VALIDATION REPORT
FOR LAND AT
PLANT HILL ROAD
BLACKLEY
PLOTS 1 TO 12

Prepared for:-

Tyson Construction
1 Mitcham Road
Blackpool
FY4 4QN

February 2026
Ref: GSI 2209 DD PIV Report

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. SK6 7JW

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Written by	[redacted] For and on behalf of GeoCon Site Investigations Ltd Dan Dawson B.Sc. (Hons) Senior Geoenvironmental Engineer
Reviewed by	[redacted] For and on behalf of GeoCon Site Investigations Ltd Liam Daley B.Sc. (Hons) Principal Geoenvironmental Engineer
Authorised by	[redacted] For and on behalf of GeoCon Site Investigations Ltd Ian Walker B.Sc. (Hons) F.G.S Director / Engineering Geologist

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From herein after GeoCon Site Investigations Ltd will be referred to as GeoCon.

GeoCon Offices:

Manchester (Head Office)
Suite 2 Marple House
39 Stockport Road
Marple
Greater Manchester
SK6 6BD
Tel: 0844 504 3901

Sheffield
Suite 5
Dinnington Business Centre
Outgang Lane, Dinnington
Sheffield
S25 3QX
Tel: 0844 504 3901

Newcastle-Upon-Tyne:
The Axis Building,
Maingate, Kingsway North,
Team Valley,
Gateshead,
NE11 0NQ
Tel: 0844 504 7981

Birmingham
2nd Floor,
Quayside Tower,
Broad Street,
Birmingham.
B1 2HF
Tel: 0844 504 6901

Bristol:
2430 / 2440
The Quadrant,
Almondsbury,
Bristol,
BS32 4AQ
Tel: 0844 504 9208

London (East)
Fortis House
160 London Road,
Barking
London
IG11 8BB
Tel: 0844 504 7901

London (West)
Park House,
111 Uxbridge Road,
Ealing,
London.
W5 5LB
Tel: 0844 504 4901

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1.0 INTRODUCTION

1.1 Instruction

1.1.1 GeoCon Site Investigations Ltd (GeoCon) have been commissioned by Tyson Construction to undertake validation of the remediation work completed at Plant Hill Road, Blackley.

1.1.2 It is understood that the proposed development comprises twelve two-storey semi-detached residential properties, with associated hardstanding and soft landscaped gardens.

1.2 Previous Surveys

1.2.1 Previous assessments conducted upon the site comprise the following, which should be read in conjunction with this study:

- Curtins Phase I Preliminary Risk Assessment, referenced 077873-CUR-00-XX-RRP-GE-014 and dated May 2021
- GeoCon Phase II Site Investigation Report, referenced GSI 1941 MP PII Report V3 and dated January 2025
- GeoCon Remediation Strategy Report, referenced GSI 2209 GB RS Report V2 and dated January 2025.

1.3 Instruction

1.3.1 GeoCon were instructed to validate a sufficient thickness of suitable "clean" imported material has been applied to the private gardens of residential plots at the site.

1.4 Objectives

1.4.1 The objectives of this validation report are therefore to establish that the remedial work in respect of any potentially contaminated soil has been appropriately undertaken in accordance with the recommendations in the remediation strategy above.

1.5 Limitations

1.5.1 The assessment and interpretation of the factual data obtained as part of this report has been undertaken in accordance with standard consulting practise and with current national and international guidance.

1.5.2 This report presents the observations made during the geoenvironmental site investigations and the factual data obtained. The conclusions and recommendations in this report are limited to those which can be made based on the findings of the survey and information provided by third parties. GeoCon assumes all third-party data to be true and correct. No responsibility can be accepted by GeoCon for inaccuracies in the information provided by any other party.

1.5.3 This report is written in the context of an agreed scope of works and should not be used in a different context. Furthermore, new information, improved practises, and changes in legislation may require the reinterpretation of the report in whole or in part after its original issue. GeoCon reserve the right to alter their conclusions and recommendations in the light of further information that may become available. This report is provided for the sole use of BMDC and their professional advisers and is confidential to them unless agreed otherwise in writing.

1.5.4 Ground conditions can be variable and change rapidly, especially in areas of Made Ground. However, it is assumed that the ground conditions encountered and observed are typical and representative of the site as a whole. Most specifically with regard to this limited investigation, the ground conditions have

been determined from a limited number of exploratory holes formed across the site, therefore only a small percentage of the total area of the site has been investigated. Interpolation between exploratory holes has enabled a general picture of the subsurface conditions to be produced. Conclusions drawn from the ground investigation should be read in this context. GeoCon cannot accept responsibility for any situations resulting from locally unforeseen ground conditions occurring between exploratory holes.

1.5.5 In addition, subsurface conditions including contaminant concentrations and groundwater levels may vary spatially with time. This factor should be given due consideration in the event that the information contained within this report is used after any significant period of time has elapsed.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

2.1.1 The site is located at Plant Hill Road, Blackley, Manchester, at approximate National Grid Reference NGR: 385185,403450 (centre of the site).

2.1.2 A site location plan is presented as Drawing No. GSI 2209/01 in Appendix A.

2.2 Site Reconnaissance and Description

2.2.1 The site is an irregular shaped piece of land with an approximate area of 0.19Ha.

2.2.2 The topography of the site is generally flat with localised undulations. Surrounding elevation slightly decreases towards the north.

2.2.3 The site is currently an active building site, constructing twelve new two-storey semi-detached residential properties with associated hardstanding and soft landscaped rear gardens.

2.2.4 An approximate distribution of the surface covering is given below in Table 2.1: Site Surface Covering.

Table 2.1: Site Surface Covering

Type of Surface Cover	Distribution (%)
Soft Ground (grassed and landscaped areas)	45
Hardstanding	10
Roadways	0
Buildings	45
Water (ponds, streams)	0

2.2.5 The site is bound by Bank House Road to the east, Plant Hill Road in the south. The north is bound by a bricked wall separating the primary school and site. A one-storey building separates the western boundary of site and adjacent mature tree line.

2.2.6 Access to the site is via Plant Hill Road from the south.

2.3 Surrounding Area

2.3.1 The current surrounding land use to the site is generally a mixture of residential and commercial properties towards the north and west. Mature forest and playing fields south and east of site.

2.3.2 The topography of the surrounding area is generally flat; contour maps show a slight decline in elevation to the southeast.

2.4 Future Site Usage

2.4.1 It is currently proposed to construct twelve two-storey semi-detached residential properties, with associated hardstanding and soft landscaped gardens, as shown on drawing 1227-JDA-XX-XX-DR-A-0100 presented in Appendix A.

3.0 VALIDATION

3.1 General

3.1.1 The aims of the validation work undertaken are as follows:

- Validation of the implementation of a clean cover system.

3.1.2 Imported topsoil was provided by SED Services Ltd, with import tickets and chemical testing from the source provided in Appendix B. The producer's address is Landgate Farm, Landgate Lane, Bryn, Wigan, WN4 0EJ.

3.1.3 The material is generally described as a dark brown slightly silty slightly gravelly clayey sand with gravel of sandstone. This description and the accompanying testing confirm that the material is suitable for use as topsoil and matches the characteristics provided by the supplier.

3.2 Validation of Cover System

3.2.1 Site validation was undertaken in two visits, on the 22nd and 27th January 2026.

3.2.2 A total of thirteen hand excavated trial pits were advanced to a minimum depth of 0.60mbgl, at a frequency of one in each rear garden. Two pits (Plot 10 and Plot 10a) were excavated in the rear garden of plot 10 as an insufficient depth of topsoil cover was encountered during the first visit.

3.2.3 The locations of the hand excavated trial pits are shown on drawing No. GSI 2209/02 in Appendix A.

3.2.4 The specification and scope of works for the validation of the site have been proposed by GeoCon based on the remediation strategy and includes for the following:

- Validate the cover system by the following methods:
  - Provide photographic records of all hand excavated trial pits after the placement of the imported 'inert' materials. The photographs will include a levelling staff or similar measurement gauge so that the required depths can be visually observed in each photograph.
  - Excavate validation trial holes to prove that a sufficient depth of 'inert' cover material has been laid.
  - Collect samples of the imported 'inert' materials from the validation trial holes.
- Samples to be taken from each strata type encountered from each validation trial hole.
- Sample and test all clean imported topsoil materials for a chemical testing suite which includes heavy metals and inorganics, Speciated PAH and asbestos screen.
- Chemical testing against BS3882:2105 for soil quality.
- Provision of validation report.

3.3 Validation Trial Pits

3.3.1 Hand excavated validation trial pits, referenced Plot 01 to Plot 12, were undertaken by GeoCon at a frequency of one in each rear garden, to confirm that the depth of cover system meets the requirements.

3.3.2 All validation hand pits logs are presented in Appendix C.

3.3.3 A photographic record has been collated and kept as evidence during each visit.

3.3.4 All hand excavated trial pit photographs are presented in Appendix D. All locations, with the exception of Plot 10, encountered a topsoil cover of at least 600mm, generally comprising dark brown slightly clayey slightly gravelly fine to coarse sand with gravel of sandstone.

3.3.5 Made Ground was encountered in the hand pit for Plot 10, beneath an insufficient depth of topsoil cover. This was subsequently rectified and the plot was validated on the second site visit with the correct thickness of topsoil cover.

3.4 Sampling

3.4.1 Soil samples were collected for chemical analysis at a frequency of one per soil material in each of the validation hand pits.

3.4.2 The samples were subsequently transferred to a fully accredited chemical laboratory in the correct glass jars and plastics tubs.

3.4.3 All samples were stored in pre-chilled cool boxes prior to immediate dispatch to laboratory.

3.5 Laboratory Testing

3.5.1 Chemical laboratory testing was subsequently carried out on selected samples of soil. Further details of the chemical laboratory testing are given below.

3.5.2 The samples were sent to a UKAS accredited chemical testing laboratory, and MCERTS were used where available. The analytical strategy focussed on a general suite of potential contaminants and the analytical suites as summarised in Table 3.1 Summary of Chemical Testing Suite below.

3.5.3 All chemical testing results are presented in Appendix E.

Table 3.1: Summary of Chemical Testing Suite

Testing	Comment	No. of Samples Analysed
General heavy metals	1 sample per validation trial hole	10
Speciated PAH	1 sample per validation trial hole	10
Asbestos	1 sample per validation trial hole	10
TPH CWG	1 sample per validation trial hole	10

3.6 Chemical Results

3.6.1 The results of the validation testing have been reviewed against the human health soil screening criteria for residential use with plant uptake, which are considered to be the most applicable generic screening values for the end use on site.

3.6.2 A worst-case soil organic matter (SOM) of 1% has been used where applicable for the assessment.

3.6.3 The chemical screening criteria values are provided in Appendix F.

3.6.4 In summary, all the samples tested returned concentrations of chemical contaminants below the relevant screening criteria indicating that the soils are chemically suitable and fit for purpose to be used on site and are not considered to pose a risk to future end users of the site.

3.6.5 However, one of the samples tested (Plot 04) tested positive for asbestos fibres.

3.6.6 The identified asbestos was subsequently quantified at a concentration less than the laboratory detection limit (0.001%) and is therefore not considered to pose a significant risk to human health.

3.6.7 Considering the above, the cover system can be considered to have been suitably applied in the areas of soft landscaping.

3.7 Previously Unidentified Contamination

3.7.1 No previously unidentified contamination was encountered during the validation works at the site.

3.8 Contamination Generating Activities

3.8.1 No contamination generating activities were reported or observed by GeoCon during the site visit.

4.0 REFERENCES

4.1 Legislation and Policy

- *Environmental Protection Act 1990, Part IIA.*
- *National Planning Policy Framework (NPPF).*
- *The Contaminated Land (England) Regulations 2006 (as amended).*

4.2 Regulator / Government Guidance

- *Drinking Water Inspectorate: The Water Supply Regulations (Drinking Water Standards).*
- *Environment Agency: Contaminated Land Exposure Assessment (CLEA) framework (latest version at time of writing).*
- *Environment Agency. Guidance and position statements on PFAS (latest at time of writing).*
- *Environment Agency: Monitoring Certification Scheme (MCERTS).*
- *Environment Agency: "Guidance on the Classification and Assessment of Waste (Technical Guidance)" Waste Management Paper WM3.*
- *Guiding Principles for Land Contamination (GPLC) 1 – 3.*
- *Land Contamination Risk Management (LCRM).*
- *Manchester City Council: Contaminated Land Strategy 2020 – 2025.*
- *Manchester City Council: Planning and Contaminated Land 2021.*
- *Water Framework Directive: Environmental Quality Standards (EQS).*
- *Yorkshire and Lincolnshire Pollution Advisory Group: Technical Guidance for Developers Landowners and Consultants V12.2 2023.*
- *Yorkshire and Lincolnshire Pollution Advisory Group: Verification Requirements for Cover Systems V4.1 2021.*

4.3 Standards and Specifications

- *BS 3882:2015 Specification for Topsoil and Requirements for use.*
- *BS 5930:2015 A1-2020 Code of Practice for Ground Investigations.*
- *BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.*
- *BS 8576:2013 Guidance on investigations for ground gas. British Standards Institution.*
- *BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites — Code of practice.*
- *BRE (2004). Cover Systems for Land Regeneration: Thickness, Design and Management.*
- *BRE 211 Radon: Guidance on protective measures for new buildings.*
- *UKAS: Accreditation Requirements and Accredited Laboratory Schedules (latest at time of writing).*

4.4 Industry Guidance and Technical Documents

- *CIRIA C552: Contaminated Land Risk Assessment; A Guide to Good Practice 2001.*
- *CIRIA C665: Assessing the Risks Posed by Hazardous Ground Gases for Buildings 2007.*
- *CIRIA C735: Good Practice on the Testing and Verification of Protection Systems for Buildings Against Hazardous Ground Gases.*
- *CL:AIRE DoWCoP (Materials Reuse / MMP) Definition of Waste: Code of Practice.*

