



4496-01 / JA

3rd November 2025

John Southworth Builders Ltd
10 Charles St
Dukinfield
Cheshire
SK16 4SD

1st Floor
15 Oxford Court
Manchester
M2 3WQ

Tel: 0161 914 9170
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk

COVER SYSTEM VALIDATION REPORT – THE ROSSETT, 123 PALATINE ROAD, MANCHESTER

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

This report pertains to a c. 0.17 Ha site located to the south of Palatine Road, Manchester at the approximate post code M20 3YA. The National Ordnance Survey Grid Reference for the centre of the site is 384340E, 391970N.

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

- Sutcliffe, '*Phase III Remediation & Validation Strategy Proposals*' (Ref. 31842-SUT-ZZ-00-RP-G-7301, September 2023).

This Validation Report concerns the cover system validation of the soft landscaping areas around the c. 16 new build apartment units.

Ground gas protection measures are not required for this site.

Remedial Requirements

The above referenced Sutcliffe Remedial Strategy Report specified the installation of a clean cover system in 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.

The following Landscaping Plan details the area of soft landscaping on site. This cover system validation report will refer to the landscaping designations detailed in the below extract.



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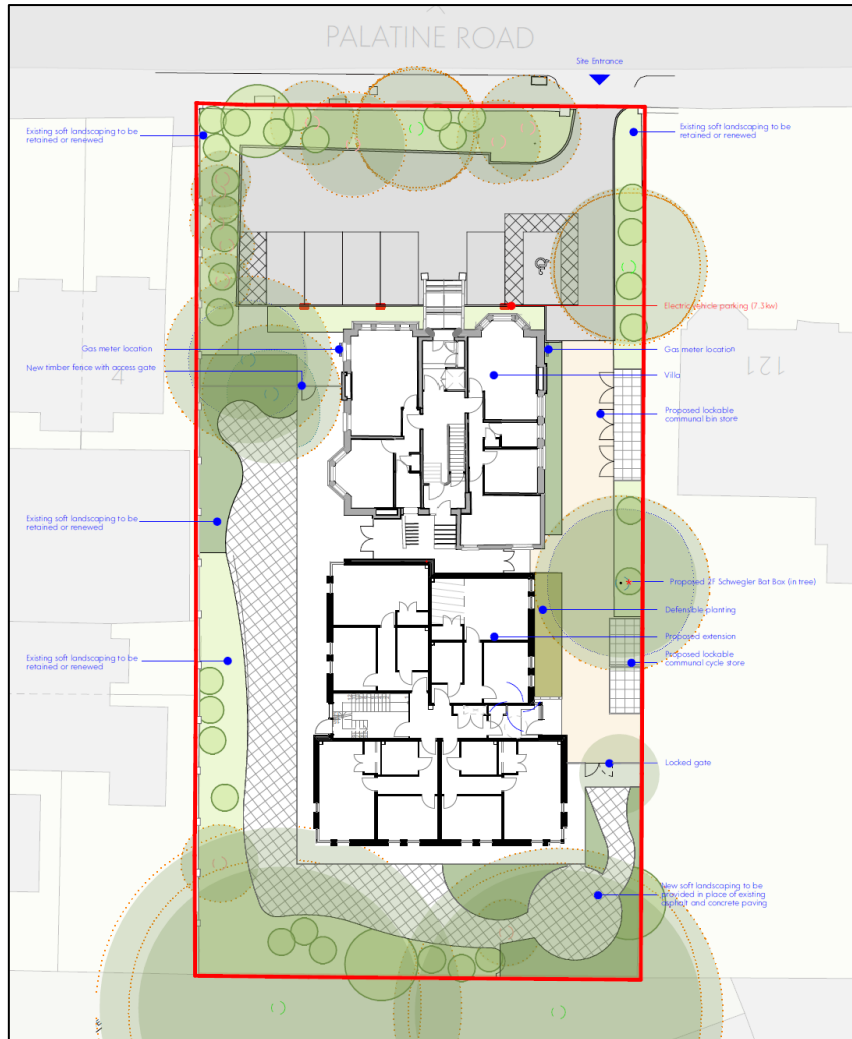


Figure 1: Extract of the landscape plan of the site (C03 Proposed Site Plan, Aug 2024). The site boundary is displayed in Red.

Cover System Requirements

The following has been extracted from the Sutcliffe, 'Phase III Remediation & Validation Strategy Proposals' (Ref. 31842-SUT-ZZ-00-RP-G-7301, September 2023):

'Remedial works will need to comprise the emplacement of a minimum 300mm clean validated capping system in all soft landscaping areas to facilitate a growing medium.'

In line with the remediation strategy, imported soils for use within the capping system should be tested at the following frequency:

Material Use	Testing Frequency
Subsoil Greenfield Source	1 Sample per 200m ³ (minimum 3 samples)
Subsoil Brownfield Source	1 Sample per 50m ³ (minimum 3 samples)
Topsoil Greenfield Source	1 Sample per 200m ³ (minimum 3 samples)

Subsoil Brownfield Source	1 Sample per 50m ³ (minimum 3 samples)
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As per the Sutcliffe Remediation and Validation Strategy: *‘The depth of the capping layer on site will be demonstrated by excavating a hole and collecting photographic evidence. The photographs will show the location of the validation, the downhole view and the depth using a levelling staff.’*

The above should be summarised in a site completion report including details of imported soil and photographs to prove depth of placed soil.

