



4047-04 / JH

12th January 2026

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M2 3WQ

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COVER SYSTEM VALIDATION REPORT - PARKMOUNT ROAD, MANCHESTER – PLOTS 5-13 (BLOCKS 1B & 2)

This Remediation Validation Report has been prepared at the request of John Southworth Builders Ltd. Instructions to proceed with this report were received in December 2025.

This report pertains to a c. 0.61 Ha site located to the south of Parkmount Road and east of Rochdale Road, Manchester at the approximate post code M9 8AH. The National Ordnance Survey Grid Reference for the centre of the site is 386028E, 402128N.

This report follows, and should be read in conjunction with, the following reports:

- Brownfield Solutions Ltd., '*Phase 2 Ground Investigation*' (Ref. MS/C4657/10658 + Rev A, January 2022).
- IGE Consulting Ltd., '*Parkmount Road, Manchester, Remedial Strategy* (ref: 4047-01/A, dated: May 24).

This Validation Report concerns the cover system validation of plots 5-13 only.

Further validations for further plots will be produced as they become available. This report is to be used for submission to the building insurer, to achieve sign-off for plots 5-13 only.

Ground gas protection measures are not required for this site.

Remedial Requirements

The above referenced IGE Consulting Remedial Strategy Report specified the installation of a clean cover system within private front and rear gardens and areas of soft landscaping in order to break any pathways between the existing site soils and the end user due to GAC exceedances recorded in the existing site soils.



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The following Landscaping Plan details the private rear gardens (red), private front gardens (blue) and POS soft landscaping (Public Open Space / POSresi – green) on site. This cover system validation report will refer to the landscaping designations detailed in the below extract.



Figure 1: Extract of the landscape plan of the site (SI-02 Landscaping Plan, Mar 2024). Red = private rear gardens.
Blue = private front gardens. Green = soft landscaping / public open space.

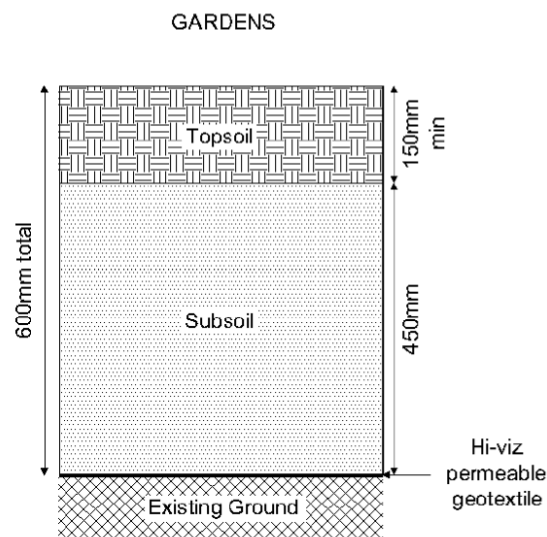
Cover System Requirements

Made Ground containing was present below finalised garden levels at depths shallower than 600mm (450mm in areas of soft landscaping) across the site. The following procedure was outlined for use in all private gardens and in areas of soft landscaping:

1. Excavate to 600mm bgl in private gardens (450mm in soft landscaping areas).

2. A 600mm clean cover system is recommended to be added to the proposed private gardens (450mm in soft landscaping areas). This is to consist of:
- No less than 150mm and no more than 300mm suitable topsoil, underlain by;
 - Suitable subsoil to a total (topsoil + subsoil) depth of 600mm (450mm in areas of soft landscaping), underlain by;
 - A high vis geotextile marker;
 - Validate in line with the below strategy.

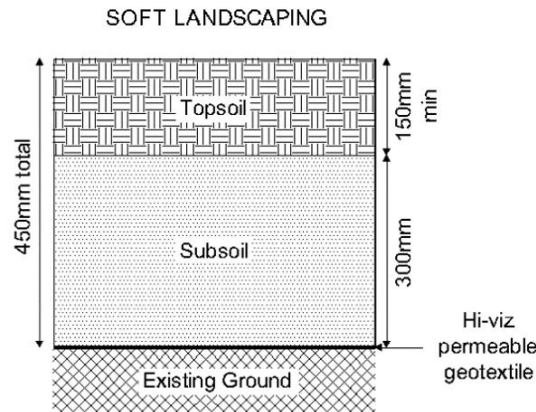
This is shown diagrammatically below:



The cover system for the soft landscaping is to be 450mm thick, due to the presence of asbestos on site, and consist of:

- A minimum of 150mm suitable topsoil, underlain by;
- Suitable subsoil, to a total thickness of 450mm.

This is shown diagrammatically below:



It should be noted that front and rear gardens were not differentiated between within the remediation strategy. 'Private gardens' concerns private rear gardens. 'Soft landscaping' includes areas of public open space and front gardens. Designating front gardens as soft landscaping (therefore requiring a 450mm cover system as opposed to a 600mm cover system) is deemed appropriate given their small size (generally only 2m from plot to pavement) as shown in the proposed site plan extract included as Figure 1 above. Given the FOE (flag on edge) is constructed to a depth of c. 300-450mm below finished levels, there is also a logistical issue of undermining the FOE to construct a 600mm cover system. Gardens are also part of a housing scheme, whereby the occupiers are tenanted and not permitted to grow fruit / vegetables in front gardens.

Soils for use in the above recommended cover system must be validated as detailed below to ensure their suitability for use.

Clean Cover System Validation

Once the 600mm clean cover system is installed to break contaminative linkages (450mm in areas of soft landscaping), validation requirements include:

- Details of the source of the cover material;
- Chemical test results to demonstrate that the soil is free from contamination and 'suitable for use' in-line with the below chemical testing suites and rates.
- Waste transfer notes to provide evidence of source;
- Confirmation of cover depth by either measurement tape or topographical survey with photographs at a frequency of one pit per three plots.

No topsoil or subsoil was present on-site therefore all topsoil and subsoil has been imported and this has been validated as detailed below to ensure its suitability for use (i.e., no glass or plastic is to be included and meets chemical testing acceptability criteria).

Imported topsoil and subsoil is required to be tested at source prior to import to confirm suitability. All topsoil and subsoil, whether site-won or imported is required to be tested at the following frequency:

End-Use	Greenfield Soils	Remediated Soils	Brownfield Soils	Unknown Soil Source
Residential Gardens	1:200m ³	1:100m ³	1:50m ³	1:50m ³
Soft Landscaping	1:200m ³	1:150m ³	1:150m ³	1:150m ³
Other	1:200m ³	1:200m ³	1:200m ³	1:200m ³

- *Inline with Manchester City council chemical testing guidance*

Suitability of Imported Topsoil

The topsoil for the clean cover system was imported from R Draper Ltd, a topsoil supplier, the topsoil was sourced from Fearn's Farm Equestrian & Country, Liverpool Rd, Rufford, Ormskirk L40 1SQ. The material is Grade 1 topsoil excavated from greenfield land. Chemical testing of the imported topsoil was provided by the supplier and assessed by IGE Consulting. A google maps extract of the site and 5 No. historical maps have been included below to illustrate the greenfield nature of the site. The topsoil was taken from the western field of the site, indicated by the red boundary below. No material was taken from in and around the farm buildings and topsoil only was exported from site.



Figure 2: Google Maps extract showing Fearn's Farm Equestrian & Country (approximate site boundary shown in yellow), Area of topsoil strip shown with red boundary.



Figure 3: 1830-1880 Historical Map (approximate site boundary shown in yellow).



Figure 4: 1888-1915 Historical Map (approximate site boundary shown in yellow).

