg	0.05	MCERTS	0.62	1.1	0.2	0.19	0.14
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.36	0.56	0.14	0.11	0.09
Chrysene	mg/kg	0.05	MCERTS	0.43	0.61	0.14	0.1	0.09
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.47	0.68	0.22	0.13	0.11
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.23	0.25	< 0.05	0.06	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.38	0.53	0.13	0.1	0.08
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.2	0.27	0.09	0.07	< 0.05
Dibenzo(a,h)anthracene	mg/kg	0.05	MCERTS	0.06	0.08	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.3	0.33	0.11	0.08	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.78	7.16	1.41	1.44	1.1
-----------------------------	-------	-----	-----------	------	------	------	------	-----



Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675073	675074	675075	675076	675077
Sample Reference	TP7	TP7	TP8	TP8	TP9
Sample Number	C1	C2	C1	C2	C1
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.20	0.50	0.20	0.50	0.20
Date Sampled	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	3.4	3.3	4.8	6	4.6
Barium (aqua regia extractable)	mg/kg	1	MCERTS	40	38	35	49	36
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.35	0.42	0.28	0.35	0.27
Boron (water soluble)	mg/kg	0.2	MCERTS	1.5	1.8	1.7	1.8	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	9.4	9.9	7.3	9.1	7.3
Copper (aqua regia extractable)	mg/kg	1	MCERTS	14	16	13	16	20
Lead (aqua regia extractable)	mg/kg	1	MCERTS	18	17	18	22	17
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8.4	8.7	6.1	8.3	6.5
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	11	13	9.8	12	9.1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	39	40	41	53	45

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 25-048251
Project / Site name: Trinity Islands Plot D Manchester
Your Order No: 2250908

Lab Sample Number	675078			
Sample Reference	TP9			
Sample Number	C2			
Water Matrix	N/A			
Depth (m)	0.50			
Date Sampled	08/09/2025			
Time Taken	None Supplied			
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1
Moisture Content	%	0.01	NONE	7.1
Total mass of sample received	kg	0.1	NONE	0.7

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-
Asbestos Analyst ID	N/A	N/A	N/A	-
Analysis completed	N/A	N/A	N/A	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.4
Total Cyanide	mg/kg	1	MCERTS	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.047
Sulphide	mg/kg	1	MCERTS	1.8
Total Sulphur	mg/kg	50	MCERTS	320
Total Sulphur	%	0.005	MCERTS	0.032

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0
----------------------------	-------	---	--------	-------

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.2
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.18
Anthracene	mg/kg	0.05	MCERTS	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.21
Pyrene	mg/kg	0.05	MCERTS	0.18
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.1
Chrysene	mg/kg	0.05	MCERTS	0.08
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.07
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.09
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.27
-----------------------------	-------	-----	-----------	------



Analytical Report Number: 25-048251
 Project / Site name: Trinity Islands Plot D Manchester
 Your Order No: 2250908

Lab Sample Number				675078
Sample Reference				TP9
Sample Number				C2
Water Matrix				N/A
Depth (m)				0.50
Date Sampled				08/09/2025
Time Taken				None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	4.1
Barium (aqua regia extractable)	mg/kg	1	MCERTS	32
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.28
Boron (water soluble)	mg/kg	0.2	MCERTS	1.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	7.6
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13
Lead (aqua regia extractable)	mg/kg	1	MCERTS	18
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	6.7
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	9.5
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	39

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 25-048251
Project / Site name: Trinity Islands Plot D Manchester

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
675063	TP2	C1	0.2	Brown loam with vegetation
675064	TP2	C2	0.4	Brown loam with vegetation
675065	TP3	C1	0.2	Brown loam with vegetation
675066	TP3	C2	0.5	Brown loam with vegetation
675067	TP4	C1	0.2	Brown loam with vegetation
675068	TP4	C2	0.5	Brown loam with vegetation
675069	TP5	C1	0.2	Brown loam with vegetation
675070	TP5	C2	0.5	Brown loam with vegetation
675071	TP6	C1	0.2	Brown loam with vegetation
675072	TP6	C2	0.5	Brown loam with gravel and vegetation
675073	TP7	C1	0.2	Brown loam with gravel and vegetation
675074	TP7	C2	0.5	Brown loam with vegetation
675075	TP8	C1	0.2	Brown loam with vegetation
675076	TP8	C2	0.5	Brown loam with vegetation
675077	TP9	C1	0.2	Brown loam with vegetation
675078	TP9	C2	0.5	Brown loam with vegetation

