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Verification Report

Care Home Development

Yewtree Lane, Manchester

September 2025



Project Details

Site: Yewtree Lane, Manchester

Document Title: Verification Report

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Document history and status

Revision	Date	Description	Author	Reviewer
A	September 2025	First Issue	JB	MOH



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Drawing Register

Title	Produced by	Date	Reference
Proposed Site Layout - General Arrangement	Jackson Design Associates	09/01/2025	23-2516(90)003-C06
Landscape Layout	TPM Landscape	26/08/2022	4153-101-C

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1 Introduction

1.1 Scheme Outline

1.1.1 The planning application details are summarised below, as stated on the local planning portal. A proposed layout is provided within Appendix A.

Topic	Detail
Local Authority	Manchester City Council
Planning application reference	134207/FO/2022
Address	Yew Tree Manor, Yewtree Lane, Manchester, M23 0EA
Proposal	Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building
Relevant Condition	Condition 11 <i>When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.</i>

Table 1-A: Planning Application Summary

1.1.2 The site is located within Wythenshawe to the south of Manchester City centre. It is understood that the scheme will comprise the redevelopment of the site to provide a new care home facility and associated landscaping, access and infrastructure. A snapshot of the proposed development plan is included below.



Figure 1-A: Snapshot of Proposed Development

- 1.1.3 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

1.2 Brief

- 1.2.1 No remediation strategy has been submitted for the site, however, the Geoenvironmental Investigation Report undertaken by Earth Environmental & Geotechnical, dated February 2024, ref: A4701/22/SI/V3 highlighted remedial requirements for the site.
- 1.2.2 The aim of this Verification Report is to present all relevant lines of evidence obtained directly by Soiltechnics and those provided by 3rd parties, to demonstrate the required remedial actions have been completed satisfactorily, and the site is suitable and safe for use, in terms of the risks from contaminated land.

1.3 Investigation Standards

- 1.3.1 The investigation followed the principles of BS10175:2011+A2:2017 '*Investigation of potentially Contaminated Sites – Code of Practice*'. The investigation was also undertaken with reference to the Environment Agency's online publication '*Land contamination risk management (LCRM)*'.

1.4 Limitations

- 1.4.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Site Conditions and Remedial Strategy

- 2.1.1 Reference has been made to the following sources of information. Full copies of all documents can be provided upon request.

Author	Document Title	Date & Document Reference	Report Context
Earth Environmental and Geotechnical	Geoenvironmental Investigation Report	February 2024 A4701/22/SI/V3	An interpretative geo-environmental report which included an intrusive phase of investigation works. Included remedial requirements

Table 2-A: Summary of Previous Reports

2.2 Relevant Pollutant Linkages

- 2.2.1 The relevant pollutant linkages identified within the previous Ground Investigation Report are as follows:

Source	Pathway	Receptor
Lead within Made Ground	Dermal contact, ingestion and inhalation of dusts	End users

Table 2-B: Relevant Contaminant Linkages

2.3 Outline of Remedial Strategy

- 2.3.1 To mitigate the risks posed by the identified relevant contaminant linkages, the Ground Investigation Report detailed the following remedial actions which required evidencing through verification works, specifically:
- Establish an engineered clean cover system for proposed garden areas and other soft landscaping areas.
- 2.3.2 The following report sections address each remedial action in turn.

3 Soft Landscaping Clean Cover

3.1 Remedial and Verification Requirements

- 3.1.1 In areas of hard landscaping, no remedial works are considered necessary.
- 3.1.2 In all garden areas and planted areas of public open space, the cover requirement should be a minimum of 600mm thick.
- 3.1.3 All materials utilised in the cover system should be chemically suitable and laboratory testing was required to confirm suitability of the material.
- 3.1.4 No frequency of testing was given in the Geoenvironmental Investigation Report. Soiltechnics have undertaken sampling at a frequency of 1 sample per 50m³ per soil type with a minimum of 3 per soil type.
- 3.1.5 On site inspections were required to confirm the minimum thickness and adequate installation of the cover system. No minimum inspection frequency was given.

3.2 Material Source and Volume

- 3.2.1 Topsoil has been sourced from Baldwins Gate, Cheshire. Pre-delivery testing certificates are included within Appendix B.
- 3.2.2 Delivery certificates were not made available to confirm the overall volume of topsoil imported. The volume of topsoil used across the verified plots to date has been estimated at 300m³, based on 500m² of landscaping at 600mm thickness.

3.3 Clean Cover Inspection

- 3.3.1 Two site visits were undertaken. The first on 2nd September 2025, following completion of the landscaping in the front of the property, to the south, with a second visit on the 19th September to inspect the landscaping at the rear of the property. Landscaping works were ongoing at the time of the final visit; however, a sufficient reduced dig was present throughout all incomplete areas in preparation for laying the clean cover landscaping soils.
- 3.3.2 Three hand pits were undertaken in soft landscaping in the south of the site, and open landscaping areas were inspected at the rear of the site to assess physical suitability of the placed soils, confirm the depth requirement had been met and to collect samples for laboratory testing.
- 3.3.3 The site diaries are presented in Appendix C and pit inspection records are within Appendix D. The inspections confirmed that completed landscaping areas were of sufficient thickness, and all areas yet to be completed had a sufficient reduced dig to allow for a suitable cover of soils to be placed. A geotextile membrane was laid at the base of all landscaping areas once the reduced dig was at sufficient depth..
- 3.3.4 Cover soils were sampled in-situ in the completed landscaping areas within the south of the site, and a stockpile of topsoil was sampled which contained soils to be utilised within the north.
- 3.3.5 All soils were physically inspected and appeared suitable for use.

3.4 Contamination Observations

- 3.4.1 No visual or olfactory evidence of contamination was noted within the clean cover soils, and no suspected ACMs were identified.

3.5 Physical Verification

- 3.5.1 No undesirable or injurious artefacts were observed within the topsoil, such as over-sized materials, sharps, or plastics.

3.6 Chemical Verification

- 3.6.1 Within the three handpits undertaken in the soft landscaped areas of the site, three samples were collected for laboratory testing at varying depths across the cover system. Three further samples were taken of stockpiled soils to be placed within the rear garden area.
- 3.6.2 Samples obtained from site were sent to an independent accredited laboratory for chemical analysis, and the samples were handled in accordance with BS ISO 18400-105:2017 '*Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples*'.
- 3.6.3 The chemical laboratory test results for the topsoil and subsoil tested from gardens are presented in Appendix E, and the GQRA screening assessment is presented in Appendix F.
- 3.6.4 Analysis showed an SOM range between 3.1% and 7%. The results have been screened using the C4SL and S4UL generic assessment criteria, under a residential with plant uptake scenario at 2.5% SOM.
- 3.6.5 No exceedances have been identified within the tested samples and the material is deemed suitable for use as topsoil within the cover system.

3.7 Conclusion

- 3.7.1 Overall, the soils are considered to be suitable for use, in terms of the risks from land contamination, and placed at a sufficient thickness to protect against contamination in the underlying Made Ground at depth. The remedial requirements stipulated within the Ground Investigation Report are considered to have been completed.

Appendix A Drawings



Proposed Site Layout - Ground Floor:

1:200 at A1
0m 2m 4m 10m 1:200

3rd Party Topographical information provided direct to JDA by the client. JDA accepts no responsibility for the use or accuracy of any additions or omissions from the survey. The survey has not been verified on site, but is assumed to be an accurate representation of the site.

Notes:

All works to be carried out in accordance with the current Building Regulations, British Standards and Codes of Practice and to the satisfaction of the Building Control Body. All dimensions are to be checked on site prior to the commencement of the works. Any discrepancies to be reported prior to the commencement of the relevant works. Please note that paper prints of this drawing may not be an accurate reproduction of the given scale.

- Indicates Site Boundary

Note: Current red line boundary is subject to coordinated check with title plan.