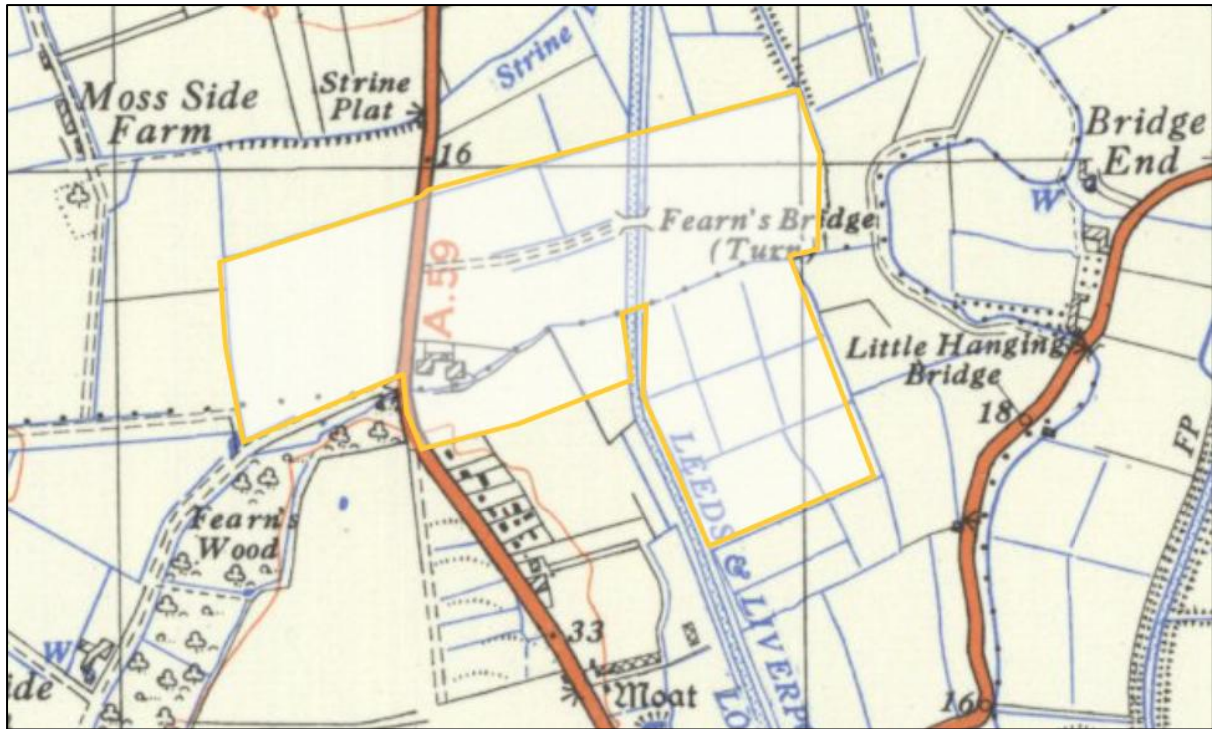


Figure 5: 1937-1961 Historical Map (approximate site boundary shown in yellow).

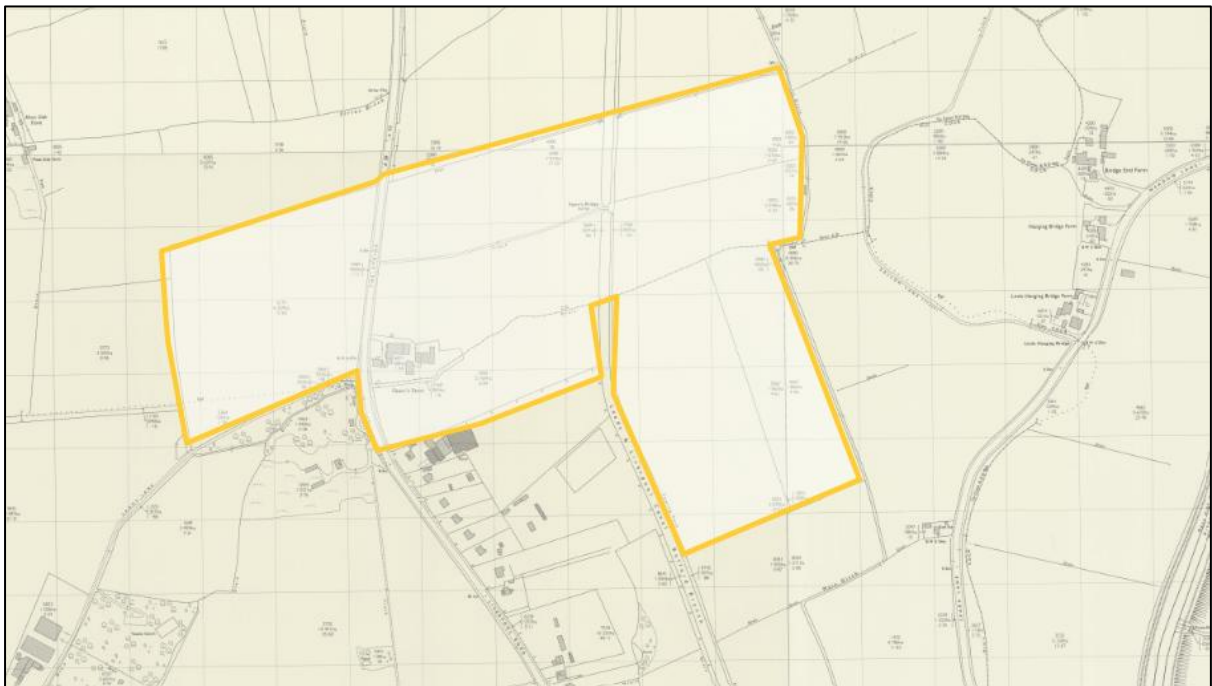


Figure 6: 1948-1974 Historical Map (approximate site boundary shown in yellow).

No exceedances above human health criteria were detected. On this basis, the soils were deemed acceptable for import and suitable for use on residential development sites. The chemical test results at source are contained in Appendix 2.

The topsoil was visually assessed and found to contain no plastics, glass, metals, or other deleterious anthropogenic materials and appeared to be a suitable growing medium. The material was sampled for chemical testing at site by IGE and was analysed by i2 Analytical and subsequently assessed by IGE Consulting. The area of the private gardens around Plots 5-13 equates to approximately 492m². Utilising a conservative average of 0.30m depth of topsoil this equates to a **volume of 148m³**, consequently 2 No. soil samples were tested, which meets the above requirements – 1 per 200m³. Therefore, a testing frequency of 1 sample per 74m³ has been achieved which greatly exceeds the testing requirements. An appropriate suite of contaminants was analysed for comparison to GACs for a '*residential with plant uptake*' end use. Given the material is the same as the previous source and was stockpiled on site at the site time as the previous material a minimum of 3 No. samples is not regarded as appropriate as it is just continuation of the testing (6 No. topsoil samples previous tested on site).

No concentrations were present in exceedance of their respective GACs. Therefore, the topsoil was deemed suitable for use. The chemical test results at site are included in Appendix 3. The topsoil samples are labelled 'TS' (TS01 and TS02).

Suitability of Imported Subsoil

The subsoil for the clean cover system comprises quarried sand from Bathgate Silica Sand Ltd, Arclid Quarry, Congleton Rd, Sandbach CW11 4SN. Bathgate Silica Sand Ltd are the suppliers of subsoil for all John Southworth Builders Ltd sites in the north west. A health and safety sheet of the material is included in Appendix 2 as evidence of source.

The subsoil was visually assessed on site and found to contain no plastics, glass, metals, or other deleterious anthropogenic materials. The material was sampled for chemical testing at site by IGE and was analysed by i2 Analytical and subsequently assessed by IGE Consulting. The area of the private gardens around Plots 5-13 equates to approximately 492m². Utilising an average of 0.30m depth of subsoil this equates to a **volume of 148m³**, consequently 2 No. soil samples were tested, which meets the above requirements – 1 per 200m³. Therefore, a testing frequency of 1 sample per 74m³ has been achieved which exceeds the testing requirements. An appropriate suite of contaminants was analysed for comparison to GACs for a '*residential with plant uptake*' end use. Given the material is the same as the previous source and was stockpiled on site at the site time as the previous material a minimum of 3 No. samples is not regarded as appropriate as it is just continuation of the testing (5 No. subsoil samples previous tested on site).

No exceedances above human health criteria were detected. Therefore, the subsoil was deemed suitable for use. The chemical test results are contained in Appendix 3. The subsoil samples are labelled 'SS' (SS01 and SS02).

