



GROUNDTECH
CONSULTING

816 STOCKPORT ROAD

SUPPLEMENTARY GEO-ENVIRONMENTAL
APPRAISAL

RAJA ASAD

MARCH 2026

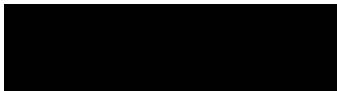
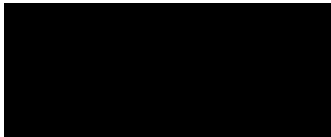
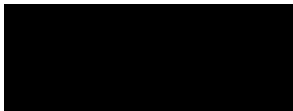
Document Control Form	
PROJECT	816 STOCKPORT ROAD
REPORT NAME	SUPPLEMENTARY GEO-ENVIRONMENTAL APPRAISAL
REPORT REFERENCE	GRO-24090-6498
STATUS	FINAL
ISSUE DATE	24 MARCH 2026
REVISION	
CLIENT	RAJA ASAD
CLIENT CONTACT	-
For and Behalf of Groundtech Consulting	
SIGNATURE	
AUTHOR	Oliver Stockton BSc (Hons) FGS
SIGNATURE	
CHECKED	Connor Hastings BSc (Hons) FGS
SIGNATURE	
REVIEWED	James Doyle BSc (Hons) CGeol FGS

TABLE OF CONTENTS

1.0	INTRODUCTION	1
1.1	PROJECT OBJECTIVES	1
1.2	PROPOSED DEVELOPMENT	1
1.3	LIMITATIONS	1
2.0	SITE SETTING	2
2.1	LOCATION.....	2
2.2	SITE DESCRIPTION	2
3.0	SCOPE OF INVESTIGATION AND RATIONALE	4
3.1	PROJECT OBJECTIVES	4
3.2	SCOPE OF WORKS	4
3.3	SOIL SAMPLING	4
5.4	GEO-ENVIRONMENTAL TESTING.....	5
4.0	GROUND MODEL.....	6
4.1	MADE GROUND.....	6
4.2	NATURAL GROUND.....	6
4.3	BEDROCK.....	7
4.4	GROUNDWATER.....	7
4.5	WATCHING BRIEF.....	7
4.6	EXCAVATION STABILITY.....	7
4.7	EXCAVATION PROGRESS.....	7
5.0	LAND QUALITY.....	8
5.1	GEO-ENVIRONMENTAL TESTING RESULTS - SOILS	8
5.2	GENERIC QUANTITATIVE RISK ASSESSMENT - SOILS	10
5.3	OUTLINE REMEDIAL STRATEGY	12
5.4	ASBESTOS IN SOILS	13
5.5	HEALTH AND SAFETY - CONSTRUCTION AND GROUND WORKERS	14
5.6	WASTE CLASSIFICATION BY ASSESSMENT.....	14
5.7	WASTE ACCEPTANCE CRITERIA (WAC) RESULTS.....	15
6.0	FINAL APPRAISAL.....	17
6.1	LAND QUALITY	17
6.2	REQUIRED FURTHER WORK.....	17
7.0	RELEVANT INDUSTRY REFERENCES.....	18

APPENDIX 1 - PLANS

APPENDIX 2 - SITE PHOTOGRAPHS

APPENDIX 3 - EXPLORATORY HOLE LOGS

APPENDIX 4 - GEO-ENVIRONMENTAL TESTING RESULTS

APPENDIX 5 - GENERIC SCREENING VALUES (RESIDENTIAL END USE WITHOUT PLANT UPTAKE)

APPENDIX 6 - JIWG RECEPTOR DECISION TOOL

APPENDIX 7 - HAZWASTE ONLINE

APPENDIX 8 - CONTAMINATED LAND LEGISLATIVE BACKGROUND

APPENDIX 9 - LIMITATIONS



Plans		
<i>Plan Reference</i>	<i>Revision</i>	<i>Title</i>
<i>GRO-24090-P01</i>	-	<i>Project Location Plan</i>
<i>GRO-24090-P08</i>	-	<i>Supplementary Exploratory Hole Location Plan</i>

1.0 INTRODUCTION

1.1 Project Objectives

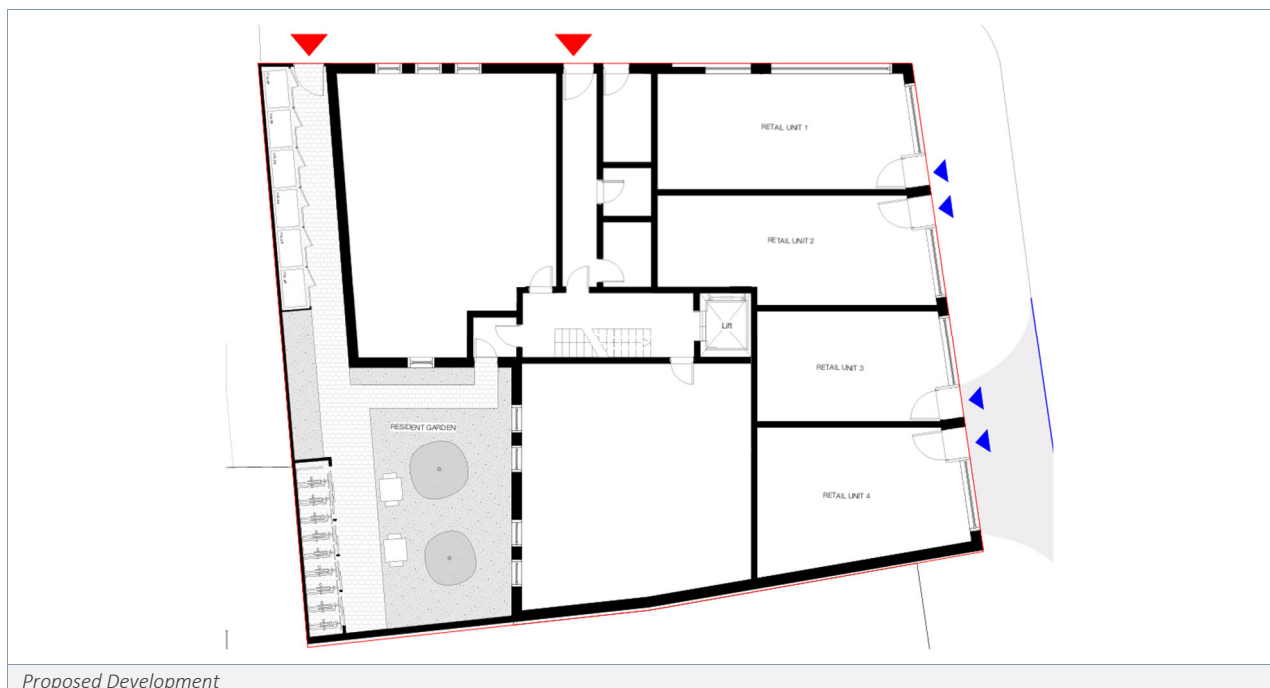
Groundtech Consulting Limited have been instructed by Raja Asad to undertake a Supplementary Ground Investigation for a site at 816 Stockport Road in Levenshulme.

The investigation was undertaken in accordance with BS 5930:2020 and BS 10175:2017 to revise the Conceptual Site Model (CSM). The Appraisal has been prepared in accordance with current UK Legislation and to discharge Land Quality pre-commencement planning conditions.

The report has been undertaken to fulfil the requirements of a risk assessment in accordance with current Land Contamination Risk Management (LCRM) risk assessment guidance

1.2 Proposed Development

The proposed development is residential/commercial end use comprising 16 residential apartments and four ground floor retail units. Associated soft and hard-landscaping features include a residential communal garden, access roads, refuse bins and car parking.



1.3 Limitations

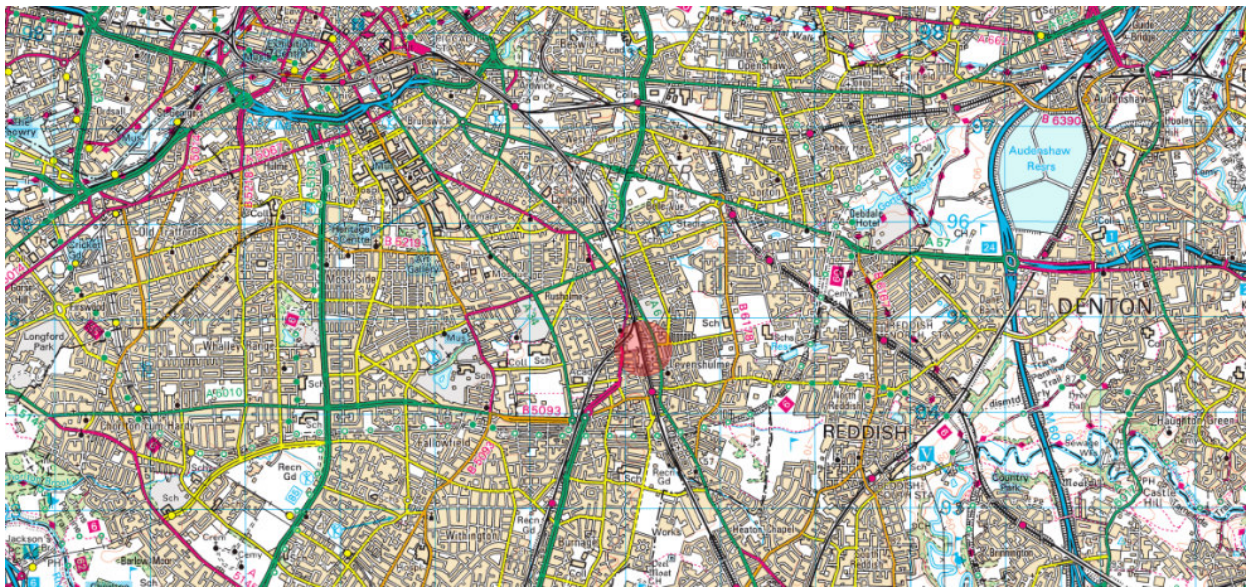
Other conditions may exist on the site that have not been taken into account in this assessment as they are outside the scope of works. Groundtech Consulting are not responsible for these circumstances that are not outlined in the report.

The assessment has been prepared for the exclusive use of the client. No third parties may rely on or reproduce the contents of the report without the written permission of Groundtech Consulting Limited. If any unauthorised third party comes into possession of the report they rely on it at their own risk and Groundtech Consulting Limited will not be obliged to provide a duty of care.

2.0 SITE SETTING

2.1 Location

The site is located circa 4.9km south of Manchester City Centre, as shown on the Project Location Plan GRO-24090-P01. The site is approximately centred on National Grid Reference 387314, 394700.



Site Location

Access to the site is gained off Stockport Road to the east of the site or Midway Street to the north.

2.2 Site Description

The site is square in shape covering an area of approximately 0.04 hectares. The topography of the site is level comprising a tarmac surfaced yard on the eastern area and former commercial units line the western site boundary, which have been demolished since the previous Ground Investigation.

The warehouse units formerly comprised single storey units constructed from corrugated metal sheeting, the eastern facing wall of these units contained roller shutters. A mechanical works/garage occupied the two south western units associated with “Sabhar Auto Repairs”. A concrete slab was present at surface here however there were no inspection pits or hydraulic lifts associated with this garage.

Site Boundaries and Surrounding Area

The site is bound by the rear walls of the warehouse units to the west. The northern and eastern boundaries comprise wooden fencing, centrally to this fencing framing is still present which appears to have previously contained advertising boards. The southern boundary comprises a brick wall associated with an adjacent commercial property.

The site is surrounded by following features/land uses:

- North - Midway Street and residential properties
- East - Stockport Road and residential/commercial properties



- South - Residential/commercial properties
- West - Residential properties followed by a Railway Line

Site photographs are presented in *Appendix 2*.

3.0 SCOPE OF INVESTIGATION AND RATIONALE

3.1 Project Objectives

The aim of the fieldwork was to:

Determine the stratification beneath the site
Maintain watching brief for visual and olfactory evidence of contamination
Obtain samples using methodology in current guidance for contamination analysis
Assess the identified pollution linkages in the Conceptual Site Model (CSM)

3.2 Scope of Works

The following scope of works was completed on the 13th March 2026:

- 10 No. Hand Excavated Trial Pits (HP01 to HP10) were excavated to depths of between 0.4m and 1.2m begl using hand digging tools.

The exploratory hole locations are presented on Groundtech Plan GRO-24060-P08 and the exploratory hole logs are in Appendix 3.

The exploratory holes were positioned to establish the stratification beneath the site and target any areas of concern as summarised in the table below:

Location	Target Rationale
HP01 to HP10	Determine stratification and undertake geo-environmental testing beneath the former buildings in the western area of the site.

The exploratory holes were logged by a suitably experienced geo-environmental engineer in general accordance with the following current guidance:

- BS 5930 'Code of Practice for Site Investigations' 2020
- BS EN 14688-1:2002 'Geotechnical Investigation and Testing - Identification and classification of soil'

3.3 Soil Sampling

During the intrusive investigation, representative samples were taken at regular intervals, changes of strata and where evidence of contamination existed. Laboratory analysis was scheduled on the samples obtained.

The samples obtained are summarised in the table below:

Soil Sample	Number
Environmental Sample	21

The samples have been obtained in accordance with current environmental and geotechnical guidance. The sampling plan has been designed obtain samples from all required strata using the correct methodology.

Disturbed samples of soil for geo-environmental testing were placed in the correct sampling containers as required by the laboratory in accordance with their MCERTS and UKAS Accreditation. Transportation was arranged in a timely manner and the samples were at the correct temperature

The sample locations and depths are recorded on the exploratory logs.

5.4 Geo-Environmental Testing

To inform the Generic Quantitative Risk Assessment, the following geo-environmental testing was scheduled to assess the risk from contamination on the site. The testing is based on observations during the Ground Investigation.

Contaminant of Concern (CoC)	Matrix	Number
<i>Arsenic, cadmium, chromium (total and hexavalent), copper, lead, mercury, nickel, selenium, zinc and pH</i>	<i>Soil</i>	<i>5</i>
<i>Total Petroleum Hydrocarbons (TPH CWG)</i>	<i>Soil</i>	<i>5</i>
<i>Speciated Polycyclic Aromatic Hydrocarbons (PAHs)</i>	<i>Soil</i>	<i>5</i>
<i>Asbestos Screening</i>	<i>Soil</i>	<i>5</i>
<i>Volatile Organic Compounds (VOCs)</i>	<i>Soil</i>	<i>2</i>

The Geo-Environmental Laboratory Testing Results are presented in *Appendix 4*.

4.0 GROUND MODEL

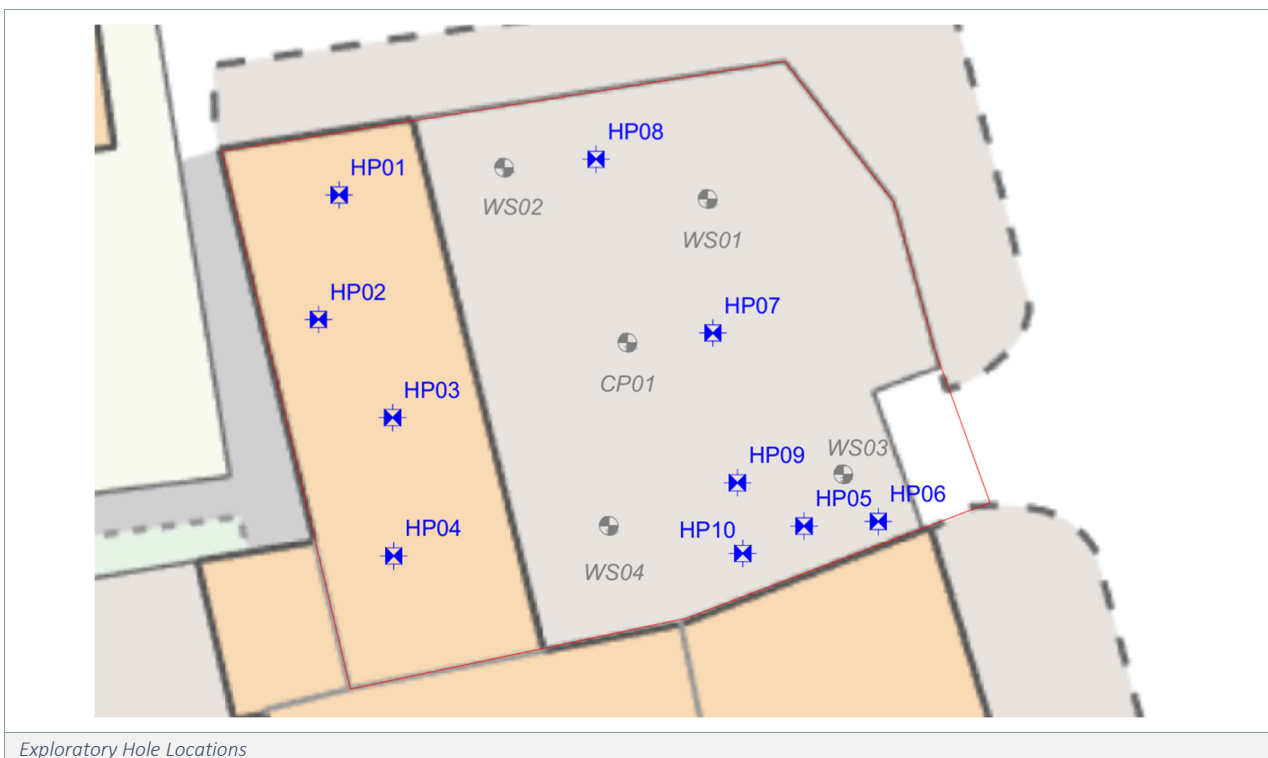
4.1 Made Ground

Made Ground was encountered in the western area of the site beneath the former buildings to a maximum unpenetrated depth of 1.2m begl, however was generally encountered to depths of between 0.35m and 0.9m begl.

