



**Denton Construction
8 Bexley Square
Salford
M3 6BZ**

12th March 2026

Validation of Existing Topsoil: Dalton Avenue, Fallowfield, Manchester M14 7NR

Planning Reference: 137461/FO/2023

Pearl Environmental were requested by Denton Construction (the developer) to assess the chemical suitability of imported topsoil in soft landscaped areas at the above residential development at Dalton Avenue.

Consequently, on 27th February 2026, we attended site to collect 3no. topsoil samples and deliver them to the laboratory for a suitable test suite. It is understood that 10 tonnes of topsoil had been delivered (from a greenfield source), but only 5 tonnes had in fact been required to provide a growing medium in the 'planters.' At this time the build was still incomplete and the planters were observed as bare soil.



Photo 1: Plot 5 Planter

A trial pit was hand dug in 3 areas to a depth of approximately 200mm, at the locations shown below in Figure 1, and a sample was recovered at each.

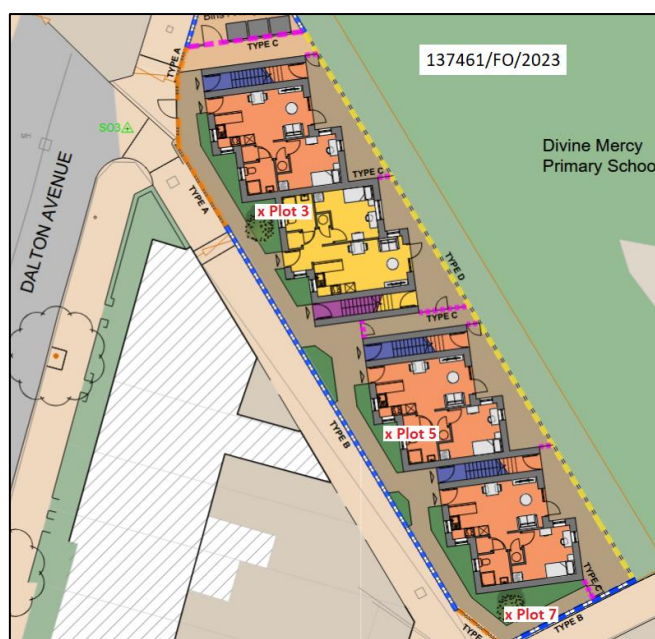


Figure 1. Location of Soil Sampling 27/2/2026

Each sample was collected in a 500ml plastic tubs and a 250ml amber glass jar and transported by Pearl Environmental to Envirolab at Hyde for a range of MCERTS and UKAS accredited analysis. The samples are described as a loamy sand with stones.

The results of the analysis are attached to this report for reference. In assessing the results for human health exposure to contamination, we refer to a number of criteria obtained from various sources which are based on the most conservative use (residential with consumption of home grown produce). As the % Soil Organic Matter (% SOM) was recorded between 4.62% and 5.02%, the thresholds at SOM (2.5%) are used for a conservative reference.

Table 1 and 2 below summarise the assessment of all 3 samples against these criteria. No statistical analysis of the data has been undertaken due to the low concentrations encountered.

TABLE 1. Summary of Analysis: Metals and Inorganics					
	No of samples	Range (mg/kg)	Assessment criteria (residential)	No of samples failing	Locations of failures
Arsenic	3	7	37 ³	0	-
Cadmium	3	<1.0	11 ³	0	-
Chromium (total)	3	14-16	910 ³	0	-
Chromium (hexavalent)	3	<1	6 ³	0	-
Copper	3	13-14	2400 ³	0	-
Lead	3	23-25	200 ¹	0	-
Mercury	3	<0.17	40 ³	0	-
Nickel	3	10-12	180 ³	0	-
Selenium	3	<1	250 ³	0	-
Zinc	3	49-51	3700 ³	0	-
pH	3	8.18-8.26	-	0	-
Asbestos	3	ND	ND	0	-
Soil Organic Matter %SOM	3	4.62-5.02			

¹ DEFRA : SP10130 : Category 4 Screening Levels-

² Atkins Atrisk SSV residential with home grown produce (1% SOM)

³ LQM and CIEH S4UL's for Human Health Risk Assessment (Registration No. S4UL 3265) residential with home grown produce (2.5% SOM)

⁴ BRE Special Digest 1:2005 DS-1 (units in g/l)

ND – None Detected

TABLE 2. Summary of Analysis: Organics (PAHs)

	No of samples	Range (mg/kg)	Assessment criteria ¹ (mg/kg) (residential)	No of samples failing	Locations of failures
Acenaphthene	3	<0.01 – 0.01	510	0	-
Acenaphthylene	3	<0.01	420	0	-
Anthracene	3	<0.02 – 0.03	5400	0	-
Benzo[a]anthracene -	3	0.08-0.17	11	0	-
Benzo[a]pyrene	3	0.08-0.17	2.7	0	-
Benzo[b]fluoranthene	3	0.14-0.25	3.3	0	-
Benzo[ghi]perylene	3	0.06-0.12	340	0	-
Benzo[k]fluoranthene	3	<0.07	93	0	-
Chrysene	3	0.10-0.21	22	0	-
Dibenz[ah]anthracene	3	<0.04	0.28	0	-
Fluoranthene	3	0.13-0.31	560	0	-
Fluorene	3	<0.01-0.01	400	0	-
Indeno[123-cd]pyrene	3	0.08-0.13	36	0	-
Napthalene	3	<0.03	5.6	0	-
Phenanthrene	3	0.06-0.14	220	0	-
Pyrene	3	0.10-0.27	1200	0	-

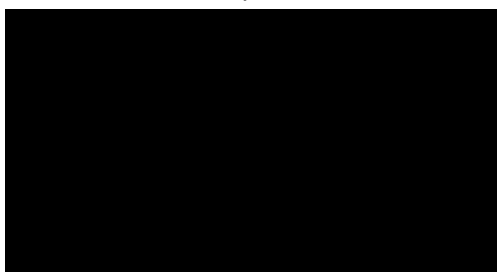
¹ LQM and CIEH S4UL's for Human Health Risk Assessment (Registration No. S4UL 3265) residential with home grown produce (2.5% SOM)

² DEFRA : SP1010 : Category 4 Screening Levels

The assessment tables show there to be no contaminants present in the imported topsoil at Dalton Avenue which exceed the adopted assessment criteria concentrations. This demonstrates the suitability of the soil to be used in soft landscaped areas of this residential development.

This document should be forwarded to Manchester City Council for approval in order to discharge the relevant planning condition.

Yours Sincerely,



FINAL ANALYTICAL TEST REPORT

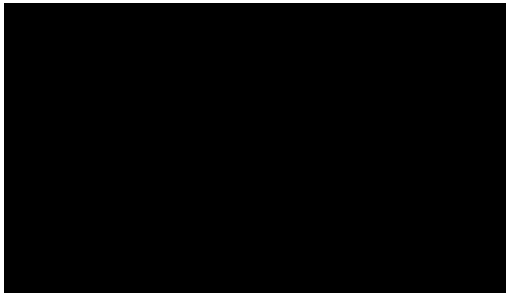
Envirolab Job Number: 26/02360
Issue Number: 1

Date: 11 March, 2026

Client: Pearl Environmental (UK) Ltd
58 Marford Crescent
Sale
Cheshire
UK
M33 4DH

Project Manager: Keith Lewis
Project Name: Dalton Ave
Project Ref: N/A
Order No: KL2702
Date Samples Received: 27/02/26
Date Instructions Received: 02/03/26
Date Analysis Completed: 11/03/26

Approved by:



Envirolab Job Number: 26/02360

Client Project Name: Dalton Ave

Client Project Ref: N/A

Lab Sample ID	26/02360/1	26/02360/2	26/02360/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 3	Plot 5	Plot 7							
Depth to Top	0.2	0.2	0.2							
Depth To Bottom										
Date Sampled	27-Feb-26	27-Feb-26	27-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4A	4A	4A							
% Stones >10mm _A	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH _D ^{M#}	8.19	8.26	8.18					pH	0.01	A-T-031s
Organic Matter _D ^{M#}	5.02	4.62	4.72					% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	7	7	7					mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper _D ^{M#}	13	13	14					mg/kg	1	A-T-024s
Chromium _D ^{M#}	14	14	16					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Lead _D ^{M#}	23	23	25					mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	10	10	12					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	49	50	51					mg/kg	1	A-T-024s

Envirolab Job Number: 26/02360

Client Project Name: Dalton Ave

Client Project Ref: N/A

Lab Sample ID	26/02360/1	26/02360/2	26/02360/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 3	Plot 5	Plot 7							
Depth to Top	0.2	0.2	0.2							
Depth To Bottom										
Date Sampled	27-Feb-26	27-Feb-26	27-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4A	4A	4A							
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual) _D	-	-	-							A-T-045
Asbestos Matrix (microscope) _D	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 26/02360

Client Project Name: Dalton Ave

Client Project Ref: N/A

Lab Sample ID	26/02360/1	26/02360/2	26/02360/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 3	Plot 5	Plot 7							
Depth to Top	0.2	0.2	0.2							
Depth To Bottom										
Date Sampled	27-Feb-26	27-Feb-26	27-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4A	4A	4A							
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01	<0.01	0.01					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	<0.02	0.03					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.08	0.08	0.17					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.08	0.09	0.17					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.14	0.14	0.25					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.06	0.08	0.12					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	<0.07	<0.07					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.10	0.12	0.21					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	<0.04	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.13	0.13	0.31					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	<0.01	0.01					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.08	0.08	0.13					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.06	0.07	0.14					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.10	0.10	0.27					mg/kg	0.07	A-T-019s
Total PAH-16MS_A^{M#}	0.83	0.89	1.82					mg/kg	0.01	A-T-019s

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.

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@envlab.co.uk

Client: Pearl Environmental (UK) Ltd, 58 Marford Crescent , Sale, Cheshire, UK, M33 4DH Project: Dalton Ave Clients Project No: N/A	Project No: 26/02360 Date Received: 02/03/2026 (am) Cool Box Temperatures (°C): 9.1
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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	26/02360/1	26/02360/2	26/02360/3
Client Sample No			
Client Sample ID/Depth	Plot 3 0.2m	Plot 5 0.2m	Plot 7 0.2m
Date Sampled	27/02/26	27/02/26	27/02/26
A-T-019s	04/03/2026	04/03/2026	04/03/2026
A-T-024s	09/03/2026	09/03/2026	09/03/2026
A-T-031s	11/03/2026	11/03/2026	11/03/2026
A-T-032s	11/03/2026	11/03/2026	11/03/2026
A-T-040s	06/03/2026	06/03/2026	06/03/2026
A-T-044	11/03/2026	11/03/2026	11/03/2026
A-T-045	04/03/2026	04/03/2026	04/03/2026

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