Suitability of Imported Topsoil

The topsoil for the clean cover system was supplied by Chesire Soils and Aggregates Ltd and sourced from Peel Hall Farm, Warrington, Cheshire, WA2 0TA, which is a greenfield source. BS3882:2015 testing of the imported topsoil was provided by the supplier which confirms that the topsoil is compliant and suitable for use on residential development sites and acceptable for import. The chemical test results at source are contained in Appendix 2. A google maps extract of the site and 2 No. historical maps have been included below to illustrate the greenfield nature of the site. The topsoil was taken from the dormer fields on site, away from any existing or former farm buildings.

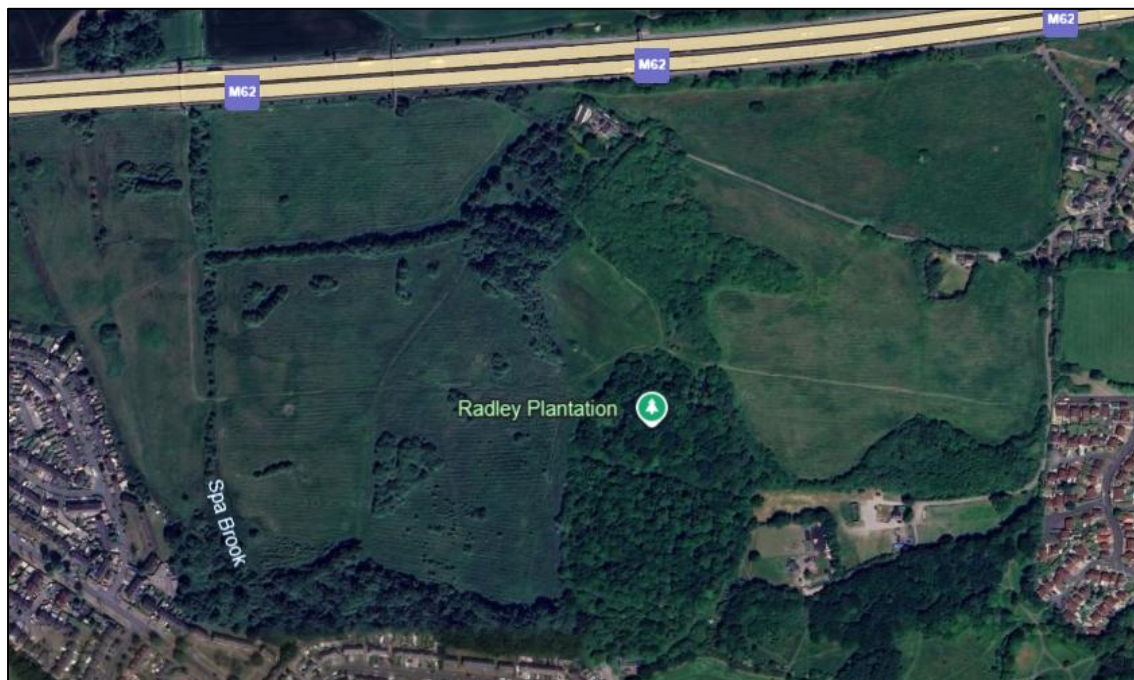


Figure 1: Google Maps extract showing Peel Hall Farm.

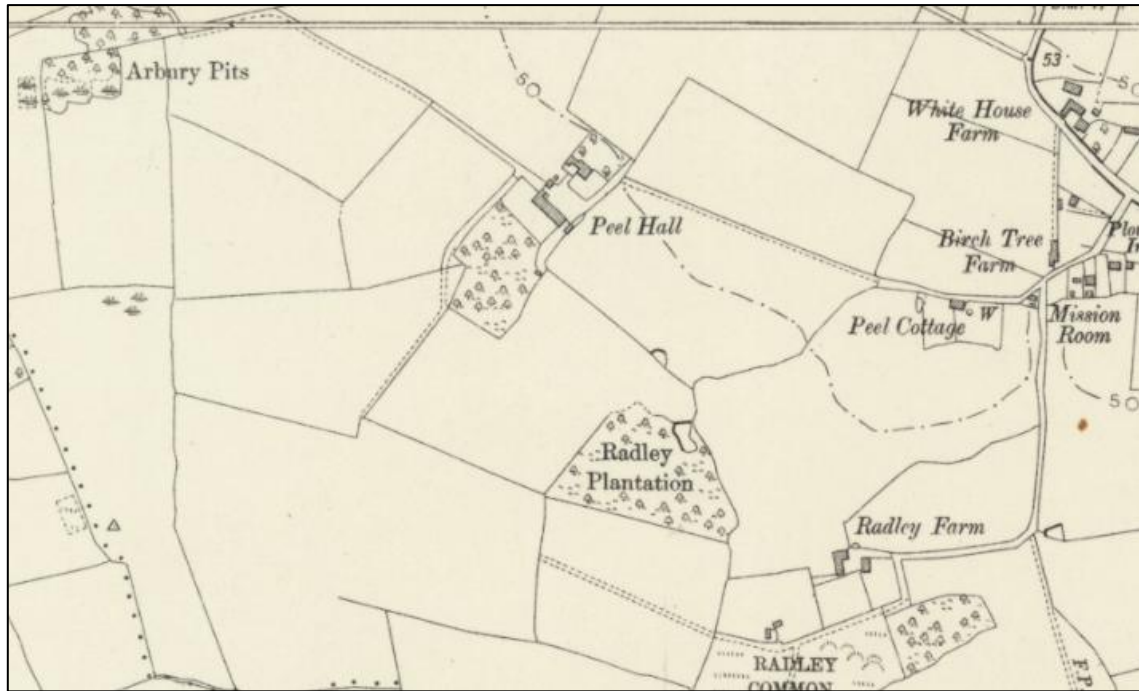


Figure 2: 1888-1915 Historical Map.