Two main Made Ground populations were encountered during the investigation and are described below:

1. *Dark grey slightly clayey gravelly SAND in HP01 to HP05, HP07 to HP10 from ground level to a maximum depth of 0.6m begl.*
2. *Soft brown mottled orange slightly gravelly CLAY in HP05 to HP07 from ground level to a maximum depth of 1.2m begl.*

The Made Ground strata encountered confirms the findings of the previous investigation where Made Ground was encountered to a maximum depth of 1.5m begl.



4.2 Natural Ground

The natural strata encountered generally confirmed the published geological records of Glacial Till. One main natural stratification encountered during the investigation and consisted of firm brown mottled orange slightly gravelly sandy CLAY which was encountered in all locations excluding HP05 and HP10 from 0.35m to a maximum depth of 1.0m begl.

The natural strata encountered confirms the findings of the previous investigation.



4.3 Bedrock

Bedrock was not encountered in this investigation.

4.4 Groundwater

Groundwater was not encountered during the supplementary investigation.

4.5 Watching Brief

A watching brief was maintained during the Ground Investigation for visual and olfactory evidence of contamination.

Evidence of olfactory contamination was encountered in HP05 between ground level and 0.25m begl where a faint hydrocarbon odour was noted.

4.6 Excavation Stability

No evidence of spalling or collapse was noted during excavation of the hand pits.

4.7 Excavation Progress

Slow progress while excavating the hand pits was not experienced.

5.0 LAND QUALITY

5.1 Geo-Environmental Testing Results - Soils

Samples of Made Ground have been tested for a range of relevant Contaminants of Concern. In accordance with LCRM, a Generic Quantitative Risk Assessment (GQRA) has been undertaken to determine the significance of the concentrations as derived through Geo-Environmental testing.

The GQRA process comprises the comparison of the actual concentrations measured on site with Generic Assessment Criteria (GACs) for the protection of human health.

The GACs used for the assessment of soil concentrations have been derived using the CLEA model. The GACs used are listed below:

- *Soil Guideline Values (SGVs) which demonstrate minimal risk*
- *LQM/CIEH S4ULs which use the same toxicological data as the SGVs but different exposure criteria*
- *C4SLs which demonstrate low risk*

In deriving the GACs for use on Brownfield sites we have assumed a 1% Soil Organic Matter, unless the results indicate otherwise.

The proposed end-use for the site is a residential/commercial development 16 residential units and four ground floor retail units with a residential communal garden. We have therefore undertaken the GQRA on the basis that the proposed development site falls under the Residential (without Plant Uptake) land-use scenario as defined in SR3 (EA, 2009b).

The strata or sources of contamination targeted by the laboratory testing scheduled is summarised in the table below:

Strata	Number of Samples Tested	Locations
<i>Granular Made Ground (Population 1)</i>	5	<i>HP01 to HP05</i>

A summary of the Geo-Environmental Testing results is presented below and the GQRA screening values are presented in *Appendix 5*:

Metals				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
<i>Arsenic</i>	4.4 - 16.3	40	-	-
<i>Cadmium</i>	<0.3 - 0.8	85	-	-
<i>Chromium</i>	40.9 - 59.5	910	-	-
<i>Hexavalent Chromium</i>	<0.3	6	-	-
<i>Copper</i>	31 - 98	7100	-	-
<i>Lead</i>	41 - 729	310	1	HP05 0.1m
<i>Mercury</i>	<0.1 - 0.8	1.2	-	-
<i>Nickel</i>	26.1 - 47.5	180	-	-
<i>Selenium</i>	<1 - 3	430	-	-
<i>Zinc</i>	63 - 469	40000	-	-

Polycyclic Aromatic Hydrocarbons (PAHs)				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
<i>Naphthalene</i>	0.63 - 51.91	15	1	HP05 @ 0.1m
<i>Acenaphthylene</i>	0.44 - 7.32	2900	-	-
<i>Acenaphthene</i>	3.04 - 124.58	3000	-	-
<i>Fluorene</i>	1.99 - 88.25	2800	-	-
<i>Phenanthrene</i>	18.23 - 495.84	1300	-	-
<i>Anthracene</i>	6.8 - 160.81	31000	-	-
<i>Fluoranthene</i>	34.26 - 553.95	1500	-	-
<i>Pyrene</i>	27.43 - 444.58	3700	-	-
<i>Benzo(a)anthracene</i>	9.27 - 245.28	11	4	HP01 0.2m HP02 0.2m HP03 0.1m HP05 0.1m
<i>Chrysene</i>	9.89 - 213.62	30	1	HP05 0.1m
<i>Benzo(b)fluoranthene</i>	11.27 - 243.59	3.9	5	HP01 0.2m HP02 0.2m HP03 0.1m HP04 0.2m HP05 0.1m
<i>Benzo(k)fluoranthene</i>	4.38 - 94.73	110	-	-
<i>Benzo(a)pyrene</i>	10.37 - 231.02	3.2	5	HP01 0.2m HP02 0.2m HP03 0.1m HP04 0.2m HP05 0.1m
<i>Indeno(123cd) pyrene</i>	5.89 - 134.96	45	1	HP05 0.1m
<i>Dibenzo(ah)anthracene</i>	0.97 - 33.01	0.31	5	HP01 0.2m HP02 0.2m HP03 0.1m HP04 0.2m HP05 0.1m
<i>Benzo(ghi)perylene</i>	5.47 - 113.04	360	-	-
TPH CWG - Aliphatics				
Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
>C5-C6	<0.10	42	-	-
>C6-C8	<0.10	100	-	-
>C8-C10	<0.10 - 0.70	27	-	-
>C10-C12	<0.20 - 27.3	130	-	-
>C12-C16	14.0 - 205.0	1100	-	-
>C16-C21	32.0 - 334.00	65000	-	-
>C21-C35	368.0 - 2172.0	65000	-	-
<i>Total aliphatics C5-35</i>	414.0 - 2387.0	-	-	-
TPH CWG - Aromatics				
Contaminant	Range (mg/)	Screening value (mg/kg)	Exceedances	Locations
>C5-EC7	<0.10	370	-	-
>EC7-EC8	<0.10	860	-	-

>EC8-EC10	<0.10	47	-	-
>EC10-EC12	1.8 - 29.7	250	-	-
>EC12-EC16	35.0 - 279.0	1800	-	-
>EC16-EC21	268.0 - 1444.0	1900	-	-
>EC21-EC35	1065.0 - 3447.0	1900	3	HP01 0.2m HP03 0.1m HP05 0.1m
Total aromatics C5-35	1363.0 - 5200.0	-	-	-
Total aliphatics and aromatics(C5-35)	1777.0 - 6448.0	-	-	-
MTBE	<2.00 ug/kg	-	-	-
Benzene	<3.00 - 9.00 ug/kg	380	-	-
Toluene	<3.00 - 20.00 ug/kg	880000	-	-
Ethylbenzene	<3.00 - 10.00 ug/kg	83000	-	-
m/p-Xylene	<5.00 - 19.00 ug/kg	161000	-	-
o-Xylene	6.00 - 15.00 ug/kg	88000	-	-
Others				
Organic Matter	6.5 - 33.9%			
pH	8.2 - 11.52			
Asbestos Screen				
Position	Depth (m bgl)	Result	Quantification	
HP01	0.20	None Detected	n/a	
HP02	0.20	None Detected	n/a	
HP03	0.10	None Detected	n/a	
HP04	0.20	None Detected	n/a	
HP06	0.10	Chrysotile and Amosite Fibre bundles and ACM Debris	0.685 mass%	

Two samples have been screened for Volatile Organic Compounds (VOCs) and the results were generally below the laboratory's limit of detection with the exception of Benzene, Toluene, Ethylbenzene, m/p-Xylene, o-Xylene, 1,3,5-Trimethylbenzene, 1,2,4-Trimethylbenzene, sec-Butylbenzene, 4-Isopropyltoluene, n-Butylbenzene and Naphthalene however these were encountered at generally low levels.

5.2 Generic Quantitative Risk Assessment - Soils

Made Ground has been encountered to a maximum unpenetrated depth of 1.2m bgl, however was generally encountered to depths of between 0.35m and 0.9m bgl and comprised granular and cohesive strata.

Olfactory evidence of contamination was encountered in HP05 between ground level and 0.25m bgl and comprised a faint hydrocarbon odour.

Heavy Metals

When compared to the residential without plant uptake screening values, a single elevated concentration of lead was encountered HP05 at 0.1m bgl. Lead was encountered at an elevated concentration of 729mg/kg when compared to the screening value of 310mg/kg.

The elevated concentrations of heavy metals including Lead recorded within the granular Made Ground on the site is likely associated with ash and clinker encountered in this strata during the previously undertaken Ground Investigation associated with the sites former use as a coal yard.

No other elevated concentration of lead have been encountered through the supplementary investigation. Elevated concentrations of heavy metals including Arsenic, Lead and Mercury recorded within the granular Made Ground on the site during the previously undertaken Ground Investigation.

Speciated Polycyclic Aromatic Hydrocarbons (PAHs)

Elevated concentrations of speciated PAHs have been recorded in all samples tested during the supplementary investigation works undertaken. Elevated concentrations of Naphthalene, Benzo(a)anthracene, Chrysene, Benzo(b)fluoranthene, Benzo(a)pyrene, Indeno(123cd)pyrene and Dibenzo(ah)anthracene have been recorded above the residential without plant uptake screening values.

Naphthalene has been recorded at an elevated concentration of 51.91mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 15mg/kg.

Benzo(a)anthracene has been recorded at an elevated concentration of 13.13mg/kg in HP01 at 0.2m, 15.88mg/kg in HP02 at 0.2m, 21.35mg/kg in HP03 at 0.1m and 245.28mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 11mg/kg.

Elevated concentrations of Chrysene were recorded at 213.62mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 30mg/kg.

Benzo(a)pyrene has been recorded at an elevated concentration of 14.11mg/kg in HP01 at 0.2m, 16.46mg/kg in HP02 at 0.2m, 22.56mg/kg in HP03 at 0.1m, 10.37mg/kg in HP04 at 0.2m and 231.02mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 3.2mg/kg.

Elevated concentrations of Indeno(123cd)pyrene were recorded at 134.96mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 45mg/kg.

Dibenzo(ah)anthracene was recorded at an elevated concentration of 1.45mg/kg in HP01 at 0.2m, 1.29mg/kg in HP02 at 0.2m, 2.72mg/kg in HP03 at 0.1m, 0.97mg/kg in HP04 at 0.2m and 33.01mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 0.31mg/kg.

Finally, Benzo(b)fluoranthene was recorded at an elevated concentration of 14.49mg/kg in HP01 at 0.2m, 17.32mg/kg in HP02 at 0.2m, 24.59mg/kg in HP03 at 0.1m, 11.27mg/kg in HP04 at 0.20 and 243.59mg/kg in HP05 at 0.1m begl when compared to the residential without plant uptake screening value of 3.9mg/kg.

The elevated concentrations were recorded in all locations undertaken at the site as part of the supplementary investigation undertaken. These elevations were detected in granular Made Ground associated with the sites former use as a coal yard which is considered to be the likely source of these elevated concentrations as encountered during the previous investigation undertaken at the site.

Speciated Total Petroleum Hydrocarbons (TPH CWG)

Elevated concentrations of Aliphatic >EC21-EC35 have been recorded in HP01, HP03 and HP05 by the supplementary investigation at the site. These concentrations ranged between 2075mg/kg to 3447mg/kg when compared to the residential without plant uptake screening value of 1900mg/kg.

No other elevated concentrations of speciated hydrocarbons have been recorded by the supplementary investigation. Elevated concentrations of TPHs were encountered at the site through the previously undertaken ground investigation and comprised aromatic fractions EC12-EC16, EC16-EC21 and EC21-EC35.

The elevated concentrations were typically in the heavy end aromatic fractions, these elevations are likely associated with diesel fuels and lubricating oils as indicated by the laboratory interpretation as well as ash and coal encountered through the previously undertaken ground investigation.

Volatile Organic Compounds

VOC concentrations encountered through the supplementary investigation were generally encountered below the laboratory detection limits however some determinants were detected at low levels, the compounds detected are associated with the same sources as the previously discussed PAH and TPH contamination at the site.

Asbestos

Asbestos has been detected in one sample by the supplementary investigation at the site, this was encountered in HP05 at 0.1m begl and comprised Amosite and Chrysotile fibre bundles and ACM Debris and has been quantified at 0.685%mass.

Asbestos was encountered during the previous investigation as chrysotile fibre bundles and asbestos cement were detected in WS04 at 0.2m begl. This sample was quantified and a mass% of 2.333 was determined.

5.3 Outline Remedial Strategy

Soils

Granular and cohesive Made Ground has been encountered during the supplementary investigation from ground level to a maximum unpenetrated depth of 1.2m begl. Elevated concentrations of heavy metals, speciated PAHs and speciated hydrocarbons have been recorded by the supplementary investigation and asbestos has been encountered at 0.685mass%.

During the previous investigation granular and cohesive Made Ground was encountered beneath the site. The deepest Made Ground was 1.5m begl in WS01, but was typically encountered to a depth of between 0.5m and 0.8m begl. Elevated concentrations of arsenic, lead, mercury, speciated hydrocarbons and speciated PAHs were recorded generally associated with the presence of ash and clinker in the granular Made Ground associated with the former site uses as a coal yard. In addition, Chrysotile asbestos fibre bundles and asbestos cement have been detected in one sample at 2.333mass%.

The proposed development is residential/commercial end use comprising the construction of a three storey building, incorporating 16 residential apartments and four ground floor retail units with a residential communal garden.

In the area of soft landscaping, a cover system comprising 600mm of suitable clean material should be placed. The construction of the cover system should be made up by a minimum of 150mm topsoil underlain by 450mm subsoil underlain by a demarcation or hard dig layer. The cover system will act as a barrier from the chrysotile asbestos fibre bundles and elevated concentrations of heavy metals and hydrocarbons. The depth of cover system should be validated by a suitably qualified engineer and imported soils should be screened to ensure chemical suitability in accordance with YALPAG 2021.

Any Asbestos Containing Materials (ACMs) should be picked during the enabling and ground works and disposed of to a suitably licensed facility.

Controlled Waters

Mobile contamination has not been identified and no remedial measures are required with respect to controlled waters.

Ground Gas

Gas monitoring results place the site in Characterisation Situation 1 (CS1) and ground gas precautions are not required within the proposed developments based on the monitoring results. The site is not located in an area where radon protection measures are required.

A vapour risk is considered to exist at the site and a vapour resistant membrane is required within the floor slab construction.

Watching Brief and Regulatory Compliance

Regulatory compliance should be obtained pre-commencement to avoid delays during the construction phase which will have cost implications.