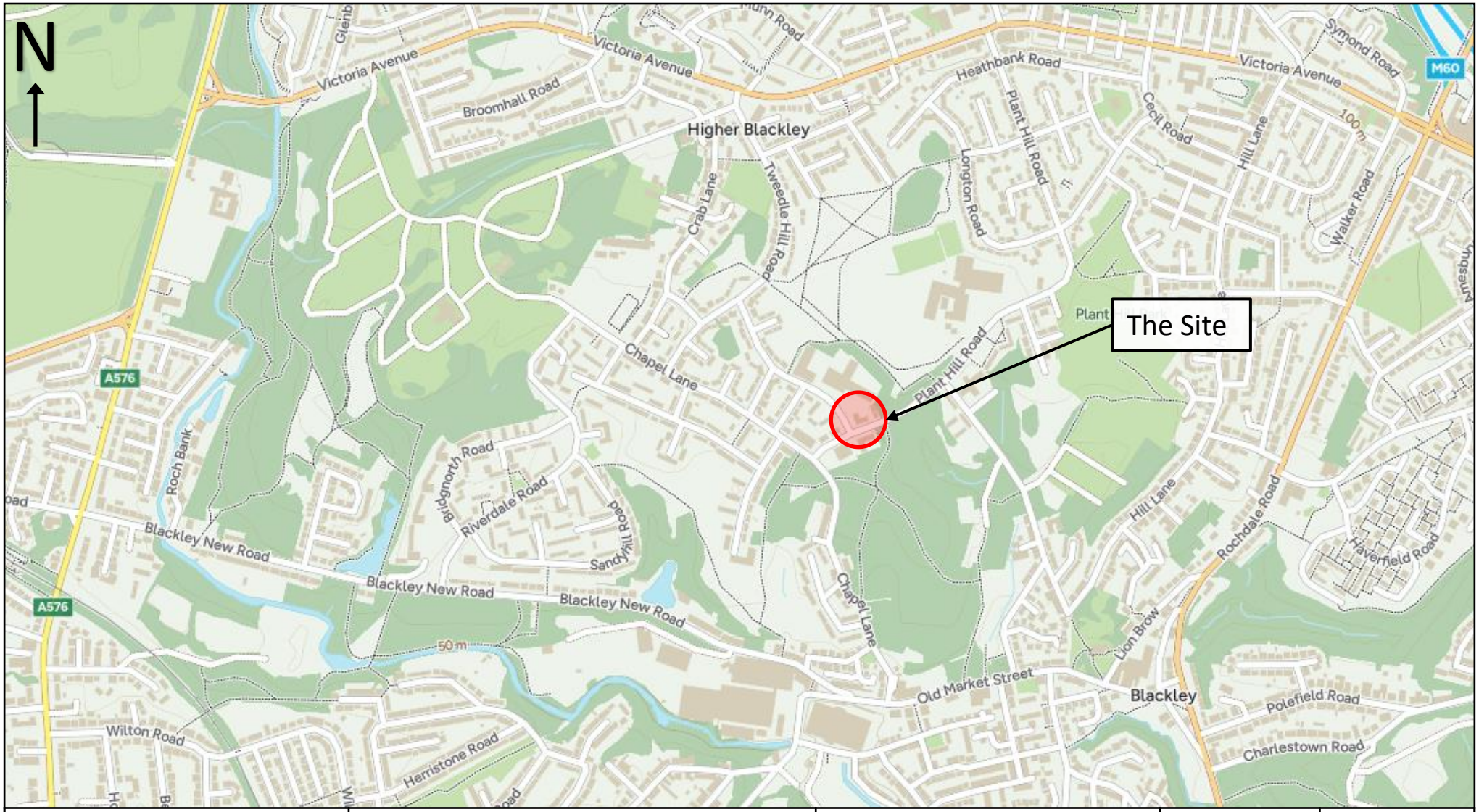
4.5 Data sources

- *British Geological Survey (BGS): 1:50,000 geological maps of the area.*
- *British Geological Survey (BGS): 1:10,000 geological maps of the area (where available).*
- *British Geological Survey (BGS): Open geoscience and GeoIndex (onshore) online mapping tool.*

- *Cheshire Brine Subsidence Compensation Board: Cheshire Salt Search.*
- *HazWasteOnline: Online Waste Classification Tool (latest version at time of writing).*
- *Landmark: Envirocheck report and Envirocheck analysis online historical mapping tool.*
- *Ordnance Survey: OS Landranger map for the area; OS open data online mapping tool.*

APPENDIX A

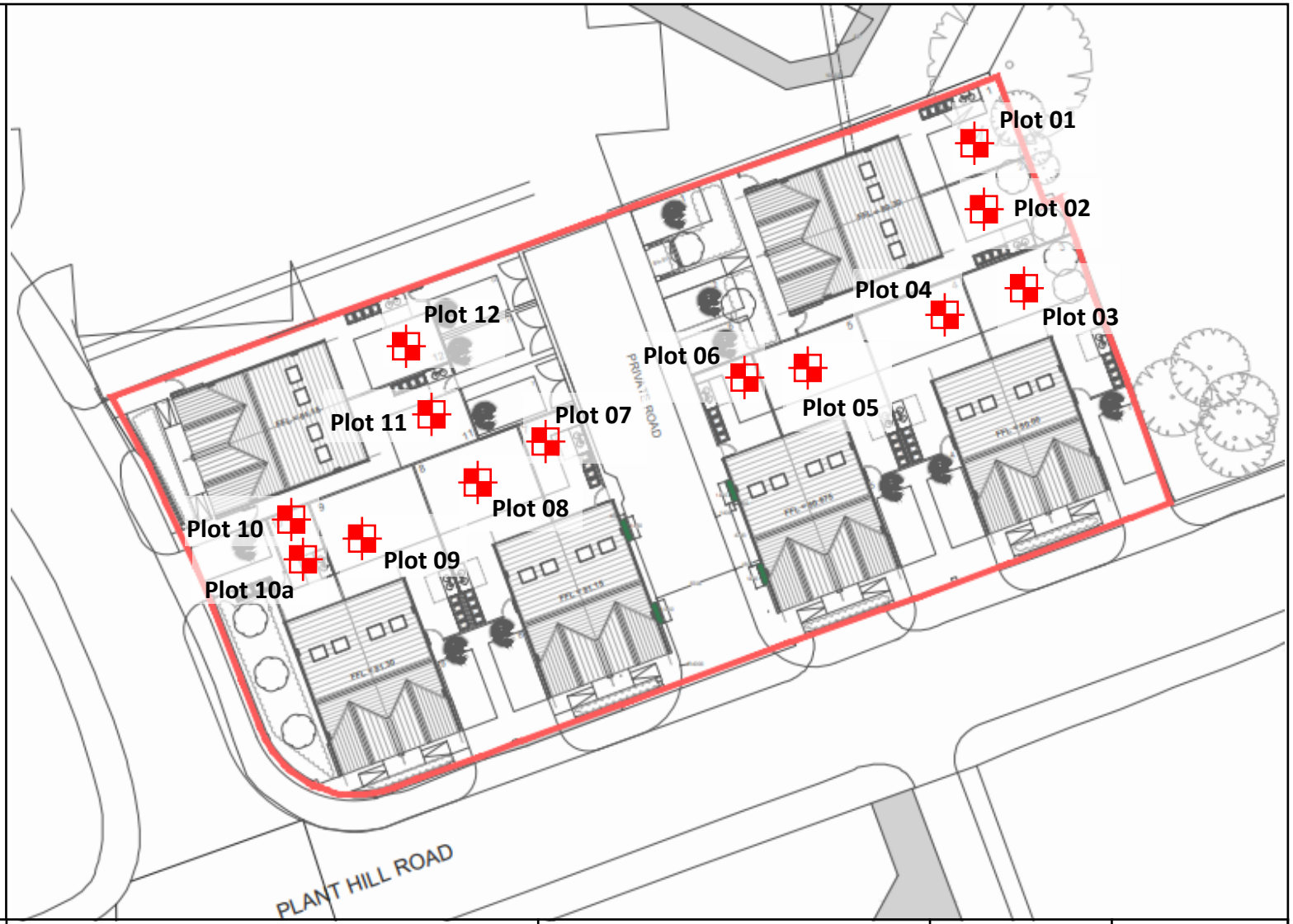
DRAWINGS



GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport. Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/01	N.T.S
TITLE	**DATE**	**DRAWN BY**
Site Location Plan	January 2026	EW

N



Legend:

Hand Pit Location

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport. Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/02	N.T.S
TITLE	**DATE**	**DRAWN BY**
Exploratory Hole Location Plan	January 2026	EW

APPENDIX B

DOCUMENTATION & EVIDENCE

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT
TELEPHONE: 01625 413044
FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

CONVEYANCE NOTE

FORM B (WEIGHT)

WHITE COPY: CUSTOMER
YELLOW COPY: TRAVIS PERKINS
BLUE COPY: TRAVIS PERKINS
PINK COPY: DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE M Sharfield Construction

ADDRESS OF PLACE OF DELIVERY Plant hill road blackley M98 LY

LOADED AT [illegible]

SITUATION OF NEAREST AVAILABLE WEIGHING INSTRUMENT TO PLACE WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME
WL3923	01	Plant hill road	1310993	17/[illegible]	ON SITE : OFF SITE :

QUARRY TICKET No.	HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS	SIGNATURE
189235		AAL0007				

GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE [illegible]

DATE AND TIME OF LOADING A.M. P.M.

TARE WEIGHT OF VEHICLE [illegible]

NETT [illegible]

WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.

19 TONS/TONNES 96 CWT/KILOS

OF (MATERIAL) [illegible] HAULIER [illegible]

REGD. No. [illegible] DRIVER [illegible]

'WARNING' CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.
N.B. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature: X	Print Name: X
Date: [illegible]	Date:

Bryn Gates Lane,
Bamfurlong, Wigan,
Lancashire, WN2
5JY

Tel: 01942 723 479
EA Permit EPR/MP3093VU
SED Bryn Hall Com
SIC Code 38210

TRANSFEREE

Ticket No: BH 189235

Reg: FN17 CXX OUT 17/12/2025

Haulier: A R WOOLLEY WCL:

TMS Job No: UNASSIGNED

Order Number /1385

Drivers Name JOSH

Delivery Note

WBOperator DANNIELLE

TRANSFEROR

Producer/Holder:
TRAVIS PERKINS

Lodge Way House, Lodge Way, Harlestone Road,
Northampton, NN5 7UG

WC License: CBDU165096
WCL Expiry: 09/03/2026
SIC Code:
Env Permit:
Cash/Acc: Account

Destination: TRAFFORD PARK

Source: BRYN

Material:
BLACK GOLD BLEND - LOOSE BS3882

EWC: SageCode: BGB03

FlashRef:	Time:	Weight:
T00000	17/12/2025 09:42:42	11860 kg
41968	17/12/2025 10:07:38	31820 kg
	Net Weight:	19960 kg

Quantity:

ChargeBy: Weight

Comments:

WBOperator Name/Signature:

DANNIELLE

Producer/Holder Name/Signature

Transferee's Name/Signature:

Ticket: 189235 17/12/2025

We confirm that we have fulfilled our duty to apply the waste heirarchy as by regulation 12 of the Waste (England and Wales) Regulations 2011.

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT
TELEPHONE: 01625 413044
FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

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PINK COPY: DRIVER

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CONSIGNEE M [illegible]

ADDRESS OF PLACE OF DELIVERY [illegible]

LOADED AT [illegible]

SITUATION OF NEAREST AVAILABLE WEIGHING INSTRUMENT TO PLACE WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME
WL3923	01	Plant Hill Rd	1287761	[illegible]	ON SITE : OFF SITE :

QUARRY TICKET No.	HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS	SIGNATURE
[illegible]	[illegible]	AAL0007				

GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE [illegible]

DATE AND TIME OF LOADING A.M. P.M.

TARE WEIGHT OF VEHICLE [illegible]

NETT [illegible]

WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.

[illegible] TONS/TONNES [illegible] CWT/KILOS

OF (MATERIAL) [illegible] HAULIER [illegible]

REGD. No. [illegible] DRIVER [illegible]

'WARNING' CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.
N.B. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature: X [illegible]	Print Name: X [illegible]
Date:	Date:

Bryn Gates Lane,
Bamfurlong, Wigan,
Lancashire, WN2
5JY

Tel: 01942 723 479
EA Permit EPR/MP3093VU
SED Bryn Hall Com
SIC Code 38210

TRANSFEREE

Ticket No: **BH 190770**

Reg: **BU71 SZT** **OUT** **21/01/2026**

Haulier: **C & J** WCL:

TMS Job No: **UNASSIGNED**

Order Number **1444**
Drivers Name **BEN**
Delivery Note
WBOperator **ELLA**

TRANSFEROR

Producer/Holder:
TRAVIS PERKINS

Lodge Way House, Lodge Way, Harlestone Road, Northampton, NN5 7UG

WC License: CBDU165096
WCL Expiry: 09/06/2026
SIC Code:
Env Permit:
Cash/Acc: **Account**

Destination: MANCHESTER

Source: Bryn Hall

Material:

BLACK GOLD BLEND - LOOSE BS3882

EWC: SageCode: **BGB03**

FlashRef:	Time:	Weight:
140528	21/01/2026 14:32:52	12760 kg
42496	21/01/2026 14:47:58	31260 kg
	Net Weight:	18500 kg

Quantity:

ChargeBy: Weight

Comments:

WBOperator Name/Signature:

ELLA

Producer/Holder Name/Signature

Transferee's Name/Signature:

Ticket: 190770 21/01/2026

We confirm that we have fulfilled our duty to apply the waste hierarchy as by regulation 12 of the Waste (England and Wales) Regulations 2011.