A dropbox link to the transfer notes, providing evidence of source and import, is included below:

[Waste Tickets](#)

IGE Consulting do not routinely include sample depths when taking samples from gardens as these are generally not applicable as between plots / sites the depth of the boundary between the topsoil and subsoil could differ and therefore lead to confusion as to which sample is which. Alternatively, IGE Consulting prefix the samples with 'TS' for topsoil and 'SS' for subsoil as this is deemed more reliable.

Thickness of Clean Cover

Eight small holes were dug in total across plots 5-13; four holes in the private front gardens and four in private rear gardens. Photographs were taken of the cover system thickness in these areas, which was found to be equal or greater than the required thickness with the yellow hi-viz geotextile marker present. The photographs and confirmation of cover depth for the private gardens of plots 5-13 are contained in the Verification Logs in Appendix 4. Although confirmed as present during the visit and noticeable to the validator, the hi-viz membrane is not immediately clear on the attached verification logs for the rear gardens of Plots 9-13 due to the greater depth of cover system in this area (c.700-800mm) reducing the light at depth and the wet weather at the time of validation causing a smearing effect across the membrane. A development site layout plan, showing the locations of the gardens and soft landscaping areas, is contained in Appendix 1.

Cover System Validation Summary

On the basis of the information provided, it is confirmed that the clean cover system remediation objectives have been met for the private gardens of plots 5-13. The validation of the installation of clean cover systems is now complete for the site.

Conclusion

The remedial objectives for the soft landscaping around plots 5-13 have been met. No further recommendations are made for these plots. No further validation of any remedial measures is required for the site. If any additional information is needed, do not hesitate to ask.

Appendices

Appendix 1 – Site Layout Plan
Appendix 2 – Chemical test results at source
Appendix 3 – Chemical test results at site
Appendix 4 – Verification Logs

APPENDIX 1



Site Layout - Proposed
Scale @ 1 : 500

Key

- Indicative trees removed, to be confirmed by arboricultural survey and report. Refer to separate report
- Drainage easement, exact location to be confirmed by CCTV survey, easement size to be confirmed by drainage engineer
- Site Boundary

Note: Dimensions from proposed proerties to existing based on topographical survey provided by Redbox Surveys Dec 2020

NOTES

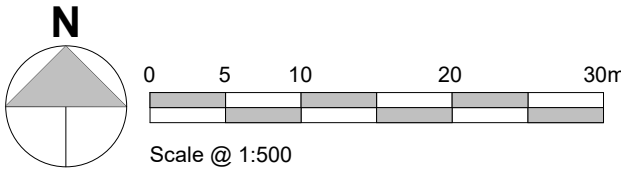
- All dimensions and levels are to be checked on site.
- Any discrepancies are to be reported to the architect before any work commences
- This drawing shall not be scaled to ascertain any dimensions. Work to figured dimensions only.
- This drawing shall not be reproduced without express written permission from AEW.
- Title overlay drawings and ownership boundaries are produced using all reasonable endeavors. AEW cannot be responsible for the accuracy or scale discrepancy of base plans supplied to them.
- All works are to be undertaken in accordance with Building Regulations and the latest British Standards.
- All proprietary materials and products are to be used strictly in accordance with the manufacturers recommendations

This drawing contains the following model files: -
12191-XX-XX-M3-A-0001 [P0.1] [S0]

CDM 2015

Client notified of duties:
Principal Designer:

Unless noted below, all known hazards have been highlighted on the drawing:



Layout subject to comments by LPA, acoustic consultant design, tree survey, ecological surveys, statutory infrastructure layouts, drainage easement confirmation, title deeds etc.

Schedule Of Accommodation		
Type	Area	Count
3B5P 2 Storey Townhouse	95.7m²	9
4B7P 3 Storey Townhouse	123.2m²	9
1B1P Walk Up Apartments	41m² GF 51m² 1F	3 3
Total		24

P06	10.07.23	KJ	DAL
Rescaled to A1			
P05	15.06.23	BA	DS
Issued for planning			
P04	05.06.23	BA	DAL
Revised for amended access road to include homezone			
P03	22.05.23	DS	RH
Revised for Co-ordination pre planning			
P02	22.11.21	DAL	CS
Boundary Treatments shown on separate drawing			
P01	17.11.21	DAL	CS
Initial Issue			
REV	Date	Drawn by: -	Checked by: -
Status	Purpose of Issue		
S2	For Information		

drawing stage **Stage 3**
client

project **Mosscares St Vincent's**

drawing title **Parkmount Street**

date 26.11.21 drawn DAL
scale @ A1 1 : 500 checked BR

Rev **P06**

Dwg No **12191-AEW-XX-XX-DR-A-0503**

aew architects
0161 214 4370
www.aewarchitects.com

APPENDIX 2



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Alan Draper
R. Draper Ltd
Barrow Nook Lane
Bickerstaffe
Nr. Ormskirk
Lancashire
L39 0ET

25th February 2025
Our Ref: TOHA/25/1730/1/SS
Your Ref: as below

Dear Sirs

Topsoil Analysis Report – Grade 1 Topsoil

We have completed the analysis of the topsoil sample recently submitted, referenced *Grade 1 Topsoil*, and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes (trees, shrubs, amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 Specification for Topsoil – Multipurpose Topsoil*).

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification or validation testing or waste designation purposes, especially after the topsoil has left the R Draper Ltd site.

SAMPLE EXAMINATION

The sample was described as a black (Munsell Colour 10YR 2/1), dry, friable, non-calcareous LOAMY SAND with a weakly developed, fine to medium granular structure*. The sample was slightly stony and contained a moderate proportion of organic fines and occasional woody fragments. No unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

*This appraisal of soil structure was made from examination of disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

Tim O'Hare Associates LLP
Howbery Park Wallingford Oxfordshire OX10 8BA
T:01491 822653 E:info@toha.co.uk
www.toha.co.uk

ANALYTICAL SCHEDULE

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

- particle size analysis (sand, silt, clay);
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn, B);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX);
- asbestos screen.

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

RESULTS OF ANALYSIS

Particle Size Analysis and Stone Content

The sample fell into the *loamy sand* texture class, which is usually considered suitable for general landscape applications provided the soil's physical condition is satisfactory.

The sample was low and, as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was neutral in reaction (pH 7.0), with a pH value that would be considered ideal for general landscape purposes.

The electrical conductivity (salinity) value (water extract) was moderate, which indicates that soluble salts should not be present at levels that would be harmful to plants.

The electrical conductivity value by CaSO₄ extract (BS3882 requirement) fell below the maximum specified value (3300 µS/cm) given in BS3882:2015 – Table 1.

Organic Matter and Fertility Status

The sample was adequate to well supplied with organic matter and all major plant nutrients.

The C:N ratio of the sample was acceptable for general landscape purposes.

Potential Contaminants

With reference to BS3882:2015 - Table 1: Notes 3 and 4, there is a recommendation to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific assessment criteria, the concentrations that affect human health have been compared with the *residential with home grown produce* land use in the Suitable For Use Levels (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels (C4SLs) for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

Of the potential contaminants determined, none exceeded their respective guideline values.

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none was found at levels that exceeded the maximum permissible levels specified in *BS3882:2015 – Table 1*.

CONCLUSION

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes (trees, shrubs, amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 Specification for Topsoil – Multipurpose Topsoil*).

From the soil examination and laboratory analysis, the sample was described as a neutral, non-saline, slightly calcareous *loamy sand* with a weakly developed structure and a low stone content. The sample was adequate to well supplied with organic matter and all major plant nutrients. Of the potential contaminants determined, none exceeded their guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided the physical condition of the topsoil is satisfactory.

The topsoil was fully compliant with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

RECOMMENDATIONS

Soil Handling Recommendations

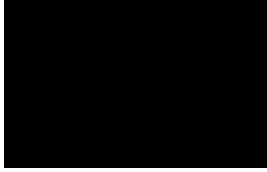
It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, resspreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is sufficiently dry to be non-plastic (friable) in consistency.