Figure 3: 1949-1974 Historical Map.

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 soft landscaping around the new build apartments equates to approximately

500m². Utilising a conservative average of 0.30m depth of topsoil this equates to a volume of 150m³, consequently 3 No. soil samples were tested, which exceeds the above requirements – 1 per 200m³ (or minimum 3). The number of samples taken would also comply with even the most stringent testing frequency of 1 per 50m³. An appropriate suite of contaminants was analysed for comparison to GACs for a '*residential with plant uptake*' end use.

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.

Waste transfer tickets for the topsoil are available upon request.

Thickness of Clean Cover

Three small holes were dug within the soft landscaping area. Photographs were taken of the cover system thickness in these areas, which were found to be equal to or greater than the required thickness. The photographs and confirmation of cover depth for the soft landscaping are contained in the Verification Logs in Appendix 4.

A development site layout plan, showing the location of the soft landscaping area, 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 soft landscaping areas on-site.

If any additional information is needed, do not hesitate to ask.

Yours sincerely,

Josh Atkinson MEarthSci FGS
Graduate Geo-Environmental Engineer

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



This drawing is the property of GWP Architecture. Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, retained, or disclosed to any unauthorised person, either wholly or in part, without the consent in writing of GWP Architecture.

All drawings and specifications should be read in conjunction with the project health and safety plan, any possible conflicts should be presented to the Planning Coordinator.

All work to be carried out in accordance with current Building Regulations.

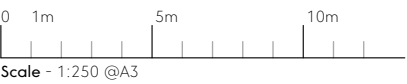
Contractors must verify all dimensions at the job before commencing any work or making shop drawings.

Written dimensions should be taken.

Do not scale off drawing.

Do not take digital dimensions from this drawing.

Any discrepancies to be reported to the Architect.



Key

- Site Boundary
- Existing Soft Landscaping to be retained
- Shrub Planting
- Grass
- Permeable Paving Block
- Textured Garden Paving Slabs
- 2F Schwegler Bat Box (in tree)

Key (Trees)

- Root Protection Areas
- Canopy Extent
- Retention Value A
- Retention Value B
- Retention Value C

C03	06.03.25	Update to boundaries	CT	DT
C02	14.02.25	Updated to include bat box	MK	CT
C01	05.12.24	Construction Issue	EA	DT
P05	08.11.24	Issued to planning	CT	DT
P04	30.10.24	Issued to planning	EA	DT
P03	22.10.24	EV Charging points included	DT	RT
P02	20.09.24	Proposed Extension Layout Update	JW	RT
P01	29.08.24	First Issue	MCT	DT
Rev	Date	Comment	Dr	Ch



CHARTERED ARCHITECTS
INTERIOR DESIGNERS
SPACE PLANNERS
PROJECT MANAGERS
LANDSCAPE ARCHITECTS

Bracken House, Lidgett Lane, Leeds LS8 1PQ
+44(0)113 266 6044 (t) +44(0)113 268 1859 (f)
architecture@gwp-arch.com | www.gwp-arch.com

GWPA Ref (515)2330

Job Title

The Rossett, 123 Palatine Road

Client



Proposed Site Plan

Name (515)2330-GWP-XX-00-D-A-(00)-0005

Scale 1:250@A3 Revision C03

Drawn/Checked MCT/DT First Issue 29.08.24

Drawing Status A5 - Construction

BIMcloud: NewBIMServer - BIMcloud Basic for Archicad 28/The Rossett - (515)2330-GWP-XX-ZZ-M3-A-1B-P05

ANALYTICAL TEST REPORT

Report Number 25-07980, issue number 1

Contract name: Peel Hall Poplars Ave Warrington WA2-9UE

Client reference: Not Supplied

Clients name: Cheshire Soils and Aggregates Ltd

Clients address: Edward Court
Altrincham Business Park
Altrincham

Samples received: 15/08/2025

Analysis started: 15/08/2025

Analysis completed: 20/08/2025

Report issued: 20/08/2025

Key

U UKAS accredited test

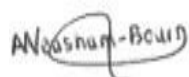
M MCERTS & UKAS accredited test

(B) Analysis performed at Southampton Site

I/S Insufficient sample to carry out test

U/S Sample not suitable for testing

NAD No Asbestos Detected



Approved by: Abbie Neasham-Bourn
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

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

% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
63141	SP1-S1	-	Brown Loamy Sand with Vegetation.	-	-	22.3

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

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

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
63141	SP1-S1	-	N	

SOILS

Lab Number					63141
Client Reference					TOPSOIL
Sample ID					SP1-S1
Sampling Date					14/08/2025
Test	Method	Accred	LoD	Units	
Asbestos					
Asbestos Identification	SUBCO N	SU	0	-	NAD
Metals					
Extractable Potassium	CE088	N	2	mg/l	218
Extractable Magnesium	CE088	N	2	mg/l	109
Extractable phosphorus	CE089	N	10	mg/l	17
Acid Soluble Sulphate (SO ₄)	CE062	M	100	mg/kg	1440
Arsenic	CE264	U	1.8	mg/kg	16.2
Barium	CE264	U	1.9	mg/kg	156
Cadmium	CE264	M	1.6	mg/kg	< 1.6
Chromium	CE264	U	2	mg/kg	20.5
Copper	CE264	M	1.6	mg/kg	39.3
Lead	CE264	U	2.3	mg/kg	66.1
Mercury	CE264	U	0.7	mg/kg	< 0.7
Nickel	CE264	M	2.1	mg/kg	17.2
Selenium	CE264	U	3	mg/kg	4.7
Vanadium	CE264	N	1.8	mg/kg	42.4
Zinc	CE264	M	4	mg/kg	81.1
Copper (HNO ₃ Extractable)	CE054	N	1	mg/kg	39.3
Copper (HNO ₃ Extractable)	CE054	N	1.6	mg/kg	39.3
Nickel (HNO ₃ Extractable)	CE054	N	1	mg/kg	17.3
Zinc (HNO ₃ Extractable)	CE054	N	1	mg/kg	81.1
Colourimetric					
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50
Total Cyanide	CE077	N	1	mg/kg	< 1.0
Free Cyanide	CE077	N	1	mg/kg	< 1.0
Combustion					
Moisture Content	CE001	N	0.1	%	22.3
Total Carbon	CE198	M	0.1	%	5.94
Total nitrogen	CE198	M	0.01	%	0.39
Total Organic Carbon	CE197	M	0.1	%	5.89

SOILS

Lab Number					63141
Client Reference					TOPSOIL
Sample ID					SP1-S1
Sampling Date					14/08/2025
Test	Method	Accred	LoD	Units	
Loss on Ignition	CE006	U	0.1	%	11.6
Miscellaneous					
% Visible Contaminants	CE118	N	0	%	0.0
% >2mm	CE118	N	0	%	0.8
% > 20mm	CE118	N	0	%	0.0
% >50mm	CE118	N	0	%	0.0
% Clay	CE118	N	0	%	19.8
% Sand	CE118	N	0	%	47.3
% Silt	CE118	N	0	%	33.0
% Plastics	CE118	N	0	%	0.0
% Sharps	CE118	N	0	%	0.0
Polyaromatic hydrocarbons					
Naphthalene	CE087	M	0.016	mg/kg	0.022
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.017
Fluorene	CE087	U	0.013	mg/kg	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.145
Anthracene	CE087	U	0.017	mg/kg	0.033
Fluoranthene	CE087	M	0.017	mg/kg	0.299
Pyrene	CE087	M	0.016	mg/kg	0.273
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.148
Chrysene	CE087	M	0.028	mg/kg	0.150
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.202
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.077
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.168
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.133
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.031
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.123
Total PAH(16)	CE087	N	0.28	mg/kg	1.82
Total Petroleum Hydrocarbons					
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10

SOILS

Lab Number					63141
Client Reference					TOPSOIL
Sample ID					SP1-S1
Sampling Date					14/08/2025
Test	Method	Accred	LoD	Units	
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C16-C35 Aliphatic (EH_2D_AL)	CE250	N	3	mg/kg	< 3.0
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	< 0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	1.5
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	< 4.5
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0
Wet Chem					
Electrical Conductivity	CE007	U	10	µS/cm	124
pH	CE004	M	0.1	pH units	6.3

SOIL VOCS

Lab Number					63141
Client Reference					TOPSOIL
Sample ID					SP1-S1
Sampling Date					14/08/2025
Test	Method	Accred	LoD	Units	
VOC					
1,1-Dichloroethane	CE174	N	0.01	mg/kg	< 0.010
Tetrachloromethane	CE174	N	0.01	mg/kg	< 0.010
1,1,1-Trichloroethane	CE174	N	0.01	mg/kg	< 0.010
Trichloroethylene	CE174	N	0.01	mg/kg	< 0.010
Tetrachloroethylene	CE174	N	0.01	mg/kg	< 0.010
Trans - 1-2 -dichloroethylene	CE174	N	0.01	mg/kg	< 0.010
1,2-Dichloroethane	CE174	N	0.01	mg/kg	< 0.010
1,1,1,2-Tetrachloroethane	CE174	N	0.01	mg/kg	< 0.010
Cis-1,2-Dichloroethene	CE174	N	0.01	mg/kg	< 0.010
Vinyl chloride	CE174	N	0.01	mg/kg	< 0.010

DECLARATION OF COMPLIANCE (BS3882:2015)

Lab ref	63141	Date received	15/08/2025
Contract name	Peel Hall Poplars Ave Warrington WA2-9UE	Analysis started	19/08/2025
Sample ID	SP1-S1	Analysis completed	20/08/2025
OS Grid reference	Not supplied	Report issued	20/08/2025
Date sampled	14/08/2025		

Test	Units	Result	Compliant with Multipurpose? (Y/N)	Compliant with specific purpose? (Y/N)				
				Acidic	Calcareous	Low Fertility	Low F Acidic	Low F Calcareous
Texture								
Clay content	% w/w	20						
Silt content	% w/w	33						
Sand content	% w/w	47						
Soil texture	class	Clay Loam	Y	Y	Y	Y	Y	Y

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

Mass loss on ignition								
Clay 5-20%	% w/w	11.6	Y	Y	Y	Y	Y	Y
Clay 20-35%	% w/w	-	-	-	-	-	-	-
pH ¹	pH units	6.3	Y	N	N	Y	N	N
Carbonate (calcareous only)	% w/w CaCO ₃	0.3			N			N
Nitrogen (total)	% w/w N	0.39	Y	Y	Y			
Carbon:Nitrogen ratio	-	17.5	Y	Y	Y	Y	Y	Y
Phosphorus (extractable)	mg/l P	17	Y	Y	Y	Y	Y	Y
Potassium (extractable)	mg/l K	218	Y	Y	Y			
Magnesium (extractable)	mg/l Mg	109	Y	Y	Y			
Electrical conductivity ²	µS/cm	124	Y					

Phytotoxic contaminants (by soil pH)								
Copper (Nitric acid extract)	mg/kg Cu	39	Y	Y	Y	Y	Y	Y
Nickel (Nitric acid extract)	mg/kg Ni	17	Y	Y	Y	Y	Y	Y
Zinc (Nitric acid extract)	mg/kg Zn	81	Y	Y	Y	Y	Y	Y

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

¹ Results are accredited to MCERTS if matrix confirmed as soil

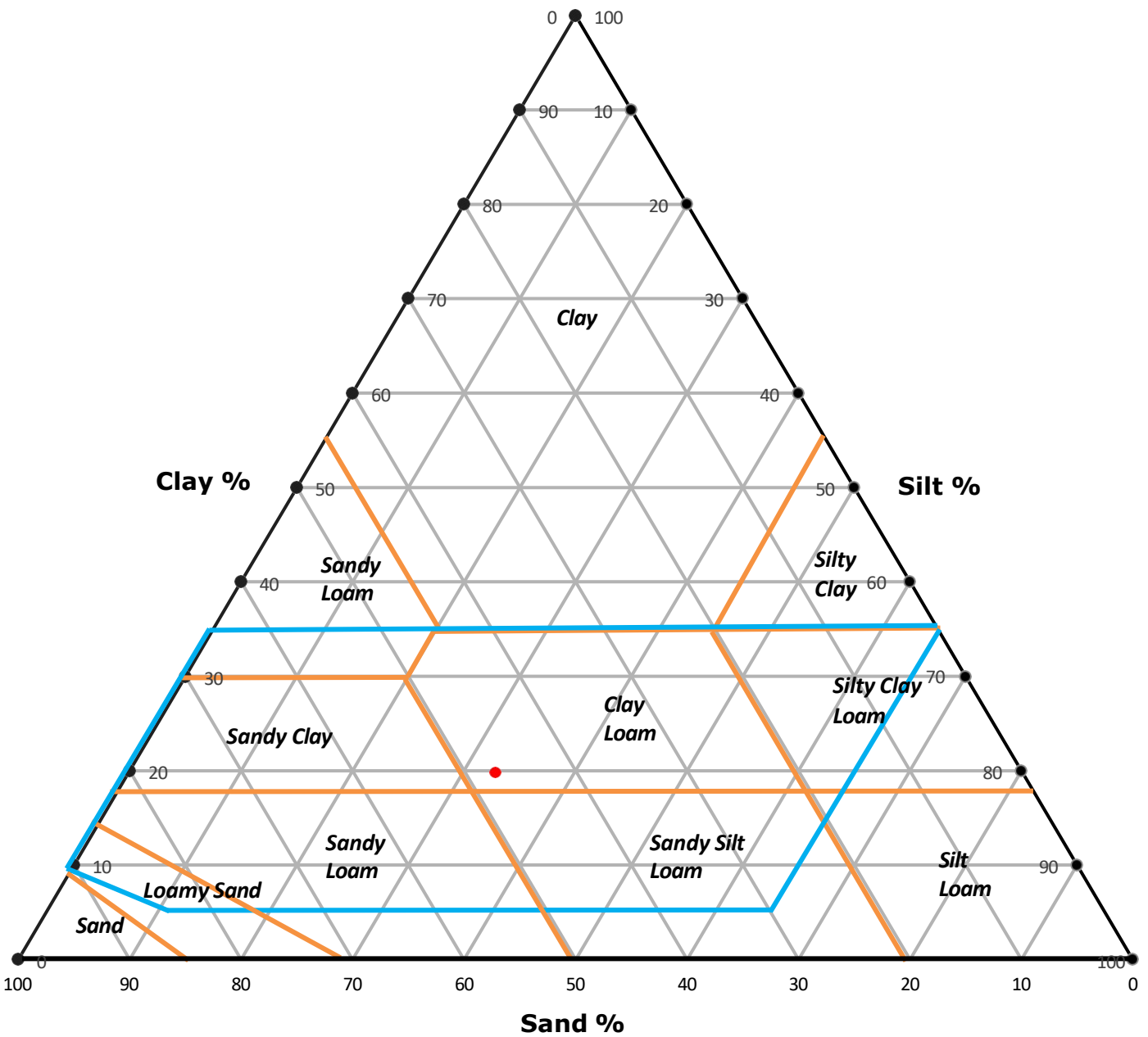
² Results in leachate are accredited to ISO17025

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

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

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

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



METHOD DETAILS

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

REPORT INFORMATION

Report No.:25-07980, issue number 1

Key

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

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

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

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

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

The results relate only to the sample received.

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

Moisture Content Calculated on a Wet Weight basis (at 30°C)

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

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

Methods, procedures and performance data are available on request.