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT
TELEPHONE: 01625 413044 07815 790998
FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

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PINK COPY: DRIVER

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CONSIGNEE M Shawfield Construction

ADDRESS OF PLACE OF DELIVERY Plant Hill Rd. Blackley M9 2LY

LOADED AT

SITUATION OF NEAREST AVAILABLE WEIGHING INSTRUMENT TO PLACE WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME
WL392301		Plant Hill Road	1320340	20 [illegible]	ON SITE : OFF SITE :

QUARRY TICKET No.	HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS	SIGNATURE
[illegible]	7645	AAL 0007				

GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE	31	68
TARE WEIGHT OF VEHICLE	15	33
NETT	11	2

DATE AND TIME OF LOADING A.M. P.M.

WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.

Bestrains 1440 TONS/TONNES ..... CWT/KILOS

OF (MATERIAL) Topsoil HAULIER CAT

REGD. No. [illegible] DRIVER [illegible]

'WARNING' CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.
N.B. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature: X	Print Name: X
Date:	Date:

Bryn Gates Lane,
Bamfurlong, Wigan,
Lancashire, WN2
5JY

Tel: 01942 723 479
EA Permit EPR/MP3093VU
SED Bryn Hall Com
SIC Code 38210

TRANSFEREE

Ticket No: **BH 190552**

Reg: **NX22 PVP** OUT **20/01/2026**

Haulier: **C&J** WCL:

TMS Job No: **UNASSIGNED**

Order Number **BLS/TRAVIS/1440**

Drivers Name

Delivery Note **1320340**

WBOperator **Wendy**

TRANSFEROR

Producer/Holder:

TRAVIS PERKINS

Lodge Way House, Lodge Way, Harlestone Road,
Northampton, NN5 7UG

WC License: CBDU165096
WCL Expiry: 09/06/2026
SIC Code:
Env Permit:
Cash/Acc: **Account**

Destination: BLAKELY

Source: BRYN HALL

Material:

BLACK GOLD BLEND - LOOSE BS3882

EWC: SageCode: **BGB03**

FlashRef:	Time:	Weight:
140365	20/01/2026 12:37:20	13300 kg
42427	20/01/2026 12:50:54	31660 kg
	Net Weight:	18360 kg

Quantity:

ChargeBy: Weight

Comments:

WBOperator Name/Signature:

Wendy

Producer/Holder Name/Signature

Transferee's Name/Signature:

Ticket: 190552 20/01/2026

We confirm that we have fulfilled our duty to apply the waste heirarchy as by regulation 12 of the Waste (England and Wales) Regulations 2011.

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT
TELEPHONE: 01625 413044
FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

CONVEYANCE NOTE

FORM B (WEIGHT)

WHITE COPY: CUSTOMER
YELLOW COPY: TRAVIS PERKINS
BLUE COPY: TRAVIS PERKINS
PINK COPY: DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE M

ADDRESS OF PLACE OF DELIVERY

LOADED AT

SITUATION OF NEAREST AVAILABLE WEIGHING INSTRUMENT TO PLACE WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME
WL39230	1	Plant Hill Rd	130151		ON SITE :
					OFF SITE :

QUARRY TICKET No.	HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS
		AAL0007			

SIGNATURE

GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE

DATE AND TIME OF LOADING A.M. P.M.

TARE WEIGHT OF VEHICLE

NETT

WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED
E.G. LIMESTONE, SAND, ETC.

TONS/TONNES CWT/KILOS

OF (MATERIAL)

HAULIER

REGD. No.

DRIVER

'WARNING' CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.
N.B. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature: X	Print Name: X
Date:	Date:

Bryn Gates Lane,
Bamfurlong, Wigan,
Lancashire, WN2
5JY

Tel: 01942 723 479
EA Permit EPR/MP3093VU
- SED Bryn Hall Com
SIC Code 38210

TRANSFEREE

Ticket No: **BH 189588**

Reg: **PN74 GJX** **OUT** **05/01/2026**

Haulier: **MC TIPPERS** WCL:

TMS Job No: **UNASSIGNED**

Order Number **BLS/TRAVIS02/1398**

Drivers Name

Delivery Note 1300151

WBOperator Wendy

-

TRANSFEROR

Producer/Holder:

TRAVIS PERKINS

...e Way House, Lodge Way, Harlestone Road,
...ampton, NN5 7UG

WC License: CBDU165096
WCL Expiry: 09/06/2026
SIC Code:
Env Permit:
Cash/Acc: **Account**

Destination: BLAKELEY

Source: BRYN HALL

Material:

BLACK GOLD BLEND - LOOSE BS3882

EWC: SageCode: **BGB03**

FlashRef:	Time:	Weight:
139680	05/01/2026 09:04:42	13100 kg
00000000	05/01/2026 09:16:25	31820 kg
	Net Weight:	18720 kg

Quantity:

ChargeBy: Weight

Comments:

WBOperator Name/Signature:

Wendy

Producer/Holder Name/Signature

Transferee's Name/Signature:

Ticket: 189588 05/01/2026

We confirm that we have fulfilled our duty to apply the waste hierarchy as by regulation 12 of the Waste (England and Wales) Regulations 2011.

Certificate of Analysis

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

Originator: TOPSOIL
SOIL

Lab ID: 35357 - 780211
Sample ID: TOPSOIL
Sample Weight: 1958g

Date Received: 12/01/2026
Date Reported: 26/01/2026

BS 3882 : 2015 SPECIFICATION FOR TOPSOIL
Multipurpose Grade

		Unit	Result		Compliant with range (Y/N) Multi-P	Acid	Calc	Low-F	Low-F Acid	Low-F Calc
Texture:	Clay	% w/w	18							
	Silt	% w/w	17			*See area of permitted soil textural*				
	Sand	% w/w	65			*classes in Fig. 1.*				
	Textural Class		Sandy Loam		Y	Y	Y	Y	Y	Y
Organic Matter:		% w/w	8.4		Y	Y	Y	Y	Y	Y
Coarse	>2 mm	% w/w	1.5		Y	Y	Y	Y	Y	Y
Fragment	>20 mm	% w/w	0.0		Y	Y	Y	Y	Y	Y
Content:	>50 mm	% w/w	0.0		Y	Y	Y	Y	Y	Y
Soil pH:			7.8		Y	N	Y	Y	N	Y
Carbonate:		% w/w	36.4				Y			Y
Available	Nitrogen	% w/w	0.318		Y	Y	Y			
Plant	Phosphorus	mg/l	81.4	(5)*	Y	Y	Y	N	N	N
Nutrients:	Potassium	mg/l	129.7	(2-)*	Y	Y	Y			
	Magnesium	mg/l	128.6	(3)*	Y	Y	Y			
Carbon:Nitrogen Ratio:		:1	15.3		Y	Y	Y	Y	Y	Y
Exchangeable Sodium Percentage:		%	1.1							
Phytotoxic	Total Zinc	mg/kg	76.3		Y	Y	Y	Y	Y	Y
Contaminants:	Total Copper	mg/kg	24.1		Y	Y	Y	Y	Y	Y
	Total Nickel	mg/kg	13.9		Y	Y	Y	Y	Y	Y
Visible	> 2mm	% w/w	0.02		Y	Y	Y	Y	Y	Y
Contaminants:	Plastics	% w/w	0.00		Y	Y	Y	Y	Y	Y
	Number of Sharps		0		Y	Y	Y	Y	Y	Y
Additional	Available Sodium	mg/l	33.5							
Analysis:	Available Calcium	mg/l	2295.0							
	Conductivity	uS/cm	2310		Y					
Compliancy:					**Y**	**N**	**Y**	**N**	**N**	**N**

Results are expressed on a dry matter basis.
* Soil indices from RB209

Released by: *Teresa Clyne* **Date: 26/01/2026**

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

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

NRM Laboratories is a division of Cawood Scientific Ltd, Coopers Bridge, Braziers Lane, Bracknell, Berkshire RG42 6NS Registered Number: 05655711

Analytical Report

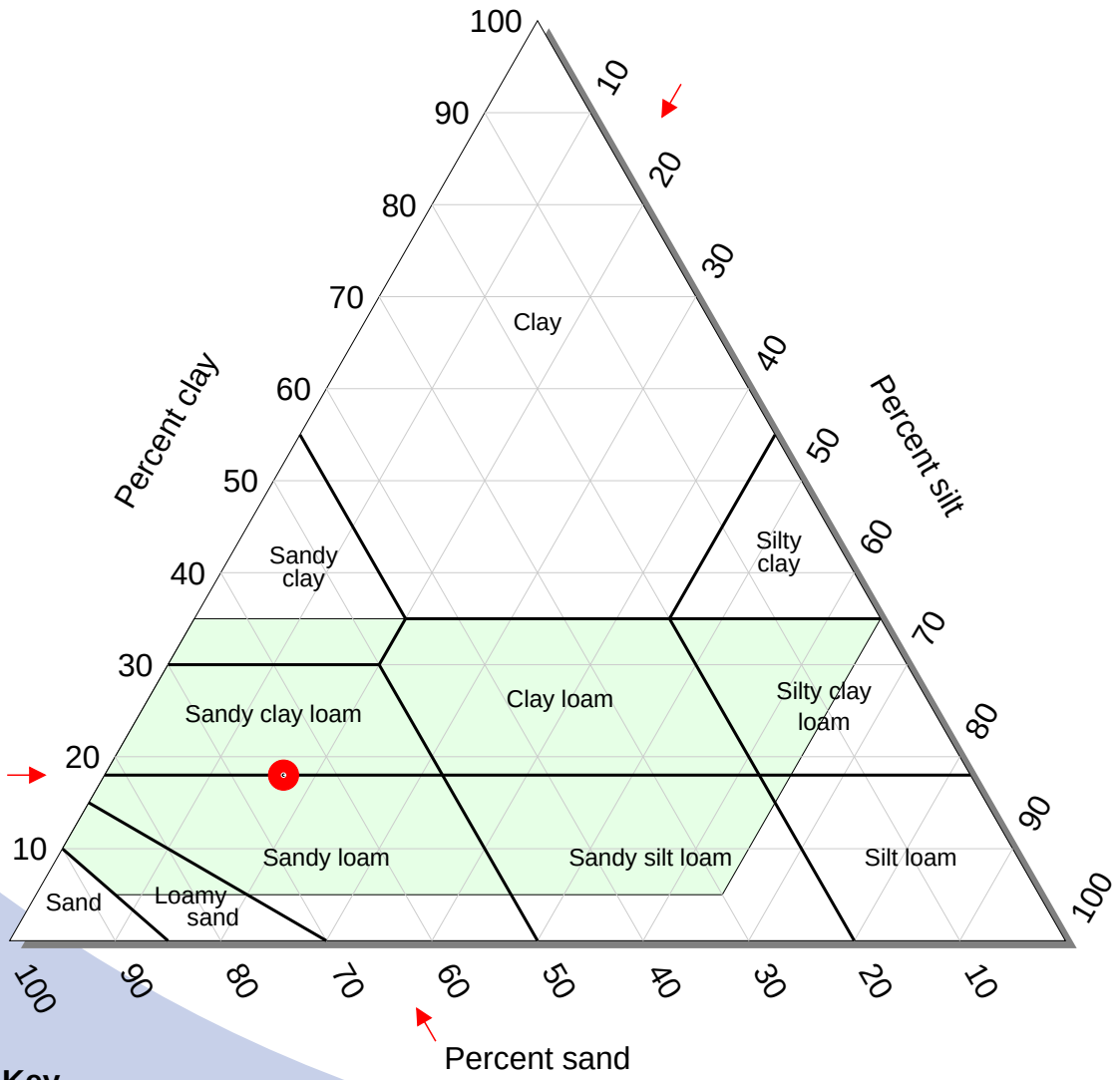
Client: STUART BALDWIN
(T283) SED SERVICES LTD
LANDGATE FARM
LANDGATE LANE
BRYN
WIGAN WN4 0EJ

Originator: TOPSOIL
SOIL

Lab ID: 35357 - 780211
Sample ID: TOPSOIL
Sample Weight: 1958g

Date Received: 12/01/2026
Date Reported: 26/01/2026

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



Key

Area within which texture of topsoil is required to fall.

Analytical Notes

Accreditation and method details

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

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

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

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

Analysis Notes

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

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

The results are presented on a dry matter basis.

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

Document Control

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

We cannot offer interpretation or opinions for results.

Sampling information

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

Conformity Assessment

Where a result has been converted to an index or if it has been classified as a pass or fail to a certain specification anywhere in this report a rule has been applied to convert the analytical result to that index or a pass/fail . Statistically the rule is a simple acceptance rule which does not account for uncertainty and therefore has a zero guard band which nominally has a width w=0. This means there is a 50% probability that a result exactly equal to the specification limit will be outside the specification.

The uncertainty of measurement has been calculated for the tests in this report. This value can provide further information on the validity of conformity statements close to the specification limit and is available from the laboratory on request.

Customer-supplied information

The following information in this report has been supplied by the customer: customer details; client details; quotation number / analysis required; order number; sampling date (if present); sample identifications.

END OF REPORT

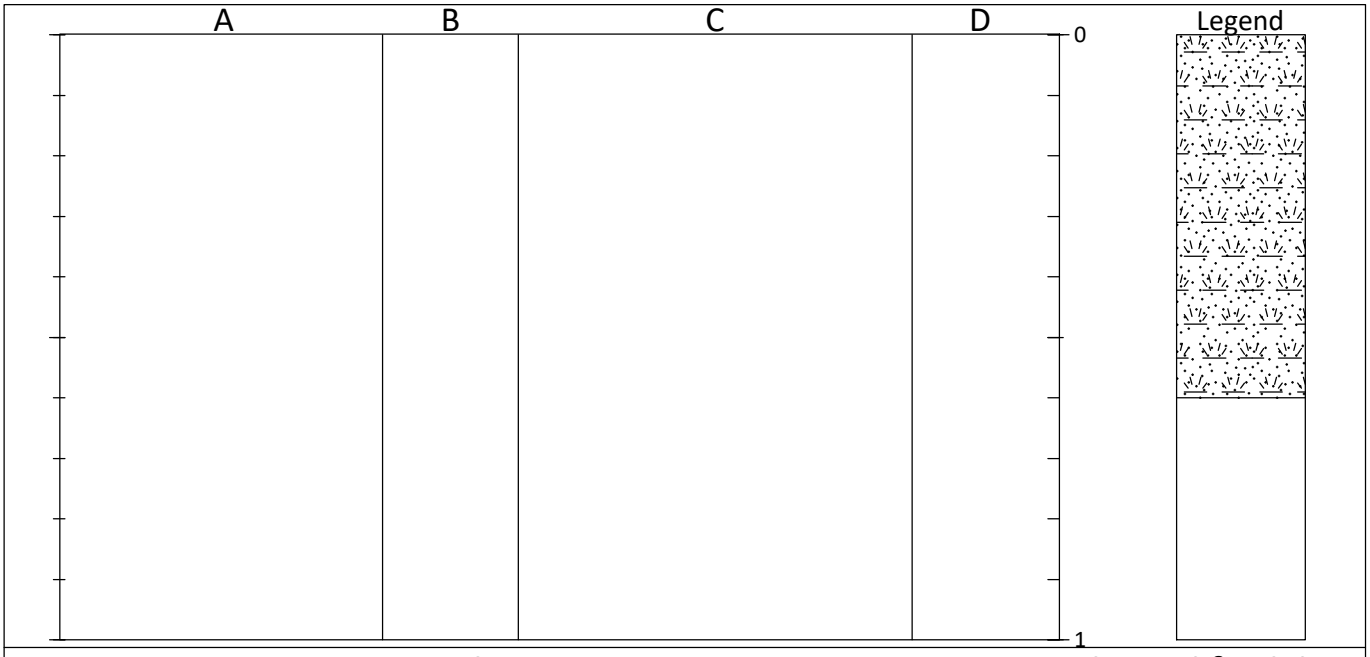
APPENDIX C

HAND PIT LOGS

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
Tel: 0161 713 0174
Email: info@geoconsiteinvestigations.com
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 01**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

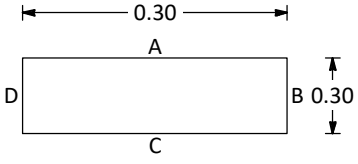


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.50	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

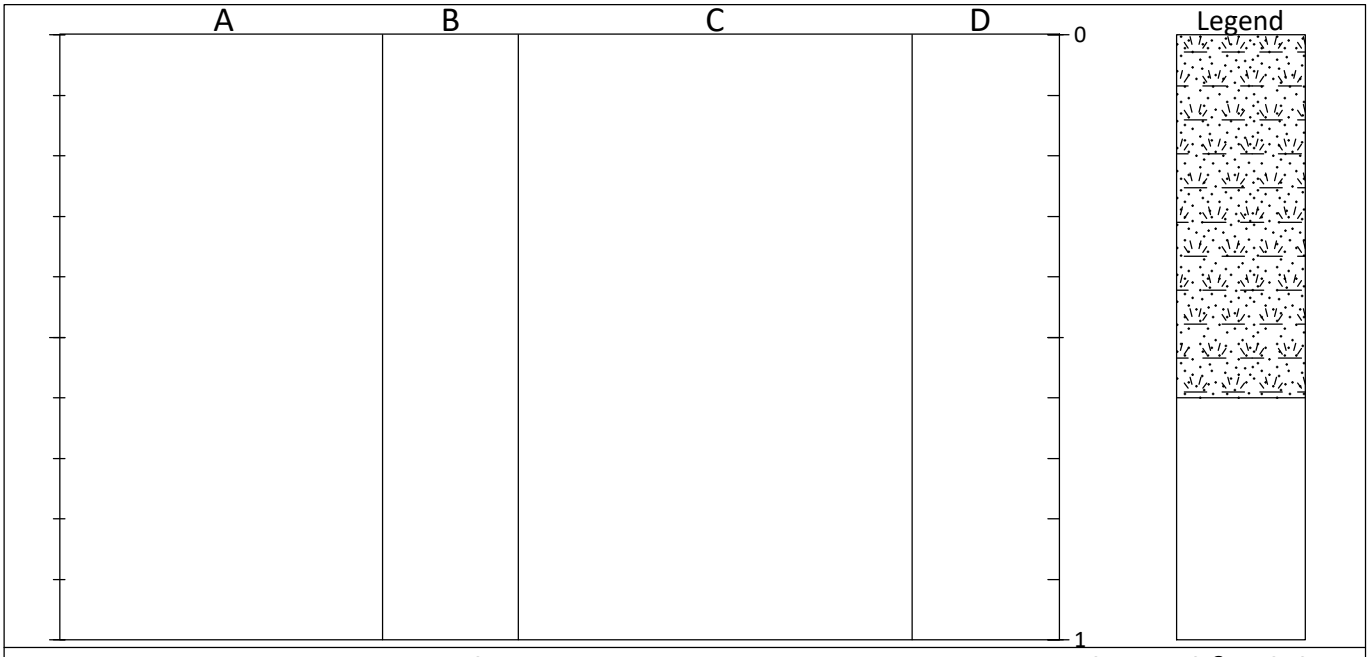
Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client Tyson Construction	Method / Plant Used Hand Digging Tools	Logged By BA

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
Tel: 0161 713 0174
Email: info@geoconsiteinvestigations.com
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 02**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

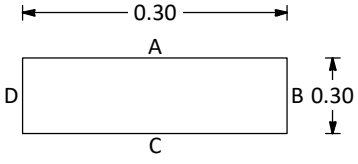


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

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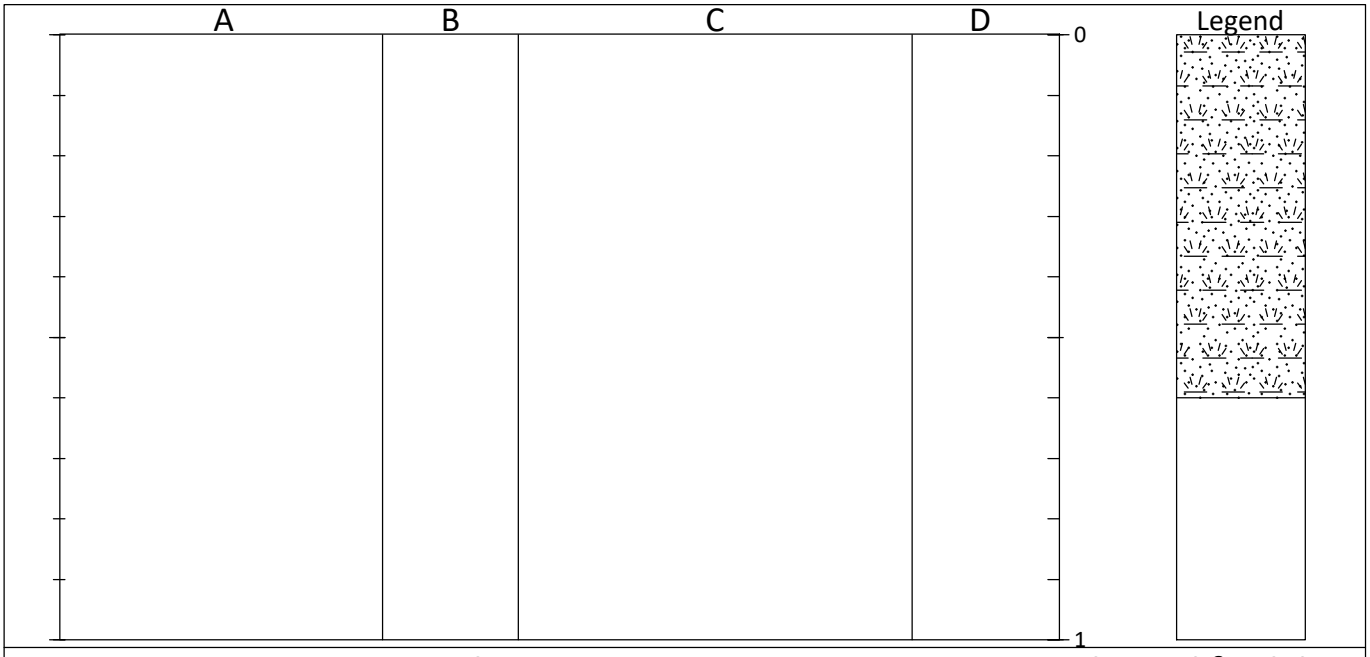
TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 03**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

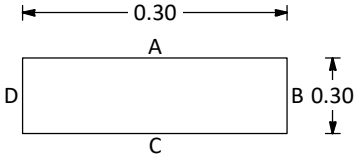


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

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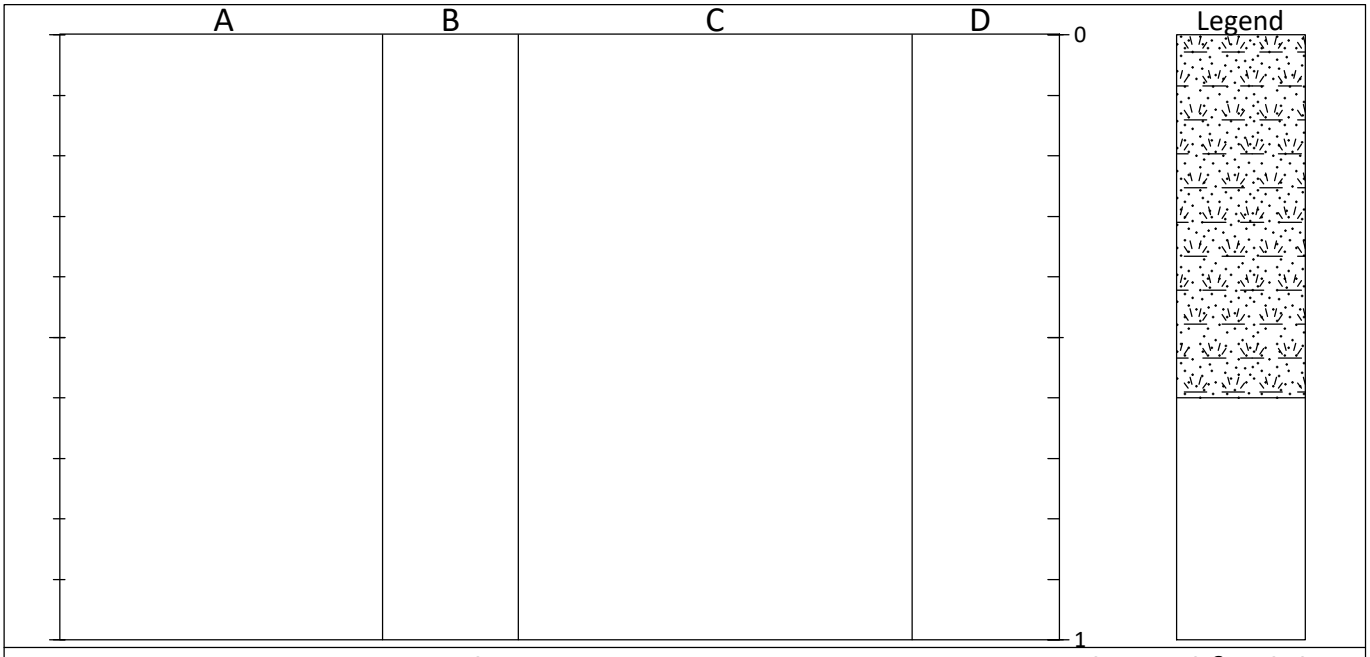
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 04**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

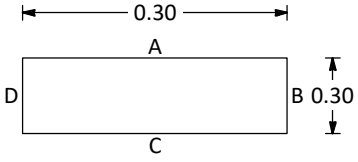


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

GeoCon Site Investigations Ltd
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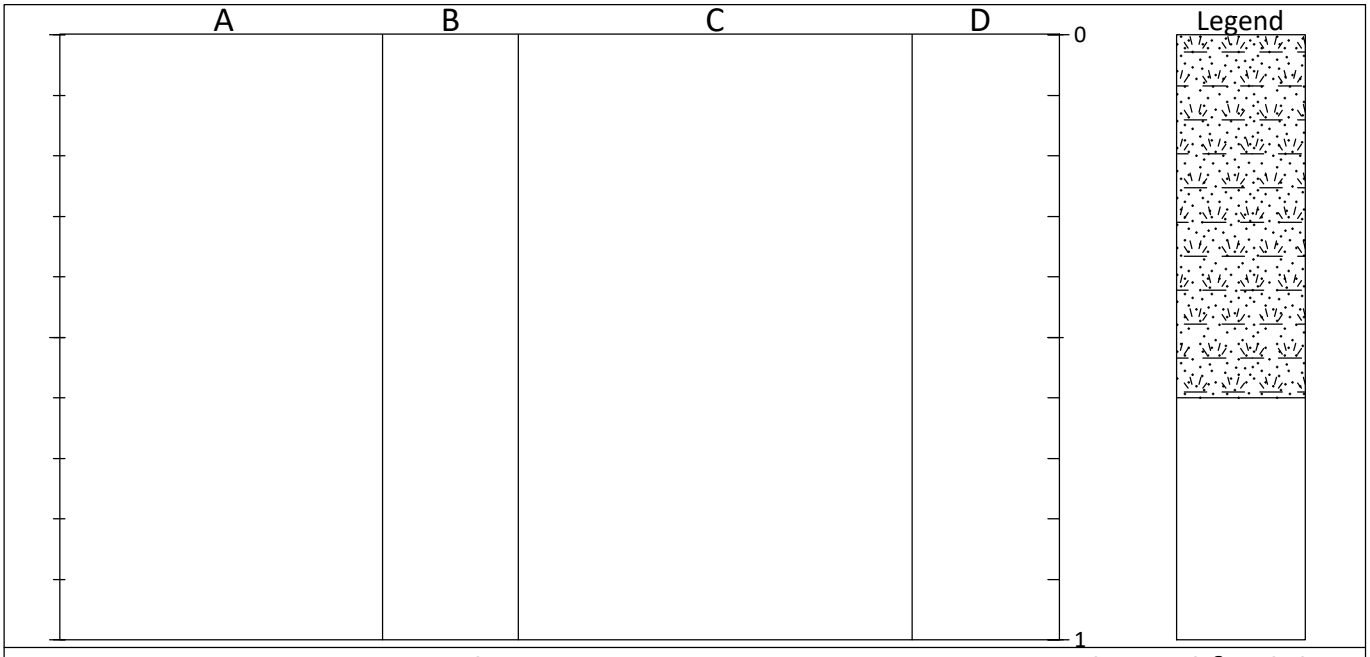
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 05**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor				Sheet: 1 of 1

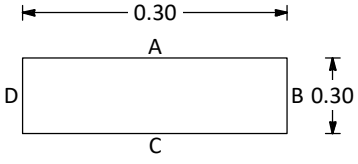


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
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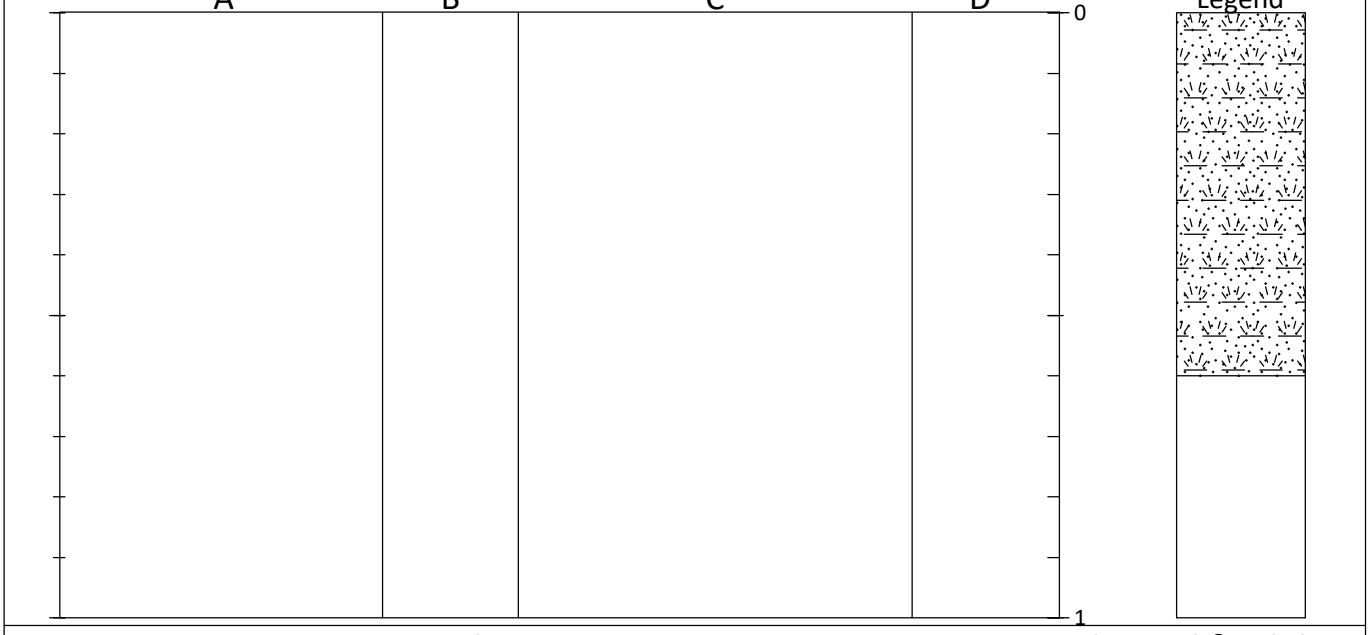
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 06**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

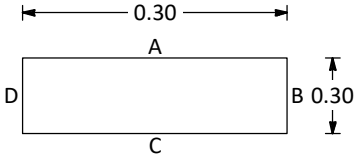


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.50	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

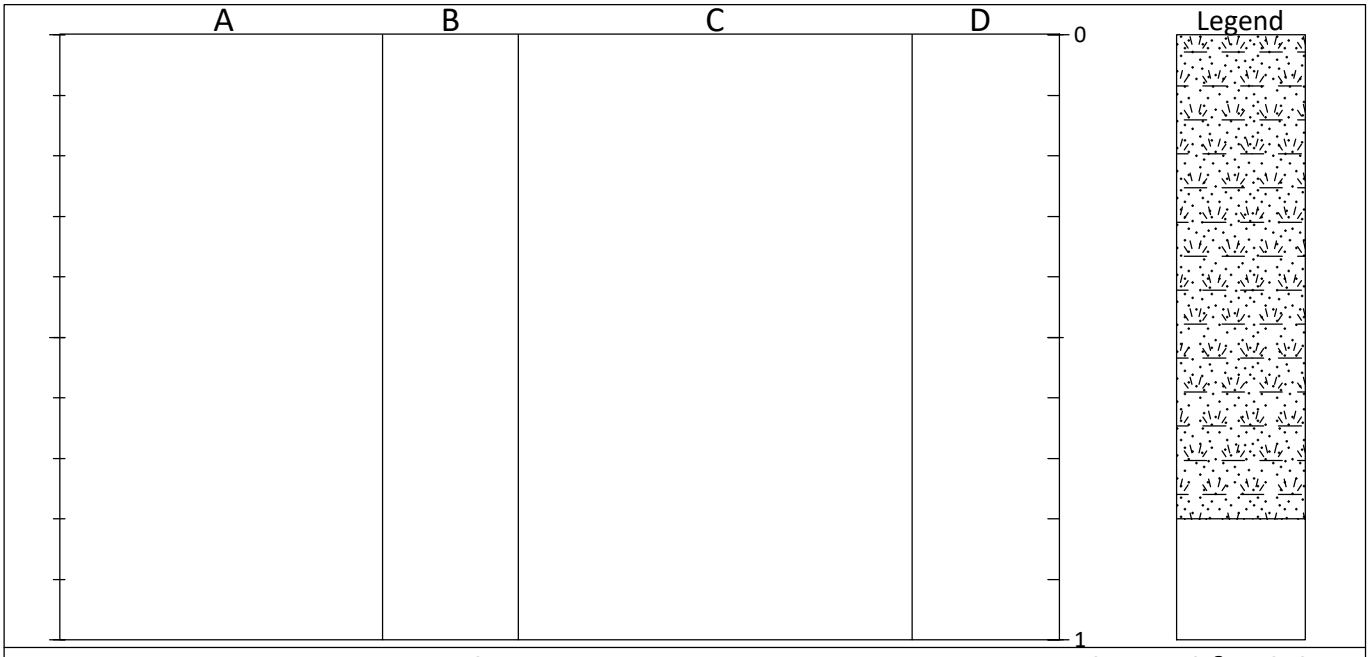
Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
Tel: 0161 713 0174
Email: info@geoconsiteinvestigations.com
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 07**
Project ID: GSI 2209	Date: 27-01-26 27-01-26	Ground Level (m):	Co-Ordinates:	
Contractor				Sheet: 1 of 1

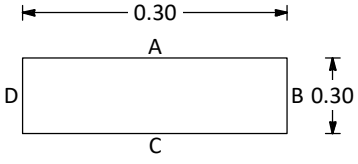


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.80		Dark brown slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

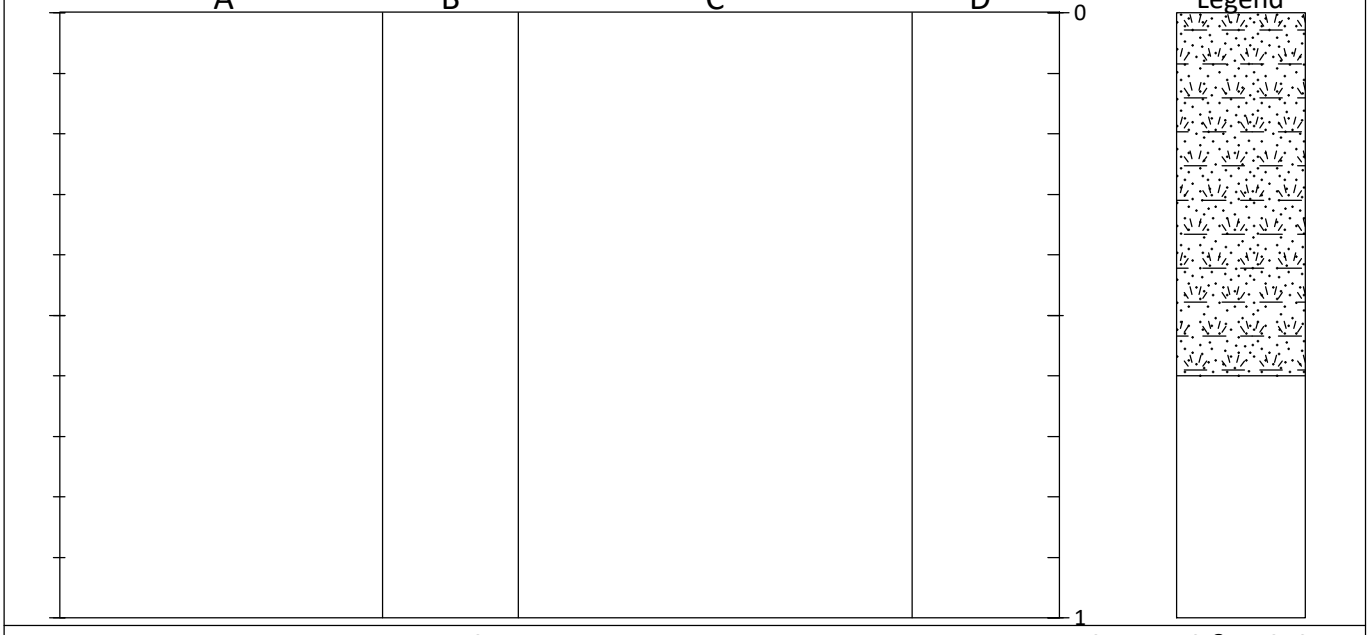
Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.80mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client Tyson Construction	Method / Plant Used Hand Digging Tools	Logged By BA

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
Tel: 0161 713 0174
Email: info@geoconsiteinvestigations.com
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 08**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor				Sheet: 1 of 1

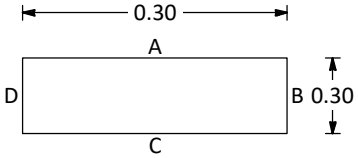


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.50	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

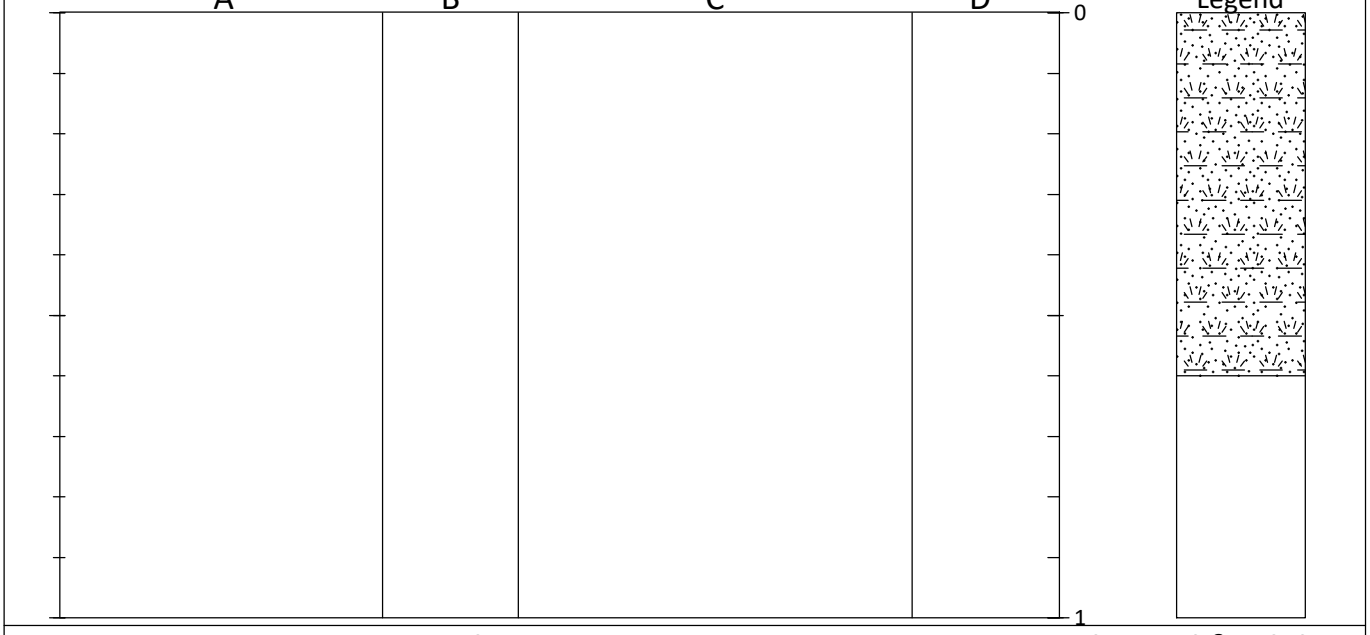
All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

GeoCon Site Investigations Ltd
Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
Tel: 0161 713 0174
Email: info@geoconsiteinvestigations.com
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

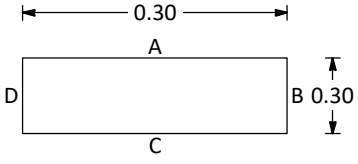
GEOCON

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 09**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1



STRATA			SAMPLES & TESTS		
Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Brown slightly silty slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

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SK6 7JW
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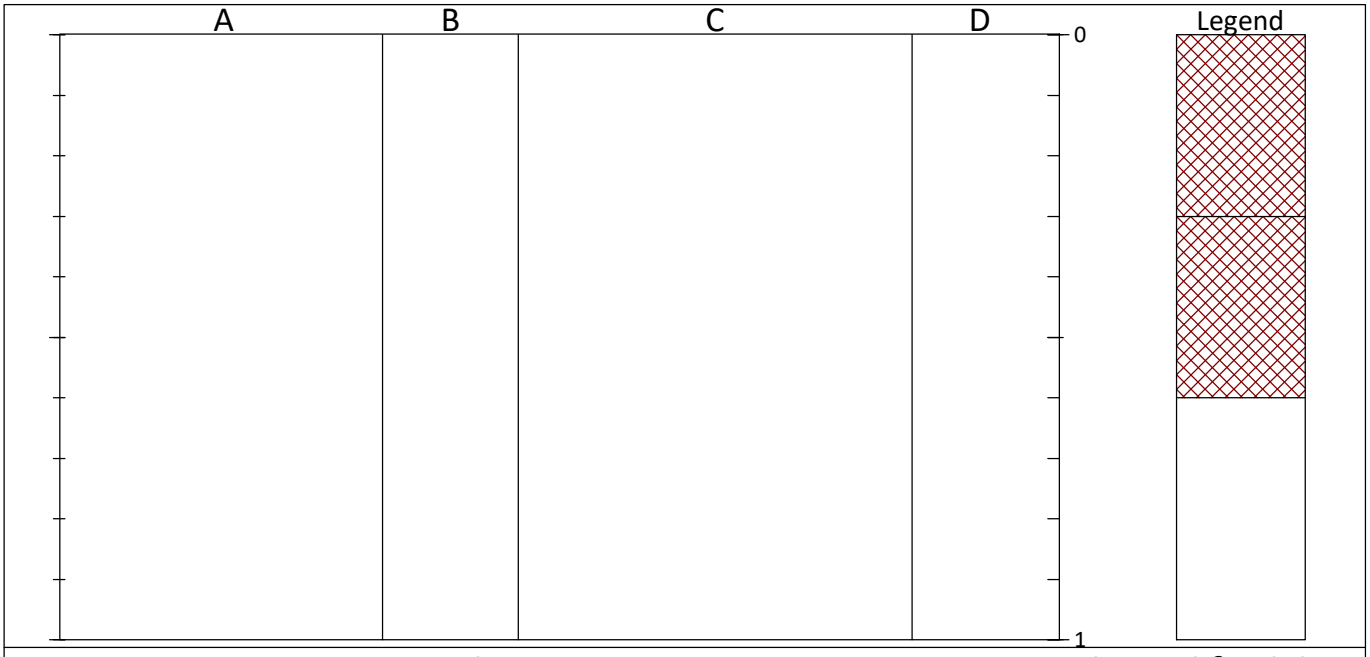
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 10**
Project ID: GSI 2209	Date: 22-01-26 22-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

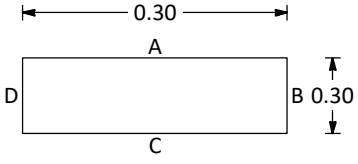


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.30		MADE GROUND: Brown slightly clayey slightly gravelly fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone and brick. (TOPSOIL)	0.20	ES	
0.30-0.60		MADE GROUND: Light brown gravelly fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of limestone subbase, sandstone and brick.	0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

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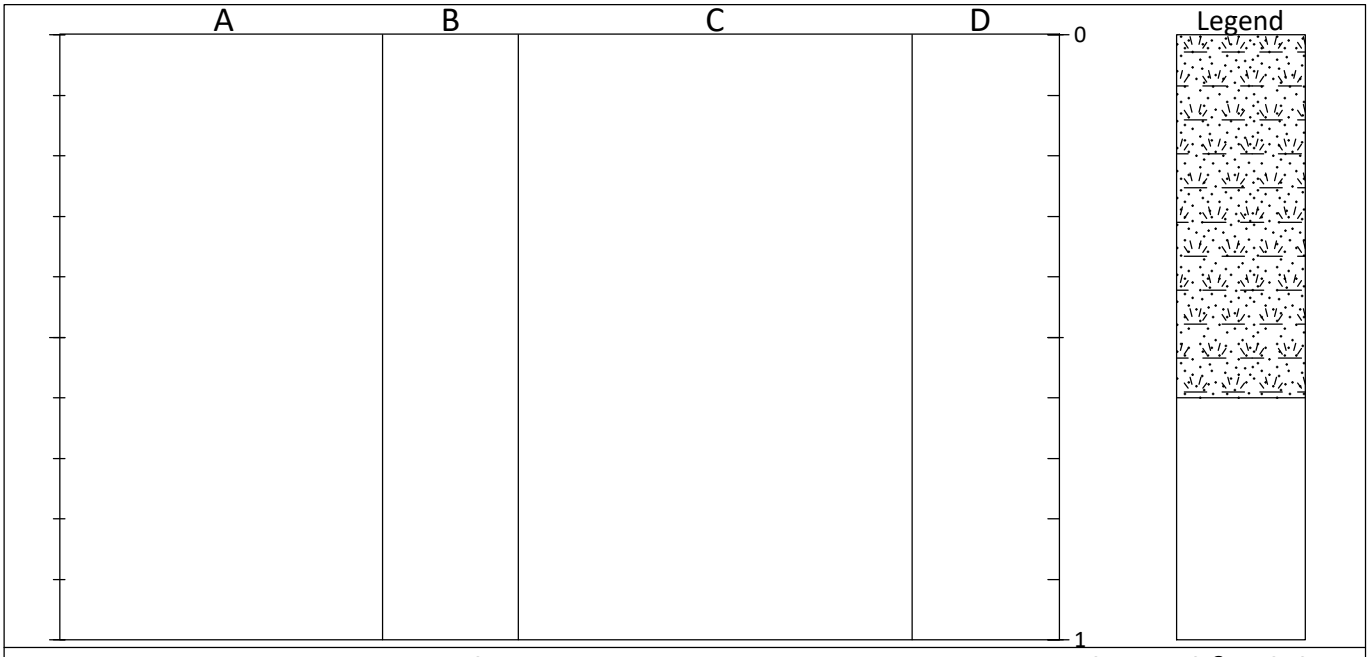
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 10a**
Project ID: GSI 2209	Date: 27-01-26 27-01-26	Ground Level (m):	Co-Ordinates:	
Contractor				Sheet: 1 of 1

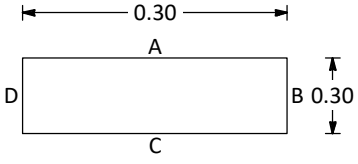


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

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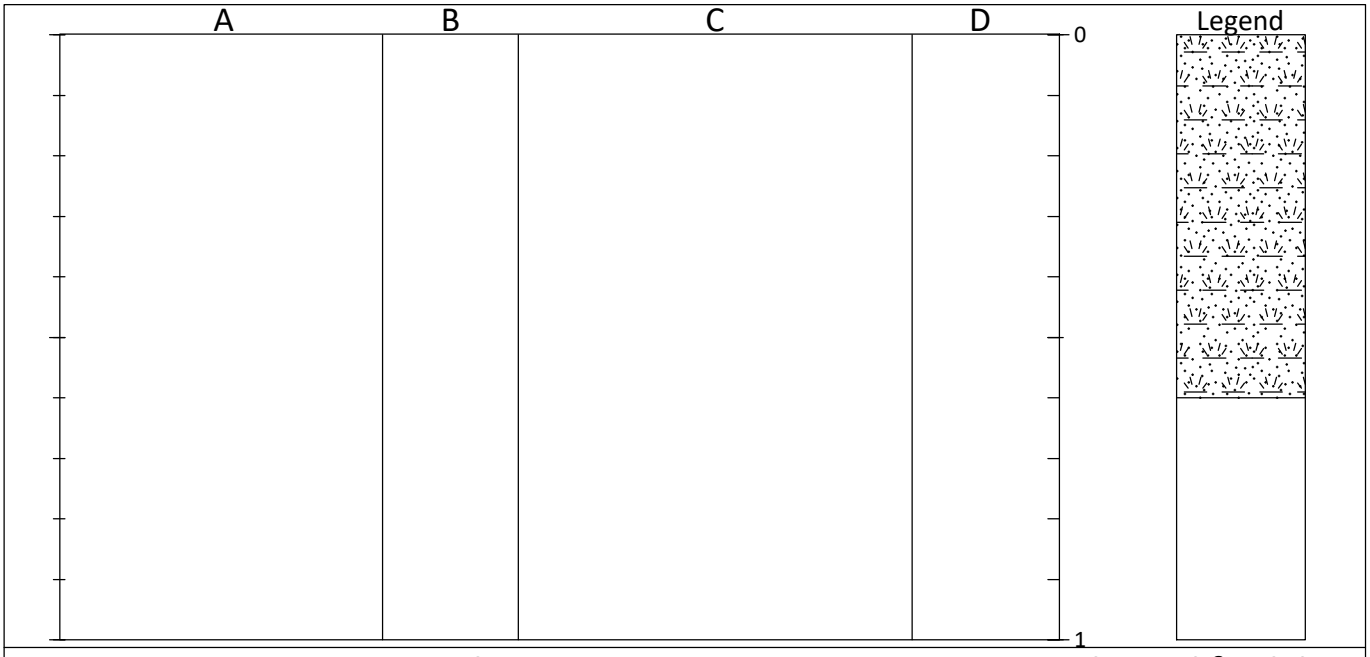
Website: www.geoconsiteinvestigations.com

TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 11**
Project ID: GSI 2209	Date: 27-01-26 27-01-26	Ground Level (m):	Co-Ordinates:	
Contractor				Sheet: 1 of 1

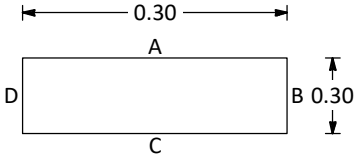


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client Tyson Construction	Method / Plant Used Hand Digging Tools	Logged By BA

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Arden House, Shepley Lane Industrial Estate,
Hawk Green, Marple, Stockport.
SK6 7JW
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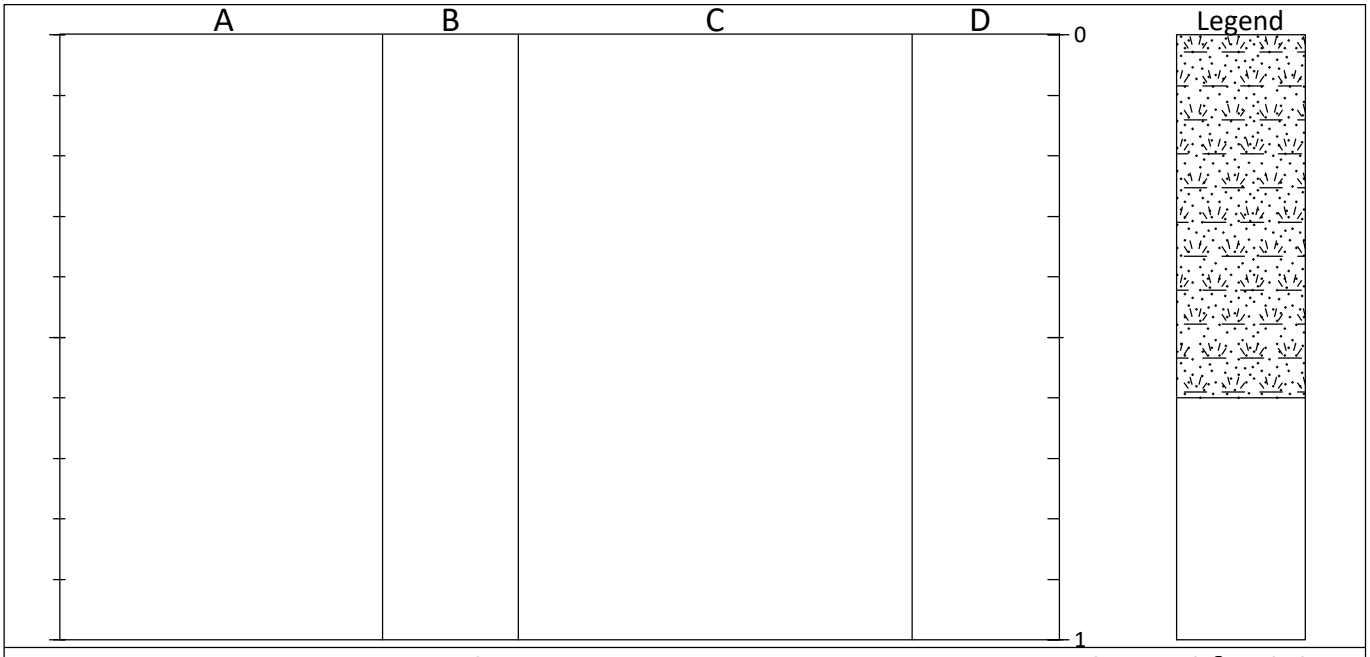
TRIAL PIT LOG

Project				TRIAL PIT No
Plant Hill Road, Blackley				**Plot 12**
Project ID: GSI 2209	Date: 27-01-26 27-01-26	Ground Level (m):	Co-Ordinates:	
Contractor:				Sheet: 1 of 1

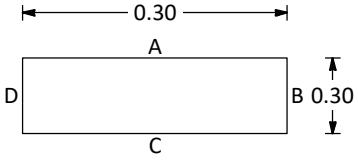


STRATA

SAMPLES & TESTS

Depth	No	DESCRIPTION	Depth	Type	Remarks/Tests
0.00-0.60		Dark brown slightly gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone. (TOPSOIL)	0.20	ES	
			0.40	ES	

Shoring/Support: None
Stability: Stable



GENERAL REMARKS

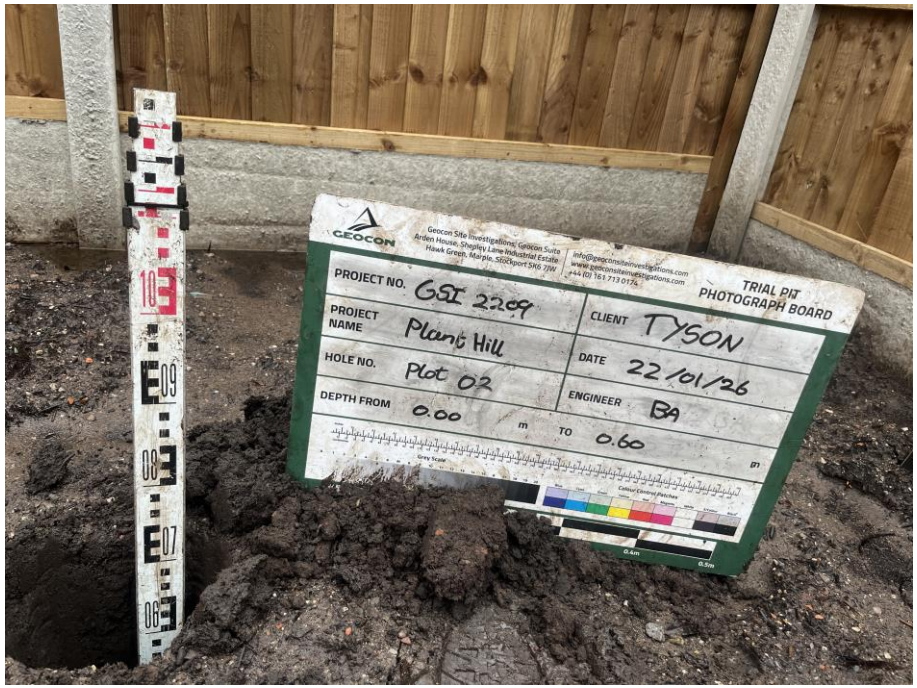
Location cleared of buried services using a CAT and Genny. Pit hand excavated to 0.60mbgl. No groundwater encountered. Backfilled with arisings.

All dimensions in metres Scale 1:12.5	Client: Tyson Construction	Method / Plant Used: Hand Digging Tools	Logged By: BA

APPENDIX D

HAND PIT PHOTOGRAPHS

GeoCon Site Investigations Ltd GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. Greater Manchester SK6 7JW Tel: 0161 713 0714 Email: info@geoconsiteinvestigations.com Web: www.geoconsiteinvestigations.com	**PROJECT ID** GSI 2209 Plant Hill Road, Blackley	**DRAWING NUMBER** GSI 2209/03	**SCALE** N.T.S
	TITLE Plot 01 Photograph & Sketch	**DATE** January 2026	**DRAWN BY** BA



GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/04	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 02 Photograph & Sketch	January 2026	BA

GEOCON®	GeoCon Site Investigations Ltd GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. Greater Manchester SK6 7JW Tel: 0161 713 0714 Email: info@geoconsiteinvestigations.com Web: www.geoconsiteinvestigations.com	**PROJECT ID** GSI 2209 Plant Hill Road, Blackley	**DRAWING NUMBER** GSI 2209/05	**SCALE** N.T.S
		TITLE Plot 03 Photograph & Sketch	**DATE** January 2026	**DRAWN BY** BA

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Greater Manchester
SK6 7JW
Tel: 0161 713 0714
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Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/06	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 04 Photograph & Sketch	January 2026	BA

GeoCon Site Investigations Ltd
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Greater Manchester
SK6 7JW
Tel: 0161 713 0714
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Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/07	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 05 Photograph & Sketch	January 2026	BA

GEOCON	GeoCon Site Investigations Ltd GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. Greater Manchester SK6 7JW Tel: 0161 713 0714 Email: info@geoconsiteinvestigations.com Web: www.geoconsiteinvestigations.com	**PROJECT ID** GSI 2209 Plant Hill Road, Blackley	**DRAWING NUMBER** GSI 2209/08	**SCALE** N.T.S
		TITLE Plot 06 Photograph & Sketch	**DATE** January 2026	**DRAWN BY** BA

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/09	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 07 Photograph & Sketch	January 2026	BA

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
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Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/10	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 08 Photograph & Sketch	January 2026	BA

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
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Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/11	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 09 Photograph & Sketch	January 2026	BA

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
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Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/12	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 10 Photograph & Sketch	January 2026	BA

GeoCon Site Investigations Ltd GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. Greater Manchester SK6 7JW Tel: 0161 713 0714 Email: info@geoconsiteinvestigations.com Web: www.geoconsiteinvestigations.com	**PROJECT ID** GSI 2209 Plant Hill Road, Blackley	**DRAWING NUMBER** GSI 2209/13	**SCALE** N.T.S
	TITLE Plot 10a Photograph & Sketch	**DATE** January 2026	**DRAWN BY** BA

GEOCON	GeoCon Site Investigations Ltd GeoCon Suite, Arden House, Shepley Lane Industrial Estate, Hawk Green, Marple, Stockport. Greater Manchester SK6 7JW Tel: 0161 713 0714 Email: info@geoconsiteinvestigations.com Web: www.geoconsiteinvestigations.com	**PROJECT ID** GSI 2209 Plant Hill Road, Blackley	**DRAWING NUMBER** GSI 2209/14	**SCALE** N.T.S
		TITLE Plot 11 Photograph & Sketch	**DATE** January 2026	**DRAWN BY** BA

GeoCon Site Investigations Ltd
GeoCon Suite, Arden House,
Shepley Lane Industrial Estate,
Hawk Green, Marple,
Stockport.
Greater Manchester
SK6 7JW
Tel: 0161 713 0714
Email: info@geoconsiteinvestigations.com
Web: www.geoconsiteinvestigations.com

PROJECT ID	DRAWING NUMBER	SCALE
GSI 2209 Plant Hill Road, Blackley	GSI 2209/15	N.T.S
TITLE	**DATE**	**DRAWN BY**
Plot 12 Photograph & Sketch	January 2026	BA

APPENDIX E

CHEMICAL TESTING RESULTS

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/00892
Issue Number: 1 **Date:** 03 February, 2026

Client:
Geocon Site Investigations Ltd
Arden House
Shepley Lane Industrial Estate
Hawk Green, Marple
Stockport
Greater Manchester
UK
SK6 7JW

Project Manager: *Use - Mailing list/*Use - Mailing list 2/*Use - M
Project Name: Plant Hill Road, Blackley
Project Ref: GSI 2209
Order No: PO 26/0057
Date Samples Received: 27/01/26
Date Instructions Received: 28/01/26
Date Analysis Completed: 03/02/26

Approved by:

[redacted]

Danielle Brierley
Client Services Supervisor

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/1	26/00892/6	26/00892/7	26/00892/10	26/00892/11	26/00892/16	26/00892/17	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 01	Plot 03	Plot 04	Plot 05	Plot 06	Plot 08	Plot 09			
Depth to Top	0.20	0.40	0.20	0.40	0.20	0.50	0.20			
Depth To Bottom										
Date Sampled	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
% Stones >10mm$_A$	1.0	<0.1	<0.1	1.5	<0.1	<0.1	<0.1	% w/w	0.1	A-T-044
pH$_D$[M#]	8.13	8.20	7.38	8.23	8.35	8.44	8.67	pH	0.01	A-T-031s
Cyanide (total)$_A$[M#]	2	4	3	4	<1	<1	<1	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	0.6	<0.2	<0.2	<0.2	<0.2	<0.2	mg/kg	0.2	A-T-050s
Total Organic Carbon$_D$[M#]	4.39	13.6	4.58	9.44	2.93	12.3	2.58	% w/w	0.08	A-T-032s
Antimony$_D$	<5	<5	<5	<5	<5	<5	<5	mg/kg	5	A-T-024s
Arsenic$_D$[M#]	3	3	3	3	4	3	3	mg/kg	1	A-T-024s
Barium$_D$[#]	47	42	42	40	38	35	41	mg/kg	3	A-T-024s
Beryllium$_D$	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	<0.5	mg/kg	0.5	A-T-024s
Boron (water soluble)$_D$[M#]	1.3	1.9	1.4	2.0	1.8	2.1	1.7	mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0	mg/kg	1	A-T-024s
Copper$_D$[M#]	17	15	14	16	20	13	17	mg/kg	1	A-T-024s
Chromium$_D$[M#]	12	14	9	10	13	19	11	mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-040s
Lead$_D$[M#]	34	36	30	34	37	26	29	mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17	mg/kg	0.17	A-T-024s
Molybdenum$_D$[M#]	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024s
Nickel$_D$[M#]	11	11	9	10	11	9	10	mg/kg	1	A-T-024s
Selenium$_D$[M#]	<1	<1	<1	<1	<1	<1	<1	mg/kg	1	A-T-024s
Vanadium$_D$[M#]	14	13	10	12	12	13	12	mg/kg	1	A-T-024s
Zinc$_D$[M#]	78	85	72	81	108	61	67	mg/kg	1	A-T-024s

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/1	26/00892/6	26/00892/7	26/00892/10	26/00892/11	26/00892/16	26/00892/17	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 01	Plot 03	Plot 04	Plot 05	Plot 06	Plot 08	Plot 09			
Depth to Top	0.20	0.40	0.20	0.40	0.20	0.50	0.20			
Depth To Bottom										
Date Sampled	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil$_D^{\#}$	NAD	NAD	Chrysotile	NAD	NAD	NAD	NAD			A-T-045
Asbestos Matrix (visual)$_D$	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope)$_D$	-	-	Loose Fibres	-	-	-	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_D$	N/A	N/A	N/A	N/A	N/A	N/A	N/A			A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing)$_D$	-	-	<0.001	-	-	-	-	% w/w	0.001	A-T-054

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/1	26/00892/6	26/00892/7	26/00892/10	26/00892/11	26/00892/16	26/00892/17	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 01	Plot 03	Plot 04	Plot 05	Plot 06	Plot 08	Plot 09			
Depth to Top	0.20	0.40	0.20	0.40	0.20	0.50	0.20			
Depth To Bottom										
Date Sampled	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26	22-Jan-26			
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	4AE	4AE	4AE	4AE	4AE	4AE	4AE			
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.05	0.04	0.06	0.05	0.01	0.04	0.02	mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	<0.01	<0.01	0.01	<0.01	<0.01	<0.01	mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.04	0.04	0.09	0.06	<0.02	0.04	0.05	mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.16	0.18	0.28	0.26	0.13	0.17	0.22	mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.12	0.13	0.19	0.17	0.08	0.11	0.17	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.20	0.23	0.30	0.27	0.16	0.21	0.26	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.09	0.10	0.15	0.14	0.06	0.10	0.09	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.10	0.10	0.14	0.13	<0.07	0.11	0.12	mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.15	0.17	0.24	0.22	0.12	0.16	0.25	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04	mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.46	0.44	0.70	0.62	0.34	0.49	0.60	mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.04	0.03	0.05	0.05	<0.01	0.02	0.02	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.09	0.11	0.15	0.15	0.06	0.10	0.10	mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03	mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.27	0.24	0.38	0.33	0.13	0.23	0.27	mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.36	0.37	0.56	0.51	0.27	0.41	0.47	mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	2.13	2.18	3.29	2.97	1.36	2.19	2.64	mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/19	26/00892/22	26/00892/23					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 10a	Plot 11	Plot 12							
Depth to Top	0.20	0.50	0.20							
Depth To Bottom										
Date Sampled	27-Jan-26	27-Jan-26	27-Jan-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
% Stones >10mm$_A$	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH$_D$[M#]	8.41	8.43	8.50					pH	0.01	A-T-031s
Cyanide (total)$_A$[M#]	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_A$	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Total Organic Carbon$_D$[M#]	10.2	3.75	6.50					% w/w	0.08	A-T-032s
Antimony$_D$	<5	<5	<5					mg/kg	5	A-T-024s
Arsenic$_D$[M#]	3	4	3					mg/kg	1	A-T-024s
Barium$_D$[#]	40	43	41					mg/kg	3	A-T-024s
Beryllium$_D$	<0.5	<0.5	<0.5					mg/kg	0.5	A-T-024s
Boron (water soluble)$_D$[M#]	2.0	1.8	2.3					mg/kg	1	A-T-027s
Cadmium$_D$	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper$_D$[M#]	16	18	15					mg/kg	1	A-T-024s
Chromium$_D$[M#]	14	12	11					mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1	<1					mg/kg	1	A-T-040s
Lead$_D$[M#]	32	41	32					mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Molybdenum$_D$[M#]	<1	<1	<1					mg/kg	1	A-T-024s
Nickel$_D$[M#]	10	10	10					mg/kg	1	A-T-024s
Selenium$_D$[M#]	<1	<1	<1					mg/kg	1	A-T-024s
Vanadium$_D$[M#]	12	12	11					mg/kg	1	A-T-024s
Zinc$_D$[M#]	73	76	79					mg/kg	1	A-T-024s

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/19	26/00892/22	26/00892/23					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 10a	Plot 11	Plot 12							
Depth to Top	0.20	0.50	0.20							
Depth To Bottom										
Date Sampled	27-Jan-26	27-Jan-26	27-Jan-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil$_D^{\#}$	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual)$_D$	-	-	-							A-T-045
Asbestos Matrix (microscope)$_D$	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_D$	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 26/00892

Client Project Name: Plant Hill Road, Blackley

Client Project Ref: GSI 2209

Lab Sample ID	26/00892/19	26/00892/22	26/00892/23					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 10a	Plot 11	Plot 12							
Depth to Top	0.20	0.50	0.20							
Depth To Bottom										
Date Sampled	27-Jan-26	27-Jan-26	27-Jan-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	4AE	4AE	4AE							
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.01	0.04	0.05					mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	<0.02	0.05	0.04					mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.21	0.16	0.17					mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.14	0.10	0.12					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.26	0.17	0.19					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.09	0.07	0.09					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.12	0.09	0.11					mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.17	0.15	0.16					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.40	0.44	0.45					mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	<0.01	0.04	0.04					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.13	0.09	0.11					mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.13	0.29	0.31					mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.33	0.33	0.36					mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	1.99	2.02	2.20					mg/kg	0.01	A-T-019s

Report Notes

General

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

Key

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

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs
Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.					