A Remedial Specification is required which will contain the following:

- *Detailed proposals for addressing unforeseen ground contamination following demolition of the existing building*
- *Specify which remedial option will be implemented for the vapour risk pollutant linkage*
- *Outline the proposed contents of the Completion/Verification Report required in due course to satisfy part b of the condition*
- *Outline the proposed contents of the Completion/Verification Report required in due course to satisfy part b of the condition*

5.4 Asbestos in Soils

Amosite and Chrysotile fibre bundles and ACM Debris has been identified in one sample taken from HP05 at 0.1m begl and has been quantified at a mass% of 0.685. During the previous investigation Chrysotile fibre bundles and asbestos cement has been identified in one sample taken from WS04 at 0.2m begl and has been quantified at a mass% of 2.333.

Asbestos Containing Materials (ACMs) should be hand picked during the enabling and ground works and disposed to a suitably licensed facility.

Where soils will be disturbed as part of the ground works, in accordance with the Joint Industry Working Group (JIWG) decision support tool for CAR2012 work categories, the combined hazard and exposure ranking is medium. The work is classified as licenced and CAR does apply, there is a medium risk from asbestos fibres.

The JIWG table is presented in *Appendix 6*. This should be used as an aid to classify risk and recommend the level of protection required, the final decision on how asbestos within the soils should be managed should be made by the contractor.

As there is a medium risk from asbestos fibres based on the concentration recorded, the JIWG report recommends the following when groundworkers disturb the subbase materials as part of the enabling works:

- *RPE should be worn (EN140 with P3 filter half mask).*
- *Dust suppression should be carried out to reduce the potential for fibre release.*

- *Localised and enhanced personal decontamination facilities should be provided.*

5.5 Health and Safety - Construction and Ground Workers

During the reclamation and construction phases of the site development it will be necessary to protect the health and safety of site personnel. The risk to construction and ground workers is assessed in the table below:

PL Ref	Potential Source	Pollution Linkage	Likelihood	Severity	Level of Risk
PL8	Made Ground	Ingestion, direct contact, inhalation of dusts.	Likely	Medium	Medium
PL9	Asbestos	Ingestion, direct contact, inhalation of dusts.	Likely	Low	Medium

Significantly elevated concentrations of heavy metals, speciated hydrocarbons and PAHs have been recorded by the laboratory testing undertaken. Amosite and Chrysotile fibre bundles and ACM Debris has been identified in one sample taken from HP05 at 0.1m bgl and has been quantified at 0.685mass%. It is recommended that ground workers wear gloves when handling Made Ground and hand washing facilities should be made available as a minimum. The risk to ground workers should be communicated through a site induction and through information on noticeboards.

General guidance on these matters is given in the Health and Safety Executive (HSE) document “Protection of Workers and the General Public during the Redevelopment of Contaminated Land”. In summary, the following measures are suggested to provide a minimum level of protection:

- *All ground workers should be issued with the relevant protective clothing, footwear and gloves. These protective items should not be removed from the site and personnel should be instructed as to why and how they are to be used.*
- *Hand-washing and boot-washing facilities should be provided.*
- *Care should be taken to minimise the potential for off-site migration of contamination by the provision of dust suppression control and wheel cleaning equipment during the construction works.*
- *Good practices relating to personal hygiene should be adopted on the site.*
- *The contractor shall satisfy the Health and Safety Executive with regard to any other matters concerning the health, safety and welfare of persons on the site.*

5.6 Waste Classification by Assessment

We have reviewed the testing results and inputted them into the HazWasteOnline model which allows users to code and classify waste as defined in the EWC (European Waste Catalogue 2002) based on EC Regulation 1272/2008 on the Classification, labelling and packaging of substances and mixtures (CLP) and latest Environment Agency guidance (WM3 “Guidance on the classification and assessment of waste (1st edition 2015)-Technical Guidance”).

This is a useful tool as waste producers have the legal responsibility to classify any waste they produce.

Five samples were tested to assess whether they contained any contaminants in the hazardous range when screened against assessment criteria within WM3. The results are in the Waste Classification Report presented in *Appendix 7*.

Reference	Depth (m)	Strata Type	Hazardous Properties
HP01	0.20	Granular Made Ground	HP3, HP7, HP11
HP02	0.20	Granular Made Ground	HP7, HP11
HP03	0.10	Granular Made Ground	HP7, HP8, HP11
HP04	0.20	Granular Made Ground	HP7, HP11
HP05	0.10	Granular Made Ground	HP3, HP7, HP11

Based on the assessment tool, the Made Ground has been classified as *Hazardous* due to flammable, carcinogenic, mutagenic and corrosive properties.

Amosite and Chrysotile fibre bundles and ACM Debris has been identified in one sample taken from HP05 at 0.1m bgl and has been quantified at 0.685mass% and exceeds the Hazardous waste threshold. ACMs should be hand picked during the enabling and ground works and further testing undertaken is required prior to disposal.

5.7 Waste Acceptance Criteria (WAC) Results

The Landfill Directive (Directive 1999/31/EC on the landfilling of waste) led to the establishment of a methodology for classifying wastes. Wastes can only be accepted at a landfill if they meet the relevant Waste Acceptance Criteria (WAC) for that type of landfill. There are three different WAC, these are for:

- *Inert waste*
- *Non-Hazardous waste*
- *Hazardous waste*

Wastes should first be classified based on their total concentrations as detailed in the previous section. WAC testing is then required if the end disposal route is a landfill.

Waste Acceptance Criteria (WAC) testing was outside the scope of this investigation and the guidance given below is general.

The possibility of automatic inert classification of the natural soils should be explored in accordance with Section 4.3 of the EA guidance document. The Council Decision includes a list of wastes in Section 2.1.1 of the document that are assumed to be inert and therefore acceptable at a landfill for inert waste without testing, this is the case if:

- *They are single stream waste of a single waste type (although different waste types from the list may be accepted together if they are from a single source)*
and
- *There is no suspicion of material or substances such as metals, asbestos, plastics, chemicals, etc to an extent which increases the risk associated with the waste sufficiently to justify contamination and they do not contain other their disposal in other classes of landfill.*

If any organic contaminated material is encountered during the construction phase, it is possible that this may be classified as hazardous and testing should be undertaken at that time.

Materials should be segregated and where necessary sufficient time is allowed to further classify the material properly, including discussion with landfill sites and waste transfer stations to find the best disposal route. It is recommended that where possible the soils could be recycled at a suitable local waste treatment plant or transfer station rather than a landfill disposal route.

The reuse of soils on the site should be done in accordance with the CL:AIRE “Development Industry Code of Practice for the Definition of Waste” (CL:AIRE CoP). Any re-use scheme should be designed to minimise disposal costs.

After a cut and fill balance plan/volume calculation has been carried out, a U1 and T5 exemption could be registered. This will allow the use of the following soils without a waste permit or under Dow CoP MMP:

- *1,000 tonnes (c. 600m³) of non-hazardous soil*
- *5,000 tonnes (c. 3,000m³) of natural sand and gravels.*
- *50,000 tonnes (c. 25,000m³) of bituminous material to be used in roadways.*
- *5,000 tonnes (c. 3,000m³) of crushed concrete/stone.*

6.0 FINAL APPRAISAL

6.1 Land Quality

It is proposed to construct a three storey building, incorporating 16 residentials apartment and four ground-level commercial units. Associated soft and hard landscaping features include a communal residential garden, access roads and car parking.

A mixture of cohesive and granular Made Ground was encountered to a maximum unpenetrated depth of 1.2m begl however was generally encountered to depths of between 0.35m and 0.9m begl previously Made Ground was encountered to 1.5m begl. Natural strata was encountered in all exploratory holes excluding HP05 and comprised one cohesive stratum. Olfactory evidence of contamination was encountered in HP05 and comprised a faint hydrocarbon odour.

Geo-environmental testing conducted on Made Ground samples identified elevated concentrations of heavy metals, speciated hydrocarbons and speciated PAHs. Asbestos was detected in a single sample during laboratory screening. The risk to Human Health is considered to be *Moderate*.

A cover system comprising 600mm of suitable clean material inclusive of a minimum of 150mm topsoil underlain by 450mm subsoil should be installed within the communal soft landscaping area, a demarcation membrane or hard dig layer should be placed at the base of the cover system.

No mobile contamination has been identified and the risk to controlled waters is considered to be *Low*.

The risk from vapours is considered to be *High*, as Naphthalene has been encountered above the vapour saturation limit and a vapour resistant membrane is required. A vapour resistant membrane will be required.

Waste classification testing has confirmed that the Made Ground is *Hazardous* for waste disposal purposes.

A watching brief should be maintained during the demolition of the existing building and the construction of foundations for any evidence of contamination.

6.2 Required Further Work

The following further work is considered necessary to progress the site to construction phase:

Production of Remedial Specification

Confirmation of recommendations made in this appraisal with regulators

7.0 RELEVANT INDUSTRY REFERENCES

- British Standards Institution. *Investigation of Potentially Contaminated sites - code of practice*. BS 10175:2017.
- British Standards Institution '*Code of Practice for Site Investigations*' BS 5930:2020.
- British Standards Institution "*Geotechnical investigation and testing – Identification and classification of soil*" BS EN ISO 14688:2002.
- British Standards Institution "*Geotechnical investigation and testing – Identification and classification of rock*" BS EN ISO 14689:2002.
- BRE Report BR211 '*Radon – Guidance on protective measures for new buildings*' 2015 Edition.
- BRE Special Digest 1: "*Concrete in Aggressive Ground*" 3rd Ed 2005.
- CIRIA 552 "*Contaminated Land Risk Assessment – A guide to good practice*" 2001.
- CIRIA C665 "*Assessing Risks Posed by Hazardous Ground Gases to Buildings*" 2007.
- Wilson & Card "*Proposed method classifying gassing sites*" Ground Engineering 1999.
- Card & Steve Wilson in "*A pragmatic approach to ground gas risk assessment for the 21st Century*" - CIRIA/Environmental Protection UK Ground gas seminar 2011
- BS 8576:2013 '*Guidance on investigations for ground gas – Permanent gases and Volatile Organic Compounds (VOCs)*'
- BS 8485:2015 '*Code of practise for the design of protective measures for methane and carbon dioxide ground gases for new buildings*'
- The Hazardous Waste (England) Regulations 2005.
- Environment Agency Hazardous Waste: "*Guidance on the classification and assessment of waste*" WM3 ver. 1 May 2015.
- The National Planning Policy Framework (NPPF) March 2012
- DETR. Circular 02/2000 Contaminated Land.
- Environment Agency, 2009 'Using Soil Guideline Values'.
- Environment Agency, 2009 'Updated Technical Background to the CLEA model'.
- Environment Agency, 2009 'Human health toxicological assessment of contaminants in soil'.
- Department of the Environment, 1994, CLR Report No 1 'A framework for assessing the impact of contaminated land on groundwater and surface water'.
- Department of the Environment, 1994, CLR Report No 2 'Guidance on Preliminary Site Inspection of Contaminated Land'.
- Department of the Environment, 1994, CLR Report No 3 'Documentary research on Industrial Sites'.
- Department of the Environment, 1994, CLR Report No 4 'Sampling Strategies for Contaminated Land'.
- DEFRA and the Environment Agency, 2002-2004, CLR10 'Soil Guideline Value Reports for Individual Soil Contaminants'.
- LCRM (Land Contamination Risk Management), April 2021.
- Nathanail, C. P., McCaffrey, C., Gillett, A., Ogden, R. C. and Nathanail, J.F. 2015. The LQM/CIEH S4ULs for Human Health Risk Assessment. Land Quality Press, Nottingham.
- CL:AIRE, 2014 'Development of Category 4 Screening Levels for Assessment of Land Affected by Contamination'.
- Water Framework Directive.
- Environmental Quality Standards.

UK Drinking Water Standards: Water Supply (Water Quality) Regulations 1989 (SI 1989/1147) and Water Supply (Water Quality) Regulations

UKWIR Report 10/WM/03/21 2010 "Guidance for the Selection of Water Supply Pipes to be used in Brownfield Sites"

Health & Safety Executive, 1991. 'Protection of Workers & the General Public during the Development of Contaminated Land'.

Environment Agency & NHBC, 2000. R&D Publication 66. Guidance for the Safe Development of Housing on Land Affected by Contamination.

Environment Agency "Guidance on the classification and assessment of waste (1st edition 2015) Technical Guidance WM3"

CL:AIRE "*The Definition of Waste: Development Industry Code of Practice*" Version 2 March 2011.

CIRIA "*Asbestos in soil and made ground: a guide to understanding and managing risks*" C733 2014

Control of Asbestos Regulations (CAR) 2012

Harris, M R, Herbert, S. M, Smith, M A 'Remedial Treatment for Contaminated Land' (twelve volumes), special publications 101-112, CIRIA 1996.

Department of the Environment. 1995. Industry Profiles - 48 separate publications available from The Stationery Office, London

Environment Agency. R&D Publication 20. Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources. 1999.

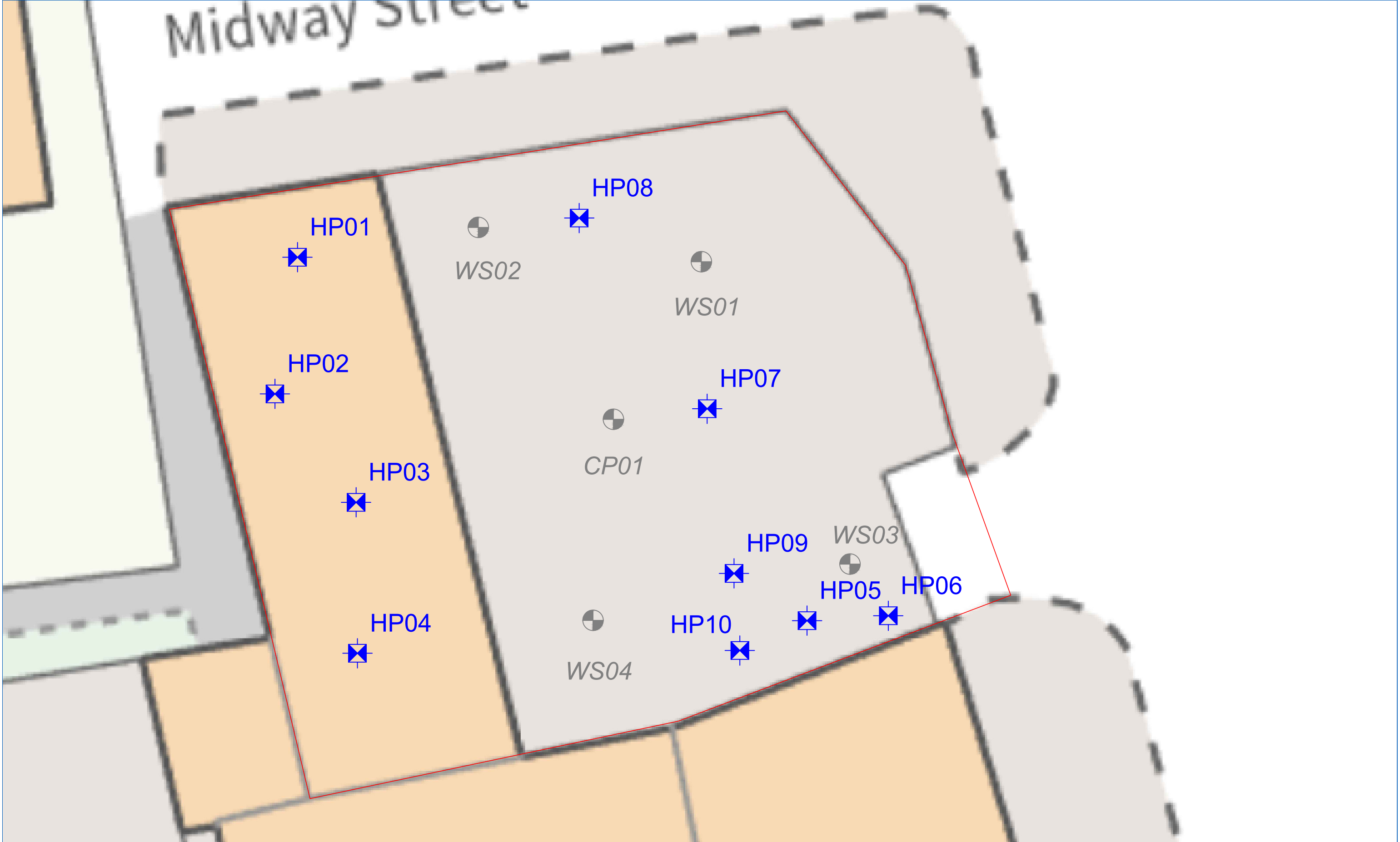
Specification for Highways Works – Series 600 Earthworks November 2016.



APPENDIX 1 - Plans



GROUNDTECH CONSULTING	CLIENT	DATE				Status		Notes Site Location
	RAJA ASAD	MAY 2024				Preliminary		
	PROJECT TITLE	SCALE				Draft		
	816 STOCKPORT ROAD	NTS				Issued		
	PLAN TITLE	PLAN NUMBER				For Comment		
	PROJECT LOCATION PLAN	GRO-24090-P01	Rev.	Details	Date	Approved		



GROUNDTECH CONSULTING	CLIENT RAJA ASAD	DATE MARCH 2026				Status		Notes Previous Borehole Location Hand Excavated Pit Location
	PROJECT TITLE 816 STOCKPORT ROAD	SCALE NTS				Preliminary		
	PLAN TITLE SUPPLEMENTARY EXPLORATORY HOLE LOCATION PLAN	PLAN NUMBER GRO-24090-P08				Draft		
						Issued		
						For Comment		
				Rev.	Details	Date	Approved	



APPENDIX 2 - Site Photographs



Photograph 1 - HP01



Photograph 2 - HP02



Photograph 3 - HP03



Photograph 4 - HP04



Photograph 5 - HP05



Photograph 6 - HP06





Photograph 9 - HP09



Photograph 10 - HP10



Photograph 11 - Site following demolition of existing structures



Photograph 12 - Site following demolition of existing structures



Photograph 13 - Site following demolition of existing structures



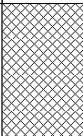
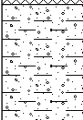
Photograph 14 - Site following demolition of existing structures

APPENDIX 3 - Exploratory Hole Logs

Date
13/03/2026

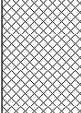
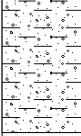
Scale
1:25

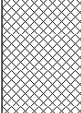
Logged
OS

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.45			MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone, ceramic and plastic.	
	0.60	ES					Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.	
								1
								2
								3
								4
								5



Stability: Stable

				Trial Pit Log			Trialpit No HP02 Sheet 1 of 1	
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25
Client: RAJAASAD				Depth 0.85		0.3 		Logged OS
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES		0.40			MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone, ceramic and plastic.	
	0.50	ES						Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.
					0.85			End of pit at 0.85 m
1 2 3 4 5								
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.85m begl. 4. Trial pit backfilled with arisings.								
Stability: Stable								

				Trial Pit Log			Trialpit No HP03 Sheet 1 of 1	
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25
Client: RAJAASAD				Depth 0.70				Logged OS
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.10	ES					MADE GROUND: Dark grey clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone and ceramic.	
	0.60	ES		0.40 0.70			Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.	
							End of pit at 0.70 m	
								1
								2
								3
								4
								5
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.70m begl. 4. Trial pit backfilled with arisings.								
Stability: Stable								

Date
13/03/2026

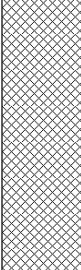
Scale
1:25

1.25

Logged
OS

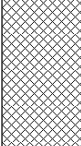
5

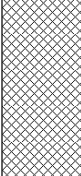
				Trial Pit Log			Trialpit No HP05 Sheet 1 of 1		
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026	
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25	
Client: RAJAASAD				Depth 1.20		0.3 		Logged OS	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10	ES		0.25			MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, concrete, limestone, ceramic, glass and plastic. Faint hydrocarbon odour.		
	0.50	ES					MADE GROUND: Soft brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of brick, limestone and chert. Sand is fine to coarse.		
	1.00	ES		1.20			End of pit at 1.20 m		
1 2 3 4 5									
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 1.20m begl. 4. Trial pit backfilled with arisings.									
Stability: Stable									

				Trial Pit Log			Trialpit No HP06 Sheet 1 of 1	
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25
Client: RAJAASAD				Depth 1.00		0.3 		Logged OS
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.50	ES					MADE GROUND: Soft brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of brick, limestone and chert. Sand is fine to coarse. (Reworked).	
	0.90	ES		0.90 1.00				Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.
							End of pit at 1.00 m	
								2
								3
								4
								5
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 1.00m begl. 4. Trial pit backfilled with arisings.								
Stability: Stable								

				Trial Pit Log				Trialpit No HP07 Sheet 1 of 1	
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026	
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25	
Client: RAJAASAD				Depth 0.75				Logged OS	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10	ES		0.30 0.65 0.75			MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone, ceramic and plastic.		
	0.40	ES				MADE GROUND: Soft brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of brick, limestone and chert. Sand is fine to coarse.			
	0.70	ES				Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.			
							End of pit at 0.75 m		
1 2 3 4 5									
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.75m begl. 4. Trial pit backfilled with arisings.									
Stability: Stable									



				Trial Pit Log			Trialpit No HP08 Sheet 1 of 1	
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25
Client: RAJAASAD				Depth 0.65		0.3 		Logged OS
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES					MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone, ceramic and plastic.	
	0.60	ES		0.50 0.65			Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.	
							End of pit at 0.65 m	
								1
								2
								3
								4
								5
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.65m begl. 4. Trial pit backfilled with arisings.								
Stability: Stable								

				Trial Pit Log			Trialpit No HP09 Sheet 1 of 1		
Project Name: 816 STOCKPORT ROAD				Project No. GRO-24090		Co-ords: - Level:		Date 13/03/2026	
Location: LEVENSHULME				Dimensions (m):		0.3 		Scale 1:25	
Client: RAJAASAD				Depth 0.70				Logged OS	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES					MADE GROUND: Dark grey slightly clayey gravelly fine to coarse SAND. Gravel is angular to subrounded fine to coarse of brick, limestone, ceramic and plastic.		
	0.60	ES		0.60 0.70				Firm brown mottled orange slightly gravelly sandy CLAY. Gravel is subrounded fine to medium of limestone and chert. Sand is fine to coarse.	
							End of pit at 0.70 m		
1 2 3 4 5									
Remarks: 1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.70m begl. 4. Trial pit backfilled with arisings.									
Stability: Stable									

Date
13/03/2026

0.3

Scale
1:25

Depth
0.40

03

Logged
OS

[illegible]

Remarks:	1. Trial pit cleared of services by hand held CAT scanner. 2. No groundwater encountered. 3. Trial pit terminated at 0.40m begl. 4. Trial pit backfilled with arisings.
----------	---

Stability: Stable



APPENDIX 4 - Geo-Environmental Testing Results

Groundtech Consulting Limited
PO Box 499
Manchester
United Kingdom
M28 8EE



4225



Attention : Michael Houghton
Date : 26th March, 2026
Your reference : GRO-24090
Our reference : Test Report 26/4210 Batch 1
Location : 816 Stockport Road
Date samples received : 18th March, 2026
Status : Final Report
Issue : 202603261647

Five samples were received for analysis on 18th March, 2026 of which five were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 18.39 kg of CO2

Scope 1&2&3 emissions - 43.459 kg of CO2

Authorised By:



Sean English
Project Coordinator

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-24090
Location: 816 Stockport Road
Contact: Michael Houghton
EMT Job No: 26/4210

Report : Solid

Solids: V=60g VOC jar. J=250g glass jar. T=plastic tub

EMT Sample No.	1-3	4-6	7-9	10-12	13-15						Please see attached notes for all abbreviations and acronyms		
Sample ID	HP01	HP02	HP03	HP04	HP05								
Depth	0.20	0.20	0.10	0.20	0.10								
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T								
Sample Date	13/03/2026	13/03/2026	13/03/2026	13/03/2026	13/03/2026								
Sample Type	Soil	Soil	Soil	Soil	Soil								
Batch Number	1	1	1	1	1								
Date of Receipt	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026								
Arsenic #	9.0	5.5	4.4	10.1	16.3						<0.5	mg/kg	TM30/PM15
Cadmium #	<0.3	0.8	0.3	<0.3	0.4						<0.3	mg/kg	TM30/PM15
Chromium #	40.9	47.3	59.5	47.0	43.8						<0.5	mg/kg	TM30/PM15
Copper #	53	31	46	34	98						<1	mg/kg	TM30/PM15
Lead #	67	64	46	41	729						<5	mg/kg	TM30/PM15
Mercury #	0.1	0.1	<0.1	<0.1	0.8						<0.1	mg/kg	TM30/PM15
Nickel #	26.1	30.6	30.8	27.6	47.5						<0.7	mg/kg	TM30/PM15
Selenium #	2	<1	3	<1	1						<1	mg/kg	TM30/PM15
Zinc #	469	96	67	63	263						<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene #	1.72 ^{AB}	1.13 ^{AB}	2.70 ^{AB}	0.63 ^{AA}	51.91 ^{AB}						<0.04	mg/kg	TM4/PM8
Acenaphthylene	0.44 ^{AB}	0.66 ^{AB}	0.63 ^{AB}	0.61 ^{AA}	7.32 ^{AB}						<0.03	mg/kg	TM4/PM8
Acenaphthene #	4.25 ^{AB}	3.04 ^{AB}	6.86 ^{AB}	4.25 ^{AA}	124.58 ^{AB}						<0.05	mg/kg	TM4/PM8
Fluorene #	3.22 ^{AB}	1.99 ^{AB}	4.86 ^{AB}	2.88 ^{AA}	88.25 ^{AB}						<0.04	mg/kg	TM4/PM8
Phenanthrene #	23.05 ^{AB}	18.23 ^{AB}	41.53 ^{AB}	23.18 ^{AA}	>>495.84 ^{AB}						<0.03	mg/kg	TM4/PM8
Anthracene #	6.80 ^{AB}	7.09 ^{AB}	12.68 ^{AB}	7.76 ^{AA}	160.81 ^{AB}						<0.04	mg/kg	TM4/PM8
Fluoranthene #	34.26 ^{AB}	44.43 ^{AB}	61.48 ^{AB}	34.98 ^{AA}	>>553.95 ^{AB}						<0.03	mg/kg	TM4/PM8
Pyrene #	28.55 ^{AB}	34.23 ^{AB}	48.00 ^{AB}	27.43 ^{AA}	444.58 ^{AB}						<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	13.13 ^{AB}	15.88 ^{AB}	21.35 ^{AB}	9.27 ^{AA}	245.28 ^{AB}						<0.06	mg/kg	TM4/PM8
Chrysene #	13.14 ^{AB}	15.35 ^{AB}	20.80 ^{AB}	9.89 ^{AA}	213.62 ^{AB}						<0.02	mg/kg	TM4/PM8
Benzo(k)fluoranthene #	20.12 ^{AB}	24.06 ^{AB}	34.15 ^{AB}	15.65 ^{AA}	338.32 ^{AB}						<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	14.11 ^{AB}	16.46 ^{AB}	22.56 ^{AB}	10.37 ^{AA}	231.02 ^{AB}						<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	7.91 ^{AB}	8.58 ^{AB}	14.99 ^{AB}	5.89 ^{AA}	134.96 ^{AB}						<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	1.45 ^{AB}	1.29 ^{AB}	2.72 ^{AB}	0.97 ^{AA}	33.01 ^{AB}						<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	6.68 ^{AB}	7.71 ^{AB}	12.38 ^{AB}	5.47 ^{AA}	113.04 ^{AB}						<0.04	mg/kg	TM4/PM8
PAH 16 Total	178.8 ^{AB}	200.1 ^{AB}	307.7 ^{AB}	159.2 ^{AA}	3236.5 ^{AB}						<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	14.49 ^{AB}	17.32 ^{AB}	24.59 ^{AB}	11.27 ^{AA}	243.59 ^{AB}						<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	5.63 ^{AB}	6.74 ^{AB}	9.56 ^{AB}	4.38 ^{AA}	94.73 ^{AB}						<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	104 ^{AB}	92 ^{AB}	101 ^{AB}	104 ^{AA}	103 ^{AB}						<0	%	TM4/PM8
Methyl Tertiary Butyl Ether #	<2	-	-	-	<2 ^{SV}						<2	ug/kg	TM15/PM10
Benzene #	<3	-	-	-	9 ^{SV}						<3	ug/kg	TM15/PM10
Toluene #	<3	-	-	-	20 ^{SV}						<3	ug/kg	TM15/PM10
Ethylbenzene #	<3	-	-	-	10 ^{SV}						<3	ug/kg	TM15/PM10
m/p-Xylene #	<5	-	-	-	19 ^{SV}						<5	ug/kg	TM15/PM10
o-Xylene #	6	-	-	-	15 ^{SV}						<3	ug/kg	TM15/PM10
Surrogate Recovery Toluene D8	54	-	-	-	46 ^{SV}						<0	%	TM15/PM10
Surrogate Recovery 4-Bromofluorobenzene	68	-	-	-	61 ^{SV}						<0	%	TM15/PM10

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-24090
Location: 816 Stockport Road
Contact: Michael Houghton
EMT Job No: 26/4210

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	4-6	7-9	10-12	13-15						Please see attached notes for all abbreviations and acronyms		
Sample ID	HP01	HP02	HP03	HP04	HP05								
Depth	0.20	0.20	0.10	0.20	0.10								
COC No / misc													
Containers	V J T	V J T	V J T	V J T	V J T								
Sample Date	13/03/2026	13/03/2026	13/03/2026	13/03/2026	13/03/2026								
Sample Type	Soil	Soil	Soil	Soil	Soil								
Batch Number	1	1	1	1	1								
Date of Receipt	18/03/2026	18/03/2026	18/03/2026	18/03/2026	18/03/2026						LOD/LOR	Units	Method No.
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL) #	<0.1	<0.1 ^{SV}	<0.1 ^{SV}	<0.1	<0.1						<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) #	0.1	<0.1 ^{SV}	<0.1 ^{SV}	<0.1	<0.1						<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL) #	0.7	0.2 ^{SV}	0.7 ^{SV}	0.2	0.1						<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) #	<1.0 ^{AA}	4.8	23.6	<0.2	27.3						<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) #	65 ^{AA}	35	94	14	205						<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) #	149 ^{AA}	75	147	32	334						<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) #	2172 ^{AA}	704	1087	368	611						<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	2387 ^{AA}	819	1352	414	1177						<19	mg/kg	TM5/PM8/PM16
Aromatics													
>C5-EC7 (HS_1D_AR) #	<0.1	<0.1 ^{SV}	<0.1 ^{SV}	<0.1	<0.1						<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR) #	<0.1	<0.1 ^{SV}	<0.1 ^{SV}	<0.1	<0.1						<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR) #	<0.1	<0.1 ^{SV}	<0.1 ^{SV}	<0.1	<0.1						<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR) #	13.0 ^{AA}	1.8	13.7	5.0	29.7						<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR) #	106 ^{AA}	48	92	35	279						<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR) #	607 ^{AA}	390	507	268	1444						<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR) #	3335 ^{AA}	1796	2075	1055	3447						<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR) #	4061 ^{AA}	2236	2688	1363	5200						<19	mg/kg	TM5/PM8/PM16
Total aliphatics and aromatics (C5-35) (EH_CU+HS_1D_Total)	6448 ^{AA}	3055	4040	1777	6377						<38	mg/kg	TM5/PM8/PM16
MTBE #	-	<5 ^{SV}	<5 ^{SV}	<5	-						<5	ug/kg	TM36/PM12
Benzene #	-	<5 ^{SV}	<5 ^{SV}	<5	-						<5	ug/kg	TM36/PM12
Toluene #	-	<5 ^{SV}	57 ^{SV}	<5	-						<5	ug/kg	TM36/PM12
Ethylbenzene #	-	<5 ^{SV}	14 ^{SV}	<5	-						<5	ug/kg	TM36/PM12
m/p-Xylene #	-	20 ^{SV}	49 ^{SV}	7	-						<5	ug/kg	TM36/PM12
o-Xylene #	-	18 ^{SV}	42 ^{SV}	<5	-						<5	ug/kg	TM36/PM12
Natural Moisture Content	20.0	12.6	16.9	24.3	24.7						<0.1	%	PM4/PM0
Hexavalent Chromium #	<0.3	<0.3	<0.3	<0.3	<0.3						<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext) #	0.2570	0.2066	0.2933	0.1781	0.1191						<0.0015	g/l	TM38/PM20
Organic Matter	8.9	6.8	7.9	6.5	33.9						<0.2	%	TM21/PM24
pH #	10.27	10.27	11.52	8.20	7.74						<0.01	pH units	TM73/PM11