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

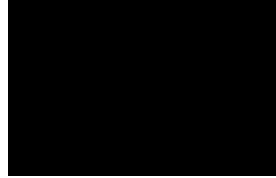
Further details on soil handling are provided in Annex A of *BS3882:2015*.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully



Ebony Gheorghe
BSc MSc
Soil Scientist



Tim White
BSc MSc MSc MI SoilSci CSci
Senior Associate

For & on behalf of Tim O'Hare Associates LLP



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	R Draper Ltd
Project	Grade 1 Topsoil
Job:	Topsoil Analysis - BS3882:2015
Date:	25/02/2025
Job Ref No:	TOHA/25/1730/1/SS

Sample Reference		Accreditation
Clay (<0.002mm)	%	UKAS
Silt (0.002-0.063mm)	%	UKAS
Sand (0.063-2.0mm)	%	UKAS
Texture Class (UK Classification)	--	UKAS
Stones (2-20mm)	% DW	GLP
Stones (20-50mm)	% DW	GLP
Stones (>50mm)	% DW	GLP

pH Value (1:2.5 water extract)	units	UKAS
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS
Electrical Conductivity (1:2 CaSO ₄ extract)	uS/cm	UKAS
Exchangeable Sodium Percentage	%	UKAS
Organic Matter (LOI)	%	UKAS
Total Nitrogen (Dumas)	%	UKAS
C : N Ratio	ratio	UKAS
Extractable Phosphorus	mg/l	UKAS
Extractable Potassium	mg/l	UKAS
Extractable Magnesium	mg/l	UKAS

Total Arsenic (As)	mg/kg	MCERTS
Total Cadmium (Cd)	mg/kg	MCERTS
Total Chromium (Cr)	mg/kg	MCERTS
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS
Total Copper (Cu)	mg/kg	MCERTS
Total Lead (Pb)	mg/kg	MCERTS
Total Mercury (Hg)	mg/kg	MCERTS
Total Nickel (Ni)	mg/kg	MCERTS
Total Selenium (Se)	mg/kg	MCERTS
Total Zinc (Zn)	mg/kg	MCERTS
Water Soluble Boron (B)	mg/kg	MCERTS
Total Cyanide (CN)	mg/kg	MCERTS
Total (mono) Phenols	mg/kg	MCERTS

Naphthalene	mg/kg	MCERTS
Acenaphthylene	mg/kg	MCERTS
Acenaphthene	mg/kg	MCERTS
Fluorene	mg/kg	MCERTS
Phenanthrene	mg/kg	MCERTS
Anthracene	mg/kg	MCERTS
Fluoranthene	mg/kg	MCERTS
Pyrene	mg/kg	MCERTS
Benzo(a)anthracene	mg/kg	MCERTS
Chrysene	mg/kg	MCERTS
Benzo(b)fluoranthene	mg/kg	MCERTS
Benzo(k)fluoranthene	mg/kg	MCERTS
Benzo(a)pyrene	mg/kg	MCERTS
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS
Dibenzo(a,h)anthracene	mg/kg	MCERTS
Benzo(g,h,i)perylene	mg/kg	MCERTS
Total PAHs (sum USEPA16)	mg/kg	MCERTS

Aliphatic TPH >C5 - C6	mg/kg	MCERTS
Aliphatic TPH >C6 - C8	mg/kg	MCERTS
Aliphatic TPH >C8 - C10	mg/kg	MCERTS
Aliphatic TPH >C10 - C12	mg/kg	MCERTS
Aliphatic TPH >C12 - C16	mg/kg	MCERTS
Aliphatic TPH >C16 - C21	mg/kg	MCERTS
Aliphatic TPH >C21 - C35	mg/kg	MCERTS
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS
Aromatic TPH >C5 - C7	mg/kg	MCERTS
Aromatic TPH >C7 - C8	mg/kg	MCERTS
Aromatic TPH >C8 - C10	mg/kg	MCERTS
Aromatic TPH >C10 - C12	mg/kg	MCERTS
Aromatic TPH >C12 - C16	mg/kg	MCERTS
Aromatic TPH >C16 - C21	mg/kg	MCERTS
Aromatic TPH >C21 - C35	mg/kg	MCERTS
Aromatic TPH (C5 - C35)	mg/kg	MCERTS

Benzene	mg/kg	MCERTS
Toluene	mg/kg	MCERTS
Ethylbenzene	mg/kg	MCERTS
p & m-xylene	mg/kg	MCERTS
Xylene	mg/kg	MCERTS
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS

Asbestos Screen	N/ND	ISO 17025
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LS = LOAMY SAND

Visual Examination

The sample was described as a black (Munsell Colour 10YR 2/1), dry, friable, non-calcareous LOAMY SAND with a weakly developed, fine to medium granular structure. The sample was slightly stony and contained a moderate proportion of organic fines and occasional woody fragments. No unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

Results of analysis should be read in conjunction with the report they were issued with.

The contents of this certificate shall not be reproduced without the express written permission of Tim O'Hare Associates LLP

**Grade 1
Topsoil**

8
8
84
LS
2
3
0

7.0
1461
3197
3.5
4.1
0.20
12
64
700
78

10
0.4
14
< 1.8
41
60
< 0.3
12
< 1.0
72
0.5
< 1.0
< 1.0

< 0.05
< 0.05
< 0.05
< 0.05
0.18
< 0.05
0.40
0.37
0.21
0.20
0.22
0.08
0.26
0.13
< 0.05
0.18
2.2

< 0.010
< 0.010
< 0.010
< 1.0
< 2.0
< 8.0
< 8.0
< 10
< 0.010
0.01
< 0.020
< 1.0
< 2.0
< 10
< 10
< 10

< 0.005
0.01
< 0.005
< 0.008
< 0.005
< 0.005

Not-detected

Ebony Gheorghe
BSc MSc
Soil Scientist

Safety Data Sheet (2001/58/EC and ISO 11014 format)

SILICA SAND

Version SAM3, page 1 of 7

Revision date: 01/08/2013

1. **IDENTIFICATION OF THE SUBSTANCE / PREPARATION AND OF THE COMPANY / UNDERTAKING**

1.1. **Identification of the substance or preparation**

SILICA SAND

Trade names

Registration number: This product is Exempted according to Article 2 § (7) of REACH.

1.2. **Use of the substance / preparation**

Main applications of silica sand - non-exhaustive list:
glass, silicate chemistry, abrasives, foundry sand, filler for textured coatings,
glues and mortars, filtration, sports and leisure, specialist construction...

1.3. **Company / undertaking identification**

Bathgate Silica Sand Limited
Arclid Quarry, Congleton Road, Sandbach, Cheshire, CW11 4SN
Tel: 01270 762002 / 768018
Fax: 01270 759449

1.4. **Emergency telephone**

Emergency phone number 01270 762002 / 768018. This number is not available outside office hours.

2. **COMPOSITION / INFORMATION ON INGREDIENTS**

Chemical	:	SiO ₂ (ca. 99 %)
Mineralogical	:	alpha quartz
E.I.N.E.C.S.-N°	:	238-878-4
C.A.S.-N°	:	14808-60-7
EU-classification	:	no classification
IUPAC Name	:	silicon dioxide
REACH Reg. No	:	Exempted

3. **HAZARD IDENTIFICATION**

Quartz sand does not meet the criteria for classification as dangerous as defined in Directive 67/548/EEC and in the Regulation EC 1272/2008 (Classification, Labelling and Packaging of dangerous substances).

The grain size distribution of silica sand means that it is not hazardous. However, any respirable crystalline silica dust generated by processing and handling of silica sand may cause health effects.

Prolonged and/or massive inhalation of respirable crystalline silica dust may cause lung fibrosis, commonly referred to as silicosis. Principal symptoms of silicosis are cough and breathlessness. Occupational exposure to respirable crystalline silica should be monitored and controlled.

4. **FIRST AID MEASURES**

No actions are to be avoided, nor are there any special instructions for rescuers.

Eye contact

Wash with copious quantities of water.

Ingestion

Not hazardous. No special first aid measures necessary.

Inhalation

No special first aid measures. Remove to fresh air and consult a physician.

Skin contact

Not hazardous. No special first aid measures necessary.

5. **FIRE-FIGHTING MEASURES**

Does not burn. No hazardous releases in case of fire.

Suitable extinguishing media: Not applicable.