Analytical Report Number : 25-048251
Project / Site name: Trinity Islands Plot D Manchester

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil (low level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS



Analytical Report Number : 25-048251
Project / Site name: Trinity Islands Plot D Manchester

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

Soils Risk Assessment

Site Reference: 6100 VTI
Project Site: Trinity Island Plot D
Project Location: Manchester
Client: Renaker Build Ltd

i2 Reference	Residential	TP2	TP2	TP3	TP3	TP4	TP4	TP5	TP5	TP6	TP6	TP7	TP7	TP8	TP8	TP9	TP9
Customer Sample Ref:	C4SL / S4UL	0.2	0.4	0.2	0.5	0.2	0.5	0.2	0.5	0.2	0.5	0.2	0.5	0.2	0.5	0.2	0.5
	SOM 1% GAC	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025	08/09/2025
Determinand																	
Arsenic	37	2.2	3.1	2.7	2.6	2.9	3.3	3.8	4.4	2.9	2.6	3.4	3.3	4.8	6	4.6	4.1
	1300																
Boron (water-soluble)	290	0.2	1	0.8	1	1	1.3	0.9	1.9	1.6	1.3	1.5	1.8	1.7	1.8	1.1	1.3
Cadmium	22	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Chromium*	910	6.7	8.4	7.4	6.9	7.3	9.8	9.1	9.1	8.8	11	9.4	9.9	7.3	9.1	7.3	7.6
Chromium VI	21	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Copper	2400	14	15	14	11	13	14	18	20	16	13	14	16	13	16	20	13
Cyanide(Total)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cyanide(free)**	34	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lead	200	14	69	13	12	13	15	19	20	16	13	18	17	18	22	17	18
Mercury ¹	200	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Nickel	130	6	7.2	6.4	6.1	6.9	8.1	8.9	8.5	7.3	8.8	8.4	8.7	6.1	8.3	6.5	6.7
pH	-	8.5	8.6	7.6	8.8	8.5	8.4	8.2	8.4	8.5	8.5	8.4	8.3	8.2	7.8	8.4	8.4
Phenols(Mono)	120	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Selenium	250	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SO4(Total)	-	0.041	0.039	0.028	0.045	0.055	0.037	0.046	0.048	0.046	0.047	0.047	0.043	0.053	0.05	0.047	0.047
Sulphide	-	1	3.8	1.8	1.7	1	1	1.8	2.2	1.3	1.4	1	1.7	1.6	1	1.6	1.8
Sulphur(Free)	-	260	350	330	300	310	350	410	470	360	290	440	340	400	420	390	320
Thiocyanate	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Zinc	3700	30	40	32	27	31	36	44	63	38	31	39	40	41	53	45	39
Acenaphthene	210	0.05	0.06	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.15	0.05	0.05	0.05	0.05
Acenaphthylene	170	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
Anthracene	2400	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.27	0.05	0.05	0.05	0.05
Benzo(a)Anthracene	7.2	0.07	0.18	0.05	0.05	0.18	0.08	0.11	0.13	0.23	0.1	0.36	0.56	0.14	0.11	0.09	0.1
Benzo(a)Pyrene SM	5	0.05	0.13	0.05	0.05	0.16	0.05	0.09	0.11	0.21	0.05	0.38	0.53	0.13	0.1	0.08	0.09
Benzo(b)Fluoranthene	2.6	0.05	0.17	0.05	0.05	0.2	0.05	0.15	0.17	0.26	0.05	0.47	0.68	0.22	0.13	0.11	0.1
Benzo(ghi)Perylene	320	0.05	0.08	0.05	0.05	0.09	0.05	0.05	0.05	0.12	0.05	0.3	0.33	0.11	0.08	0.05	0.05
Benzo(k)Fluoranthene	77	0.05	0.09	0.05	0.05	0.11	0.05	0.05	0.05	0.11	0.05	0.23	0.25	0.05	0.06	0.05	0.07
Chrysene	15	0.07	0.21	0.05	0.05	0.21	0.09	0.14	0.14	0.25	0.11	0.43	0.61	0.14	0.1	0.09	0.08
Dibenzo(ah)Anthracene	0.24	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.06	0.08	0.05	0.05	0.05	0.05
Fluoranthene	280	0.14	0.43	0.09	0.1	0.27	0.13	0.17	0.17	0.3	0.12	0.55	1.1	0.23	0.22	0.16	0.21
Fluorene	170	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.13	0.05	0.05	0.05	0.05
Indeno(123-cd)Pyrene	27	0.05	0.08	0.05	0.05	0.09	0.05	0.05	0.06	0.11	0.05	0.2	0.27	0.09	0.07	0.05	0.05
Naphthalene	2.3	0.05	0.1	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.18	0.33	0.2
Phenanthrene	95	0.08	0.33	0.05	0.05	0.06	0.05	0.08	0.09	0.08	0.05	0.18	1.1	0.15	0.19	0.11	0.18
Pyrene	620	0.14	0.4	0.07	0.09	0.24	0.14	0.16	0.16	0.29	0.14	0.62	1.1	0.2	0.19	0.14	0.18
PAH(total)	500	0.8	2.27	0.8	0.8	1.59	0.8	0.9	1.04	1.96	0.8	3.78	7.16	1.41	1.44	1.1	1.27
Asbestos	Not-detected	Not-detected	-	Not-detected	-	Not-detected	-	Not-detected	-	Not-detected	-	Not-detected	-	Not-detected	-	Not-detected	-
SOM [‡]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
All Units mg/kg unless otherwise stated	Indicates Exceedance of Applicable Level																
Where no SOM is reported 1% SOM Criteria are used. For individual samples SOM value is used to adjust the assessment criteria accordingly that that sample.																	
*Criteria Assumes Chromium III																	
SM = Surrogate Marker Approach Culp <i>et al</i>																	
**Criteria is derived considering acute effects on 1-2yo Female Receptor ingesting a single dose of 3g of soil																	
***Criteria is derived considering Total TPH (C10 to C35) is formed entirely of a 50:50 Aliphatic and Aromatic Split C8-C10 range																	
¹ GAC for inorganic mercury can normally be compared with chemical analysis for total mercury content because the equilibrium concentrations of elemental and methylmercury are likely to be very low																	
[‡] Criteria reported to zero decimal places																	
Basis of Assessment Criteria:	CLEA v1.071	EA 2005 WAC (Human Health Value)				C4SL											
		LQM S4UL				Atrisk 06											

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP2		
Consultant: 0		Project: Trinity Island Plot D Location: Manchester				Sheet: 1		
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 27.58 m.AOD Co-ordinates: Easting: 382677.7(m) Northing: 397728.4(m) Dates: 08/09/2025 to 08/09/2025		
Drilling Foreman: M Walton Engineer/Geologist: M Benson		STRATUM DESCRIPTION		Depth (Thick) (m)	Reduced Level {mAOD}	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records
0 Dark brown sandy TOPSOIL black membrane at base				(0.40)			0.20 C1	08/09/2025: On completion of trial pit at 0.60m. Standing water level Nil. Exploratory hole backfilled and reinstated.
0.40 Light grey sandy gravel - MADE GROUND				0.40	27.18		0.40 C2	
0.5				0.60	26.98		0.60 C3	
Exploratory Hole complete at 0.60m								
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Logged: M Benson Date: 09/09/2025 Checked: M Richardson Date: 09/09/2025 Site Ref: 6100/VTI Scale 1:25	

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP3		
Consultant: 0		Project: Trinity Island Plot D				Sheet: 1		
		Location: Manchester						
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 28.06 m.AOD		
						Co-ordinates: Easting: 382663.8(m) Northing: 397717.6(m)		
		Dates: 08/09/2025 to 08/09/2025						
Drilling Foreman: M Walton		STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
Engineer/Geologist: M Benson						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL						0.20	C1	08/09/2025: On completion of trial pit at 0.90m. Standing water level Nil. Exploratory hole backfilled and reinstated.
-0.5		(0.90)				0.50	C2	
-1 Exploratory Hole complete at 0.90m		0.90	27.16					
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Logged: M Benson Date: 09/09/2025 Checked: M Richardson Date: 09/09/2025 Site Ref: 6100/VTI Scale 1:25	