Client Name: Groundtech Consulting Limited
Reference: GRO-24090
Location: 816 Stockport Road
Contact: Michael Houghton
EMT Job No: 26/4210

VOC Report : Solid

EMT Sample No.	1-3	13-15										
Sample ID	HP01	HP05										
Depth	0.20	0.10										
COC No / misc												
Containers	V J T	V J T										
Sample Date	13/03/2026	13/03/2026										
Sample Type	Soil	Soil										
Batch Number	1	1										
Date of Receipt	18/03/2026	18/03/2026										
	LOD/LOR	Units	Method No.									
VOC MS												
Dichlorodifluoromethane	<2	<2 ^{SV}								<2	ug/kg	TM15/PM10
Methyl Tertiary Butyl Ether #	<2	<2 ^{SV}								<2	ug/kg	TM15/PM10
Chloromethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Vinyl Chloride	<2	<2 ^{SV}								<2	ug/kg	TM15_A/PM10
Bromomethane	<1	<1 ^{SV}								<1	ug/kg	TM15/PM10
Chloroethane #	<2	<2 ^{SV}								<2	ug/kg	TM15/PM10
Trichlorofluoromethane #	<2	<2 ^{SV}								<2	ug/kg	TM15/PM10
1,1-Dichloroethene (1,1 DCE) #	<6	<6 ^{SV}								<6	ug/kg	TM15/PM10
Dichloromethane (DCM) #	<7	<7 ^{SV}								<7	ug/kg	TM15/PM10
trans-1-2-Dichloroethene #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1-Dichloroethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
cis-1-2-Dichloroethene #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
2,2-Dichloropropane	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
Bromochloromethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Chloroform #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1,1-Trichloroethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1-Dichloropropene #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Carbon tetrachloride #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
1,2-Dichloroethane #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
Benzene #	<3	9 ^{SV}								<3	ug/kg	TM15/PM10
Trichloroethene (TCE) #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,2-Dichloropropane #	<6	<6 ^{SV}								<6	ug/kg	TM15/PM10
Dibromomethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Bromodichloromethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
cis-1-3-Dichloropropene	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
Toluene #	<3	20 ^{SV}								<3	ug/kg	TM15/PM10
trans-1-3-Dichloropropene	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1,2-Trichloroethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Tetrachloroethene (PCE) #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,3-Dichloropropane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Dibromochloromethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,2-Dibromoethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Chlorobenzene #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1,1,2-Tetrachloroethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Ethylbenzene #	<3	10 ^{SV}								<3	ug/kg	TM15/PM10
m/p-Xylene #	<5	19 ^{SV}								<5	ug/kg	TM15/PM10
o-Xylene #	6	15 ^{SV}								<3	ug/kg	TM15/PM10
Styrene	<3	<3 ^{SV}								<3	ug/kg	TM15_A/PM10
Bromoform	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Isopropylbenzene #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,1,2,2-Tetrachloroethane #	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
Bromobenzene	<2	<2 ^{SV}								<2	ug/kg	TM15/PM10
1,2,3-Trichloropropane #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
Propylbenzene #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
2-Chlorotoluene	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
1,3,5-Trimethylbenzene #	13	49 ^{SV}								<3	ug/kg	TM15/PM10
4-Chlorotoluene	<3	<3 ^{SV}								<3	ug/kg	TM15/PM10
tert-Butylbenzene #	<5	<5 ^{SV}								<5	ug/kg	TM15/PM10
1,2,4-Trimethylbenzene #	17	74 ^{SV}								<6	ug/kg	TM15/PM10
sec-Butylbenzene #	<4	12 ^{SV}								<4	ug/kg	TM15/PM10
4-Isopropyltoluene	<4	11 ^{SV}								<4	ug/kg	TM15/PM10
1,3-Dichlorobenzene #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
1,4-Dichlorobenzene #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
n-Butylbenzene	<4	6 ^{SV}								<4	ug/kg	TM15/PM10
1,2-Dichlorobenzene #	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
1,2-Dibromo-3-chloropropane	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
1,2,4-Trichlorobenzene	<7	<7 ^{SV}								<7	ug/kg	TM15/PM10
Hexachlorobutadiene	<4	<4 ^{SV}								<4	ug/kg	TM15/PM10
Naphthalene	142	2958 ^{SV}								<27	ug/kg	TM15/PM10
1,2,3-Trichlorobenzene	<7	<7 ^{SV}								<7	ug/kg	TM15/PM10
Surrogate Recovery Toluene D8	54	46 ^{SV}								<0	%	TM15/PM10
Surrogate Recovery 4-Bromofluorobenzene	68	61 ^{SV}								<0	%	TM15/PM10

Please see attached notes for all abbreviations and acronyms

Matrix : Solid

5 of 13

Client Name: Groundtech Consulting Limited
Reference: GRO-24090
Location: 816 Stockport Road
Contact: Michael Houghton

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/4210	1	HP01	0.20	3	Simon Postlewhite	24/03/2026	General Description (Bulk Analysis)	Brown soil/stones
					Simon Postlewhite	24/03/2026	Asbestos Fibres	NAD
					Simon Postlewhite	24/03/2026	Asbestos Fibres (2)	NAD
					Simon Postlewhite	24/03/2026	Asbestos ACM	NAD
					Simon Postlewhite	24/03/2026	Asbestos ACM (2)	NAD
					Simon Postlewhite	24/03/2026	Asbestos Type	NAD
					Simon Postlewhite	24/03/2026	Asbestos Type (2)	NAD
26/4210	1	HP02	0.20	6	Mathew Day	24/03/2026	General Description (Bulk Analysis)	Grey soil, stones, bitumen, grit
					Mathew Day	24/03/2026	Asbestos Fibres	NAD
					Mathew Day	24/03/2026	Asbestos Fibres (2)	NAD
					Mathew Day	24/03/2026	Asbestos ACM	NAD
					Mathew Day	24/03/2026	Asbestos ACM (2)	NAD
					Mathew Day	24/03/2026	Asbestos Type	NAD
					Mathew Day	24/03/2026	Asbestos Type (2)	NAD
26/4210	1	HP03	0.10	9	Caoimhe Anders	23/03/2026	General Description (Bulk Analysis)	Brown soil, stones
					Caoimhe Anders	23/03/2026	Asbestos Fibres	NAD
					Caoimhe Anders	23/03/2026	Asbestos ACM	NAD
					Caoimhe Anders	23/03/2026	Asbestos Type	NAD
26/4210	1	HP04	0.20	12	Caoimhe Anders	23/03/2026	General Description (Bulk Analysis)	Brown soil, stones
					Caoimhe Anders	23/03/2026	Asbestos Fibres	NAD
					Caoimhe Anders	23/03/2026	Asbestos ACM	NAD
					Caoimhe Anders	23/03/2026	Asbestos Type	NAD
26/4210	1	HP05	0.10	15	Miriam Silverlock	23/03/2026	General Description (Bulk Analysis)	Brown soil, stones
					Miriam Silverlock	23/03/2026	Asbestos Fibres	Fibre Bundles
					Miriam Silverlock	23/03/2026	Asbestos Fibres (2)	Fibre Bundles
					Miriam Silverlock	23/03/2026	Asbestos ACM	ACM Debris
					Miriam Silverlock	23/03/2026	Asbestos ACM (2)	NAD
					Miriam Silverlock	23/03/2026	Asbestos Type	Chrysotile
					Miriam Silverlock	23/03/2026	Asbestos Type (2)	Amosite
					Miriam Silverlock	23/03/2026	Total ACM Gravimetric Quantification (% Asb)	<0.001 (mass %)
					Miriam Silverlock	23/03/2026	Total Detailed Gravimetric Quantification (% Asb)	0.685 (mass %)
					Miriam Silverlock	23/03/2026	Total Gravimetric Quantification (ACM + Detailed) (% Asb)	0.685 (mass %)
					Matthew Turner	25/03/2026	Asbestos PCOM Quantification (Fibres)	0.003 (mass %)
					Matthew Turner	25/03/2026	Asbestos Gravimetric & PCOM Total	0.688 (mass %)

Client Name: Groundtech Consulting Limited

Reference: GRO-24090

Location: 816 Stockport Road

Contact: Michael Houghton

[illegible]

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/4210

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overestimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).

Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitatively, with a matrix specific limit of detection.

Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range
AA	x5 Dilution
AB	x10 Dilution

HWOL ACRONYMS AND OPERATORS USED

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	EU_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.

EMT Job No: 26/4210

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM15	Modified USEPA 8260B v2:1996. Quantitative Determination of Volatile Organic Compounds (VOCs) by Headspace GC-MS.	PM10	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes
TM15	Modified USEPA 8260B v2:1996. Quantitative Determination of Volatile Organic Compounds (VOCs) by Headspace GC-MS.	PM10	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes

EMT Job No: 26/4210

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEPA Method 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No
TM131	Quantification of Asbestos Fibres and ACM based on HSG 248 Second edition:2021, HSG 264 Second edition:2012, HSE Contract Research Report No.83/1996, MDHS 87:1998, WM3 1st Edition v1.1:2018	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	Yes
TM15_A	Modified USEPA 8260B v2:1996. Quantitative Determination of Volatile Organic Compounds, Vinyl Chloride & Styrene by Headspace GC-MS.	PM10	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.			AR	Yes

APPENDIX 5 - Generic Screening Values (Residential End Use Without Plant Uptake)

Generic Assessment Criteria (GAC)							GROUNDTECH CONSULTING	
Proposed End Use	Unit	Residential with Plant Uptake			Residential without plant uptake			Source
SOM	%	1	2.5	6	1	2.5	6	
Arsenic	mg/kg	37	37	37	40	46	40	LQM S4ULs
Beryllium	mg/kg	1.7	1.7	1.7	1.7	1.7	1.7	LQM S4ULs
Boron (water soluble)	mg/kg	290	290	290	11000	11000	11000	LQM S4ULs
Cadmium	mg/kg	11	11	11	85	85	85	LQM S4ULs
Chromium (Total)	mg/kg	910	910	910	910	910	910	LQM S4ULs
Chromium (VI)	mg/kg	6	6	6	6	6	6	LQM S4ULs
Copper	mg/kg	2400	2400	2400	7100	7100	7100	LQM S4ULs
Lead	mg/kg	200	200	200	310	310	310	DEFRA C4SLs
Mercury	mg/kg	1.2	1.2	1.2	1.2	1.2	1.2	LQM S4ULs
Nickel	mg/kg	180	180	180	180	180	180	LQM S4ULs
Selenium	mg/kg	250	250	250	430	430	430	LQM S4ULs
Vanadium	mg/kg	410	410	410	1200	1200	1200	LQM S4ULs
Zinc	mg/kg	3700	3700	3700	40000	40000	40000	LQM S4ULs
Aliphatic EC 5 - 6	mg/kg	42	78	160	42	78	160	LQM S4ULs
Aliphatic EC 6 - 8	mg/kg	100	230	530	100	230	530	LQM S4ULs
Aliphatic EC 8 - 10	mg/kg	27	65	150	27	65	150	LQM S4ULs
Aliphatic EC 10 - 12	mg/kg	130 (48) ^{vap}	330 (118) ^{vap}	760 (283) ^{vap}	130 (48) ^{vap}	330 (118) ^{vap}	770 (283) ^{vap}	LQM S4ULs
Aliphatic EC 12 - 16	mg/kg	1100 (24) ^{sol}	2400 (59) ^{sol}	4300 (142) ^{sol}	1100 (24) ^{sol}	2400 (59) ^{sol}	4400 (142) ^{sol}	LQM S4ULs
Aliphatic EC 16 - 35	mg/kg	65000 (8.48) ^{f, sol}	92000 (21) ^{f, sol}	110000 ^f	65000 (8.48) ^{f, sol}	92000 (21) ^{f, sol}	110000 ^f	LQM S4ULs
Aliphatic EC 35 - 44	mg/kg	65000 (8.48) ^{f, sol}	92000 (21) ^{f, sol}	110000 ^f	65000	92000 (21) ^{f, sol}	110000 ^f	LQM S4ULs
Aromatic EC 5 - 7	mg/kg	70	140	300	370	690	1400	LQM S4ULs
Aromatic EC 7 - 8	mg/kg	130	290	660	860	1800	3900	LQM S4ULs
Aromatic EC 8 - 10	mg/kg	34	83	190	47	110	270	LQM S4ULs
Aromatic EC 10 - 12	mg/kg	74	180	380	250	590	1200	LQM S4ULs
Aromatic EC 12 -16	mg/kg	140	330	660	1800	2300	2500	LQM S4ULs
Aromatic EC 16 - 21	mg/kg	260 ^f	540 ^f	930 ^f	1900	1900	1900	LQM S4ULs
Aromatic EC 21 - 35	mg/kg	1100 ^f	1500 ^f	1700 ^f	1900	1900	1900	LQM S4ULs
Aromatic EC 35 - 44	mg/kg	1100 ^f	1500 ^f	1700 ^f	1900	1900	1900	LQM S4ULs
Benzene	mg/kg	0.087	0.17	0.37	0.38	0.7	1.4	LQM S4ULs
Toluene	mg/kg	130	290	660	880	1900	3900	LQM S4ULs
Ethyl Benzene	mg/kg	47	110	260	83	190	440	LQM S4ULs
Xylene - o	mg/kg	60	140	330	88	210	480	LQM S4ULs
Xylene - m	mg/kg	59	140	320	82	190	450	LQM S4ULs
Xylene - p	mg/kg	56	130	310	79	180	430	LQM S4ULs
MTBE (methyl tert-butyl ether)	mg/kg	49	84	160	-	-	-	CL:AIRE 2010
Acenaphthene	mg/kg	210	510	1100	3000	4700	6000	LQM SAULs
Acenaphthylene	mg/kg	170	420	920	2900	4600	6000	LQM S4ULs
Anthracene	mg/kg	2400	5400	11000	31000	35000	37000	LQM S4ULs
Benzo(a)anthracene	mg/kg	7.2	11	13	11	14	15	LQM S4ULs
Benzo(a)pyrene	mg/kg	2.2	2.7	3	3.2	3.2	3.2	LQM S4ULs
Benzo(b)fluoranthene	mg/kg	2.6	3.3	3.7	3.9	4	4	LQM S4ULs
Benzo(ghi)perylene	mg/kg	320	340	350	360	360	360	LQM S4ULs
Benzo(k)fluoranthene	mg/kg	77	93	100	110	110	110	LQM S4ULs
Chrysene	mg/kg	15	22	27	30	31	32	LQM S4ULs
Dibenzo(ah)anthracene	mg/kg	0.24	0.28	0.3	0.31	0.32	0.32	LQM S4ULs
Fluoranthene	mg/kg	280	560	890	1500	1600	1600	LQM S4ULs
Fluorene	mg/kg	170	400	860	2800	3800	4500	LQM S4ULs
Indeno(123-cd)pyrene	mg/kg	27	36	41	45	46	46	LQM S4ULs
Naphthalene	mg/kg	15	36	85	15	36	85	LQM S4ULs
Phenanthrene	mg/kg	95	220	440	1300	1500	1500	LQM S4ULs
Pyrene	mg/kg	620	1200	2000	3700	3800	3800	LQM S4ULs

APPENDIX 6 - JIWG Receptor Decision Tool



Joint Industry **Working Group**

Asbestos in Soil and Construction & Demolition Materials

Project Reference

GRO-24090

Site Name

816 STOCKPORT ROAD

Client

RAJA ASAD

Run by

CJH

Date

30-Mar-26

Scenario details

Decision Support Tool for CAR2012 Work Categories

Stage 1

Hazard Factors

Score

Select ACM type (run model for each type to generate 'Worst Case' output)

Free dispersed fibres/fibre bundles

2

Extent of degradation of ACMs at outset of work

Disaggregated (dominated by loose fibrous material; extreme degradation in ACM and/or free asbestos fibres/fibre bundles)

4

Friability and degree of bonding by matrix (ACM matrix, not ground materials)

Friable ACM or ACM with fibres not linked in any matrix (free dispersed fibres/fibre bundles)

4

Distribution of Visible Asbestos Across Affected Area

No visible ACMs/fibre bundles

0

Amount of asbestos fibre in selected ACM/fibre type as % of host material

Large quantities - >0.1 %wt/wt

4

Sub-total

14

Note: the asbestos licensing regime is unaffected by the type of asbestos fibre present in ACMs

Hazard ranking

Medium

No warranty, expressed or implied, or reliance, is provided in relation to the use of this tool.

It is contingent on users to satisfy themselves that the output from the tool is relevant and appropriate to the assessment being made.

Stage 2

Exposure Factors

Score

Anticipated airborne fibre concentration - Control Limit or SALI?

>0.1 fibres/ml (4 Hr TWA) or >0.6 fibres/ml (10 minute STEL)

4

Anticipated duration of exposure to asbestos

< 2 hours in a 7 day period for all persons involved (e.g. Short Duration Work)

1

Activity type and effect on deterioration of ACMs during work

Sampling, manual or mechanical (significant deterioration expected)

2

Best description of primary host material matrix (soil/made ground)

Coarse to Fine Gravel

3

Respirable fibre index for ACM - RIVM report 711701034 (2003)

Low

2

Sub-total

12

Exposure ranking

Medium

Combined hazard and exposure ranking

26

Medium

Stage 3

Risk Assessment Outputs

Probable Licensing Status	Licensed Work
RPE*	EN140 with P3 filter half mask
Dust Suppression**	General mechanical dust suppression
Hygiene/Decontamination***	Mobile self-contained personal decontamination facilities

*Where RPE has to be worn continuously for long periods (e.g. more than 1-hour), then powered RPE may be necessary.

**Reduction in control measures possible if natural mitigation factors are present (e.g. raining, wet ground)

***Guide only; suitability of selected personal hygiene measures may be reviewed on a site/contamination-specific basis

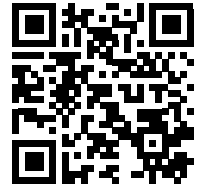


APPENDIX 7 - Hazwaste Online

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

- understand the origin of the waste
- select the correct List of Waste code(s)
- confirm that the list of determinands, results and sampling plan are fit for purpose
- select and justify the chosen metal species (Appendix B)
- correctly apply moisture correction and other available corrections
- add the meta data for their user-defined substances (Appendix A)
- check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)



01GG0-Q0KHV-UY19R

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in **pale yellow**.

Report is invalid if pages are removed.

Job name

EMT-26-4210-Batch-1-202603261647

Description/Comments

Project

Site

Classified by

Name: **Connor Hastings**
Date: **02 Apr 2026 13:07 GMT**
Telephone:
Company: **Groundtech Consulting Limited**
First Floor, Lloyd House, Orford Court,
Greenfold Way, WN7 3XJ

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification:

Course
Hazardous Waste Classification

Date

-

-

Purpose of classification

4 - Classification of Waste Products

Address of the waste

Post Code

SIC for the process giving rise to the waste

Description of industry/producer giving rise to the waste

Description of the specific process, sub-process and/or activity that created the waste

Description of the waste

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	HP01-13/03/2026-0.20m		Hazardous	HP 3(i), HP 7, HP 11	3
2	HP02-13/03/2026-0.20m		Hazardous	HP 7, HP 11	7
3	HP03-13/03/2026-0.10m		Hazardous	HP 7, HP 8, HP 11	9
4	HP04-13/03/2026-0.20m		Hazardous	HP 7, HP 11	11
5	HP05-13/03/2026-0.10m		Hazardous	HP 3(i), HP 7, HP 11	13

Related documents

#	Name	Description
1	EMT-26-4210-Batch-1-202603261647.HWOL	Element .hwol file used to populate the Job

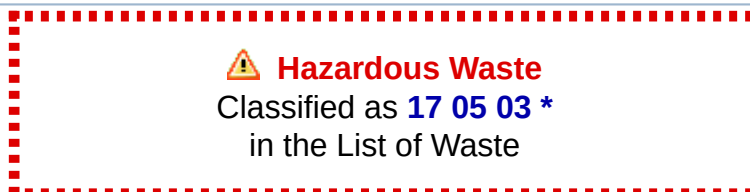
Report

Created by: Connor Hastings

Created date: 02 Apr 2026 13:07 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	18
Appendix B: Rationale for selection of metal species	20
Appendix C: Version	20

Classification of sample: HP01-13/03/2026-0.20m



Sample details

Sample name:	LoW Code:	
HP01-13/03/2026-0.20m	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Moisture content:	Entry:	17 05 03 * (Soil and stones containing hazardous substances)
20% (dry weight correction)		

Hazard properties

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 5.0e-07%)
mesitylene; 1,3,5-trimethylbenzene (conc.: 1.08e-06%)
1,2,4-trimethylbenzene (conc.: 1.42e-06%)
TPH (C6 to C40) petroleum group (conc.: 0.537%)

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.537%)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.537%)

Determinands

Moisture content: 20% Dry Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	dichlorodifluoromethane	200-893-9	75-71-8		<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
2	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4	<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
3	chloromethane; methyl chloride	602-001-00-7	200-817-4	74-87-3	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
4	bromomethane; methylbromide	602-002-00-2	200-813-2	74-83-9	<1 µg/kg		<0.001	mg/kg	<0.0000001 %		<LOD

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
5	chloroethane 602-009-00-0	200-830-5	75-00-3		<2 µg/kg		<0.002 mg/kg		<0.0000002 %		<LOD
6	trichlorofluoromethane 200-892-3	75-69-4			<2 µg/kg		<0.002 mg/kg		<0.0000002 %		<LOD
7	1,1-dichloroethylene; vinylidene chloride 602-025-00-8	200-864-0	75-35-4		<6 µg/kg		<0.006 mg/kg		<0.0000006 %		<LOD
8	dichloromethane; methylene chloride 602-004-00-3	200-838-9	75-09-2		<7 µg/kg		<0.007 mg/kg		<0.0000007 %		<LOD
9	2,2-dichloropropane 209-832-0	594-20-7			<4 µg/kg		<0.004 mg/kg		<0.0000004 %		<LOD
10	bromochloromethane 200-826-3	74-97-5			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
11	chloroform; trichloromethane 602-006-00-4	200-663-8	67-66-3		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
12	1,1,1-trichloroethane; methyl chloroform 602-013-00-2	200-756-3	71-55-6		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
13	1,1-dichloropropene 602-031-00-0	209-253-3	563-58-6		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
14	carbon tetrachloride; tetrachloromethane 602-008-00-5	200-262-8	56-23-5		<4 µg/kg		<0.004 mg/kg		<0.0000004 %		<LOD
15	benzene 601-020-00-8	200-753-7	71-43-2		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
16	trichloroethylene; trichloroethene 602-027-00-9	201-167-4	79-01-6		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
17	1,2-dichloropropane; propylene dichloride 602-020-00-0	201-152-2	78-87-5		<6 µg/kg		<0.006 mg/kg		<0.0000006 %		<LOD
18	dibromomethane 602-003-00-8	200-824-2	74-95-3		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
19	bromodichloromethane 200-856-7	75-27-4			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
20	1,3-dichloropropene; [1] (Z)-1,3-dichloropropene [2] 602-030-00-5	208-826-5 [1] 233-195-8 [2]	542-75-6 [1] 10061-01-5 [2]		<4 µg/kg		<0.004 mg/kg		<0.0000004 %		<LOD
21	toluene 601-021-00-3	203-625-9	108-88-3		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
22	trans-1,3-dichloropropene 431-460-4	10061-02-6			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
23	1,1,2-trichloroethane 602-014-00-8	201-166-9	79-00-5		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
24	tetrachloroethylene 602-028-00-4	204-825-9	127-18-4		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
25	1,3-dichloropropane 205-531-3	142-28-9			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
26	dibromochloromethane 204-704-0	124-48-1			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
27	1,2-dibromoethane 602-010-00-6	203-444-5	106-93-4		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
28	chlorobenzene 602-033-00-1	203-628-5	108-90-7		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
29	1,1,1,2-tetrachloroethane 211-135-1	630-20-6			<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
30	ethylbenzene 601-023-00-4	202-849-4	100-41-4		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD
31	xylene 601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		0.006 mg/kg		0.005 mg/kg		0.0000005 %	✓	
32	bromoform; tribromomethane 602-007-00-X	200-854-6	75-25-2		<3 µg/kg		<0.003 mg/kg		<0.0000003 %		<LOD

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
33	cumene				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	601-024-00-X	202-704-5	98-82-8								
34	1,1,2,2-tetrachloroethane				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	602-015-00-3	201-197-8	79-34-5								
35	bromobenzene				<2 µg/kg		<0.002 mg/kg	<0.0000002 %			<LOD
	602-060-00-9	203-623-8	108-86-1								
36	1,2,3-trichloropropane				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-062-00-X	202-486-1	96-18-4								
37	mesitylene; 1,3,5-trimethylbenzene				13 µg/kg		0.0108 mg/kg	0.00000108 %	✓		
	601-025-00-5	203-604-4	108-67-8								
38	tert-butylbenzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %			<LOD
		202-632-4	98-06-6								
39	1,2,4-trimethylbenzene				17 µg/kg		0.0142 mg/kg	0.00000142 %	✓		
	601-043-00-3	202-436-9	95-63-6								
40	sec-butylbenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
		205-227-0	135-98-8								
41	1-isopropyl-4-methylbenzene; p-cymene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	601-094-00-1	202-796-7	99-87-6								
42	1,3-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-067-00-7	208-792-1	541-73-1								
43	1,4-dichlorobenzene; p-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-035-00-2	203-400-5	106-46-7								
44	n-butylbenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
		203-209-7	104-51-8								
45	1,2-dichlorobenzene; o-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-034-00-7	202-425-9	95-50-1								
46	1,2-dibromo-3-chloropropane				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-021-00-6	202-479-3	96-12-8								
47	1,2,4-trichlorobenzene				<7 µg/kg		<0.007 mg/kg	<0.0000007 %			<LOD
	602-087-00-6	204-428-0	120-82-1								
48	hexachlorobutadiene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
		201-765-5	87-68-3								
49	1,2,3-trichlorobenzene				<7 µg/kg		<0.007 mg/kg	<0.0000007 %			<LOD
		201-757-1	87-61-6								
50	vinyl chloride; chloroethylene				<2 µg/kg		<0.002 mg/kg	<0.0000002 %			<LOD
	602-023-00-7	200-831-0	75-01-4								
51	styrene				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	601-026-00-0	202-851-5	100-42-5								
52	arsenic { arsenic pentoxide }				9 mg/kg	1.534	11.504 mg/kg	0.00115 %	✓		
	033-004-00-6	215-116-9	1303-28-2								
53	cadmium { cadmium compounds, with the exception of cadmium sulphide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %			<LOD
	048-001-00-5										
54	copper { dicopper oxide; copper (I) oxide }				53 mg/kg	1.126	49.727 mg/kg	0.00497 %	✓		
	029-002-00-X	215-270-7	1317-39-1								
55	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	67 mg/kg		55.833 mg/kg	0.00558 %	✓		
	082-001-00-6										
56	mercury { mercury }				0.1 mg/kg		0.0833 mg/kg	0.00000833 %	✓		
	080-001-00-0	231-106-7	7439-97-6								
57	nickel { nickel diiodide }				26.1 mg/kg	5.324	115.804 mg/kg	0.0116 %	✓		
	028-029-00-4	236-666-6	13462-90-3								
58	selenium { nickel selenate }				2 mg/kg	2.554	4.256 mg/kg	0.000426 %	✓		
	028-031-00-5	239-125-2	15060-62-5								
59	zinc { zinc oxide }				469 mg/kg	1.245	486.476 mg/kg	0.0486 %	✓		
	030-013-00-7	215-222-5	1314-13-2								

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
60	chromium in Cr(VI) compounds { chromium(VI) oxide }				<0.3 mg/kg	1.923	<0.577 mg/kg	<0.0000577 %			<LOD
	024-001-00-0	215-607-8	1333-82-0								
61	TPH (C6 to C40) petroleum group				6448 mg/kg		5373.333 mg/kg	0.537 %	✓		
			TPH								
62	pH				10.27 pH		10.27 pH	10.27 pH			
			PH								
63	1,2-dichloroethylene; [1] cis-dichloroethylene; [2] trans-dichloroethylene [3]				<6 µg/kg		<0.006 mg/kg	<0.0000006 %			<LOD
	602-026-00-3	208-750-2 [1] 205-859-7 [2] 205-860-2 [3]	540-59-0 [1] 156-59-2 [2] 156-60-5 [3]								
64	1,1-dichloroethane and 1,2-dichloroethane (combined)				<7 µg/kg		<0.007 mg/kg	<0.0000007 %			<LOD
		203-458-1, 200-863-5	107-06-2, 75-34-3								
65	2-chlorotoluene; [1] 3-chlorotoluene; [2] 4-chlorotoluene; [3] chlorotoluene [4]				<6 µg/kg		<0.006 mg/kg	<0.0000006 %			<LOD
	602-040-00-X	202-424-3 [1] 203-580-5 [2] 203-397-0 [3] 246-698-2 [4]	95-49-8 [1] 108-41-8 [2] 106-43-4 [3] 25168-05-2 [4]								
66	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				40.9 mg/kg	1.462	49.815 mg/kg	0.00498 %	✓		
		215-160-9	1308-38-9								
Total:								0.615 %			

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
•	Determinand defined or amended by HazWasteOnline (see Appendix A)
•	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and ≤ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 4000 mg/kg (0.4%) because: no free phase

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 5.0e-07%)
mesitylene; 1,3,5-trimethylbenzene (conc.: 1.08e-06%)
1,2,4-trimethylbenzene (conc.: 1.42e-06%)
TPH (C6 to C40) petroleum group (conc.: 0.537%)

Classification of sample: HP02-13/03/2026-0.20m

 **Hazardous Waste**
Classified as **17 05 03 ***
in the List of Waste

Sample details

Sample name:	LoW Code:
HP02-13/03/2026-0.20m	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
12.6%	Entry:
(dry weight correction)	17 05 03 * (Soil and stones containing hazardous substances)

Hazard properties

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.271%)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.271%)

Determinands

Moisture content: 12.6% Dry Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4							
2	benzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-020-00-8	200-753-7	71-43-2							
3	toluene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3							
4	ethylbenzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-023-00-4	202-849-4	100-41-4							
5	xylene				0.018 mg/kg		0.016 mg/kg	0.0000016 %	✓	
	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]							
6	arsenic { arsenic pentoxide }				5.5 mg/kg	1.534	7.492 mg/kg	0.000749 %	✓	
	033-004-00-6	215-116-9	1303-28-2							
7	cadmium { cadmium compounds, with the exception of cadmium sulposelenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with			1	0.8 mg/kg		0.71 mg/kg	0.000071 %	✓	

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
	mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }									
	048-001-00-5									
8	copper { dicopper oxide; copper (I) oxide }				31 mg/kg	1.126	30.997 mg/kg	0.0031 %	✓	
	029-002-00-X	215-270-7	1317-39-1							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	64 mg/kg		56.838 mg/kg	0.00568 %	✓	
	082-001-00-6									
10	mercury { mercury }				0.1 mg/kg		0.0888 mg/kg	0.00000888 %	✓	
	080-001-00-0	231-106-7	7439-97-6							
11	nickel { nickel diiodide }				30.6 mg/kg	5.324	144.692 mg/kg	0.0145 %	✓	
	028-029-00-4	236-666-6	13462-90-3							
12	selenium { nickel selenate }				<1 mg/kg	2.554	<2.554 mg/kg	<0.000255 %		<LOD
	028-031-00-5	239-125-2	15060-62-5							
13	zinc { zinc oxide }				96 mg/kg	1.245	106.121 mg/kg	0.0106 %	✓	
	030-013-00-7	215-222-5	1314-13-2							
14	chromium in Cr(VI) compounds { chromium(VI) oxide }				<0.3 mg/kg	1.923	<0.577 mg/kg	<0.0000577 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
15	TPH (C6 to C40) petroleum group				3055 mg/kg		2713.144 mg/kg	0.271 %	✓	
			TPH							
16	pH				10.27 pH		10.27 pH	10.27 pH		
			PH							
17	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				47.3 mg/kg	1.462	61.396 mg/kg	0.00614 %	✓	
		215-160-9	1308-38-9							
Total:								0.312 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and ≤ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 4000 mg/kg (0.4%) because: no free phase

Hazard Statements hit:

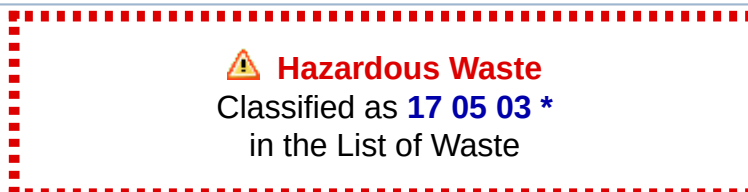
Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 1.6e-06%)

TPH (C6 to C40) petroleum group (conc.: 0.271%)

Classification of sample: HP03-13/03/2026-0.10m



Sample details

Sample name:	LoW Code:
HP03-13/03/2026-0.10m	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
16.9% (dry weight correction)	Entry:
	17 05 03 * (Soil and stones containing hazardous substances)

Hazard properties

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.346%)

HP 8: Corrosive "waste which on application can cause skin corrosion."

pH; pH "Assumed to be irritant/corrosive because of pH value"

Because of determinand:

pH (conc.: 11.52 pH)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.346%)

Determinands

Moisture content: 16.9% Dry Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4							
2	benzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-020-00-8	200-753-7	71-43-2							
3	toluene				57 µg/kg		0.0488 mg/kg	0.00000488 %	✓	
	601-021-00-3	203-625-9	108-88-3							
4	ethylbenzene				14 µg/kg		0.012 mg/kg	0.0000012 %	✓	
	601-023-00-4	202-849-4	100-41-4							
5	xylene				0.042 mg/kg		0.0359 mg/kg	0.00000359 %	✓	
	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]							

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
6	arsenic { arsenic pentoxide }	033-004-00-6	215-116-9	1303-28-2	4.4 mg/kg	1.534	5.773 mg/kg	0.000577 %	✓	
7	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }	048-001-00-5			0.3 mg/kg		0.257 mg/kg	0.0000257 %	✓	
8	copper { dicopper oxide; copper (I) oxide }	029-002-00-X	215-270-7	1317-39-1	46 mg/kg	1.126	44.304 mg/kg	0.00443 %	✓	
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }	082-001-00-6			46 mg/kg		39.35 mg/kg	0.00393 %	✓	
10	mercury { mercury }	080-001-00-0	231-106-7	7439-97-6	<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
11	nickel { nickel diiodide }	028-029-00-4	236-666-6	13462-90-3	30.8 mg/kg	5.324	140.281 mg/kg	0.014 %	✓	
12	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5	3 mg/kg	2.554	6.554 mg/kg	0.000655 %	✓	
13	zinc { zinc oxide }	030-013-00-7	215-222-5	1314-13-2	67 mg/kg	1.245	71.339 mg/kg	0.00713 %	✓	
14	chromium in Cr(VI) compounds { chromium(VI) oxide }	024-001-00-0	215-607-8	1333-82-0	<0.3 mg/kg	1.923	<0.577 mg/kg	<0.0000577 %		<LOD
15	TPH (C6 to C40) petroleum group			TPH	4040 mg/kg		3455.945 mg/kg	0.346 %	✓	
16	pH			PH	11.52 pH		11.52 pH	11.52 pH		
17	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9	59.5 mg/kg	1.462	74.391 mg/kg	0.00744 %	✓	
Total:								0.384 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and ≤ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 4000 mg/kg (0.4%) because: no free phase

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

toluene (conc.: 4.88e-06%)

ethylbenzene (conc.: 1.2e-06%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 3.59e-06%)

TPH (C6 to C40) petroleum group (conc.: 0.346%)

Classification of sample: HP04-13/03/2026-0.20m

 **Hazardous Waste**
Classified as **17 05 03 ***
in the List of Waste

Sample details

Sample name:	LoW Code:
HP04-13/03/2026-0.20m	Chapter:
Moisture content:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
24.3%	Entry:
(dry weight correction)	17 05 03 * (Soil and stones containing hazardous substances)

Hazard properties

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.143%)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.143%)

Determinands

Moisture content: 24.3% Dry Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
1	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	603-181-00-X	216-653-1	1634-04-4							
2	benzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-020-00-8	200-753-7	71-43-2							
3	toluene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-021-00-3	203-625-9	108-88-3							
4	ethylbenzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-023-00-4	202-849-4	100-41-4							
5	xylene				<0.005 mg/kg		<0.005 mg/kg	<0.0000005 %		<LOD
	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]							
6	arsenic { arsenic pentoxide }				10.1 mg/kg	1.534	12.464 mg/kg	0.00125 %	✓	
	033-004-00-6	215-116-9	1303-28-2							
7	cadmium { cadmium compounds, with the exception of cadmium sulposelenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with			1	<0.3 mg/kg		<0.3 mg/kg	<0.00003 %		<LOD

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number							
	mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }									
	048-001-00-5									
8	copper { dicopper oxide; copper (I) oxide }				34 mg/kg	1.126	30.797 mg/kg	0.00308 %	✓	
	029-002-00-X	215-270-7	1317-39-1							
9	lead { lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	41 mg/kg		32.985 mg/kg	0.0033 %	✓	
	082-001-00-6									
10	mercury { mercury }				<0.1 mg/kg		<0.1 mg/kg	<0.00001 %		<LOD
	080-001-00-0	231-106-7	7439-97-6							
11	nickel { nickel diiodide }				27.6 mg/kg	5.324	118.223 mg/kg	0.0118 %	✓	
	028-029-00-4	236-666-6	13462-90-3							
12	selenium { nickel selenate }				<1 mg/kg	2.554	<2.554 mg/kg	<0.000255 %		<LOD
	028-031-00-5	239-125-2	15060-62-5							
13	zinc { zinc oxide }				63 mg/kg	1.245	63.087 mg/kg	0.00631 %	✓	
	030-013-00-7	215-222-5	1314-13-2							
14	chromium in Cr(VI) compounds { chromium(VI) oxide }				<0.3 mg/kg	1.923	<0.577 mg/kg	<0.0000577 %		<LOD
	024-001-00-0	215-607-8	1333-82-0							
15	TPH (C6 to C40) petroleum group				1777 mg/kg		1429.606 mg/kg	0.143 %	✓	
			TPH							
16	pH				8.2 pH		8.2 pH	8.2 pH		
			PH							
17	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }				47 mg/kg	1.462	55.264 mg/kg	0.00553 %	✓	
		215-160-9	1308-38-9							
Total:								0.174 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and ≤ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 4000 mg/kg (0.4%) because: no free phase

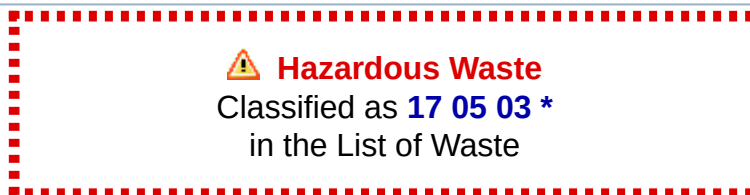
Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.143%)

Classification of sample: HP05-13/03/2026-0.10m



Sample details

Sample name:	LoW Code:	
HP05-13/03/2026-0.10m	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Moisture content:	Entry:	17 05 03 * (Soil and stones containing hazardous substances)
24.7% (dry weight correction)		

Hazard properties

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 7.22e-07%)
toluene (conc.: 1.6e-06%)
ethylbenzene (conc.: 8.02e-07%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 1.2e-06%)
mesitylene; 1,3,5-trimethylbenzene (conc.: 3.93e-06%)
1,2,4-trimethylbenzene (conc.: 5.93e-06%)
sec-butylbenzene (conc.: 9.62e-07%)
1-isopropyl-4-methylbenzene; p-cymene (conc.: 8.82e-07%)
n-butylbenzene (conc.: 4.81e-07%)
TPH (C6 to C40) petroleum group (conc.: 0.511%)

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1A; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

asbestos (conc.: 0.549%)

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.511%)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.511%)

Determinands

Moisture content: 24.7% Dry Weight Moisture Correction applied (MC)

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
1	dichlorodifluoromethane	200-893-9	75-71-8		<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
2	tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4	<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
3	chloromethane; methyl chloride	602-001-00-7	200-817-4	74-87-3	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
4	bromomethane; methylbromide	602-002-00-2	200-813-2	74-83-9	<1 µg/kg		<0.001	mg/kg	<0.0000001 %		<LOD
5	chloroethane	602-009-00-0	200-830-5	75-00-3	<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
6	trichlorofluoromethane	200-892-3	75-69-4		<2 µg/kg		<0.002	mg/kg	<0.0000002 %		<LOD
7	1,1-dichloroethylene; vinylidene chloride	602-025-00-8	200-864-0	75-35-4	<6 µg/kg		<0.006	mg/kg	<0.0000006 %		<LOD
8	dichloromethane; methylene chloride	602-004-00-3	200-838-9	75-09-2	<7 µg/kg		<0.007	mg/kg	<0.0000007 %		<LOD
9	2,2-dichloropropane	209-832-0	594-20-7		<4 µg/kg		<0.004	mg/kg	<0.0000004 %		<LOD
10	bromochloromethane	200-826-3	74-97-5		<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
11	chloroform; trichloromethane	602-006-00-4	200-663-8	67-66-3	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
12	1,1,1-trichloroethane; methyl chloroform	602-013-00-2	200-756-3	71-55-6	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
13	1,1-dichloropropene	602-031-00-0	209-253-3	563-58-6	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
14	carbon tetrachloride; tetrachloromethane	602-008-00-5	200-262-8	56-23-5	<4 µg/kg		<0.004	mg/kg	<0.0000004 %		<LOD
15	benzene	601-020-00-8	200-753-7	71-43-2	9 µg/kg		0.0072	mg/kg	0.000000722 %	✓	
16	trichloroethylene; trichloroethene	602-027-00-9	201-167-4	79-01-6	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
17	1,2-dichloropropane; propylene dichloride	602-020-00-0	201-152-2	78-87-5	<6 µg/kg		<0.006	mg/kg	<0.0000006 %		<LOD
18	dibromomethane	602-003-00-8	200-824-2	74-95-3	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
19	bromodichloromethane	200-856-7	75-27-4		<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
20	1,3-dichloropropene; [1] (Z)-1,3-dichloropropene [2]	602-030-00-5	208-826-5 [1] 233-195-8 [2]	542-75-6 [1] 10061-01-5 [2]	<4 µg/kg		<0.004	mg/kg	<0.0000004 %		<LOD
21	toluene	601-021-00-3	203-625-9	108-88-3	20 µg/kg		0.016	mg/kg	0.0000016 %	✓	
22	trans-1,3-dichloropropene	431-460-4	10061-02-6		<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
23	1,1,2-trichloroethane	602-014-00-8	201-166-9	79-00-5	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
24	tetrachloroethylene	602-028-00-4	204-825-9	127-18-4	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
25	1,3-dichloropropane	205-531-3	142-28-9		<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
26	dibromochloromethane	204-704-0	124-48-1		<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD
27	1,2-dibromoethane	602-010-00-6	203-444-5	106-93-4	<3 µg/kg		<0.003	mg/kg	<0.0000003 %		<LOD

#	Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
	EU CLP index number	EC Number	CAS Number								
28	chlorobenzene				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	602-033-00-1	203-628-5	108-90-7								
29	1,1,1,2-tetrachloroethane				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
		211-135-1	630-20-6								
30	ethylbenzene				10 µg/kg		0.008 mg/kg	0.000000802 %		✓	
	601-023-00-4	202-849-4	100-41-4								
31	xylene				0.015 mg/kg		0.012 mg/kg	0.0000012 %		✓	
	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]								
32	bromoform; tribromomethane				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	602-007-00-X	200-854-6	75-25-2								
33	cumene				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	601-024-00-X	202-704-5	98-82-8								
34	1,1,2,2-tetrachloroethane				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	602-015-00-3	201-197-8	79-34-5								
35	bromobenzene				<2 µg/kg		<0.002 mg/kg	<0.0000002 %			<LOD
	602-060-00-9	203-623-8	108-86-1								
36	1,2,3-trichloropropane				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-062-00-X	202-486-1	96-18-4								
37	mesitylene; 1,3,5-trimethylbenzene				49 µg/kg		0.0393 mg/kg	0.00000393 %		✓	
	601-025-00-5	203-604-4	108-67-8								
38	tert-butylbenzene				<5 µg/kg		<0.005 mg/kg	<0.0000005 %			<LOD
		202-632-4	98-06-6								
39	1,2,4-trimethylbenzene				74 µg/kg		0.0593 mg/kg	0.00000593 %		✓	
	601-043-00-3	202-436-9	95-63-6								
40	sec-butylbenzene				12 µg/kg		0.0096 mg/kg	0.000000962 %		✓	
		205-227-0	135-98-8								
41	1-isopropyl-4-methylbenzene; p-cymene				11 µg/kg		0.0088 mg/kg	0.000000882 %		✓	
	601-094-00-1	202-796-7	99-87-6								
42	1,3-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-067-00-7	208-792-1	541-73-1								
43	1,4-dichlorobenzene; p-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-035-00-2	203-400-5	106-46-7								
44	n-butylbenzene				6 µg/kg		0.0048 mg/kg	0.000000481 %		✓	
		203-209-7	104-51-8								
45	1,2-dichlorobenzene; o-dichlorobenzene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-034-00-7	202-425-9	95-50-1								
46	1,2-dibromo-3-chloropropane				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
	602-021-00-6	202-479-3	96-12-8								
47	1,2,4-trichlorobenzene				<7 µg/kg		<0.007 mg/kg	<0.0000007 %			<LOD
	602-087-00-6	204-428-0	120-82-1								
48	hexachlorobutadiene				<4 µg/kg		<0.004 mg/kg	<0.0000004 %			<LOD
		201-765-5	87-68-3								
49	1,2,3-trichlorobenzene				<7 µg/kg		<0.007 mg/kg	<0.0000007 %			<LOD
		201-757-1	87-61-6								
50	vinyl chloride; chloroethylene				<2 µg/kg		<0.002 mg/kg	<0.0000002 %			<LOD
	602-023-00-7	200-831-0	75-01-4								
51	styrene				<3 µg/kg		<0.003 mg/kg	<0.0000003 %			<LOD
	601-026-00-0	202-851-5	100-42-5								
52	arsenic { arsenic pentoxide }				16.3 mg/kg	1.534	20.05 mg/kg	0.002 %		✓	
	033-004-00-6	215-116-9	1303-28-2								
53	cadmium { cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex }			1	0.4 mg/kg		0.321 mg/kg	0.0000321 %		✓	
	048-001-00-5										

#		Determinand			CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number							
54		copper { dicopper oxide; copper (I) oxide }			1	98 mg/kg	1.126	88.482 mg/kg	0.00885 %	✓	
		029-002-00-X	215-270-7	1317-39-1							
55		lead {  lead compounds with the exception of those specified elsewhere in this Annex (worst case) }			1	729 mg/kg		584.603 mg/kg	0.0585 %	✓	
		082-001-00-6									
56		mercury { mercury }				0.8 mg/kg		0.642 mg/kg	0.0000642 %	✓	
		080-001-00-0	231-106-7	7439-97-6							
57		nickel { nickel diiodide }				47.5 mg/kg	5.324	202.81 mg/kg	0.0203 %	✓	
		028-029-00-4	236-666-6	13462-90-3							
58		selenium { nickel selenate }				1 mg/kg	2.554	2.048 mg/kg	0.000205 %	✓	
		028-031-00-5	239-125-2	15060-62-5							
59		zinc { zinc oxide }				263 mg/kg	1.245	262.518 mg/kg	0.0263 %	✓	
		030-013-00-7	215-222-5	1314-13-2							
60		chromium in Cr(VI) compounds { chromium(VI) oxide }				<0.3 mg/kg	1.923	<0.577 mg/kg	<0.0000577 %		<LOD
		024-001-00-0	215-607-8	1333-82-0							
61		TPH (C6 to C40) petroleum group				6377 mg/kg		5113.873 mg/kg	0.511 %	✓	
				TPH							
62		pH				7.74 pH		7.74 pH	7.74 pH		
				PH							
63		asbestos 650-013-00-6 ----- 12001-28-4 132207-32-0 12172-73-5 77536-66-4 77536-68-6 77536-67-5 12001-29-5				0.685 %		0.549 %	0.549 %	✓	
64		1,2-dichloroethylene; [1] cis-dichloroethylene; [2] trans-dichloroethylene [3]				<6 µg/kg		<0.006 mg/kg	<0.0000006 %		<LOD
		602-026-00-3	208-750-2 [1] 205-859-7 [2] 205-860-2 [3]	540-59-0 [1] 156-59-2 [2] 156-60-5 [3]							
65		1,1-dichloroethane and 1,2-dichloroethane (combined)				<7 µg/kg		<0.007 mg/kg	<0.0000007 %		<LOD
			203-458-1, 200-863-5	107-06-2, 75-34-3							
66		2-chlorotoluene; [1] 3-chlorotoluene; [2] 4-chlorotoluene; [3] chlorotoluene [4]				<6 µg/kg		<0.006 mg/kg	<0.0000006 %		<LOD
		602-040-00-X	202-424-3 [1] 203-580-5 [2] 203-397-0 [3] 246-698-2 [4]	95-49-8 [1] 108-41-8 [2] 106-43-4 [3] 25168-05-2 [4]							
67		chromium in Cr(III) compounds {  chromium(III) oxide (worst case) }				43.8 mg/kg	1.462	51.336 mg/kg	0.00513 %	✓	
			215-160-9	1308-38-9							
Total:									1.182 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Determinand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and ≤ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 4000 mg/kg (0.4%) because: no free phase

Hazard Statements hit:

Flam. Liq. 2; H225 "Highly flammable liquid and vapour."

Because of determinands:

benzene (conc.: 7.22e-07%)

toluene (conc.: 1.6e-06%)

ethylbenzene (conc.: 8.02e-07%)

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinands:

xylene (conc.: 1.2e-06%)

mesitylene; 1,3,5-trimethylbenzene (conc.: 3.93e-06%)

1,2,4-trimethylbenzene (conc.: 5.93e-06%)

sec-butylbenzene (conc.: 9.62e-07%)

1-isopropyl-4-methylbenzene; p-cymene (conc.: 8.82e-07%)

n-butylbenzene (conc.: 4.81e-07%)

TPH (C6 to C40) petroleum group (conc.: 0.511%)

Appendix A: Classifier defined and non GB MCL determinands

■ **dichlorodifluoromethane** (EC Number: 200-893-9, CAS Number: 75-71-8)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Aquatic Chronic 3; H412 , Ozone 1; H420 , Press. Gas; H280

■ **trichlorofluoromethane** (EC Number: 200-892-3, CAS Number: 75-69-4)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H312 , Ozone 1; H420

■ **2,2-dichloropropane** (EC Number: 209-832-0, CAS Number: 594-20-7)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H332 , Flam. Liq. 2; H225 , Acute Tox. 4; H302 , Acute Tox. 4; H312 , Eye Irrit. 2; H319

■ **bromochloromethane** (EC Number: 200-826-3, CAS Number: 74-97-5)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H312 , Skin Corr. 1B; H314 , Eye Dam. 1; H318 , Acute Tox. 4; H332 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Ozone 1; H420

■ **bromodichloromethane** (EC Number: 200-856-7, CAS Number: 75-27-4)

Description/Comments: VOC; Data from C&L Inventory Database; IARC considers substance Group 2B;
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H302 , Skin Irrit. 2; H315 , Eye Dam. 1; H318 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 1A; H360

■ **trans-1,3-dichloropropene** (EC Number: 431-460-4, CAS Number: 10061-02-6)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Flam. Liq. 3; H226 , Acute Tox. 3; H301 , Asp. Tox. 1; H304 , Acute Tox. 3; H311 , Skin Irrit. 2; H315 , Skin Sens. 1; H317 , Eye Irrit. 2; H319 , Acute Tox. 4; H332 , STOT SE 3; H335 , Aquatic Chronic 1; H410

■ **1,3-dichloropropane** (EC Number: 205-531-3, CAS Number: 142-28-9)

Description/Comments: VOC; Data from C&L Inventory Database
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H332 , Flam. Liq. 2; H225 , Flam. Liq. 3; H226 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335

■ **dibromochloromethane** (EC Number: 204-704-0, CAS Number: 124-48-1)

Description/Comments: VOC; Data from C&L Inventory Database; IARC considers substance Group 3;
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 4; H312 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Acute Tox. 4; H332 , STOT SE 3; H335 , STOT SE 3; H336 , Muta. 2; H341 , Aquatic Chronic 2; H411

■ **1,1,1,2-tetrachloroethane** (EC Number: 211-135-1, CAS Number: 630-20-6)

Description/Comments: VOC; Data from C&L Inventory Database; IARC considers substance Group 2B;
Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>
Data source date: 02 Mar 2017
Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H310 , Eye Irrit. 2; H319 , Acute Tox. 3; H331 , Eye Dam. 1; H318 , Acute Tox. 4; H332 , Carc. 2; H351 , Acute Tox. 4; H312 , Aquatic Chronic 3; H412 , Skin Irrit. 2; H315

■ **ethylbenzene** (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments:
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

• **tert-butylbenzene** (EC Number: 202-632-4, CAS Number: 98-06-6)

Description/Comments: VOC; Data from C&L Inventory Database

Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 02 Mar 2017

Hazard Statements: Flam. Liq. 3; H226 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Acute Tox. 3; H331 , Acute Tox. 4; H332 , STOT SE 3; H335 , Asp. Tox. 1; H304 , Aquatic Chronic 2; H411

• **sec-butylbenzene** (EC Number: 205-227-0, CAS Number: 135-98-8)

Description/Comments: VOC; Data from C&L Inventory Database

Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 02 Mar 2017

Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Aquatic Chronic 2; H411

• **n-butylbenzene** (EC Number: 203-209-7, CAS Number: 104-51-8)

Description/Comments: VOC; Data from C&L Inventory Database

Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 02 Mar 2017

Hazard Statements: Flam. Liq. 3; H226 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

• **hexachlorobutadiene** (EC Number: 201-765-5, CAS Number: 87-68-3)

Description/Comments: VOC; Data from C&L Inventory Database; IARC considers substance Group 3;

Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 02 Mar 2017

Hazard Statements: Acute Tox. 3; H301 , Acute Tox. 2; H310 , Skin Irrit. 2; H315 , Skin Sens. 1; H317 , Eye Irrit. 2; H319 , Acute Tox. 2; H330 , Carc. 2; H351 , Repr. 2; H361 , STOT SE 2; H371 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

• **1,2,3-trichlorobenzene** (EC Number: 201-757-1, CAS Number: 87-61-6)

Description/Comments: VOC; Data from C&L Inventory Database

Data source: <https://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database>

Data source date: 02 Mar 2017

Hazard Statements: Acute Tox. 4; H302 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , STOT SE 3; H336 , Aquatic Acute 1; H400 , Aquatic Chronic 3; H410

• **cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex**

GB MCL index number: 048-001-00-5

Description/Comments: Worst Case: IARC considers cadmium compounds Group 1; Carcinogenic to humans

Additional Hazard Statement(s): Carc. 1A; H350

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from: IARC Group 1 (23, Sup 7, 100C) 2012

• **lead compounds with the exception of those specified elsewhere in this Annex (worst case)**

GB MCL index number: 082-001-00-6

Description/Comments: Worst Case: IARC considers lead compounds Group 2A; Probably carcinogenic to humans; Lead REACH Consortium, following MCL protocols, considers lead compounds from smelting industries, flue dust and similar to be Carcinogenic category 1A

Additional Hazard Statement(s): Carc. 1A; H350

Reason for additional Hazards Statement(s):

20 Nov 2021 - Carc. 1A; H350 hazard statement sourced from: IARC Group 2A (Sup 7, 87) 2006; Lead REACH Consortium www.reach-lead.eu/substanceinformation.html (worst case lead compounds). Review date 29/09/2015

• **TPH (C6 to C40) petroleum group** (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

• **pH** (CAS Number: PH)

Description/Comments: Appendix C4

Data source: WM3 1st Edition 2015

Data source date: 25 May 2015

Hazard Statements: None.

■ **1,1-dichloroethane and 1,2-dichloroethane (combined)** (EC Number: 203-458-1, 200-863-5, CAS Number: 107-06-2, 75-34-3)

Description/Comments: Combines the hazard statements and risk phrases for 1,1-dichloroethane and 1,2-dichloroethane

Data source: N/a

Data source date: 14 Oct 2016

Hazard Statements: Flam. Liq. 2; H225 , Acute Tox. 4; H302 , Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Carc. 1B; H350 , Aquatic Chronic 3; H412

■ **chromium(III) oxide (worst case)** (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database

Data source: <https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806>

Data source date: 17 Jul 2015

Hazard Statements: Acute Tox. 4; H332 , Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Resp. Sens. 1; H334 , Skin Sens. 1; H317 , Repr. 1B; H360FD , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

Appendix B: Rationale for selection of metal species

arsenic {arsenic pentoxide}

Worst case

cadmium {cadmium compounds, with the exception of cadmium sulphoselenide (xCdS.yCdSe), reaction mass of cadmium sulphide with zinc sulphide (xCdS.yZnS), reaction mass of cadmium sulphide with mercury sulphide (xCdS.yHgS), and those specified elsewhere in this Annex}

Cadmium results not speciated.

copper {dicopper oxide; copper (I) oxide}

Copper results not speciated.

lead {lead compounds with the exception of those specified elsewhere in this Annex (worst case)}

Lead results not speciated.

mercury {mercury}

Worst case

nickel {nickel diiodide}

Worst case

selenium {nickel selenate}

Worst case

zinc {zinc oxide}

Zinc results not speciated.

chromium in Cr(VI) compounds {chromium(VI) oxide}

Chromium(VI) compounds not speciated.

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

Chromium (III) compounds not speciated.

Appendix C: Version

HazWasteOnline Classification Engine: **WM3 1st Edition v1.2.GB - Oct 2021**

HazWasteOnline Classification Engine Version: 2026.83.7020.12656 (25 Mar 2026)

HazWasteOnline Database: 2026.83.7020.12656 (25 Mar 2026)

This classification utilises the following guidance and legislation:

WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021

CLP Regulation - Regulation 1272/2008/EC of 16 December 2008

1st ATP - Regulation 790/2009/EC of 10 August 2009

2nd ATP - Regulation 286/2011/EC of 10 March 2011

3rd ATP - Regulation 618/2012/EU of 10 July 2012

4th ATP - Regulation 487/2013/EU of 8 May 2013

Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013

5th ATP - Regulation 944/2013/EU of 2 October 2013

6th ATP - Regulation 605/2014/EU of 5 June 2014

WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014

Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014

7th ATP - Regulation 2015/1221/EU of 24 July 2015

8th ATP - Regulation (EU) 2016/918 of 19 May 2016

9th ATP - Regulation (EU) 2016/1179 of 19 July 2016

10th ATP - Regulation (EU) 2017/776 of 4 May 2017

HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017

13th ATP - Regulation (EU) 2018/1480 of 4 October 2018

14th ATP - Regulation (EU) 2020/217 of 4 October 2019

15th ATP - Regulation (EU) 2020/1182 of 19 May 2020

The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit)

Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020

The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK:

2020 No. 1540 of 16th December 2020

GB MCL List - version 1.1 of 09 June 2021

GB MCL List v2.0 - version 2.0 of 20th October 2023

GB MCL List v3.0 - version 3.0 of 11th January 2024

GB MCL List v4.0 - version 4.0 of 2nd March 2024

GB MCL List v5.0 - version 5.0 of 26th June 2024

GB MCL List v6.0 - version 6.0 of 15th February 2025

GB MCL List v7.0 - version 7.0 of 23rd September 2025



APPENDIX 8 - Contaminated Land Legislative Background

Legislative Background

Environmental liabilities and risks have been evaluated in terms of a source -pathway - target relationship in accordance with the approach set out in:

- The 1995 Environment Act;
- The Contaminated Land (England) Regulations 2000;
- The DETR circular 02/2000 Environmental Protection Act 1990: Part IIA Contaminated Land.

Contaminated land is defined within the legislative framework as land which is in such condition by reason of substances in, on or under the land that:

- 1) Significant harm is being caused or there is a significant possibility of such harm being caused;
- 2) Significant pollution of controlled waters is being or is likely to be caused.

The potential for harm is based on the presence of three factors:

- **Source** - substances that are potential contaminants or pollutants that may cause harm;
- **Pathway** - a potential route by which contaminants can move from the source to the receptor;
- **Receptor** - a receptor that may be harmed, for example the water environment, humans and water.

Where a source, pathway and target are all present a pollutant linkage exists and there is potential for harm to be caused. The presence of a source does not automatically imply that a contamination problem exists, since contamination must be defined in terms of pollutant linkages and unacceptable risk of harm. The nature and importance of both pathways and receptors are site specific and will vary according to the intended end use of the site, its characteristics and its surroundings.

The key principle which supports the SPR approach is 'suitable for use' criteria. This requires remedial action only where contamination is considered to pose unacceptable actual or potential risks to health or the environment and, taking into account the proposed use of the site.

Relevant Guidance Documents

This report has been prepared in accordance with the list of guidance below however the list is not exhaustive:

- LCRM – Model Procedures;
- Contamination and Environmental Matters - Their implications for Property Professionals (2nd Edition RICS Nov 2003);
- Brownfields – Managing the development of previously developed land – A client's guide, CIRIA 2002;
- DEFRA and Environment Agency publications CLR7 – 10, supported by the TOX guides and SGV guides, dated March 2002;
- DETR Circular 02/2000, Contaminated Land: Implementation of Part IIA of the Environmental Protection Act 1990;
- Environment Agency technical advice to third parties on Pollution of Controlled Waters for Part IIA of the EPA1990, May 2002;

Relevant Legislative Documents

The following is a non-exhaustive list of legislative framework documents that has been considered in the production of this report:

- The Environment Act (1995);
- The Environmental Protection Act 1990: Part 2A Contaminated Land Statutory Guidance (2012);
- The Environment Protection Act (1990);
- The Contaminated Land (England) Act (2000);
- Contaminated Land (England) Regulations (2012);
- The Water Resources Act (1991);
- The Pollution Prevention and Control (England and Wales) Regulations (2000);
- The Landfill Regulations (England and Wales) Regulations (2002);
- The Landfill (England and Wales) (Amendment) Regulations (2004);
- Health and Safety at Work Act;



APPENDIX 9 - Limitations

Limitations

This report (Report) forms part of the Services and if applicable Additional Services undertaken by Groundtech Consulting Ltd pursuant to a written contract (Agreement) which contains detailed provisions including express limitations of the liability of Groundtech Consulting Ltd.

This Report was prepared using reasonable skill and care as stated in the Agreement for the purpose including intended end use stated by the Client (Purpose) and the liability of Groundtech Consulting Ltd in respect of the form and content of this Report is no greater than its liability under the Agreement. All records, measurements notes, or any other data (Data) obtained by or for the benefit of the Consultant were obtained at a specific point in time and it may not be assumed by the Client or any person relying on this Report that the Data will remain unaffected by the passage of time, the seasons, weather conditions, changes in the water table or the carrying out and completion of works at the Site.

Unless otherwise agreed this Report has been prepared exclusively for the use and reliance of the Client and may not be relied upon, by any other party except as provided for in the Agreement. A third party who relies on this Report, does so at their own and sole risk and Groundtech Consulting Ltd has no liability to such parties.

Groundtech Consulting Ltd that this Report is to be used for the Purpose. The Purpose was instrumental in determining the scope and of the Services provided. If the Purpose should change, the Client may not be able to rely on the Report without the separate agreement of Groundtech Consulting Ltd.

Since the Report was written, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change (see below) and should be investigated if there is any significant delay in acting on the findings of this Report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions in this Report should not be relied upon in the future without written confirmation from Groundtech Consulting Ltd that it is safe to do so.

The observations and conclusions outlined in this Report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting Ltd.

Groundtech Consulting Ltd is not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The Report is based upon Groundtech Consulting Ltd's observations of existing physical conditions at the Site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the Client on the history and usage of the Site. The findings and recommendations contained in this Report are based in part upon information provided by third parties, and Groundtech Consulting Ltd have relied upon such information assuming it to be correct.

Groundtech Consulting Ltd accepts no responsibility for errors or inaccuracies in third party information presented in this Report. Groundtech Consulting Ltd was not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services or Additional Services. Groundtech Consulting Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting Ltd and forms the contract with the client.



Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions may also vary due to the ground's heterogeneous properties and because investigation exploratory locations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this Report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. If so stipulated in the Agreement, geo-environmental testing was carried out for a limited number of parameters based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

Any groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and groundwater levels may occur at other times of the year which are higher than were recorded during this investigation.

Any site drawings provided in this Report are preliminary and used to present the general relative locations of features on, and surrounding, the Site.