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

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

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

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

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

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

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

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

Vat Reg No. 772 5703 18 Registered in England number 4284013

Statement of Conformity

Statement of Conformity

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

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

Agreed and reported Decision Rule:

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

Reported Decisions:

Result < TL for determinands: PASS

Result > TL for determinands: FAIL

Definitions Used:

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

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

Accreditation of WAC/BS3882/BS8601

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

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

IGE Consulting
Office 11
Bartle House
Oxford Court
Manchester
M2 3WQ

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:

e: addamhathaway@igeconsulting.co.uk
Admin@igeconsulting.co.uk

t: 01923 225404

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 25-054815

Project / Site name:	The Rossett	Samples received on:	09/10/2025
Your job number:	4496	Samples instructed on/ Analysis started on:	09/10/2025
Your order number:	4496 AH	Analysis completed by:	20/10/2025
Report Issue Number:	1	Report issued on:	20/10/2025
Samples Analysed:	3 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

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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: 25-054815

Project / Site name: The Rossett

Your Order No: 4496 AH

Lab Sample Number	71185	71186	71187
Sample Reference	TS01	TS02	TS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied
Date Sampled	08/10/2025	08/10/2025	08/10/2025
Time Taken	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
Moisture Content	%	0.01	NONE	18	16	19
Total mass of sample received	kg	0.1	NONE	0.9	0.9	0.9

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSO	DSO	DSO
Analysis completed	N/A	N/A	N/A	15/10/2025	15/10/2025	15/10/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7	6.7	6.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	42	40	66
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	21.1	20.2	32.9
Organic Matter (automated)	%	0.1	MCERTS	3.7	3.8	4.1
Water Soluble Nitrate (2:1) as NO ₃	mg/kg	2	NONE	62	37	11
Water Soluble Nitrate (2:1) as NO ₃ (leachate equivalent)	mg/l	5	NONE	31	18	5.3

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.09	< 0.05	0.07
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.19	0.11	0.19
Pyrene	mg/kg	0.05	MCERTS	0.17	0.1	0.18
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.11	0.07	0.11
Chrysene	mg/kg	0.05	MCERTS	0.11	< 0.05	0.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.14	0.09	0.17
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.07	< 0.05	0.07
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.1	< 0.05	0.13
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.07	< 0.05	0.07
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.08	< 0.05	0.09

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.12	< 0.80	1.2
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Sample Reference	TS01	TS02	TS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied
Date Sampled	08/10/2025	08/10/2025	08/10/2025
Time Taken	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	15	13	17
Barium (aqua regia extractable)	mg/kg	1	MCERTS	150	140	190
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	1.2	0.94	1.2
Boron (water soluble)	mg/kg	0.2	MCERTS	0.8	1	0.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.2	0.2	0.3
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	36	31	39
Copper (aqua regia extractable)	mg/kg	1	MCERTS	30	25	36
Lead (aqua regia extractable)	mg/kg	1	MCERTS	44	38	56
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	29	23	28
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.6
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	41	35	45
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	94	64	92

Petroleum Hydrocarbons

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

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	0.013
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC44 _{EH_CU_1D_AR}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC44 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	12
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0

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

Analytical Report Number : 25-054815

Project / Site name: The Rossett

* 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 *
71185	TS01	None Supplied	None Supplied	Brown loam and clay with vegetation
71186	TS02	None Supplied	None Supplied	Brown loam and clay with vegetation
71187	TS03	None Supplied	None Supplied	Brown loam and clay with vegetation

Analytical Report Number : 25-054815

Project / Site name: The Rossett

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

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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