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP5		
Consultant: 0		Project: Trinity Island Plot D				Sheet: 1		
		Location: Manchester						
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 28.35 m.AOD		
						Co-ordinates: Easting: 382674.3(m) Northing: 397701.7(m)		
						Dates: 08/09/2025 to 08/09/2025		
Drilling Foreman: M Walton		STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
Engineer/Geologist: M Benson						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL						0.20	C1	08/09/2025: On completion of trial pit at 0.90m. Standing water level Nil. Exploratory hole backfilled and reinstated.
-0.5		(0.90)				0.50	C2	
-1 Exploratory Hole complete at 0.90m		0.90	27.45					
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Logged: M Benson Date: 09/09/2025 Checked: M Richardson Date: 09/09/2025 Site Ref: 6100/VTI Scale 1:25	

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP6		
Consultant: 0		Project: Trinity Island Plot D				Sheet: 1		
		Location: Manchester						
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 27.9 m.AOD		
						Co-ordinates: Easting: 382697.4(m) Northing: 397699(m)		
						Dates: 08/09/2025 to 08/09/2025		
Drilling Foreman: M Walton		STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
Engineer/Geologist: M Benson						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL								08/09/2025: On completion of trial pit at 0.70m. Standing water level Nil. Exploratory hole backfilled and reinstated.
		(0.60)				0.20	C1	
-0.5		0.60	27.30			0.50	C2	
Light grey sandy gravel - MADE GROUND		0.70	27.20			0.70	C3	
Exploratory Hole complete at 0.70m								
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks:							Logged: M Benson	
The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Date: 09/09/2025	
							Checked: M Richardson	
							Date: 09/09/2025	
							Site Ref: 6100/VTI	
							Scale 1:25	

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP7		
Consultant: 0		Project: Trinity Island Plot D				Sheet: 1		
		Location: Manchester						
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 27.46 m.AOD		
						Co-ordinates: Easting: 382717(m) Northing: 397696.8(m)		
		Dates: 08/09/2025 to 08/09/2025						
Drilling Foreman: M Walton		STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
Engineer/Geologist: M Benson						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL						0.20	C1	08/09/2025: On completion of trial pit at 0.90m. Standing water level Nil. Exploratory hole backfilled and reinstated.
-0.5		(0.90)				0.50	C2	
-1 Exploratory Hole complete at 0.90m		0.90	26.56					
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Logged: M Benson Date: 09/09/2025 Checked: M Richardson Date: 09/09/2025 Site Ref: 6100/VTI Scale 1:25	

GeoAssist Limited		Exploratory Hole Record Sheet				Ref: TP8		
Consultant: 0		Project: Trinity Island Plot D				Sheet: 1		
		Location: Manchester						
Client: Renaker Build Ltd		Equipment: Hand Excavation Methods				Ground Level: 27.21 m.AOD		
						Co-ordinates: Easting: 382725.2(m) Northing: 397693.4(m)		
		Dates: 08/09/2025 to 08/09/2025						
Drilling Foreman: M Walton		STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
Engineer/Geologist: M Benson						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL						0.20	C1	08/09/2025: On completion of trial pit at 0.90m. Standing water level Nil. Exploratory hole backfilled and reinstated.
-0.5		(0.90)				0.50	C2	
-1 Exploratory Hole complete at 0.90m		0.90	26.31					
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								
Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.							Logged: M Benson Date: 09/09/2025 Checked: M Richardson Date: 09/09/2025 Site Ref: 6100/VTI Scale 1:25	

GeoAssist Limited Consultant: 0 Client: Renaker Build Ltd	Exploratory Hole Record Sheet Project: Trinity Island Plot D Location: Manchester Equipment: Hand Excavation Methods					Ref: TP9 Sheet: 1 Ground Level: 27.22 m.AOD Co-ordinates: Easting: 382735.7(m) Northing: 397703.1(m) Dates: 08/09/2025 to 08/09/2025		
	Drilling Foreman: M Walton Engineer/Geologist: M Benson STRATUM DESCRIPTION		Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
						Depth (m) from to	Sample Type/No	
0 Dark brown sandy TOPSOIL								08/09/2025: On completion of trial pit at 0.50m. Standing water level Nil. Exploratory hole backfilled and reinstated.
		(0.50)			0.20	C1		
-0.5 Exploratory Hole complete at 0.50m		0.50	26.72		0.50	C2		
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson

Date: 09/09/2025

Checked: M Richardson

Date: 09/09/2025

Site Ref: 6100/VTI

Scale 1:25