Layout Key:

- Roads:**
Proposed Access road to CE design.
- Existing Building:**
Dashed red line indicates outline of existing building to be demolished.
- Parking Bays:**
19N parking bays proposed, including 1No. motorcycle space.
(2No. disabled bays with 1No. ambulance drop off proposed).
White thermoplastic line demarcation.
- Paths & Patios:**
Concrete flag paving.
To Landscape Architects design. Sub base to CE details.
- Landscaping:**
New trees / soft landscaping.
To Landscape Architects details.
- Landscaping:**
Existing trees to be removed.
- Electric Vehicle Charging Points:**
Indicates location of proposed electric vehicle charging points.
Chargers to be Rolec Quantum Duel chargers.
- Boundary treatment:**
Blue dashed line indicates: 550mm high brick dwarf wall with 650mm railings above and between brick piers (total height 1200mm)
- Boundary treatment:**
Yellow dashed line indicates entrance wall with signage
- Boundary treatment:**
Green dashed line indicates 2000mm high metal railing
- Boundary treatment:**
Purple dashed line indicates 550mm high brick dwarf wall with 1400mm railings above and between brick piers (total height 1200mm)
- Boundary treatment:**
Blue line indicates 2050mm high brick wall
- Boundary treatment:**
2000mm high gates to service entrance
- Boundary treatment:**
Orange line indicates 2100mm High closed boarded timber fencing

Rev:	C09	13.06.2025	Fence and Gate added to rear of gardening area	AWB	JW
	C08	09.01.2025	Cycle Stands Shown.	AWB	JW
	C07	09.01.2025	Step in Front Boundary Wall Removed.	AWB	JW
	C06	03.12.2024	Proposed Boundary Wall Set Out	AWB	JW
	C05	17.09.2024	EVCP Locations shown on plan.	AWB	JW
	C04	19.04.2024	ASHP Area Updated.	AWB	JW
	C03	18.03.2024	Minor Updates.	AWB	MR
Date:			Description:	Drawn:	Checked:

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ARCHITECTURE • DESIGN • MANAGEMENT



Project:			
Proposed Care Home			
Drawing Title:			
Proposed Site Layout - Ground Floor			
Project Address:			
Yewtree Lane, Northern Moor, Wythenshaw, M23 0EA			
Client:			
LNC Property Developments Ltd			
Drawn:	Checked:	Scale (Size):	Date:
AWB	JW	1:200 @ A1	17.11.2023
Drawing No:	Revision:		
23-2516(90)002	C09		
CONSTRUCTION			
© 2023 This drawing is copyright of Jackson Design Associates and must not be copied or reproduced without prior written approval of Jackson Design Associates. All rights reserved.			Paper/Sheet Size: A1 2970 x 2100mm

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- LEGEND**
- Existing Trees and Hedges to be Retained
 - Existing Trees and Hedges to be Retained
 - Proposed Large Ornamental Tree
To be 14-16cm girth, Extra Heavy Standard, 400-500cm high or multi-stem tree 300-350cm high.
 - Proposed Medium Ornamental Trees
To be 10-12cm girth or multistem specimen 300-350cm high.
 - Proposed Small Ornamental Trees
To be 10-12cm girth or multistem specimen 200-250cm high.
 - Proposed Ornamental Shrubs and Perennials
Proposed shrubs and flowering herbaceous plan to be planted as 3-5L pots at 3-5 per sq.m. with individual specimen shrubs.
 - Proposed Evergreen Hedge
Box hedge, 20-30cm high, to be planted at 5 plants per l/m.
 - Proposed Wildflower
To be Emorsgate general willflower mix or otherwise agreed with ecologist. Sowing rate: 5g/square metre
 - Proposed Grass
To be turf.

- FEATURES**
- Proposed Timber Gazebo
 - Proposed Timber Bench
To be Westminster Flat Arm Teak Bench 3 Seater by Sloane and Sons or similar approved.
 - Proposed Rectangular Timber Planter
To be Raised bed by Woodblock or similar approved. size varies. To be planted by residents.
 - Proposed Timber Dining Set
To be Canfield patio set
 - Proposed Arbor
To be Jasmine Trellis Arch Pergola, W1.5 x D0.8m, by Dunster House or similar approved
 - Proposed Pergola
Single timber pergola system 2m high with climber plants
 - Proposed Shed
To be Value Overlap Shed, L1.75 x D1.15m, by Tiger Shed or similar approved
 - Proposed Timber Gazebo
To be Atlas Open Chunky Gazebo, L6 x D3m, by Dunster House or similar approved.

- HARD SURFACE MATERIALS**
- Proposed Coloured Tarmac For Circulation Paths within Residents Garden
In Buff / Dark colour by Ulticolour or similar approved.
 - Proposed Flag Paving for Patios and Pathways
To Architects details
 - Proposed Concrete Hardstanding
To Architects details

- GENERAL NOTES**
- This drawing is the copyright of tpm landscape Ltd and cannot be reproduced in any form without the consent of the company.
 - This drawing is to be read in conjunction with detail landscape drawings, details and specification.
 - This drawing is to be read in conjunction with all relevant Architects', Engineer's, Specialists, Bills of Quantities and Specifications.
 - The insertion of any firm or proprietary brand on this drawing is an indication of the class or quality required and does not exclude the use of alternative materials that are equal in performance, quality and appearance, provided that they have been approved in writing by the Landscape Architect.
 - The Contractor is responsible for accurately ascertaining the position of underground services and responding to all relevant service easement requirements.
 - All dimensions are in millimetres unless stated otherwise, for the purposes of construction this drawing must not be scaled and only written dimensions used. Written and scaled dimensions to be checked on site, any discrepancies reported prior to work commencing. IF IN DOUBT PLEASE ASK.
 - All work and materials are to be in accordance with the relevant British Standards and Code of Practice.
 - All Proprietary products are to be used strictly in accordance with the manufacturer's instructions and details.

- BOUNDARY TREATMENTS**
- Entrance Wall with Signage
To Architects details.
 - 2.1m High Closed Boarded Timber Fencing with matching gates
To Architects details.
 - 2m High Railing
To Architects details.
 - 2m High Gates
To Architects details.
 - 0.55m High Brick Dwarf Wall with 0.65m Railings above and between Brick Piers (Total high 1.2m)
To Architects details.
 - 0.55m High Brick Dwarf Wall with 1.4m Railings above and between Brick Piers (Total high 2m)
To Architects details.
 - 2.05m High Brick Wall
To Architects details.
 - 2100mm Height Closed Boarded Fence
With a 750mm cantilever angled at 45degrees.

REVISION NOTES			
Rev	By	Description	Date
G	TS	Updated in line with the architect's layout and comments	18-07-24
F	TS	Updated in line with the new layout	21-06-24
E	FZ	Amended the boundary treatment	17-02-23
D	JW	Revised in line with Architect's revision	07-10-22
C	CT	Revised in line with Architect's revision	26-08-22
B	JW	Revised in line with Architect's comment	23-06-22
A	JW	Revised in line with Architect's comment	14-06-22

Client
Liberty Care

Project
Northern Moor

Description
Landscape Layout

Status
For Approval

Scale @ A2
1:200

Job number
4153

Drawn
CT

Checked
CT

Drawing number
101

Date
01-06-2022

Revision
G

Appendix B Pre Delivery Compliance Testing



ANALYTICAL TEST REPORT

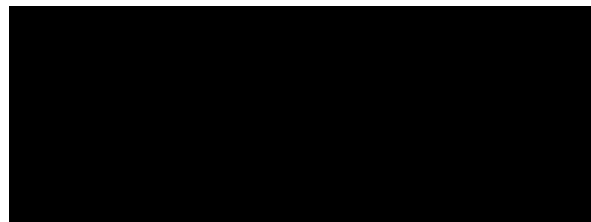
Report Number 25-06884, issue number 1
Contract name: Cheshire Soils Bladwins Gate Topsoil ST5-5FQ
Client reference:
Clients name:
Clients address:

Samples received: 11/07/2025
Analysis started: 11/07/2025
Analysis completed: 16/07/2025
Report issued: 16/07/2025

Key

U	UKAS accredited test
M	MCERTS & UKAS accredited test
\$	Test carried out by an approved subcontractor
I/S	Insufficient sample to carry out test
U/S	Sample not suitable for testing
NAD	No Asbestos Detected

Approved by:



SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
58157	BGT Topsoil S1	-	Brown Loamy Sand.	-	-	13.7