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

<div><div>IGE</div><div>consulting</div></div>			Project: The Rossett												
Job No: 4496															
Lab Sample Number			71185	71186	71187						GAC - S4UL unless stated				
Sample Reference			TS01	TS02	TS03	Statistical Analysis					Statistical Results				
Sample Number			None Supplied	None Supplied	None Supplied	Count	Standard Deviation	Minimum	Maximum	Average	Maximum	6% Residential with Home Grown Produce	Pass/ Fail	Exceedances	
Depth (m)			None Supplied	None Supplied	None Supplied										
Date Sampled			08/10/2025	08/10/2025	08/10/2025										
Analytical Parameter (Soil Analysis)		Units	LoD												
Stone Content		%	0.1	0.1	0.1	3	0.00	0.1	0.1	0.1	0.1				
Moisture Content		%	18	16	19	3	1.53	16.00	19.00	17.67	19.00				
Total mass of sample received		kg	0.9	0.9	0.9	3	0.00	0.900	0.900	0.900	0.900				
Asbestos															
Asbestos in Soil Screen		Type	N/A	Not-detected		0	-	-	-	-					
General Inorganics															
pH - Automated		pH Units	N/A	7	6.7	6.8	3	0.15	6.70	7.00	6.83				
Total Cyanide		mg/kg	1	1	1	3	0.00	1.00	1.00	1.00	1.00	60	Pass	0	
Free Cyanide		mg/kg	1	1	1	3	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	41	40	66	3	14.47	40.00	66.00	49.33				
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)		mg/l	1.25	21.1	20.2	32.9	3	7.09	20.20	32.90	24.73				
Organic Matter (automated)		%	0.1	3.70	3.80	4.10	3	0.21	3.70	4.10	3.87				
Water Soluble Nitrate (2:1) as NO3		mg/kg	2	62	37	11	3	25.50	11.00	62.00	36.67				
Water Soluble Nitrate (2:1) as NO3 (leachate equivalent)		mg/l	5	31	18	5.3	3	12.85	5.30	31.00	18.10				
Speciated PAHs															
Naphthalene		mg/kg	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	13.00	Pass	0	
Acenaphthylene		mg/kg	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	920	Pass	0	
Acenaphthene		mg/kg	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	1100	Pass	0	
Fluorene		mg/kg	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	860	Pass	0	
Phenanthrene		mg/kg	0.05	0.09	0.05	0.07	3	0.02	0.05	0.09	0.07	0.09	440	Pass	0
Anthracene		mg/kg	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	11000	Pass	0	
Fluoranthene		mg/kg	0.05	0.19	0.11	0.19	3	0.05	0.11	0.19	0.16	0.19	890	Pass	0
Pyrene		mg/kg	0.05	0.17	0.1	0.18	3	0.04	0.10	0.18	0.15	0.18	2000	Pass	0
Benzo(a)anthracene		mg/kg	0.05	0.11	0.07	0.11	3	0.02	0.07	0.11	0.10	0.11	13.00	Pass	0
Chrysene		mg/kg	0.05	0.11	0.05	0.1	3	0.03	0.05	0.11	0.09	0.11	27	Pass	0
Benzo(b)fluoranthene		mg/kg	0.05	0.14	0.09	0.17	3	0.04	0.09	0.17	0.13	0.17	3.70	Pass	0
Benzo(k)fluoranthene		mg/kg	0.05	0.07	0.05	0.07	3	0.01	0.05	0.07	0.06	0.07	100	Pass	0
Benzo(a)pyrene		mg/kg	0.05	0.1	0.05	0.13	3	0.04	0.05	0.13	0.09	0.13	3.00	Pass	0
Indeno(1,2,3-cd)pyrene		mg/kg	0.05	0.07	0.05	0.07	3	0.01	0.05	0.07	0.06	0.07	41	Pass	0
Dibenz(a,h)anthracene		mg/kg	0.05	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	0.30	Pass	0
Benzo(ghi)perylene		mg/kg	0.05	0.08	0.05	0.09	3	0.02	0.05	0.09	0.07	0.09	350	Pass	0
Total PAH															
Speciated Total EPA-16 PAHs		mg/kg	0.8	1.12	0.8	1.2	3	0.21	0.80	1.20	1.04				
Heavy Metals / Metalloids															
Arsenic (aqua regia extractable)		mg/kg	1	15	13	17	3	2.00	13.00	17.00	15.00	17.00	37	Pass	0
Barium (aqua regia extractable)		mg/kg	1	150	140	190	3	26.46	140.00	190.00	160.00	190.00	-	Pass	0
Boron (water soluble)		mg/kg	0.2	0.8	1	0.9	3	0.10	0.80	1.00	0.90	1.00	290	Pass	0
Cadmium (aqua regia extractable)		mg/kg	0.2	0.2	0.2	0.3	3	0.06	0.20	0.30	0.23	0.30	11	Pass	0
Chromium (hexavalent)		mg/kg	1.2	1.2	1.2	1.2	3	0.00	1.20	1.20	1.20	1.20	6	Pass	0
Chromium (aqua regia extractable)		mg/kg	1	36	31	39	3	4.04	31.00	39.00	35.33	39.00	910	Pass	0
Copper (aqua regia extractable)		mg/kg	1	30	25	36	3	5.51	25.00	36.00	30.33	36.00	2400	Pass	0
Lead (aqua regia extractable)		mg/kg	1	44	38	56	3	9.17	38.00	56.00	46.00	56.00	200	Pass	0
Mercury (aqua regia extractable)		mg/kg	0.3	0.3	0.3	0.3	3	0.00	0.30	0.30	0.30	0.30	40	Pass	0
Nickel (aqua regia extractable)		mg/kg	1	29	23	28	3	3.21	23.00	29.00	26.67	29.00	130	Pass	0
Selenium (aqua regia extractable)		mg/kg	1	1	1	1.6	3	0.35	1.00	1.60	1.20	1.60	250	Pass	0
Vanadium (aqua regia extractable)		mg/kg	1	41	35	45	3	5.03	35.00	45.00	40.33	45.00	410	Pass	0
Zinc (aqua regia extractable)		mg/kg	1	94	64	92	3	16.77	64.00	94.00	83.33	94.00	3700	Pass	0
Monoaromatics & Oxygenates															
MTBE (Methyl Tertiary Butyl Ether)		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	-		
Benzene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	370	Pass	0
Toluene		µg/kg	5	5	5	12	3	4.04	5	12	7.33	12	660000	Pass	0
Ethylbenzene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	260000	Pass	0
p & m-xylene		µg/kg	8	8	8	8	3	0.00	8	8	8.00	8	310000	Pass	0
o-xylene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	330000	Pass	0
Petroleum Hydrocarbons															
TPH-CWG - Aliphatic >EC5 - EC6		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	160	Pass	0
TPH-CWG - Aliphatic >EC6 - EC8		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	530	Pass	0
TPH-CWG - Aliphatic >EC8 - EC10		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	150	Pass	0
TPH-CWG - Aliphatic >EC10 - EC12		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	760	Pass	0
TPH-CWG - Aliphatic >EC12 - EC16		mg/kg	2	2	2	2	3	0.00	2.00	2.00	2.00	2.00	4300	Pass	0
TPH-CWG - Aliphatic >EC16 - EC21		mg/kg	8	8	8	8	3	0.00	8.00	8.00	8.00	8.00	-		
TPH-CWG - Aliphatic >EC21 - EC35		mg/kg	8	8	8	8	3	0.00	8.00	8.00	8.00	8.00	110000	Pass	0
TPH-CWG - Aliphatic >EC35 - EC44		mg/kg	8.4	8.4	8.4	8.4	3	0.00	8.40	8.40	8.40	8.40	110000	Pass	0
TPH-CWG - Aliphatic (EC5 - EC35)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-		
TPH-CWG - Aliphatic (EC5 - EC44)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-		
TPH-CWG - Aromatic >EC5 - EC7			0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	300	Pass	0
TPH-CWG - Aromatic >EC7 - EC8		mg/kg	0.01	0.01	0.01	0.013	3	0.002	0.010	0.013	0.011	0.013	660	Pass	0
TPH-CWG - Aromatic >EC8 - EC10		mg/kg	0.02	0.02	0.02	0.02	3	0.000	0.020	0.020	0.020	0.020	190	Pass	0
TPH-CWG - Aromatic >EC10 - EC12		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	380	Pass	0
TPH-CWG - Aromatic >EC12 - EC16		mg/kg	2	2	2	2	3	0.00	2.00	2.00	2.00	2.00	660	Pass	0
TPH-CWG - Aromatic >EC16 - EC21		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00	10.00	930	Pass	0
TPH-CWG - Aromatic >EC21 - EC35		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00	10.00	1700	Pass	0
TPH-CWG - Aromatic >EC35 - EC44		mg/kg	8.4	8.4	8.4	8.4	3	0.00	8.40	8.40	8.40	8.40	1700	Pass	0
TPH-CWG - Aromatic (EC5 - EC35)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-		
TPH-CWG - Aromatic (EC5 - EC44)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-		
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															