Extinguishing media which should not be used: Not applicable.

Special exposure hazards: Not applicable.

Special protective equipment for fire fighters: Not applicable.

6. **ACCIDENTAL RELEASE MEASURES**

Personal precautions

Avoid airborne dust generation. In case of exposure to airborne dust concentrations exceeding regulatory limits, wear a personal respirator in compliance with national legislation.

Environmental precautions

No special requirements.

Methods for cleaning up

Avoid dry sweeping and use water spraying or vacuum cleaning systems to prevent airborne dust generation.

7. HANDLING AND STORAGE

7.1. Handling

Avoid airborne dust generation. Handle bags carefully so as to prevent accidental bursting. Provide appropriate exhaust ventilation at places where airborne dust is generated. In case of insufficient ventilation, wear suitable respiratory protective equipment. If you require advice on safe handling techniques please contact your supplier, or check the Good Practice Guide referred to in Section 16.

7.2. Storage

Technical measures / Precautions

Ensure abatement of dust produced during the loading of silos.
Keep containers closed and store/handle bagged products so as to prevent accidental bursting.

7.3. Specific use(s)

For industry specific guidance, check the Good Practice Guide referred to in Section 16.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

8.1. Exposure limit values

Respect workplace regulatory provisions for all types of airborne dust (total dust, respirable dust and respirable crystalline silica dust). The UK Control of Substances Hazardous to Health Regulations 2002 (as amended) require adherence to good practice principles in the control of exposure to hazardous substances.

Additionally, a WEL (Workplace Exposure Limit) for respirable crystalline silica dust of 0.1mg/m³ applies in the United Kingdom, measured as an 8 hour TWA (Time Weighted Average).

For the equivalent limits in other countries, please consult a competent occupational hygienist or the local regulatory authority.

8.2. Exposure controls

8.2.1. *Occupational exposure controls*

Provide appropriate local exhaust ventilation in places where dust is generated. Control of occupational exposure may also be achieved by enclosing plant and equipment, by isolating personnel from dusty areas and by ensuring good standards of ventilation in the workplace.

8.2.1.1. Respiratory protection

In case of exposure to airborne dust concentrations exceeding regulatory limits, wear a personal respirator that complies with the requirements of national legislation.

8.2.1.2. Eye protection

Wear safety glasses with side-shields in circumstances where there is a risk of penetrative eye injuries.

8.2.2. *Environmental exposure controls*

No special requirements.

9. **PHYSICAL AND CHEMICAL PROPERTIES**

9.1. **General information**

Appearance

Solid, granular, in various colours ranging from white to brown.

Odour

Odourless.

9.2. **Important health, safety and environmental information**

Density	:	2.65 g/cm ³
SiO ₂ %	:	ca. 99 % (cfr. technical data sheet)
Grain shape	:	sub-angular
Particle size range	:	cfr. technical data sheet
Solubility in water	:	negligible
Solubility in hydrofluoric acid	:	yes

9.3. **Other information**

Melting point	:	1610°C
Molecular weight	:	60.1

10. **STABILITY AND REACTIVITY**

Chemically stable, no particular incompatibility.

11. **TOXICOLOGICAL INFORMATION**

Skin irritation: Data shows no skin irritation effects.

Eye irritation: Data shows no eye irritation effects.

Chronic effects

Prolonged and/or massive exposure to respirable crystalline silica-containing dust may cause silicosis, a nodular pulmonary fibrosis caused by deposition in the lungs of fine respirable particles of crystalline silica. In 1997, IARC (the International Agency for Research on Cancer) concluded that crystalline silica inhaled from occupational sources can cause lung cancer in humans. However it pointed out that not all industrial circumstances, nor all crystalline silica types, were to be incriminated. (*IARC Monographs on the evaluation of the carcinogenic risks of chemicals to humans, Silica, silicates dust and organic fibres, 1997, Vol. 68, IARC, Lyon, France.*)

In June 2003, SCOEL (the EU Scientific Committee on Occupational Exposure Limits) concluded that the main effect in humans of the inhalation of respirable crystalline silica dust is silicosis. "There is sufficient information to conclude that the relative risk of lung cancer is increased in persons with silicosis (and, apparently, not in employees without silicosis exposed to silica dust in quarries and in the ceramic industry). Therefore preventing the onset of silicosis will also reduce the cancer risk..." (*SCOEL SUM Doc 94-final, June 2003*). So there is a body of evidence supporting the fact that increased cancer risk would be limited to people already suffering from silicosis. Worker protection against silicosis should be assured by respecting the existing regulatory occupational exposure limits and implementing additional risk management measures where required (see IMA-Europe table of OELs in the EU at <http://www.ima-eu.org/en/publication.htm>).

12. **ECOTOXICOLOGICAL INFORMATION**

No specific adverse effects known.

13. **DISPOSAL CONSIDERATIONS**

Waste from residues / unused products

Can be landfilled in compliance with local regulations. The material should be buried to prevent dust being picked up by the wind. Where possible, recycling is preferable to disposal.

Packaging

No specific requirements. Recycling and disposal of packaging should be carried out by an authorised waste management company.

14. **TRANSPORT INFORMATION**

No special precautions are required under regulations relating to the transportation of dangerous goods.

15. **REGULATORY INFORMATION**

National Legislation

Sand blasting According to the Control of Substances Hazardous to Health Regulations 2002, sand and other substances containing free crystalline silica cannot be used as an abrasive for blasting articles in any blasting apparatus.

European Legislation

Quartz sand does not meet the criteria for classification as dangerous as defined in Directive 67/548/EEC.

Dry Blasting According to national regulations in EU member states, sand containing more than a certain amount of free crystalline silica cannot be used for dry blasting. This amount varies between 1% and 5%, according to country.

16. OTHER INFORMATION

Third party materials

Insofar as materials not manufactured or supplied by Bathgate Silica Sand Ltd are used in conjunction with, or instead of Bathgate Silica Sand Ltd materials, it is the responsibility of the customer himself to obtain, from the manufacturer or supplier, all technical data and other properties relating to these and other materials and to obtain all necessary information relating to them. No liability can be accepted in respect of the use of Bathgate Silica Sand Ltd quartz sand in conjunction with materials from another supplier.

Liability

Such information is to the best of Bathgate Silica Sand Ltd knowledge and belief accurate and reliable as of the date indicated. However, no representation, warranty or guarantee is made to its accuracy, reliability or completeness. It is the user's responsibility to satisfy himself as to the suitability and completeness of such information for his own particular use.

Dry sand blasting

According to national regulations in EU member states, sand containing more than a certain amount of free crystalline silica cannot be used for dry blasting. This amount varies between 1% and 5%, according to country.

Literature references are available on request from EUROSIL, the European Association of Industrial Silica Producers, Bd. S. Dupuis 233 Bte 124, 1070 Brussels, Belgium. Tel: +32 (0)2 524 55 00, Fax: + 32 (0)2 524 45 75, e-mail: secretariat@ima-eu.org.

Social Dialogue on Respirable Crystalline Silica

A multi-sectoral social dialogue agreement on *Workers Health Protection through the Good Handling and Use of Crystalline Silica and Products Containing it* was signed on 25 April 2006. This autonomous agreement, which receives the European Commission's financial support, is based on a Good Practices Guide. The requirements of the Agreement came into force on 25 October 2006. The Agreement was published in the Official Journal of the European Union (2006/C 279/02). The text of the Agreement and its annexes, including the Good Practices Guide, are available from <http://www.nepsi.eu> and provide useful information and guidance for the handling of products containing respirable crystalline silica.

UK Health and Safety Executive - silica (quartz)

Extract taken from <http://www.hse.gov.uk/quarries/silica.htm>

Quartz is found in almost all kinds of rock, sands, clays, shale and gravel. Workers exposed to fine dust containing quartz are at risk of developing a chronic and possibly severely disabling lung disease known as "silicosis". It usually takes a number of years of regular daily exposure before there is a risk of developing silicosis. Silicosis is a disease that has only been seen in workers from industries where there is a significant exposure to silica dust, such as in quarries, foundries, the potteries etc. No cases of silicosis have been documented among members of the general public in Great Britain, indicating that environmental exposures to silica dust are not sufficiently high to cause this occupational disease. In addition to silicosis, there is now evidence that heavy and prolonged workplace exposure to dust containing crystalline silica can lead to an increased risk of lung cancer. The evidence suggests that an increased risk of lung cancer is likely to occur only in those workers who have developed silicosis. It should also be noted that

excessive long term exposures to almost any dust, are likely to lead to respiratory (breathing) problems.