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
58157	BGT Topsoil S1	-	N	

SOILS

Lab Number					58157
Client Reference					TOPSOIL
Sample ID					BGT Topsoil S1
Sampling Date					10/07/2025
Test	Method	Accred	LoD	Units	
Asbestos					
Asbestos Identification	SUBCO N	SU	0	-	NAD
Metals					
Extractable Potassium	CE088	N	2	mg/l	436
Extractable Magnesium	CE088	N	2	mg/l	206
Extractable phosphorus	CE089	N	10	mg/l	82
Acid Soluble Sulphate (SO4)	CE062	M	100	mg/kg	364
Arsenic	CE264	U	1.8	mg/kg	2.3
Barium	CE264	U	1.9	mg/kg	41.1
Cadmium	CE264	M	1.6	mg/kg	< 1.6
Chromium	CE264	U	2	mg/kg	7.2
Copper	CE264	M	1.6	mg/kg	12.6
Lead	CE264	U	2.3	mg/kg	18.5
Mercury	CE264	U	0.7	mg/kg	< 0.7
Nickel	CE264	M	2.1	mg/kg	5.8
Selenium	CE264	U	3	mg/kg	< 3.0
Vanadium	CE264	N	1.8	mg/kg	10.2
Zinc	CE264	M	4	mg/kg	25.7
Copper (HNO3 Extractable)	CE054	N	1	mg/kg	12.6
Copper (HNO3 Extractable)	CE054	N	1.6	mg/kg	12.6
Nickel (HNO3 Extractable)	CE054	N	1	mg/kg	5.84
Zinc (HNO3 Extractable)	CE054	N	1	mg/kg	25.7
Colourimetric					
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50
Total Cyanide	CE077	N	1	mg/kg	< 1.0
Free Cyanide	CE077	N	1	mg/kg	< 1.0
Combustion					
Moisture Content	CE001	N	0.1	%	13.7
Total Carbon	CE198	M	0.1	%	2.23
Total nitrogen	CE198	M	0.01	%	0.16
Total Organic Carbon	CE197	M	0.1	%	2.21

SOILS

Lab Number					58157
Client Reference					TOPSOIL
Sample ID					BGT Topsoil S1
Sampling Date					10/07/2025
Test	Method	Accred	LoD	Units	
Loss on Ignition	CE006	U	0.1	%	5.22
Miscellaneous					
% Visible Contaminants	CE118	N	0	%	0.0
% >2mm	CE118	N	0	%	0.9
% > 20mm	CE118	N	0	%	0.0
% >50mm	CE118	N	0	%	0.0
% Clay	CE118	N	0	%	16.6
% Sand	CE118	N	0	%	55.1
% Silt	CE118	N	0	%	28.3
% Plastics	CE118	N	0	%	0.0
% Sharps	CE118	N	0	%	0.0
Polyaromatic hydrocarbons					
Naphthalene	CE087	M	0.016	mg/kg	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.036
Anthracene	CE087	U	0.017	mg/kg	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	0.083
Pyrene	CE087	M	0.016	mg/kg	0.075
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.034
Chrysene	CE087	M	0.028	mg/kg	0.042
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.054
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.047
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.037
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.031
Total PAH(16)	CE087	N	0.28	mg/kg	0.438
Total Petroleum Hydrocarbons					
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10

SOILS

Lab Number					58157
Client Reference					TOPSOIL
Sample ID					BGT Topsoil S1
Sampling Date					10/07/2025
Test	Method	Accred	LoD	Units	
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C16-C35 Aliphatic (EH_2D_AL)	CE250	N	3	mg/kg	< 3.0
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	1.3
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	3.7
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	5.8
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	15.8
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	2.6
Wet Chem					
Electrical Conductivity	CE007	U	10	µS/cm	154
pH	CE004	M	0.1	pH units	7.1



SOIL VOCS

Lab Number					58157
Client Reference					TOPSOIL
Sample ID					BGT Topsoil S1
Sampling Date					10/07/2025
Test	Method	Accred	LoD	Units	
VOC					
1,1-Dichloroethane	CE174	N	0.01	mg/kg	< 0.010
Tetrachloromethane	CE174	N	0.01	mg/kg	< 0.010
1,1,1-Trichloroethane	CE174	N	0.01	mg/kg	< 0.010
Trichloroethylene	CE174	N	0.01	mg/kg	< 0.010
Tetrachloroethylene	CE174	N	0.01	mg/kg	< 0.010
Trans - 1-2 -dichloroethylene	CE174	N	0.01	mg/kg	< 0.010
1,2-Dichloroethane	CE174	N	0.01	mg/kg	< 0.010
1,1,1,2-Tetrachloroethane	CE174	N	0.01	mg/kg	< 0.010
Cis-1,2-Dichloroethene	CE174	N	0.01	mg/kg	< 0.010
Vinyl chloride	CE174	N	0.01	mg/kg	< 0.010

DECLARATION OF COMPLIANCE (BS3882:2015)

Lab ref	58157	Date received	11/07/2025
Contract name	Cheshire Soils Bladwins Gate Topsoil ST5-5FQ	Analysis started	15/07/2025
Sample ID	BGT Topsoil S1	Analysis completed	16/07/2025
OS Grid reference	Not supplied	Report issued	16/07/2025
Date sampled	10/07/2025		

Test	Units	Result	Compliant with Multipurpose? (Y/N)	Compliant with specific purpose? (Y/N)				
				Acidic	Calcareous	Low Fertility	Low F Acidic	Low F Calcareous
Texture								
Clay content	% w/w	17						
Silt content	% w/w	28						
Sand content	% w/w	55						
Soil texture	class	SANDY LOAM	Y	Y	Y	Y	Y	Y

Stone content								
>2mm	% w/w	1	Y	Y	Y	Y	Y	Y
>20mm	% w/w	0	Y	Y	Y	Y	Y	Y
>50mm	% w/w	0	Y	Y	Y	Y	Y	Y

Mass loss on ignition								
Clay 5-20%	% w/w	5.2	Y	Y	Y	Y	Y	Y
Clay 20-35%	% w/w	-	-	-	-	-	-	-
pH ¹	pH units	7.1	Y	N	N	Y	N	N
Carbonate (calcareous only)	% w/w CaCO ₃	0.1			N			N
Nitrogen (total)	% w/w N	0.16	Y	Y	Y			
Carbon:Nitrogen ratio	-	19.2	Y	Y	Y	Y	Y	Y
Phosphorus (extractable)	mg/l P	82	Y	Y	Y	N	N	N
Potassium (extractable)	mg/l K	436	Y	Y	Y			
Magnesium (extractable)	mg/l Mg	206	Y	Y	Y			
Electrical conductivity ²	µS/cm	154	Y					

Phytotoxic contaminants (by soil pH)								
Copper (Nitric acid extract)	mg/kg Cu	13	Y	Y	Y	Y	Y	Y
Nickel (Nitric acid extract)	mg/kg Ni	6	Y	Y	Y	Y	Y	Y
Zinc (Nitric acid extract)	mg/kg Zn	26	Y	Y	Y	Y	Y	Y

VISIBLE CONTAMINANTS								
(air-dried soil)	% w/w	0	Y	Y	Y	Y	Y	Y
...of which plastics	% w/w	0	Y	Y	Y	Y	Y	Y
Sharps	% w/w	None	Y	Y	Y	Y	Y	Y

¹ Results are accredited to MCERTS if matrix confirmed as soil

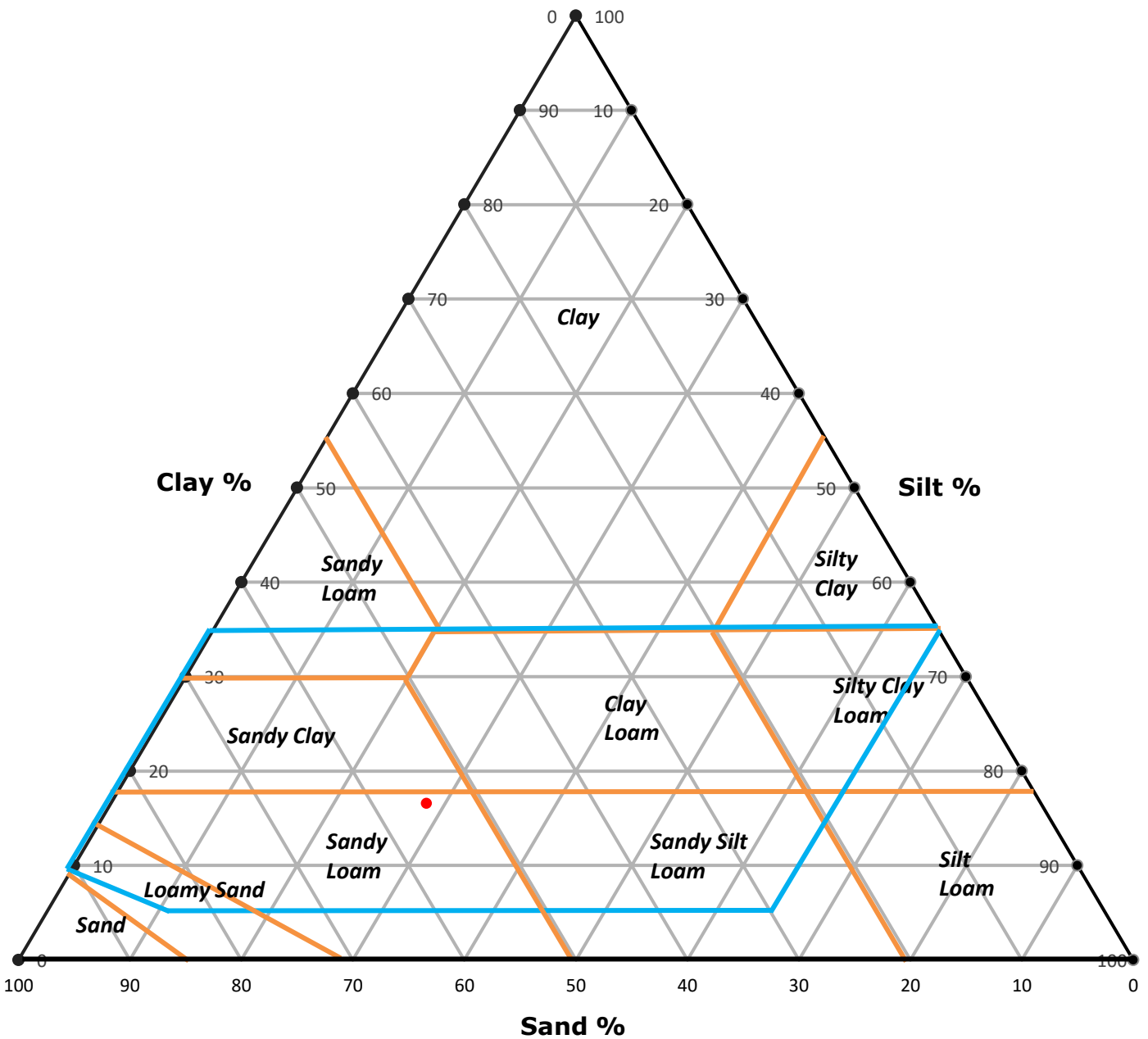
² Results in leachate are accredited to ISO17025

Disclaimer: The limits in this report are provided for guidance only and values are transcribed from BS3882:2015

Chemtech Environmental Ltd does not take responsibility for any errors or omissions in the transcription, and all data should be verified by the end user.

Any assessments made are based on the published results from the Laboratory and make no assessment of uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. Method uncertainty levels can be provided independently upon request.

Assessment is outside the scope of the laboratory's UKAS accreditation.



METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE007	Electrical conductivity of Solids	Potentiometric	As submitted sample
CE088	Extractable Cations - BS3882	Ammonium Nitrate Extraction and ICPOES	Air dried sample
CE089	Extractable Phosphorus - BS3882	Sodium Hydrogen Carbonate extraction and ICPOES	Air dried sample
CE174	VOC in Soil	HS-GCMS	As submitted sample
CE062	Acid Soluble Sulphate in Soils	HCl Extract and ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE078	Phenols in Soil	Continuous Flow Analyser	As submitted sample
CE077	Cyanides in Soils	Continuous Flow Analyser	As submitted sample
CE198	Primacs in Soil	Primacs	Air dried sample
CE006	Loss on ignition at 440 deg C	Gravimetric	Air dried sample

REPORT INFORMATION

Report No.:25-06884, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

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

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Sampling was undertaken by Chemtech Environmental Limited and is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis. Samples dried at no more than 30°C in a drying

For soils and solids, analytical results are inclusive of stones, where applicable.

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Statement of Conformity

Statement of Conformity

Where Chemtech reports a statement of conformity to a specification, the decision rules applied are derived from the Ilac document ILAC G8:09/2019.

Acceptance limits (AL), applied are derived from the tolerance limits (TL) by you the client or applicable standard (e.g. 2003.33.EC Council Decision, BS3882, BS8601)

Agreed and reported Decision Rule:

"PASS" if the result < TL, and the bias / precision values for the process meet the targets defined within the methodology and/or applied accreditation.

Reported Decisions:

Result < TL for determinands: PASS

Result > TL for determinands: FAIL

Definitions Used:

Acceptance limit (AL) Specified upper or lower bounds of permissible measured quantity values.

Tolerance limit (TL) Specified upper or lower bound of permissible values of a property.

Accreditation of WAC/BS3882/BS8601

Accreditation in Soil to MCERTS is only applicable for specific matrix types identified as soil (Sand/Loam/Clay) during the sample assessment

If the sample is classified as not soil, not accreditation is conveyed

Appendix C Site Diary

Project: Yewtree Lane, Manchester	Job No.: STX7073	Engineer: Ollie Hall
Day: Tuesday	Date: 03/09/2025	Weather: Sunny with phases of rain.

Brief description of general site works being carried out

At the time of the visit, the works in progress were as follows:

- Internal works
- Laying of the paved surfacing to the car park area
- Laying of paving slabs for the pedestrian walkway from the car park to the garden area. Completed adjacent to the west of the care home, not started adjacent to the east of the car home.
- Soils had been stripped to approximately 600mm from all the car park landscaping areas with the exception of the southwestern area (see sketch further below). The stripped areas have been infilled with imported Topsoil.
- Soils had not been stripped in the back garden area. A stockpile approximately 4 x 3 x 2 m is present in the northwestern corner of the garden. Personnel on site said it has been on site for >6 months, and will be used as part of the clean cover system in the back garden area.

Purpose of the site visit

The purpose of the visit is to verify that the 600mm clean cover system recommended by the EarthEnvironmental & Geotechnical has been installed.

Details of the Site Inspection / Watching Brief

General Comments:

- Topsoil movements in the car park soft landscaping areas are nearing completion, with the exception of the southwestern corner.
- Topsoil movements in the back garden area have not been started. The existing soils in the area still needs to be stripped by 600 mm, so the imported soils (SP01 – in stockpile) can be placed.

Details of any contamination observed:

- None observed, however, rare glass fragments and clinker was observed within the stockpile material (SP01)

Samples Taken:

- See verification logs

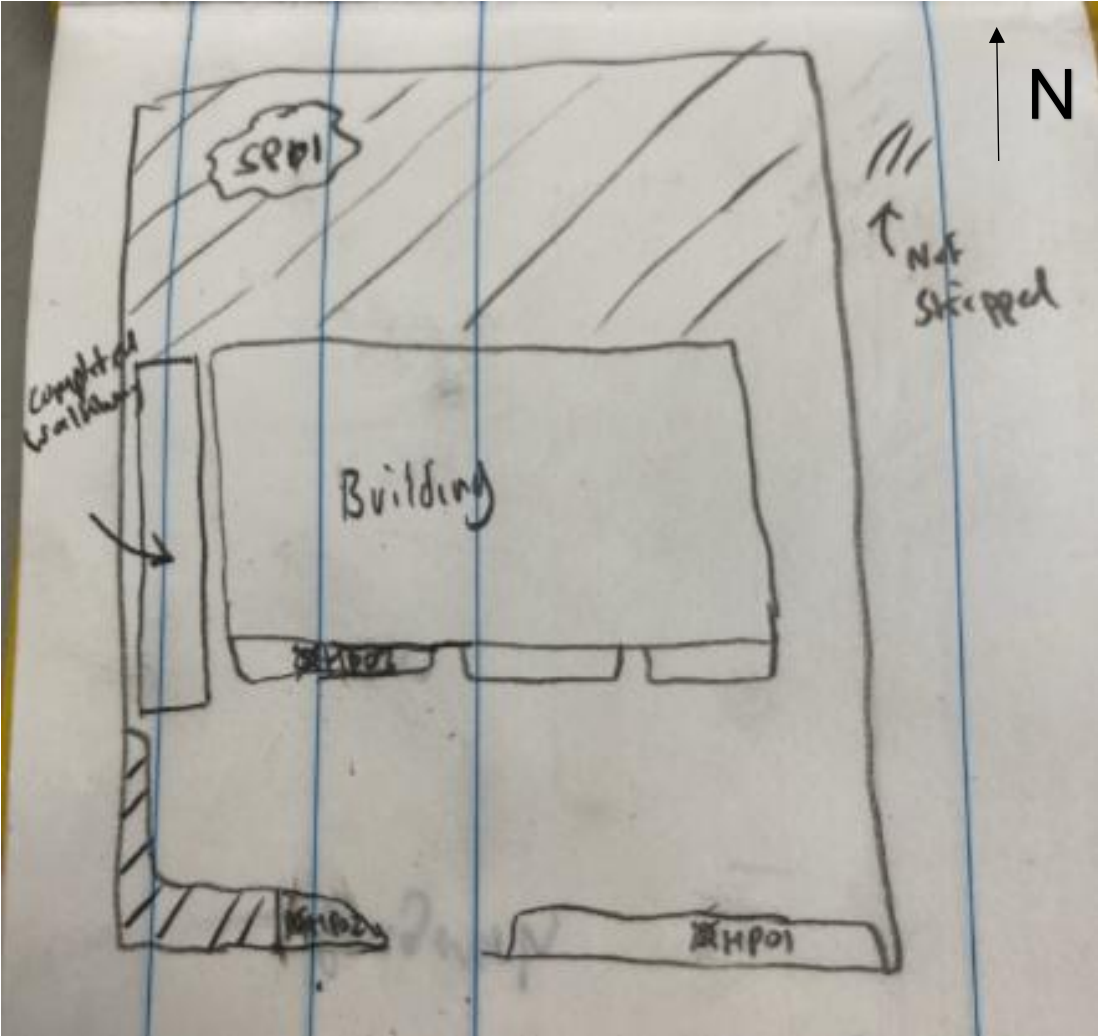
Material Movements

Summary of any ongoing material movements:

Stockpile Summary:

Stockpile Ref.	Brief Description	Location	Approx size (LxWxH)	Origin	Destination / Intended Purpose
SP01	Brown slightly gravelly fine to coarse SAND with low cobble content of whole brick fragments. Gravel is fine to coarse angular to subangular brick, concrete, ceramics and rare clinker. Rare glass fragments observed.	Northwestern corner of the back garden area.	4 x 3 x 2 m	Topsoil imported	Topsoil from the stockpile is proposed to be used in all soft landscaping areas in the back garden area.

Site sketch:



Projected programme:

- Back garden strip proposed to be completed in the next 2 weeks.

Photographic Evidence



Figure 1: Front of building facing the car park, showing completed clean cover system. Facing northwest.



Figure 2: Southeastern area of the carpark, showing completed clean cover system. Facing southeast.



Figure 3: Southwestern corner of the car park, showing incomplete clean cover system. 600 mm strip and installation of system needed needed in this bed. Facing southwest.



Figure 4: Back garden area, showing 600 mm strip has not be completed to date. Facing southwest.



Figure 5: Back garden area, showing 600 mm strip has not be completed to date. Facing northwest.



Figure 6: Photograph of SP01, imported for use within the clean cover system in the back garden. Facing north.



Figure 7: Photograph of soils within SP01, showing glass fragments within the centre and bottom right hand corner of the picture.



Figure 8: Clinker observed within SP01.



Figure 9: Brick cobble observed within SP01.

Project: Yew Tree Lane	Job No.: STX7073	Engineer: Johnny Beer
Day: Friday	Date: 19/09/2025	Weather: Sunny

Brief description of general site works being carried out

External works comprised laying of paths and landscaping works

Purpose of the site visit

Site inspection, primarily to verify the works done in the rear landscaping areas. Remedal cover system check.

Details of the Site Inspection / Watching Brief**General Comments:**

Landscaping frontage complete as per previous visit.

Within the southern area, path network constructed, works are ongoing here and some landscaping works are done, particularly in small planting islands and beds adjacent to the property. Lawn areas adjacent to the path are yet to be finished.

Obvious reduced dig present in all soft areas. Checked in two completed area and proven to be ≥ 600 mm thick.

Geotextile placed once reduced dig is at final depth.

Workers all aware of remedial requirements and quality of work and awareness appears good.

Overall, I am satisfied the soft landscaping will sever pollutant linkages from soils below

Details of any contamination observed:

Was the contamination unexpected? *No*

Does the Local Authority require notification? *N/A*

Samples Taken: None

Photographic Evidence



Soil being placed in rear landscaping areas adjacent to building



Geotextile placement, at a reduced level of 600mm



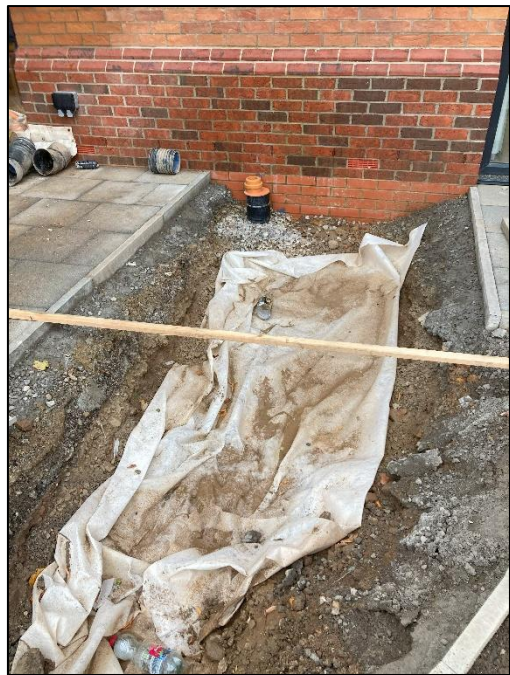
Soil being placed in rear landscaping areas adjacent to building



Soil being placed in rear landscaping areas adjacent to building



Path network being laid, soft landscaping areas in progress with reduced dig evident.



Reduced level dig and placement of membrane in rear garden (detail)

Appendix D Verification Pit Records

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Verification Action Undertaken

Plot No. / Area	POS in south of site	Exploratory Hole ID	HP01
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.50m		
No-Dig / Demarcation Layers	Geotextile membrane at 600mm below ground level		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials.		

Remediation Requirement		Observed Conditions (if applicable)	
Minimum Total Thickness:	≥ 600mm	Minimum Thickness:	Pit dug to 0.60m
Topsoil:	N/A	Topsoil:	600mm
Subsoil:	N/A	Subsoil:	N/A
Geotextile Marker:	N/A	Geotextile Marker:	N/A
No-Dig Layer:	N/A	No-Dig Layer:	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have passed verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Photograph (in-situ soils):	Photograph (depth)
	

Photograph (arising):	Photograph (spatial)
	

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Verification Action Undertaken

Plot No. / Area	POS in south of site	Exploratory Hole ID	HP02
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.55m		
No-Dig / Demarcation Layers	Geotextile membrane at 600mm below ground level		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials.		

Remediation Requirement		Observed Conditions (if applicable)	
Minimum Total Thickness:	≥ 600mm	Minimum Thickness:	Pit dug to 0.60m
Topsoil:	N/A	Topsoil:	600mm
Subsoil:	N/A	Subsoil:	N/A
Geotextile Marker:	N/A	Geotextile Marker:	N/A
No-Dig Layer:	N/A	No-Dig Layer:	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have passed verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Photograph (in-situ soils):	Photograph (depth)
	

Photograph (arising):	Photograph (spatial)
	

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Verification Action Undertaken

Plot No. / Area	POS in south of site	Exploratory Hole ID	HP03
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.05m		
No-Dig / Demarcation Layers	Geotextile membrane at 600mm below ground level		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials.		

Remediation Requirement		Observed Conditions (if applicable)	
Minimum Total Thickness:	≥ 600mm	Minimum Thickness:	Pit dug to 0.60m
Topsoil:	N/A	Topsoil:	600mm
Subsoil:	N/A	Subsoil:	N/A
Geotextile Marker:	N/A	Geotextile Marker:	N/A
No-Dig Layer:	N/A	No-Dig Layer:	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have passed verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

General Site Details

Site Name	Yewtree Lane	Development Use	Care Home
Date	02.09.2025	Groundwork Contractor	J.M Plant
Engineer	OH	Developer	LNC

Photograph (in-situ soils):	Photograph (depth)
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Photograph (arisings):	Photograph (spatial)
------------------------	----------------------



Appendix E Chemical Testing Results

Admin
Soiltechnics Ltd
White Lodge
Cedar Barn
Walgrave
NN6 9PY

Normec DETS Limited
Unit 1
Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Kent
ME17 2JN
t: 01622 850410

DETS Report No: 25-07902

Site Reference: Yewtree Lane, Manchester

Project / Job Ref: STX7073

Order No: POR023393

Sample Receipt Date: 04/09/2025

Sample Scheduled Date: 04/09/2025

Report Issue Number: 1

Reporting Date: 10/09/2025

Authorised by:



Dates of laboratory activities for each tested analyte are available upon request.

Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Soil Analysis Certificate						
DETS Report No: 25-07902	~Date Sampled	02/09/25	02/09/25	02/09/25	02/09/25	02/09/25
Soiltechnics Ltd	~Time Sampled	1654	1655	1656	1657	1659
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	HP01	HP02	HP03	SP01-1	SP01-3
~Project / Job Ref: STX7073	~Additional Refs	2	2	1	1	1
~Order No: POR023393	~Depth (m)	0.50	0.55	0.15	0.00	0.00
Reporting Date: 10/09/2025	DETS Sample No	788692	788693	788694	788695	788696

Determinand	Unit	RL	Accreditation	(n)				
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
pH	pH Units	N/a	MCERTS	6.4	6.5	6.8	7.0	7.2
Total Cyanide	mg/kg	< 1	NONE	< 1	< 1	< 1	< 1	< 1
Organic Matter (SOM)	%	< 0.1	MCERTS	3.8	4.1	3.1	7	5.9
Arsenic (As)	mg/kg	< 2	MCERTS	12	14	6	13	9
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	0.2	0.2	< 0.2	0.2	< 0.2
Chromium (Cr)	mg/kg	< 2	MCERTS	23	24	9	14	10
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2
Copper (Cu)	mg/kg	< 4	MCERTS	26	29	13	44	29
Lead (Pb)	mg/kg	< 3	MCERTS	43	48	18	81	72
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
Nickel (Ni)	mg/kg	< 3	MCERTS	18	19	7	14	9
Selenium (Se)	mg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Zinc (Zn)	mg/kg	< 3	MCERTS	69	85	26	66	51
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2	< 2	< 2	< 2	< 2

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
Analysis carried out on the dried sample is corrected for the stone content

Soil Analysis Certificate						
DETS Report No: 25-07902	~Date Sampled	02/09/25				
Soiltechnics Ltd	~Time Sampled	1659				
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	SP01-4				
~Project / Job Ref: STX7073	~Additional Refs	1				
~Order No: POR023393	~Depth (m)	0.00				
Reporting Date: 10/09/2025	DETS Sample No	788697				

Determinand	Unit	RL	Accreditation	(n)				
Asbestos Screen ⁽⁵⁾	N/a	N/a	ISO17025	Not Detected				
pH	pH Units	N/a	MCERTS	7.5				
Total Cyanide	mg/kg	< 1	NONE	< 1				
Organic Matter (SOM)	%	< 0.1	MCERTS	3.2				
Arsenic (As)	mg/kg	< 2	MCERTS	6				
Cadmium (Cd)	mg/kg	< 0.2	MCERTS	< 0.2				
Chromium (Cr)	mg/kg	< 2	MCERTS	10				
Chromium (hexavalent)	mg/kg	< 2	NONE	< 2				
Copper (Cu)	mg/kg	< 4	MCERTS	15				
Lead (Pb)	mg/kg	< 3	MCERTS	23				
Mercury (Hg)	mg/kg	< 1	MCERTS	< 1				
Nickel (Ni)	mg/kg	< 3	MCERTS	7				
Selenium (Se)	mg/kg	< 2	MCERTS	< 2				
Zinc (Zn)	mg/kg	< 3	MCERTS	45				
Total Phenols (monohydric)	mg/kg	< 2	NONE	< 2				

Analytical results are expressed on a dry weight basis where samples are assisted-dried at less than 30°C. The Method Description page describes if the test is performed on the dried or as-received portion
Analysis carried out on the dried sample is corrected for the stone content

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-07902	~Date Sampled	02/09/25	02/09/25	02/09/25	02/09/25	02/09/25
Soiltechnics Ltd	~Time Sampled	1654	1655	1656	1657	1659
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	HP01	HP02	HP03	SP01-1	SP01-3
~Project / Job Ref: STX7073	~Additional Refs	2	2	1	1	1
~Order No: POR023393	~Depth (m)	0.50	0.55	0.15	0.00	0.00
Reporting Date: 10/09/2025	DETS Sample No	788692	788693	788694	788695	788696

Determinand	Unit	RL	Accreditation	(n)				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.27	0.56
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.11
Fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.54	0.82
Pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.48	0.73
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.26	0.34
Chrysene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.29	0.39
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.31	0.36
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	0.13
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.26	0.35
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.17	0.20
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1	< 0.1	< 0.1	0.16	0.18
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6	< 1.6	< 1.6	2.7	4.2

Soil Analysis Certificate - Speciated PAHs						
DETS Report No: 25-07902	~Date Sampled	02/09/25				
Soiltechnics Ltd	~Time Sampled	1659				
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	SP01-4				
~Project / Job Ref: STX7073	~Additional Refs	1				
~Order No: POR023393	~Depth (m)	0.00				
Reporting Date: 10/09/2025	DETS Sample No	788697				

Determinand	Unit	RL	Accreditation	(n)				
Naphthalene	mg/kg	< 0.1	MCERTS	< 0.1				
Acenaphthylene	mg/kg	< 0.1	MCERTS	< 0.1				
Acenaphthene	mg/kg	< 0.1	MCERTS	< 0.1				
Fluorene	mg/kg	< 0.1	MCERTS	< 0.1				
Phenanthrene	mg/kg	< 0.1	MCERTS	0.15				
Anthracene	mg/kg	< 0.1	MCERTS	< 0.1				
Fluoranthene	mg/kg	< 0.1	MCERTS	0.31				
Pyrene	mg/kg	< 0.1	MCERTS	0.29				
Benzo(a)anthracene	mg/kg	< 0.1	MCERTS	0.17				
Chrysene	mg/kg	< 0.1	MCERTS	0.17				
Benzo(b)fluoranthene	mg/kg	< 0.1	MCERTS	0.19				
Benzo(k)fluoranthene	mg/kg	< 0.1	MCERTS	< 0.1				
Benzo(a)pyrene	mg/kg	< 0.1	MCERTS	0.16				
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.1	MCERTS	0.12				
Dibenz(a,h)anthracene	mg/kg	< 0.1	MCERTS	< 0.1				
Benzo(ghi)perylene	mg/kg	< 0.1	MCERTS	< 0.1				
**Total EPA-16 PAHs	mg/kg	< 1.6	MCERTS	< 1.6				

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-07902	~Date Sampled	02/09/25	02/09/25	02/09/25	02/09/25	02/09/25
Soiltechnics Ltd	~Time Sampled	1654	1655	1656	1657	1659
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	HP01	HP02	HP03	SP01-1	SP01-3
~Project / Job Ref: STX7073	~Additional Refs	2	2	1	1	1
~Order No: POR023393	~Depth (m)	0.50	0.55	0.15	0.00	0.00
Reporting Date: 10/09/2025	DETS Sample No	788692	788693	788694	788695	788696

Determinand	Unit	RL	Accreditation	(n)				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	< 1	< 1
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	< 1	< 1	< 1	3	5
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	< 6	< 6	9	9	17
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	< 6	< 6	9	11	22

Soil Analysis Certificate - EPH Texas Banded						
DETS Report No: 25-07902	~Date Sampled	02/09/25				
Soiltechnics Ltd	~Time Sampled	1659				
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	SP01-4				
~Project / Job Ref: STX7073	~Additional Refs	1				
~Order No: POR023393	~Depth (m)	0.00				
Reporting Date: 10/09/2025	DETS Sample No	788697				

Determinand	Unit	RL	Accreditation	(n)				
EPH Texas (C6 - C8) : HS 1D MS Total	mg/kg	< 0.05	NONE	< 0.05				
EPH Texas (>C8 - C10) : EH 1D Total	mg/kg	< 1	MCERTS	< 1				
EPH Texas (>C10 - C12) : EH 1D Total	mg/kg	< 1	MCERTS	< 1				
EPH Texas (>C12 - C16) : EH 1D Total	mg/kg	< 1	MCERTS	< 1				
EPH Texas (>C16 - C21) : EH 1D Total	mg/kg	< 1	MCERTS	3				
EPH Texas (>C21 - C40) : EH 1D Total	mg/kg	< 6	MCERTS	17				
EPH Texas (C6 - C40) : HS 1D MS+EH 1D Total	mg/kg	< 6	NONE	20				

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-07902	~Date Sampled	02/09/25	02/09/25	02/09/25	02/09/25	02/09/25
Soiltechnics Ltd	~Time Sampled	1654	1655	1656	1657	1659
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	HP01	HP02	HP03	SP01-1	SP01-3
~Project / Job Ref: STX7073	~Additional Refs	2	2	1	1	1
~Order No: POR023393	~Depth (m)	0.50	0.55	0.15	0.00	0.00
Reporting Date: 10/09/2025	DETS Sample No	788692	788693	788694	788695	788696

Determinand	Unit	RL	Accreditation	(n)				
Benzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
Toluene : HS_1D_MS	µg/kg	< 5	MCERTS	9	10	< 5	< 5	< 5
Ethylbenzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
p & m-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2
o-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2	< 2	< 2	< 2	< 2

Soil Analysis Certificate - BTEX / MTBE						
DETS Report No: 25-07902	~Date Sampled	02/09/25				
Soiltechnics Ltd	~Time Sampled	1659				
~Site Reference: Yewtree Lane, Manchester	~TP / BH No	SP01-4				
~Project / Job Ref: STX7073	~Additional Refs	1				
~Order No: POR023393	~Depth (m)	0.00				
Reporting Date: 10/09/2025	DETS Sample No	788697				

Determinand	Unit	RL	Accreditation	(n)				
Benzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2				
Toluene : HS_1D_MS	µg/kg	< 5	MCERTS	< 5				
Ethylbenzene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2				
p & m-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2				
o-xylene : HS_1D_MS	µg/kg	< 2	MCERTS	< 2				

Soil Analysis Certificate - Sample Descriptions	
DETS Report No: 25-07902	
Soiltechnics Ltd	
~Site Reference: Yewtree Lane, Manchester	
~Project / Job Ref: STX7073	
~Order No: POR023393	
Reporting Date: 10/09/2025	

DETS Sample No	~TP / BH No	~Additional Refs	~Depth (m)	Moisture Content (%)	Sample Matrix Description
788692	HP01	2	0.50	12.8	Brown sandy loam with stones and vegetation
788693	HP02	2	0.55	14	Brown sandy clay with stones and vegetation
788694	HP03	1	0.15	9	Brown sandy clay with stones
788695	SP01-1	1	0.00	10.6	Brown sandy clay with stones and concrete
788696	SP01-3	1	0.00	9.3	Brown sandy gravel with stones and concrete
788697	SP01-4	1	0.00	6	Light brown sandy gravel with stones and concrete

Moisture content is part of procedure E003 & is not an accredited test

Soil Analysis Certificate - Methodology & Miscellaneous Information
DETS Report No: 25-07902
Soiltechnics Ltd
~Site Reference: Yewtree Lane, Manchester
~Project / Job Ref: STX7073
~Order No: POR023393
Reporting Date: 10/09/2025

Matrix	Analysed On	Determinand	Brief Method Description	Method No
Soil	D	Boron - Water Soluble	Determination of water soluble boron in soil by 2:1 hot water extract followed by ICP-OES	E012
Soil	AR	BTEX	Determination of BTEX by headspace GC-MS	E001
Soil	D	Cations	Determination of cations in soil by aqua-regia digestion followed by ICP-OES	E002
Soil	D	Chloride - Water Soluble (2:1)	Determination of chloride by extraction with water & analysed by ion chromatography	E009
Soil	AR	Chromium - Hexavalent	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	E016
Soil	AR	Cyanide - Complex	Determination of complex cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Free	Determination of free cyanide by distillation followed by colorimetry	E015
Soil	AR	Cyanide - Total	Determination of total cyanide by distillation followed by colorimetry	E015
Soil	D	Cyclohexane Extractable Matter (CEM)	Gravimetrically determined through extraction with cyclohexane	E011
Soil	AR	Diesel Range Organics (C10 - C24)	Determination of hexane/acetone extractable hydrocarbons by GC-FID	E004
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of saturated calcium sulphate followed by electrometric measurement	E022
Soil	AR	Electrical Conductivity	Determination of electrical conductivity by addition of water followed by electrometric measurement	E023
Soil	D	Elemental Sulphur	Determination of elemental sulphur by solvent extraction followed by GC-MS	E020
Soil	AR	EPH (C10 - C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH Product ID	Determination of acetone/hexane extractable hydrocarbons by GC-FID	E004
Soil	AR	EPH TEXAS (C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C40)	Determination of acetone/hexane extractable hydrocarbons by GC-FID for C8 to C40. C6 to C8 by headspace GC-MS	E004
Soil	D	Fluoride - Water Soluble	Determination of Fluoride by extraction with water & analysed by ion chromatography	E009
Soil	D	Fraction Organic Carbon (FOC)	Determination of TOC by combustion analyser.	E027
Soil	D	Organic Matter (SOM)	Determination of TOC by combustion analyser.	E027
Soil	D	TOC (Total Organic Carbon)	Determination of TOC by combustion analyser.	E027
Soil	AR	Exchangeable Ammonium	Determination of ammonium by discrete analyser.	E029
Soil	D	FOC (Fraction Organic Carbon)	Determination of fraction of organic carbon by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	D	Loss on Ignition @ 450oC	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	E019
Soil	D	Magnesium - Water Soluble	Determination of water soluble magnesium by extraction with water followed by ICP-OES	E025
Soil	D	Metals	Determination of metals by aqua-regia digestion followed by ICP-OES	E002
Soil	AR	Mineral Oil (C10 - C40)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge	E004
Soil	AR	Moisture Content	Moisture content; determined gravimetrically	E003
Soil	D	Nitrate - Water Soluble (2:1)	Determination of nitrate by extraction with water & analysed by ion chromatography	E009
Soil	D	Organic Matter	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	PAH - Speciated (EPA 16)	Determination of PAH compounds by extraction in acetone and hexane followed by GC-MS with the use of surrogate and internal standards	E005
Soil	AR	PCB - 7 Congeners	Determination of PCB by extraction with acetone and hexane followed by GC-MS	E008
Soil	D	Petroleum Ether Extract (PEE)	Gravimetrically determined through extraction with petroleum ether	E011
Soil	AR	pH	Determination of pH by addition of water followed by electrometric measurement	E007
Soil	AR	Phenols - Total (monohydric)	Determination of phenols by distillation followed by colorimetry	E021
Soil	D	Phosphate - Water Soluble (2:1)	Determination of phosphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Total	Determination of total sulphate by extraction with 10% HCl followed by ICP-OES	E013
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of sulphate by extraction with water & analysed by ion chromatography	E009
Soil	D	Sulphate (as SO4) - Water Soluble (2:1)	Determination of water soluble sulphate by extraction with water followed by ICP-OES	E014
Soil	AR	Sulphide	Determination of sulphide by distillation followed by colorimetry	E018
Soil	D	Sulphur - Total	Determination of total sulphur by extraction with aqua-regia followed by ICP-OES	E024
Soil	AR	SVOC	Determination of semi-volatile organic compounds by extraction in acetone and hexane followed by GC-MS	E006
Soil	AR	Thiocyanate (as SCN)	Determination of thiocyanate by extraction in caustic soda followed by acidification followed by addition of ferric nitrate followed by colorimetry	E017
Soil	D	Toluene Extractable Matter (TEM)	Gravimetrically determined through extraction with toluene	E011
Soil	D	Total Organic Carbon (TOC)	Determination of organic matter by oxidising with potassium dichromate followed by titration with iron (II) sulphate	E010
Soil	AR	TPH CWG (ali: C5- C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C34, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C35. C5 to C8 by headspace GC-MS	E004
Soil	AR	TPH LQM (ali: C5-C6, C6-C8, C8-C10, C10-C12, C12-C16, C16-C35, C35-C44, aro: C5-C7, C7-C8, C8-C10, C10-C12, C12-C16, C16-C21, C21-C35, C35-C44)	Determination of hexane/acetone extractable hydrocarbons by GC-FID fractionating with SPE cartridge for C8 to C44. C5 to C8 by headspace GC-MS	E004
Soil	AR	VOCs	Determination of volatile organic compounds by headspace GC-MS	E001
Soil	AR	VPH (C6-C8 & C8-C10)	Determination of hydrocarbons C6-C8 by headspace GC-MS & C8-C10 by GC-FID	E001

List of HWOL Acronyms and Operators

DETS Report No: 25-07902

Soiltechnics Ltd

~Site Reference: Yewtree Lane, Manchester

~Project / Job Ref: STX7073

~Order No: POR023393

Reporting Date: 10/09/2025

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total
~	Sample details provided by customer and can affect the validity of results

Benzene - HS_1D_MS

EPH Texas (C10 - C12) - EH_1D_Total

EPH Texas (C12 - C16) - EH_1D_Total

EPH Texas (C16 - C21) - EH_1D_Total

EPH Texas (C21 - C40) - EH_1D_Total

EPH Texas (C6 - C40) - HS_1D_MS+EH_1D_Total

EPH Texas (C6 - C8) - HS_1D_MS_Total

EPH Texas (C8 - C10) - EH_1D_Total

Ethylbenzene - HS_1D_MS

Toluene - HS_1D_MS

m & p-xylene - HS_1D_MS

o-Xylene - HS_1D_MS

Normec DETS Limited
Unit 1, Rose Lane Industrial Estate
Rose Lane
Lenham Heath
Maidstone
Kent ME17 2JN
Tel : 01622 850410

Certificate Key

Symbol	Description
F	Filtered sample
UF	Unfiltered sample
D	Dried sample
AR	As received sample
RL	Reporting limit
~	Sample details provided by customer and can affect the validity of results
M/S	Missing Sample
*	The Dutch 10 PAH compounds consist of Naphthalene, Anthracene, Phenanthrene, Fluoranthene, Benz(a)anthracene, Chrysene, Benzo(k)fluoranthene, Benzo(a)pyrene, Benzo(g,h,i)perylene, and Indeno(1,2,3-cd)pyrene
**	Total EPA-16 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, and Benzo(ghi)perylene.
***	Total WAC-17 PAHs consist of the following polycyclic aromatic hydrocarbons: Naphthalene, Acenaphthylene, Acenaphthene, Fluorene, Phenanthrene, Anthracene, Fluoranthene, Pyrene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(k)fluoranthene, Benzo(a)pyrene, Indeno(1,2,3-cd)pyrene, Dibenz(a,h)anthracene, Benzo(ghi)perylene and Coronene.
^	No sampling date provided; unable to confirm if samples are within acceptable holding times
\$	Samples exceeded their recommended holding times
n	Please note that we are MCERTS soil accredited (UK soils only) for sand, loam, and clay, and UKAS accredited for groundwater, tap water, surface water, and generated leachates. Other matrices are outside our scope of accreditation.
S	Subcontracted analysis
M	MCERTS accredited test
U	UKAS accredited test

Appendix F GQRA

QRA Screening

Assessments	Status	Date	Created by	Reviewed By
Acute human health risk - Soils	Not undertaken			
Chronic human health risk - Soils	Completed	18.09.25	JB	MOH
Chronic human health risk - Groundwater vapour	Not undertaken			
Controlled waters risk - Surface water	Not undertaken			
Controlled waters risk - Drinking water	Not undertaken			
Controlled waters - Free phase indicator	Not undertaken			
Phytotoxicity	Not undertaken			
Ecotoxicity	Not undertaken			

Key

Assessment	Abbr.	QRA Source (in order of preference)	Last Update
All	NGA	No guideline value available	-
Chronic human health risk - Soils	C4SL	Category 4 Screening Levels (DEFRA)	May 2021
	S4UL	Suitable 4 Use Levels (LQM)	August 2015
	ATK	Atrisk Soil Screening Values (Atkins)	June 2017
	CL:AIRE	Generic Assessment Criteria (CL:AIRE)	Jan 2010

Chronic human health risk (soils)

Scenario				Location		HP01	HP02	HP03	SP01-1	SP01-3	SP01-4
End user				Proposed site user		0.50	0.55	0.15	0.00	0.00	0.00
Receptor				Residential without homegrown produce		Depth (m)					
SOM				1.00%		Date	02/09/25	02/09/25	02/09/25	02/09/25	02/09/25
GAC Preference				CASLs over S4ULs							
Unspecified TPH GAC				Worst-case aliphatic/aromatic							
Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location							
				Depth (m)	Date						
Inorganics - Metals											
Arsenic	C4SL	40	14			12	14	6	13	9	6
Cadmium	C4SL	150	0.2			0.2	0.2	< 0.2	0.2	< 0.2	< 0.2
Chromium (III)	S4UL	910	24			23	24	9	14	10	10
Chromium (VI)	C4SL	21	<LoD			< 2	< 2	< 2	< 2	< 2	< 2
Copper	S4UL	7100	44			26	29	13	44	29	15
Lead	C4SL	310	81			43	48	18	81	72	23
Mercury	S4UL	56	<LoD			< 1	< 1	< 1	< 1	< 1	< 1
Nickel	S4UL	180	19			18	19	7	14	9	7
Selenium	S4UL	430	<LoD			< 2	< 2	< 2	< 2	< 2	< 2
Zinc	S4UL	40000	85			69	85	26	66	51	45
Inorganics - Asbestos											
Asbestos Screen		N/A				Not Detected	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
Inorganics - Soil Parameters											
Organic matter		N/A				3.8	4.1	3.1	7	5.9	3.2
Organics - PAH & Phenol											
Acenaphthene	S4UL	3000	<LoD			< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	S4UL	2900	<LoD			< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Anthracene	S4UL	31000	0.11			< 0.1	< 0.1	< 0.1	< 0.1	0.11	< 0.1
Benzo(a)anthracene	S4UL	11	0.34			< 0.1	< 0.1	< 0.1	0.26	0.34	0.17
Benzo(a)pyrene	C4SL	5.3	0.35			< 0.1	< 0.1	< 0.1	0.26	0.35	0.16
Benzo(b)fluoranthene	S4UL	3.9	0.36			< 0.1	< 0.1	< 0.1	0.31	0.36	0.19
Benzo(ghi)perylene	S4UL	360	0.18			< 0.1	< 0.1	< 0.1	0.16	0.18	< 0.1
Benzo(k)fluoranthene	S4UL	110	0.13			< 0.1	< 0.1	< 0.1	< 0.1	0.13	< 0.1
Chrysene	S4UL	30	0.39			< 0.1	< 0.1	< 0.1	0.29	0.39	0.17
Diben(a,h)anthracene	S4UL	0.31	<LoD			< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	S4UL	1500	0.82			< 0.1	< 0.1	< 0.1	0.54	0.82	0.31
Fluorene	S4UL	2800	<LoD			< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Indeno[1,2,3-cd]pyrene	S4UL	45	0.2			< 0.1	< 0.1	< 0.1	0.17	0.2	0.12
Naphthalene	C4SL	15	<LoD			< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	S4UL	1300	0.56			< 0.1	< 0.1	< 0.1	0.27	0.56	0.15
Phenol	S4UL	440	<LoD			< 2	< 2	< 2	< 2	< 2	< 2
Pyrene	S4UL	3700	0.73			< 0.1	< 0.1	< 0.1	0.48	0.73	0.29
Organics - TPH CWG and BTEX											
Benzene	C4SL	3.3	<LoD			< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Toluene	S4UL	880	0.01			0.009	0.01	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	S4UL	83	<LoD			< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
o-Xylene	S4UL	88	<LoD			< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
m & p-xylene	S4UL	79	<LoD			< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Xylenes (sum of)	S4UL	79	<LoD			< LoD	< LoD	< LoD	< LoD	< LoD	< LoD
Organics - Banded TPH (unspecified)											
EC >7-EC8 (unspecified)	S4UL	100	<LoD			< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
EC >08-EC10 (unspecified)	S4UL	27	<LoD			< 1	< 1	< 1	< 1	< 1	< 1
EC >10-EC12 (unspecified)	S4UL	130	<LoD			< 1	< 1	< 1	< 1	< 1	< 1
EC >12-EC16 (unspecified)	S4UL	1100	<LoD			< 1	< 1	< 1	< 1	< 1	< 1
EC >16-EC21 (unspecified)	S4UL	1900	5			< 1	< 1	< 1	3	5	3
EC >21-EC40 (unspecified)	S4UL	1900	17			< 6	< 6	9	9	17	17