Verification Log

Project Name:	The Rossett
Project Number:	4496
Location:	Princedom Street, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

300mm 'clean' soil in areas of soft landscaping.

Validation Requirements:

Thickness validation photographs of 300mm 'clean' soil and associated chemical testing.

Plot Number:	Soft Landscaping Surrounding Apartment Block
Inspection date:	24 th October 2025
Engineer:	JA

Photographs:

Photographs show 350mm of 'clean' soil 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:	The Rossett
Project Number:	4496
Location:	Princedom Street, Manchester
Client:	John Southworth Builders Ltd

Remediation Requirements:

300mm 'clean' soil in areas of soft landscaping.

Validation Requirements:

Thickness validation photographs of 300mm 'clean' soil and associated chemical testing.

Plot Number:	Soft Landscaping Surrounding Apartment Block
Inspection date:	24 th October 2025
Engineer:	JA

Photographs:

Photographs show 450mm of 'clean' soil 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:	The Rossett
Project Number:	4496
Location:	Princedom Street, Manchester
Client:	John Southworth Builders Ltd

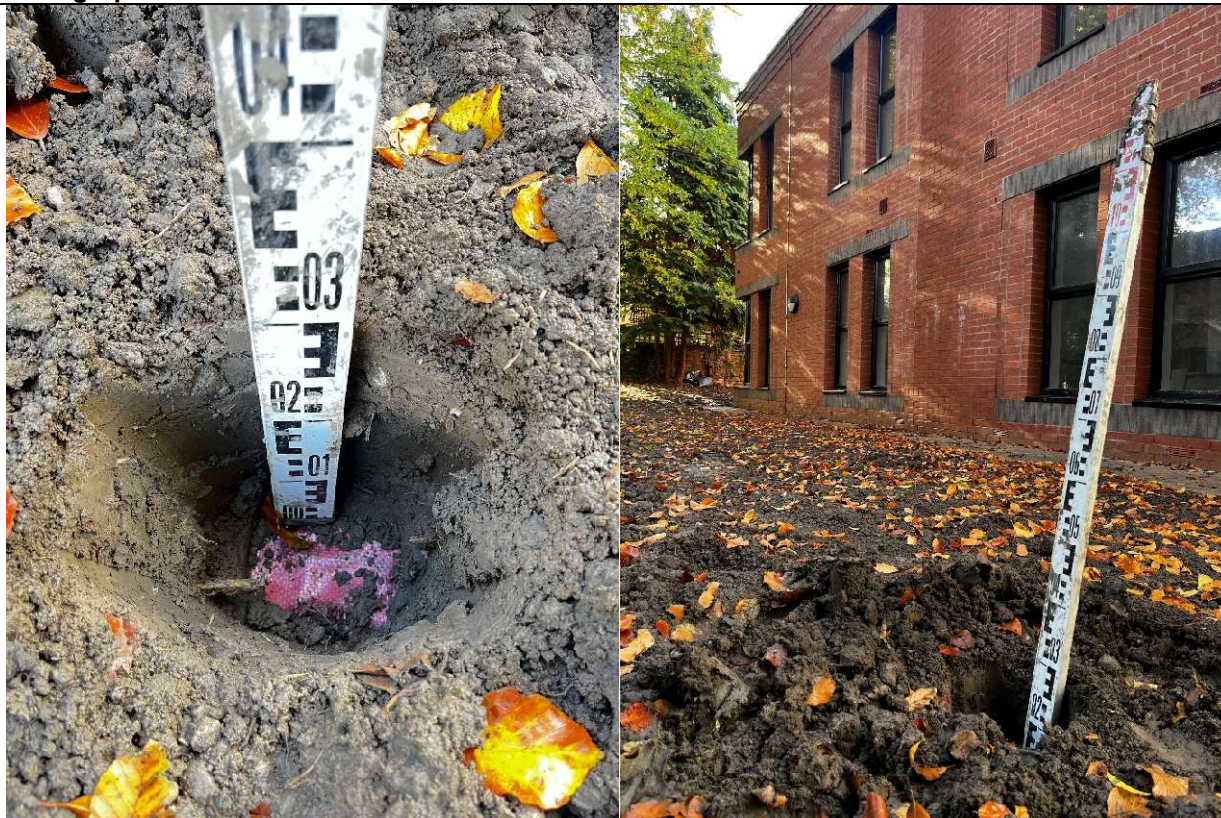
Remediation Requirements:

300mm 'clean' soil in areas of soft landscaping.

Validation Requirements:

Thickness validation photographs of 300mm 'clean' soil and associated chemical testing.

Plot Number:	Soft Landscaping Surrounding Apartment Block
Inspection date:	24 th October 2025
Engineer:	JA

Photographs:

Photographs show 300mm of 'clean' soil 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