Detailed reviews of the scientific evidence on the health effects of crystalline silica have been published by HSE in the following Hazard Assessment Documents EH75/4 and EH75/5.

These documents are available from HSE Books.

References

Literature references are available on request from EUROSIL, the European Association of Industrial Silica Producers, Twin Gardens (6th floor), rue des Deux Eglises 26, B-1000 Brussels, Belgium.

Tel: +32 2 210 44 10, Fax: + 32 2 210 44 29.

E-mail: secretariat@imaeurope.eu.

[eu, www.ima-europe.eu](http://www.ima-europe.eu)

APPENDIX 3

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Analytical Report Number : 25-062964

Project / Site name:	Parkmount	Samples received on:	20/11/2025
Your job number:	4047	Samples instructed on/ Analysis started on:	20/11/2025
Your order number:	4047 AH	Analysis completed by:	27/11/2025
Report Issue Number:	1	Report issued on:	27/11/2025
Samples Analysed:	4 soil samples		

Signed:

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

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

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

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

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

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

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

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

Analytical Report Number: 25-062964

Project / Site name: Parkmount

Your Order No: 4047 AH

Lab Sample Number	756927	756928	756929	756930
Sample Reference	TS01	TS02	SS01	SS02
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	18/11/2025	18/11/2025	18/11/2025	18/11/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	24	23	17	15
Total mass of sample received	kg	0.1	NONE	1.1	1.1	1.3	1.2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	SPU	SPU	SPU	SPU
Analysis completed	N/A	N/A	N/A	27/11/2025	26/11/2025	26/11/2025	26/11/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.3	7.1	8.3	7.6
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	300	81	40	21
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	152	40.3	20.2	10.5
Organic Matter (automated)	%	0.1	MCERTS	6.1	5.8	0.6	1.2
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	-	-	0.3	0.7
Water Soluble Nitrate (2:1) as NO ₃	mg/kg	2	NONE	< 2.0	93	< 2.0	< 2.0
Water Soluble Nitrate (2:1) as NO ₃ (leachate equivalent)	mg/l	5	NONE	< 5.0	47	< 5.0	< 5.0

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.15	0.1	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.1	0.12	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.85	1	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	0.18	0.3	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	1.2	1.5	< 0.05	< 0.05
Pyrene	mg/kg	0.05	MCERTS	1.1	1.3	< 0.05	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.52	0.65	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	0.5	0.59	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.53	0.7	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.25	0.3	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.49	0.6	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.26	0.27	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.3	0.27	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	6.56	7.65	< 0.80	< 0.80
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Analytical Report Number: 25-062964

Project / Site name: Parkmount

Your Order No: 4047 AH

Lab Sample Number	756927	756928	756929	756930
Sample Reference	TS01	TS02	SS01	SS02
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	18/11/2025	18/11/2025	18/11/2025	18/11/2025
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5.8	6.5	1.9	2.1
Barium (aqua regia extractable)	mg/kg	1	MCERTS	87	69	36	34
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.42	0.44	0.15	0.16
Boron (water soluble)	mg/kg	0.2	MCERTS	2.1	0.9	0.3	0.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	1.4	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	11	14	4.7	5.3
Copper (aqua regia extractable)	mg/kg	1	MCERTS	50	36	11	9.9
Lead (aqua regia extractable)	mg/kg	1	MCERTS	34	46	3.8	6.1
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	11	12	5	5.2
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	12	16	5.1	6.3
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	91	58	14	14

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010 ***
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010 ***
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010 ***
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	28	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC44 EH_CU_1D_AL	mg/kg	8.4	NONE	9.4	< 8.4	< 8.4	< 8.4
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	28	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC44 EH_CU+HS_1D_AL	mg/kg	10	NONE	38	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010 ***
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010 ***
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020 ***
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	16	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC44 EH_CU_1D_AR	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4	< 8.4
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	16	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC44 EH_CU+HS_1D_AR	mg/kg	10	NONE	16	< 10	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0 ***
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0 ***
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0 ***
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0 ***
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0 ***
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0 ***

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

Analytical Report Number : 25-062964

Project / Site name: Parkmount

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
756927	TS01	None Supplied	None Supplied	Brown loam with gravel and vegetation
756928	TS02	None Supplied	None Supplied	Brown loam with gravel and vegetation
756929	SS01	None Supplied	None Supplied	Brown sand with gravel
756930	SS02	None Supplied	None Supplied	Brown sand with gravel and vegetation

Analytical Report Number : 25-062964

Project / Site name: Parkmount

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Water Soluble Nitrate (leachate equivalent)	Determination of nitrate by reaction with sodium salicylate and colorimetry	In-house method based on Examination of Water and Wastewater & Polish Standard Method PN-82/C-04579.08, 2:1 extraction	L078-PL	W	NONE
Nitrate, water soluble, in soil	Determination of nitrate by reaction with sodium salicylate and colorimetry	In-house method based on Examination of Water and Wastewater & Polish Standard Method PN-82/C-04579.08, 2:1 extraction	L078-PL	W	NONE
Hexavalent chromium in soil (low level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 25-062964

Project / Site name: Parkmount

Water matrix abbreviations:

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

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS

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

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

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

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

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

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

The result for sum should be interpreted with caution

****t-** No additional VOC container submitted for provision of repeat/dilution. The result should be considered as deviating and should be interpreted with caution.