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:
For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:
EPH CWG results have humics mathematically subtracted through instrument calculation.
Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^0C / 11550µS/cm @ 20^0C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

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

Client: Geocon Site Investigations Ltd, Arden House, Shepley Lane Industrial Estate , Hawk Green, Marple, Stockport, Greater Manchester, UK, SK6 7JW

Project: Plant Hill Road, Blackley

Clients Project No: GSI 2209

Project No: 26/00892

Date Received: 28/01/2026 (am)

Cool Box Temperatures (°C): 6.9, 7.5, 7.1, 6.6

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/00892/1	26/00892/6	26/00892/7	26/00892/10	26/00892/11	26/00892/16	26/00892/17	26/00892/19	26/00892/22	26/00892/23
Client Sample No										
Client Sample ID/Depth	Plot 01 0.20m	Plot 03 0.40m	Plot 04 0.20m	Plot 05 0.40m	Plot 06 0.20m	Plot 08 0.50m	Plot 09 0.20m	Plot 10a 0.20m	Plot 11 0.50m	Plot 12 0.20m
Date Sampled	22/01/26	22/01/26	22/01/26	22/01/26	22/01/26	22/01/26	22/01/26	27/01/26	27/01/26	27/01/26
A-T-019s	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026
A-T-024s	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026
A-T-027s	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026
A-T-031s	31/01/2026	31/01/2026	02/02/2026	31/01/2026	31/01/2026	31/01/2026	31/01/2026	31/01/2026	31/01/2026	31/01/2026
A-T-032s	03/02/2026	03/02/2026	30/01/2026	03/02/2026	03/02/2026	03/02/2026	03/02/2026	03/02/2026	03/02/2026	03/02/2026
A-T-040s	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026
A-T-042sTCN	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026	30/01/2026
A-T-044	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026
A-T-045	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026	29/01/2026
A-T-050s	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026	02/02/2026
A-T-054			30/01/2026							

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

End of Report

APPENDIX F

CHEMICAL SCREENING CRITERIA

GeoCon Site Investigations Ltd

GENERIC SCREENING CRITERIA
FOR
GENERIC QUANTITATIVE RISK ASSESSMENT

January 2023

Compound / Determinands	Source / Reference	Residential WITH consumption of home-grown vegetables			Residential WITHOUT consumption of home-grown vegetables			Commercial			Allotments			Public Open Space - Residential			Public Open Space - Parks		
		1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Metals																			
Antimony	C	141	-	222	437	-	437	4650	-	4650	-	-	58.3	749	-	749	3090	-	3090
Arsenic	A	37	37	37	40	40	40	640	640	640	43	43	43	79	79	79	170	170	170
Barium	C	56.8	-	110	1340	-	1340	22000	-	22000	-	-	18.1	2680	-	2680	5770	-	63
Beryllium	A	1.7	1.7	1.7	1.7	1.7	1.7	12	12	12	35	35	35	2.2	2.2	2.2	532	532	532
Boron	A	290	290	290	11000	11000	11000	240000	240000	240000	45	45	45	21000	21000	21000	46000	46000	46000
Cadmium (pH 6, 7, 8)	A	11	11	11	85	85	85	190	190	190	1.9	1.9	1.9	120	120	120	532	532	532
Chromium III	A	910	910	910	910	910	910	8600	8600	8600	18000	18000	18000	1500	1500	1500	33000	33000	33000
Chromium VI	A	6	6	6	6	6	6	33	33	33	1.8	1.8	1.8	7.7	7.7	7.7	220	220	220
Copper	A	2400	2400	2400	7100	7100	7100	68000	68000	68000	520	520	520	12000	12000	12000	44000	44000	44000
Lead	B	210	210	210	330	330	330	6000	6000	6000	84	84	84	760	760	760	1400	1400	1400
Mercury (elemental)	A	1.2	1.2	1.2	1.2	1.2	1.2	58	58	58	21	21	21	16	16	16	30	30	30
Mercury (Inorganic)	A	40	40	40	56	56	56	1100	1100	1100	19	19	19	120	120	120	240	240	240
Mercury (methyl)	A	11	11	11	15	15	15	320	320	320	6	6	6	40	40	40	68	68	68
Molybdenum	C	95.2	-	97.4	673	673	673	17600	17600	17600	17	17	17	1360	1360	1360	2880	2880	2880
Nickel	A	180	180	180	180	180	180	980	980	980	230	230	230	230	230	230	3400	3400	3400
Selenium	A	250	250	250	430	430	430	12000	12000	12000	88	88	88	1100	1100	1100	1800	1800	1800
Vanadium	A	410	410	410	1200	1200	1200	9000	9000	9000	91	91	91	2000	2000	2000	5000	5000	5000
Zinc	A	3700	3700	3700	40000	40000	40000	730000	730000	730000	620	620	620	81000	81000	81000	170000	170000	170000
Non-Metals / Inorganics																			
Free-Cyanide (Total)	C	34	34	34	34	34	34	373	373	373	34	34	34	34	34	34	34	34	34
Phenol and Chlorophenols																			
Phenol	A	280	550	1100	750	1300	2300	760	1500	3200	66	140	280	760	1500	3200	760	1500	3200
Chlorophenols	A	0.87	2	4.5	94	150	210	3500	4000	4300	0.13	0.3	0.7	620	620	620	1100	1100	1100
Pentachlorophenol	A	0.22	0.52	1.2	27	29	31	400	400	400	0.03	0.08	0.19	60	60	60	110	120	120
Poly Aromatic Hydrocarbons (PAH)																			
Acenaphthene	A	210	510	1100	3000	4700	6000	84000	97000	100000	34	85	200	15000	15000	15000	29000	30000	30000
Acenaphthylene	A	170	420	920	2900	4600	6000	83000	97000	100000	28	69	160	15000	15000	15000	29000	30000	30000
Anthracene	A	2400	5400	11000	31000	35000	37000	520000	540000	540000	380	950	2200	74000	74000	74000	150000	150000	150000
Benzo(a)anthracene	A	7.2	11	13	11	14	15	170	170	180	2.9	6.5	13	29	29	29	49	56	62
Benzo(a)pyrene	A	2.2	2.7	3	3.2	3.2	3.2	35	35	36	0.97	2	3.5	5.7	5.7	5.7	11	12	13
Benzo(b)fluoranthene	A	2.6	3.3	3.7	3.9	4	4	44	44	45	0.99	2.1	3.9	7.1	7.2	7.2	13	15	16
Benzo(ghi)perylene	A	320	340	350	360	360	360	3900	4000	4000	290	470	640	640	640	640	1400	1500	1600
Benzo(k)fluoranthene	A	77	93	100	110	110	110	1200	1200	1200	37	75	130	190	190	190	370	410	440
Chrysene	A	15	22	27	30	31	32	350	350	350	4.1	9.4	19	57	57	57	93	110	120
Dibenzo(ah)anthracene	A	0.24	0.28	0.3	0.31	0.32	0.32	3.5	3.6	3.6	0.14	0.27	0.43	0.57	0.57	0.58	1.1	1.3	1.4
Fluoranthene	A	280	560	890	1500	1600	1600	23000	23000	23000	52	130	290	3100	3100	3100	6300	6300	6400
Fluorene	A	170	400	860	2800	3800	4500	63000	68000	71000	27	67	160	9900	9900	9900	20000	20000	20000
Indeno(123-cd)pyrene	A	27	36	41	45	46	46	500	510	510	9.5	21	39	82	82	82	150	170	180
Naphthalene	A	2.3	5.6	13	2.3	5.6	13	190	460	1100	4.1	10	24	4900	4900	4900	1200	1900	3000
Phenanthrene	A	95	220	440	1300	1500	1500	2200	22000	23000	15	38	90	3100	3100	3100	6200	6200	6300
Pyrene	A	620	1200	2000	3700	3800	3800	54000	54000	54000	110	270	620	7400	7400	7400	15000	15000	15000
PAH (Total 16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Petroleum Hydrocarbons (TPH CWG)																			
MTBE	C	27.6	-	220	33.3	-	318	3140	-	22400	-	-	108	73600	-	75000	70800	-	117000
Benzene	A	0.087	0.17	0.37	0.38	0.7	1.4	27	47	90	0.017	0.034	0.075	72	72	73	90	100	110
Toluene	A	130	290	660	880	1900	3900	56000	110000	180000	22	51	120	56000	56000	56000	87000	95000	100000
Ethylbenzene	A	47	110	260	83	190	440	5700	13000	27000	16	39	91	24000	24000	25000	17000	22000	27000
o-Xylene	A	60	140	330	88	210	480	6600	15000	33000	28	67	160	41000	42000	43000	17000	24000	33000
m-Xylene	A	59	140	320	82	190	450	6200	14000	31000	31	74	170	41000	42000	43000	17000	24000	32000
p-Xylene	A	56	130	310	79	180	430	5900	14000	30000	29	69	160	41000	42000	43000	17000	24000	31000
TPH Aliphatic EC5-6	A	42	78	160	42	78	160	3200	5900	12000	730	1700	3900	570000	590000	600000	95000	130000	180000
TPH Aliphatic EC>6-8	A	100	230	530	100	230	530	7800	17000	40000	2300	5600	13000	600000	610000	620000	150000	220000	320000
TPH Aliphatic EC>8-10	A	27	65	150	27	65	150	2000	4800	11000	320	770	1700	13000	13000	13000	14000	18000	21000
TPH Aliphatic EC>10-12	A	130	330	760	130	330	770	9700	23000	47000	2200	4400	7300	13000	13000	13000	21000	23000	24000
TPH Aliphatic EC>12-16	A	1100	2400	4300	1100	2400	4400	59000	82000	90000	11000	13000	13000	13000	13000	13000	25000	25000	26000
TPH Aliphatic EC>16-35	A	65000	92000	110000	65000	92000	110000	1600000	1700000	1800000	260000	270000	270000	250000	250000	250000	450000	480000	490000
TPH Aliphatic EC>35-44	A	65000	92000	110000	65000	92000	110000	1600000	1700000	1800000	260000	270000	270000	250000	250000	250000	450000	480000	490000
TPH Aromatic EC5-7	A	70	140	300	370	690	1400	26000	46000	86000	13	27	57	56000	56000	56000	76000	84000	92000
TPH Aromatic EC>7-8	A	130	290	660	860	1800	3900	56000	110000	180000	22	51	120	56000	56000	56000	87000	95000	100000
TPH Aromatic EC>8-10	A	34	83	190	47	110	270	3500	8100	17000	8.6	21	51	5000	5000	5000	7200	8500	9300
TPH Aromatic EC>10-12	A	74	180	380	250	590	1200	16000	28000	34000	13	31	74	5000	5000	5000	9200	9700	10000
TPH Aromatic EC>12-16	A	140	330	660	1800	2300	2500	36000	37000	38000	23	57	130	5100	5100	5000	10000	10000	10000
TPH Aromatic EC>16-21	A	260	540	930	1900	1900	1900	28000	28000	28000	46	110	260	3800	3800	3800	7600	7700	7800
TPH Aromatic EC>21-35	A	1100	1500	1700	1900	1900	1900	28000	28000	28000	370	820	1600	3800	3800	3800	7800	7800	7900
TPH Aromatic EC>35-44	A	1100	1500	1700	1900	1900	1900	28000	28000	28000	370	820	1600	3800	3800	3800	7800	7800	7900
TPH Aliphatic + Aromatic EC>44-70	A	1600	1800	1900	1900	1900	1900	28000	28000	28000	1200	2100	3000	3800	3800	3800	7800	7800	7900

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GeoCon Site Investigations Ltd

January 2023

GENERIC SCREENING CRITERIA

FOR

GENERIC QUANTITATIVE RISK ASSESSMENT

Generic Screening Criteria Reference Guide:	
Soils - Generic Screening Criteria Source Reference	
A	LQM/CIEH S4ULs for Human Health Risk Assessment Values 2015
B	Defra C4SL's 2014
C	AtRisk Soil Screening Values and Water Screening Values Produced by Atkins 2017
D	NHBC Technical Extra 15 - 2014
E	UK (CLEA) Soil Guideline Value 2009
F	CL:AIRE GAC Values December 2009
Waters - Generic Screening Criteria Source Reference	
1	Environmental Quality Standard from List 2 EC Dangerous Substances Directive (76/464/EEC) - Freshwater
2	Environmental Quality Standard from EC Surface Water Abstraction Directive (75/440/EEC) - Imperative (A1)
3	Drinking Water Standard from World Health Organisation (WHO) Guidelines for Drinking Water Quality, 1984 - health value
4	Environmental Quality Standard from List 2 EC Dangerous Substances Directive (76/464/EEC) - Freshwater (hardness related)
5	Environmental Quality Standard from EC Surface Water Abstraction Directive (75/440/EEC) - Imperative (A2)
6	Drinking Water Standard from World Health Organisation (WHO) Guidelines for Drinking Water Quality, 1984 - ATO
7	Ayscough *et al.* (2002) Proposed Environmental Quality Standards for Ethylbenzene in Water (EA R&D Technical Report P2-115/TR4).
8	UK Drinking Water Inspectorate - threshold for objectionable odour/taste of 5µg/l to 10µg/l
9	US EPA advisory limits (1997). As published in Environment Agency "The fuel additive MTBE a groundwater protection issue?" booklet.
10	Ahlberg *et al.* (2001) An Environmental Risk Assessment of MTBE use in Europe. ECETOC/EFOA Task Force on ERA of MTBE.
11	Environmental Quality Standard from List 1 EC Dangerous Substances Directive (76/464/EEC) - Freshwater
12	As Presented in Appendix 8 "Selected Water Quality Standards" in Hydrogeological Risk Assessments for Landfills (LFTGN01 - Environment Agency, March 2003).
13	UK Drinking Water Standards (DWS)
14	Environment Agency, Environmental Quality Standards (EQS) 2015
Abbreviations	
SOM	Soil Organic Matter

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