<div><div>IGE</div><div>consulting</div></div>			Project: Parkmount														
			Job No: 4047														
Lab Sample Number			756927	756928	756929	756930						GAC - S4UL unless stated					
Sample Reference			TS01	TS02	SS01	SS02	Statistical Analysis					Statistical Results					
Sample Number			None Supplied	None Supplied	None Supplied	None Supplied	Count	Standard Deviation	Minimum	Maximum	Average	Maximum	1% Residential with Home Grown Produce	Pass/ Fail	Exceedances		
Depth (m)			None Supplied	None Supplied	None Supplied	None Supplied											
Date Sampled			18/11/2025	18/11/2025	18/11/2025	18/11/2025											
Analytical Parameter (Soil Analysis)		Units	LoD				4	0.00	0.1	0.1	0.1	0.1	0.1				
Stone Content		%	0.1	0.1	0.1	0.1											
Moisture Content		%	0.01	24	23	17											15
Total mass of sample received		kg	0.1	1.1	1.1	1.3											1.2
Asbestos																	
Asbestos in Soil Screen		Type	N/A	Not-detected	Not-detected	Not-detected	Not-detected	4	-	-	-	-					
General Inorganics																	
pH - Automated		pH Units	N/A	8.3	7.1	8.3	7.6	4	0.59	7.10	8.30	7.83					
Total Cyanide		mg/kg	1	1	1	1	1	4	0.00	1.00	1.00	1.00	1.00	60	Pass	0	
Free Cyanide		mg/kg	1	1	1	1	1	4	0.00	1.00	1.00	1.00	1.00	60	Pass	0	
Water Soluble Sulfate as SO4 16hr extraction (2:1)		mg/kg	2.5	300	81	40	21	4	128.79	21.00	300.00	110.50					
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)		mg/l	1.25	152	40.3	20.2	10.5	4	65.36	10.50	152.00	55.75					
Organic Matter (automated)		%	0.1	6.10	5.80	0.60	1.20	4	2.93	0.60	6.10	3.43					
Total Organic Carbon (automated)		%	0.1	-	-	0.300	0.700	2	0.28	0.30	0.70	0.50					
Water Soluble Nitrate (2:1) as NO3		mg/kg	2	2	93	2	2	4	45.50	2.00	93.00	24.75					
Water Soluble Nitrate (2:1) as NO3 (leachate equivalent)		mg/l	5	5	47	5	5	4	21.00	5.00	47.00	15.50					
Speciated PAHs																	
Naphthalene		mg/kg	0.05	0.05	0.05	0.05	4	0.00	0.05	0.05	0.05	0.05	2.30	Pass	0		
Acenaphthylene		mg/kg	0.05	0.05	0.05	0.05	4	0.00	0.05	0.05	0.05	0.05	170	Pass	0		
Acenaphthene		mg/kg	0.05	0.15	0.1	0.05	0.05	4	0.05	0.05	0.15	0.09	0.15	210	Pass	0	
Fluorene		mg/kg	0.05	0.1	0.12	0.05	0.05	4	0.04	0.05	0.12	0.08	0.12	170	Pass	0	
Phenanthrene		mg/kg	0.05	0.85	1	0.05	0.05	4	0.51	0.05	1.00	0.49	1.00	95	Pass	0	
Anthracene		mg/kg	0.05	0.18	0.3	0.05	0.05	4	0.12	0.05	0.30	0.15	0.30	2400	Pass	0	
Fluoranthene		mg/kg	0.05	1.2	1.5	0.05	0.05	4	0.76	0.05	1.50	0.70	1.50	280	Pass	0	
Pyrene		mg/kg	0.05	1.1	1.3	0.05	0.05	4	0.67	0.05	1.30	0.63	1.30	620	Pass	0	
Benzo(a)anthracene		mg/kg	0.05	0.52	0.65	0.05	0.05	4	0.31	0.05	0.65	0.32	0.65	7.20	Pass	0	
Chrysene		mg/kg	0.05	0.5	0.59	0.05	0.05	4	0.29	0.05	0.59	0.30	0.59	15	Pass	0	
Benzo(b)fluoranthene		mg/kg	0.05	0.53	0.7	0.05	0.05	4	0.33	0.05	0.70	0.33	0.70	2.60	Pass	0	
Benzo(k)fluoranthene		mg/kg	0.05	0.25	0.3	0.05	0.05	4	0.13	0.05	0.30	0.16	0.30	77	Pass	0	
Benzo(a)pyrene		mg/kg	0.05	0.49	0.6	0.05	0.05	4	0.29	0.05	0.60	0.30	0.60	2.20	Pass	0	
Indeno(1,2,3-cd)pyrene		mg/kg	0.05	0.26	0.27	0.05	0.05	4	0.12	0.05	0.27	0.16	0.27	27	Pass	0	
Dibenz(a,h)anthracene		mg/kg	0.05	0.06	0.05	0.05	0.05	4	0.01	0.05	0.06	0.05	0.06	0.24	Pass	0	
Benzo(ghi)perylene		mg/kg	0.05	0.3	0.27	0.05	0.05	4	0.14	0.05	0.30	0.17	0.30	320	Pass	0	
Total PAH																	
Speciated Total EPA-16 PAHs		mg/kg	0.8	6.56	7.65	0.8	0.8	4	3.67	0.80	7.65	3.95					
Heavy Metals / Metalloids																	
Arsenic (aqua regia extractable)		mg/kg	1	5.8	6.5	1.9	2.1	4	2.41	1.90	6.50	4.08	6.50	37	Pass	0	
Barium (aqua regia extractable)		mg/kg	1	87	69	36	34	4	25.90	34.00	87.00	56.50	87.00	-	Pass	0	
Boron (water soluble)		mg/kg	0.2	2.1	0.9	0.3	0.3	4	0.85	0.30	2.10	0.90	2.10	290	Pass	0	
Cadmium (aqua regia extractable)		mg/kg	0.2	0.2	0.2	0.2	0.2	4	0.00	0.20	0.20	0.20	0.20	11	Pass	0	
Chromium (hexavalent)		mg/kg	1.2	1.2	1.4	1.2	1.2	4	0.10	1.20	1.40	1.25	1.40	6	Pass	0	
Chromium (aqua regia extractable)		mg/kg	1	11	14	4.7	5.3	4	4.51	4.70	14.00	8.75	14.00	910	Pass	0	
Copper (aqua regia extractable)		mg/kg	1	50	36	11	9.9	4	19.65	9.90	50.00	26.73	50.00	2400	Pass	0	
Lead (aqua regia extractable)		mg/kg	1	34	46	3.8	6.1	4	20.84	3.80	46.00	22.48	46.00	200	Pass	0	
Mercury (aqua regia extractable)		mg/kg	0.3	0.3	0.3	0.3	0.3	4	0.00	0.30	0.30	0.30	0.30	40	Pass	0	
Nickel (aqua regia extractable)		mg/kg	1	11	12	5	5.2	4	3.72	5.00	12.00	8.30	12.00	130	Pass	0	
Selenium (aqua regia extractable)		mg/kg	1	1	1	1	1	4	0.00	1.00	1.00	1.00	1.00	250	Pass	0	
Vanadium (aqua regia extractable)		mg/kg	1	12	16	5.1	6.3	4	5.09	5.10	16.00	9.85	16.00	410	Pass	0	
Zinc (aqua regia extractable)		mg/kg	1	91	58	14	14	4	37.44	14.00	91.00	44.25	91.00	3700	Pass	0	
Monoaromatics & Oxygenates																	
MTBE (Methyl Tertiary Butyl Ether)		µg/kg	5	5	5	5	5	4	0.00	5	5	5.00	5	-			
Benzene		µg/kg	5	5	5	5	5	4	0.00	5	5	5.00	5	87	Pass	0	
Toluene		µg/kg	5	5	5	5	5	4	0.00	5	5	5.00	5	130000	Pass	0	
Ethylbenzene		µg/kg	5	5	5	5	5	4	0.00	5	5	5.00	5	47000	Pass	0	
p & m-xylene		µg/kg	8	8	8	8	8	4	0.00	8	8	8.00	8	56000	Pass	0	
o-xylene		µg/kg	5	5	5	5	5	4	0.00	5	5	5.00	5	60000	Pass	0	
Petroleum Hydrocarbons																	
TPH-CWG - Aliphatic >EC5 - EC6		mg/kg	0.01	0.01	0.01	0.01	0.01	4	0.000	0.010	0.010	0.010	0.010	42	Pass	0	
TPH-CWG - Aliphatic >EC6 - EC8		mg/kg	0.01	0.01	0.01	0.01	0.01	4	0.000	0.010	0.010	0.010	0.010	100	Pass	0	
TPH-CWG - Aliphatic >EC8 - EC10		mg/kg	0.01	0.01	0.01	0.01	0.01	4	0.000	0.010	0.010	0.010	0.010	27	Pass	0	
TPH-CWG - Aliphatic >EC10 - EC12		mg/kg	1	1	1	1	1	4	0.00	1.00	1.00	1.00	1.00	130	Pass	0	
TPH-CWG - Aliphatic >EC12 - EC16		mg/kg	2	2	2	2	2	4	0.00	2.00	2.00	2.00	2.00	1100	Pass	0	
TPH-CWG - Aliphatic >EC16 - EC21		mg/kg	8	8	8	8	8	4	0.00	8.00	8.00	8.00	8.00	-			
TPH-CWG - Aliphatic >EC21 - EC35		mg/kg	8	28	8	8	8	4	10.00	8.00	28.00	13.00	28.00	65000	Pass	0	
TPH-CWG - Aliphatic >EC35 - EC44		mg/kg	8.4	9.4	8.4	8.4	8.4	4	0.50	8.40	9.40	8.65	9.40	65000	Pass	0	
TPH-CWG - Aliphatic (EC5 - EC35)		mg/kg	10	28	10	10	10	4	9.00	10.00	28.00	14.50		-			
TPH-CWG - Aliphatic (EC5 - EC44)		mg/kg	10	38	10	10	10	4	14.00	10.00	38.00	17.00		-			
TPH-CWG - Aromatic >EC5 - EC7		mg/kg	0.01	0.01	0.01	0.01	0.01	4	0.000	0.010	0.010	0.010	0.010	70	Pass	0	
TPH-CWG - Aromatic >EC7 - EC8		mg/kg	0.01	0.01	0.01	0.01	0.01	4	0.000	0.010	0.010	0.010	0.010	130	Pass	0	
TPH-CWG - Aromatic >EC8 - EC10		mg/kg	0.02	0.02	0.02	0.02	0.02	4	0.000	0.020	0.020	0.020	0.020	34	Pass	0	
TPH-CWG - Aromatic >EC10 - EC12		mg/kg	1	1	1	1	1	4	0.00	1.00	1.00	1.00	1.00	74	Pass	0	
TPH-CWG - Aromatic >EC12 - EC16		mg/kg	2	2	2	2	2	4	0.00	2.00	2.00	2.00	2.00	140	Pass	0	
TPH-CWG - Aromatic >EC16 - EC21		mg/kg	10	10	10	10	10	4	0.00	10.00	10.00	10.00	10.00	260	Pass	0	
TPH-CWG - Aromatic >EC21 - EC35		mg/kg	10	16	10	10	10	4	3.00	10.00	16.00	11.50	16.00	1100	Pass	0	
TPH-CWG - Aromatic >EC35 - EC44		mg/kg	8.4	8.4	8.4	8.4	8.4	4	0.00	8.40	8.40	8.40	8.40	1100	Pass	0	
TPH-CWG - Aromatic (EC5 - EC35)		mg/kg	10	16	10	10	10	4	3.00	10.00	16.00	11.50		-			
TPH-CWG - Aromatic (EC5 - EC44)		mg/kg	10	16	10	10	10	4	3.00	10.00	16.00	11.50		-			
GAC used: LQM/CIEH Suitable 4 Use Levels for Human Health Risk Assessment (3rd edition, 2015)																	
Category 4 Screening Levels (March 2014) used for Arsenic																	
In-house methodology used for Cyanide - no GAC currently available																	
Exceeded GAC & C4SL																	
Exceeded GAC but not C4SL																	
Recorded below laboratory detection limit																	
This spreadsheet has been developed by IGE Consulting Ltd																	

APPENDIX 4



1st floor, 15 Oxford Court, Manchester, M2 3WQ
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web: www.igeconsulting.co.uk
tel: 0161 914 9170

Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Rear garden of plot 6
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:





Photographs show 300mm of topsoil; underlain by 500mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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email: contact@igeconsulting.co.uk
web: www.igeconsulting.co.uk
tel: 0161 914 9170

Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Rear garden of plot 7
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:





Photographs show 300mm of topsoil; underlain by 400mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot

Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Front garden of plot 6
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:



Photographs show 300mm of topsoil; underlain by 300mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot

Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Front garden of plot 7
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:



Photographs show 300mm of topsoil; underlain by 300mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / ~~FAILED~~* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

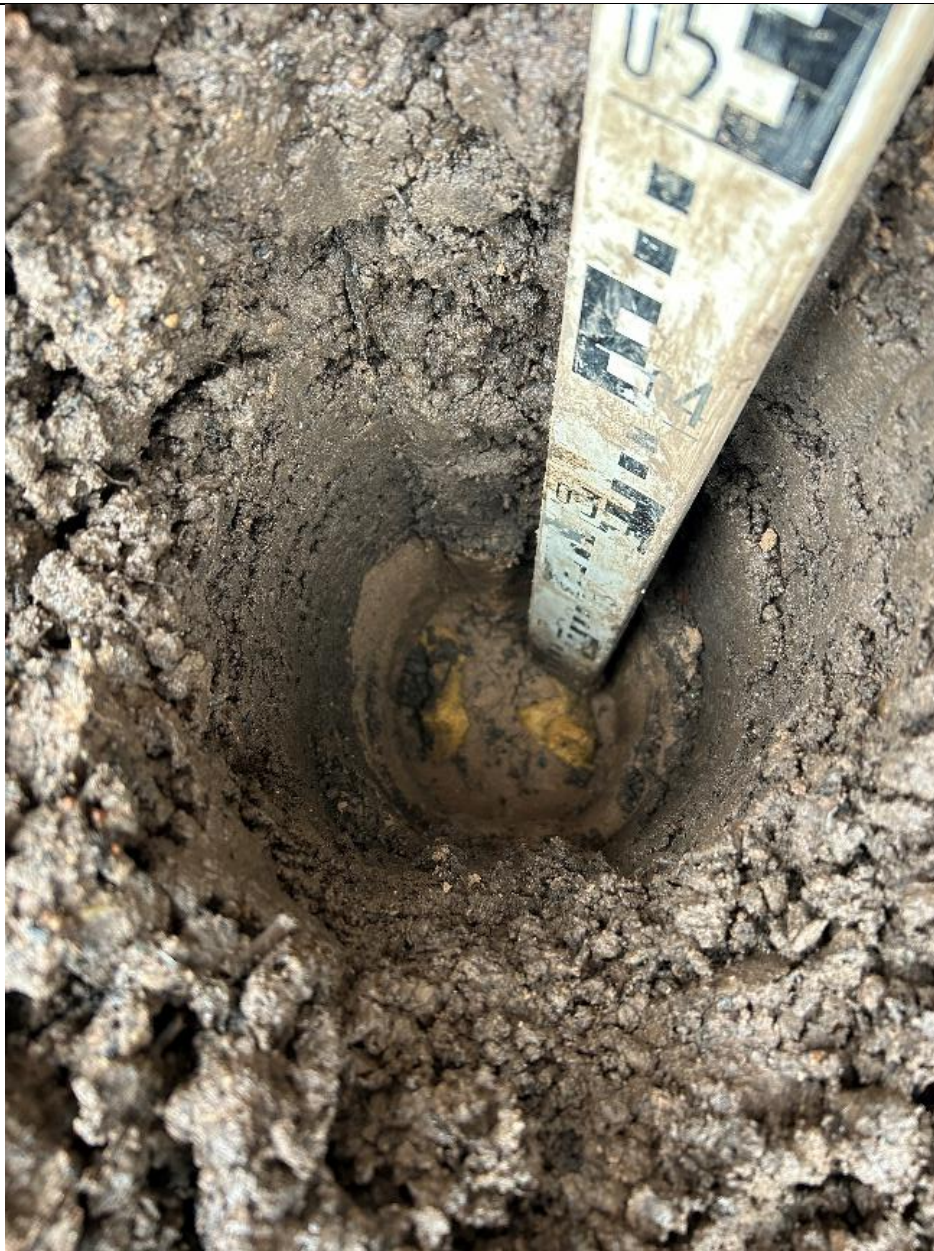
150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Front garden of plot 12
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:





Photographs show 300mm of topsoil; underlain by 300mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / ~~FAILED~~* verification

*Proposed further remedial works (if FAILED):

An additional inspection ~~IS~~ / IS NOT required for this plot



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Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Rear garden of plot 11
Inspection date:	9 th January 2026
Engineer:	LG

Photographs:





Photographs show 300mm of topsoil; underlain by 300mm subsoil; underlain by hi-vis membrane and plot context.

This plot has PASSED / ~~FAILED~~* verification

*Proposed further remedial works (if FAILED):

An additional inspection ~~IS~~ / IS NOT required for this plot



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tel: 0161 914 9170

Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Rear garden of plot 10
Inspection date:	18 th November 2025
Engineer:	AH

Photographs:





Photographs show 200mm of topsoil; underlain by 600mm subsoil; underlain by hi-vis membrane and plot context. Hi-viz membrane not clear on the above photo due to the greater depth of cover system (c. 800mm) and the recent weather causing a smearing effect at the base. The membrane is present and visible above.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name:	Parkmount
Project Number:	4047
Location:	Parkmount Road, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

150mm-300mm 'clean' topsoil, underlain by up to 450mm 'clean' subsoil, to a total of 600mm depth, underlain by a hi viz permeable geotextile in private gardens.

Validation Requirements:

Plot thickness validation photographs at a rate of 1 pit per three plots and associated chemical testing.

Plot Number:	Rear garden of plot 9
Inspection date:	18 th November 2025
Engineer:	AH

Photographs:





Photographs show 250mm of topsoil; underlain by 450mm subsoil; underlain by hi-vis membrane and plot context. Hi-viz membrane not clear on the above photo due to the greater depth of cover system (c. 700mm) and the recent weather causing a smearing effect at the base. The membrane is present and visible above.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot