REMEDIAL WORKS VALIDATION REPORT

Dakota Hotel
Manchester Airport

Reference	6338-JPG-XX-XX-RP-G-0607-S2-P01
Date	May 2026
Author	DMH

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KPP Architects. Proposed Site Plan. Dakota Hotel, Land off Enterprise Way, Manchester Airport. KKP Job No: 2019-08. Drawing Ref: L051-KPP-XX-EX.00-D-A-003001, Rev: C04 (Construction). Dated May 2024, for Evans Dakota Hotels Limited.

Appendix B Chemical Analysis – Importation

CONFIDENTIALITY STATEMENT

This report is addressed to and may be relied upon by the following:

GMI Construction Group
Carvers Warehouse
77 Dale Street
MANCHESTER
M1 2HG

This report has been prepared for the sole use and reliance of the above-named party. This report shall not be relied upon or transferred to any other parties without the express written authorisation of JPG (Leeds) Limited. No responsibility will be accepted where this report is used, either in its entirety or in part, by any other party.

DOCUMENT HISTORY

Revision	Date	Revision Details	Status	Author(s)	Approved
P01	08.05.2026	First Issue	Final	DMH	RJM

1.0 INTRODUCTION

1.1 Instruction

JPG (Leeds) Limited (JPG) has been instructed by GMI Construction Group to prepare a remedial works validation report for the hotel development off Enterprise Way immediately north east of Manchester Airport.

1.2 Location

The site is located to the east of Junction 5 of the M56, approximately 500m to the north east of Terminal 2, Manchester Airport. The approximate centre of the site is located at national grid reference 381961, 386038.

A site location plan is provided as Figure 1 in Appendix A.

1.3 Site Description

The site has an area of approximately 1.22 hectares and comprises an irregular shaped relatively level parcel of land. It measures approximately 110m along its north to south axis and 140m along its east to west axis. Vehicular access to the site is off Bailey Lane from the north west.

Prior to development most of the site was covered with bitmac and crushed stone, with smaller areas of concrete hardstanding.

A shallow embankment, approximately 2m high, runs along the southeastern, southwestern and northwestern boundaries of the site. Mature and semi-mature trees are located along the northeastern boundary of the site.

Most of site was bound by a wooden fence, except for the entrance off Bailey Lane which comprised herras fencing secured with a combination lock. An additional fence/gate with a combination lock was located inside the site, close to the entrance off Bailey Lane.

A water house (wooden box) and water tap (live) were noted in the northern part of the site.

Bailey Lane is located immediately beyond the northwestern boundary beyond which are units occupied by the Razorblue Group and Etrop Grange Hotel. Woodland and houses are located beyond the site to the north east. A roundabout is located beyond the site to the south east and Enterprise Way is beyond the site to the south west.

Land beyond Enterprise Way to the south west and to the west beyond Bailey Lane are currently being developed.

An aerial photograph of the site is included as Figure 2 in Appendix A.

1.4 Completed Development

The completed development comprises an eight-storey hotel building with associated car parking, electrical charging points, service yard and landscaping.

A plan of the development is referenced below, and a copy is provided in Appendix A.

- KPP Architects. Proposed Site Plan. Dakota Hotel, Land off Enterprise Way, Manchester Airport. KKP Job No: 2019-08. Drawing Ref: L051-KPP-XX-EX.00-D-A-003001, Rev: C04 (Construction). Dated May 2024, for Evans Dakota Hotels Limited.

2.0 PREVIOUS REPORTS

JPG have completed a desk study report, factual ground investigation report and an interpretative ground investigation report for the site, these are referenced below:

- JPG (Leeds) Limited. Geoenvironmental Desk Study Report. Dakota Hotel, Manchester Airport. Report Ref: 6338-JPG-XX-XX-RP-G-0601-S2-P02. Dated February 2024.
- JPG (Leeds) Limited. Factual Report on Geoenvironmental Ground Investigation. Dakota Hotel, Manchester Airport. Report Ref: L051-JPG-18-01.ZZ-T-G-000400-A5-C01. Dated May 2024.
- JPG (Leeds) Limited. Interpretative Report on a Geoenvironmental & Geotechnical Ground Investigation. Dakota Hotels, Manchester Airport. Report Ref: L051-JPG-18-01.ZZ-T-G-000401-AS-C01. Dated May 2024.

A remedial strategy report was also produced by JPG, this is referenced below:

- JPG (Leeds) Limited. Remedial Strategy Report. Dakota Hotel, Manchester Airport. Report Ref. L051-JPG-18-01.ZZ-T-G-000402-A5-C01. Dated September 2024.

The recommendations made in the Remedial Strategy Report were based on the findings of the Geoenvironmental Ground Investigation Interpretative Report.

3.0 SUMMARY OF ENVIRONMENTAL RISK ASSESSMENT

Based on the results of the chemical analysis and hazardous ground gas monitoring that was carried out are part of the ground investigation. Therefore, no potential sources of contamination or risks to receptors were identified on the site.

4.0 IMPLEMENTED MITIGATION MEASURES

Although no risks to receptors have been identified on the site, the following mitigation measures were implemented during the site preparatory works in accordance with good practice.

Development Workers and Future Maintenance Workers

- Site workers involved in the groundworks used appropriate PPE, i.e. overalls and gloves. Appropriate health and safety measures, e.g. washing hands prior to eating or drinking, were also enforced.
- Site workers involved in the groundworks undertook necessary measures to ensure that all works in excavations and confined spaces were carried out in accordance with best practice in order to prevent exposure to potentially hazardous ground gases/vapours.
- All employers involved in the groundworks produced an appropriate method statement and risk assessment, to which all employees complied.

5.0 IMPORTATION OF MATERIALS

Approximately 2,560m^3 of quarried limestone was imported from Buckton Vale quarry and 2,655m^3 of recycled 6F5 was imported from AOR recycling centre. These materials were used to form the piling platform.

Approximately 300m^3 of manufactured topsoil and 260m^3 of manufactured subsoil was imported. These materials were used in areas of landscaping.

Chemical analysis of the imported materials and topsoil was carried out in accordance with the requirements of the remedial strategy report. None of the determinands were recorded at concentrations in excess of their respective threshold criteria.

Copies of the test certificates are provided in Appendix B.

6.0 UNEXPECTED CONTAMINATION

No unexpected contamination was encountered during the site works.

7.0 VALIDATION STATEMENT

JPG (Leeds) Limited confirm that the remedial works which have been completed were carried out in accordance with the requirements of the remedial strategy report for the site.

Future maintenance workers involved in groundworks should continue to implement the mitigation measures which were recommended in the remedial strategy report.

Appendix A Figures and Drawing

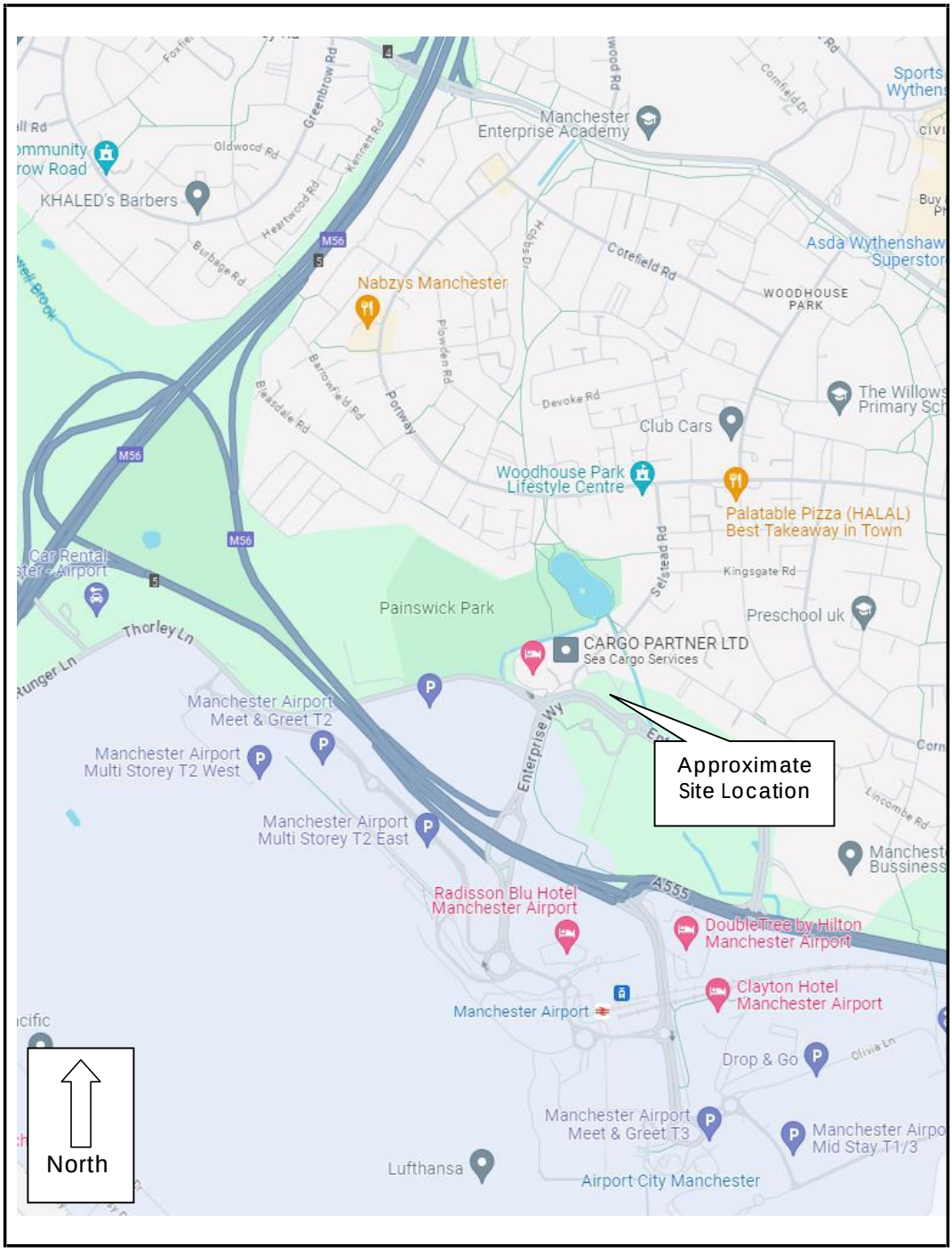


Figure 1 – Site Location Plan	
Site	Dakota Hotel, Manchester Airport
Client	GMI Construction Group
Job Number	6338
Scale	NTS

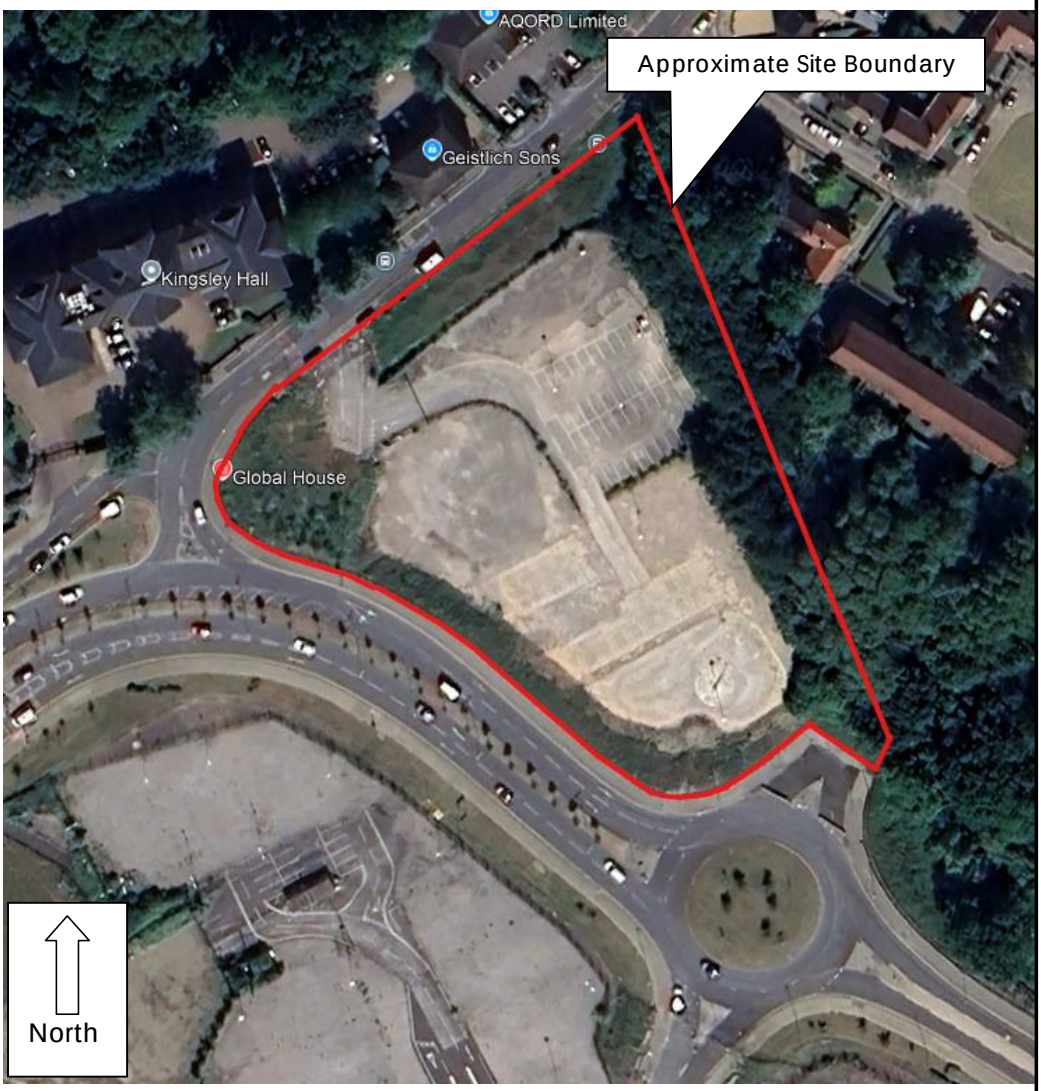


Figure 2 – Aerial Photograph	
Site	Dakota Hotel, Manchester Airport
Client	GMI Construction Group
Job Number	6338
Scale	NTS

Status Selected by or on behalf of GMI Lead Approver: 16/01/2025

Notes:

This drawing is the sole copyright of KPP Architects Ltd and reproduction in any form is forbidden unless permission is obtained in writing.

Do not scale from this drawing. Any descrepancies on site should be brought to the attention of KPP Architects Ltd.

Work and materials must comply with the current building regulations and codes of practice and be read in conjunction with building specifications and other sub-contractors information. All materials are to be installed in strict accordance with the recommendations of the manufacturers.

NORTH

REFER TO PWP PROPOSALS FOR FULL DETAILS & SPECIFICATION ON SOFT LANDSCAPING

REFER TO KPP DWG 3002 FOR PROPOSED EXTERNAL FINISHES. CONSTRUCTION BUILD-UP OF EXTERNAL FINISHES TO BE READ IN CONJUNCTION WITH JPG INFORMATION

TO BE READ IN CONJUNCTION WITH PROPOSED LEVEL INFORMATION FROM JPG

TO BE READ IN CONJUNCTION WITH PROPOSED DRAINAGE LAYOUT INFORMATION FROM JPG. LAYOUT DENOTED FOR COORDINATION PURPOSES ONLY & TO LATEST INFORMATION RECIEVED.

DASHED LINE DENOTES UNADOPTED FOUL DRAIN AS PER MAG AS BUILT RECORDS FOR ENTERPRISE WAY CONSTRUCTION WORKS. HATCH DENOTES PROPOSED EASEMENT ON PLAN FOR FUTURE ADOPTION FOLLOWING CONNECTION INTO DRAIN FROM PROPOSAL. REFER TO SLIT TRENCH / GPR SURVEYS FOR FURTHER DETAILS ON LOCATION / DEPTH OF DRAIN & TO JPG DRAWINGS FOR PROPOSED CONNECTION DETAILS

BLUE DOT DENOTES APPROX. EXISTING BUS STOP LOCATION. TO BE UPGRADED WHERE POSSIBLE TO TFGM STANDARDS. DETAILS TO BE AGREED

BLUE DOT DENOTES APPROX. EXISTING BUS STOP LOCATION. TO BE UPGRADED WHERE POSSIBLE TO TFGM STANDARDS. DETAILS TO BE AGREED

BLUE HATCH DENOTES PROPOSED RESURFACING OF EXISTING CARRIAGEWAY & PEDESTRIAN FOOTWAY. FULL DETAILS TO BE CONFIRMED THROUGH S278 APPLICATION. TO INCLUDE TACTILE CROSSING TO EITHER SIDE OF NEW ENTRANCE

2.4m HIGH ACOUSTIC FENCING. REFER TO KPP DWG 3003 & 3004 FOR FULL DETAILS

EXISTING TREES TO BE REMOVED IN LINE WITH ARBORICULTURIST REPORT. REFER TO JCA DOCUMENT FOR FURTHER INFORMATION

DASHED LINE DENOTES PREVIOUS LINE OF TREE REMOVAL, FOLLOWING INCREASED AREA DUE TO UNKNOWN TOPOGRAPHICAL INFORMATION WITHIN DENSE TREE BUFFER. PROPOSED MITIGATION TBC WITH PWP & ENVIROTECH

130 TOTAL PARKING SPACES INC:
8No. DISABLED PARKING SPACES (Inc. 2No. EV SPACES)
10No. EV CAR CHARGING SPACES (Inc. 2No. ACC. SPACES)

2.4m HIGH ACOUSTIC FENCING. REFER TO KPP DWG 3003 & 3004 FOR FULL DETAILS.

SLIDING GATE. REFER TO KPP DWG 3003 & 3004 FOR FURTHER DETAILS

NEW DIRECTIONAL SIGNAGE TO SEGREGATE CARS & SERVICE VEHICLES

METAL SLIDING GATE TO MATCH ADJACENT FENCING. REFER TO KPP DWG 3003 & 3004 FOR FULL DETAILS

SERVICE ENTRANCE

SERVICE YARD

10No. EV CAR CHARGING SPACES

8No. DISABLED PARKING SPACES (Inc. 2no. EV)

ENTRANCE BARRIER. REFER TO KPP DWG 3003 & 3004 FOR FURTHER DETAILS

5NO. DUAL EV CHARGING POSTS - REFER TO M&E SPECIFICATION FOR DETAILS

ENTRANCE BARRIER. REFER TO KPP DWG 3003 & 3004 FOR FURTHER DETAILS

SHEET PILE LAYOUT SHOWN INDICATIVE - TO SPECIALIST DETAILS

NEW ROAD MARKINGS IN ACCORDANCE WITH JPG DETAILS

PROPOSED SUB STATION. REFER TO SUB STATION DRAWING FOR DETAILS

CYCLE STORE. REFER TO KPP DRAWING 3005 FOR DETAILS

CONDENSER COMPOUND. REFER TO KPP DWG 3004 & 3004 FOR FULL DETAILS OF FENCING.

CAR DROP OFF ZONE

ENTRANCE

PEDESTRIAN ACCESS PATH

REFER TO KPP DRAWING 4040 FOR FURTHER DETAILS OF VEHICULAR ENTRANCE CANOPY

REFER TO KPP DRAWING 4039 FOR FURTHER DETAILS OF WIND WALL

EXTERNAL TERRACE. REFER TO KPP DRAWING 4042 FOR FURTHER DETAILS

PEDESTRIAN ACCESS PATH

LOW HEIGHT TIMBER KNEE RAIL FENCE. REFER TO KPP DWG 3003 & 3004 FOR FULL DETAILS

BAILEY LANE

ENTERPRISE WAY

LOW HEIGHT TIMBER KNEE RAIL FENCE. REFER TO KPP DWG 3003 & 3004 FOR FULL DETAILS

Rev	Description	By	Chkd	Date
C04	SHEET PILE STEEL, CONDENSER LOCATION,	JH		13.01.25
	DRAINAGE & EV ENABLED SPACES UPDATED			
C03	ENTRANCE RADII ALTERED, SHEET PILES SHOWN	JH		22.11.24
	BUILDING/FOUNDATION PLAN UPDATED			
C02	SUBSTATION & CYCLE STORAGE LOCATION	JH		26.09.24
	AMENDED DUE TO WATER MAIN EASEMENT	JH		23.08.24
C01	CONSTRUCTION ISSUE	JH	.	23.08.24

Client

EVANS DAKOTA HOTELS LTD.

Project Title

DAKOTA HOTEL
LAND OFF ENTERPRISE WAY
MANCHESTER AIRPORT

Drawing Title

PROPOSED SITE PLAN

KPP ARCHITECTS
Lodge House
12 Town Street
Horsforth, Leeds LS184RJ
T : +44 (0) 113 2390460
E : architects@kpp-leeds.co.uk
W : www.kpp-leeds.co.uk

Scale	Size	Date	Drawn	Checked
1:250	A1	MAY '24	JH	.

Status

CONSTRUCTION

KPP Job No: **2019-08** Rev: **C04**

Project	Originator	Level	Type	Role	Class	Number
L051	KPP	XX	EX	.00	D-A	003001

L051-KPP-XX-EX.00-D-A-003001

A-INFO Comments

CONSTRUCTION ISSUE DRAWING

Appendix B Chemical Analysis – Importation

TEST REPORT

Jakto Transport Ltd
Oaks Lane
Stairfoot
Barnsley
S71 1HT

White Rose Laboratory Services Ltd
Lumley St • Castleford • WF10 5LB
01977 520625 • enquiries@whiteroselabs.co.uk

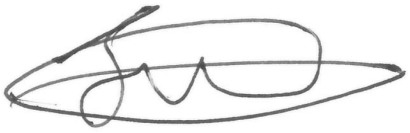
Report	WRL/25/0344sub
Issue date	26/2/25

Material	6F5 (Quarried)		
Site	Buckton Vale		
Specification	-	Sample Ref	S/25/0344
Source	Ex Site	Sampled by	Client
Supplier	Ex Site	Date sampled	18/2/25
Sample location	Stockpile	Date received	18/2/25
Sample type	Bulk	Date tested	26/2/25

Subcontract Testing

Please find attached results of the following subcontracted testing

Asbestos ID	(i2 Analytical)
ENV1	(i2 Analytical)
Speciated TPH	(i2 Analytical)



J Whelan TMIQ
Laboratory Manager

White Rose Laboratory Services Ltd
Lumley Street
Castleford
West Yorkshire
WF10 5LB

e: results@whiteroselabs.co.uk
jwhelan@whiteroselabs.co.uk

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

t: 01923 225404
f: 01923 237404
e: reception@i2analytical.com

Analytical Report Number : 25-008337

Project / Site name:	Jackto AOR Recycling Centre	**Samples received on:**	20/02/2025
Your job number:		**Samples instructed on/ Analysis started on:**	20/02/2025
Your order number:	ORD 25 0123	**Analysis completed by:**	26/02/2025
Report Issue Number:	1	**Report issued on:**	26/02/2025
Samples Analysed:	1 soil sample		

Signed:

Joanna Wawrzeczko
Senior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 25-008337
Project / Site name: Jackto AOR Recycling Centre
Your Order No: ORD 25 0123

Lab Sample Number	459448
Sample Reference	S/25/0344
Sample Number	None Supplied
Water Matrix	N/A
Depth (m)	None Supplied
Date Sampled	18/02/2025
Time Taken	None Supplied

Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
Stone Content	%	0.1	NONE	81
Moisture Content	%	0.01	NONE	3.3
Total mass of sample received	kg	0.1	NONE	1.2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DBU
Analysis completed	N/A	N/A	N/A	25/02/2025

General Inorganics

pH (L099)	pH Units	N/A	NONE	7.9
Total Cyanide	mg/kg	1	NONE	< 1.0
Free Cyanide	mg/kg	1	NONE	< 1.0
Thiocyanate as SCN	mg/kg	5	NONE	< 5.0
Total Sulphate as SO_4	%	0.005	NONE	0.023
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	NONE	20
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	NONE	10
Sulphide	mg/kg	1	NONE	< 1.0
Organic Matter (automated)	%	0.1	NONE	< 0.1

Total Phenols

Total Phenols (monohydric)	mg/kg	1	NONE	< 1.0

Speciated PAHs

Naphthalene	mg/kg	0.05	NONE	< 0.05
Acenaphthylene	mg/kg	0.05	NONE	< 0.05
Acenaphthene	mg/kg	0.05	NONE	< 0.05
Fluorene	mg/kg	0.05	NONE	< 0.05
Phenanthrene	mg/kg	0.05	NONE	< 0.05
Anthracene	mg/kg	0.05	NONE	< 0.05
Fluoranthene	mg/kg	0.05	NONE	< 0.05
Pyrene	mg/kg	0.05	NONE	< 0.05
Benzo(a)anthracene	mg/kg	0.05	NONE	< 0.05
Chrysene	mg/kg	0.05	NONE	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	NONE	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	NONE	< 0.05
Benzo(a)pyrene	mg/kg	0.05	NONE	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	NONE	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	NONE	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	NONE	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	NONE	< 0.80

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008337
Project / Site name: Jackto AOR Recycling Centre
Your Order No: ORD 25 0123

Lab Sample Number	459448
Sample Reference	S/25/0344
Sample Number	None Supplied
Water Matrix	N/A
Depth (m)	None Supplied
Date Sampled	18/02/2025
Time Taken	None Supplied

Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
Heavy Metals / Metalloids				
Arsenic (aqua regia extractable)	mg/kg	1	NONE	< 1.0
Boron (water soluble)	mg/kg	0.2	NONE	0.5
Cadmium (aqua regia extractable)	mg/kg	0.2	NONE	< 0.2
Chromium (hexavalent)	mg/kg	1.8	NONE	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	NONE	4.8
Copper (aqua regia extractable)	mg/kg	1	NONE	1.4
Lead (aqua regia extractable)	mg/kg	1	NONE	1
Mercury (aqua regia extractable)	mg/kg	0.3	NONE	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	NONE	11
Selenium (aqua regia extractable)	mg/kg	1	NONE	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	NONE	12
Petroleum Hydrocarbons				
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	NONE	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	NONE	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	NONE	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	NONE	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	NONE	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	NONE	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	NONE	< 1.0
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	NONE	< 2.0
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10
VOCs				
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	NONE	< 5.0
Benzene	µg/kg	5	NONE	< 5.0
Toluene	µg/kg	5	NONE	< 5.0
Ethylbenzene	µg/kg	5	NONE	< 5.0
p & m-Xylene	µg/kg	8	NONE	< 8.0
o-Xylene	µg/kg	5	NONE	< 5.0

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

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The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-008337
Project / Site name: Jackto AOR Recycling Centre

* 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 *
459448	S/25/0344	None Supplied	None Supplied	Brown sandy gravel with stones *9

Analytical Report Number : 25-008337
Project / Site name: Jackto AOR Recycling Centre

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	NONE
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	NONE
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	NONE
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	NONE
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	NONE
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	NONE
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	NONE
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	NONE
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic	In-house method	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and 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	NONE
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	NONE
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	NONE

Analytical Report Number : 25-008337
Project / Site name: Jackto AOR Recycling Centre

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
Thiocyanate in soil	Determination of thiocyanate in soil by extraction in water followed by acidification followed by addition of ferric nitrate followed by discrete analyser (spectrophotometer)	In-house method	L082B	D	NONE
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	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

*g - Unaccredited sample matrix.

Sample Deviation Report

Analytical Report Number : 25-008337

Project / Site name: Jackto AOR Recycling Centre

This deviation report indicates the sample and test deviations that apply to the samples submitted for analysis.Please note that the associated result(s) may be unreliable and should be interpreted with care.

Key: a - No sampling date b - Incorrect container c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
S/25/0344	N/A	S	459448	b	BTEX and/or Volatile organic compounds in soil	L073B	b
S/25/0344	N/A	S	459448	b	Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	L076B/L088-PL	b

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Leicester
LE1 4DH

Construction Testing Solutions
GMI Construction
Middleton House
Westland Road
Leeds
LS11 5UH

Analytical Test Report: L25/02584/CTS - 25-59416 - Amendment B

Your Project Reference:	**GMI Manchaster Airport**		
Your Order Number:	29686	Samples Received / Instructed:	07/03/2025 / 07/03/2025
Report Issue Number:	3	Sample Tested:	07/03 to 26/03/2025
Samples Analysed:	7 sample(s)	Report issued:	31/03/2025

Signed



James Gane
Analytical Services Manager
CTS

Notes:

General

Amendment B - 31.03 - Report updated to remove sample 467358 at clients request

Amendment A - 28.03 - Report updated to include banding for the TPH

Please refer to Methodologies page for details pertaining to the analytical methods undertaken.

Samples will be retained for 14 days after issue of this report unless otherwise requested.

Moisture Content was determined in accordance with CTS method statement MS - CL - Sample Prep, oven dried at <30˚C.

Moisture Content is reported as a percentage of the dry mass of soil, this calculation is in accordance with BS1377, Part 2, 1990, Clause 3.2

Stone Content was determined in accordance with CTS method statement MS - CL - Sample Prep and refers to the percentage of stones retained on a 10mm BS test sieve.

Where specification limits are included these are for guidance only. Where a measured value has been highlighted this is not implying acceptance or failure and certainty of measurement values have not been taken into account.

Uncertainty of measurement values are available on request.

Samples were supplied by customer, results apply to the samples as received.

Deviating Samples

On receipt samples are compared against our sample holding and handling protocols, where any deviations have been noted these are reported on our deviating sample page (if present)

Accreditation Key

This report shall not be reproduce except in full

UKAS = UKAS Accreditation, MCERTS = MCERTS Accreditation, u = Unaccredited, subUKAS - Subcontracted to a laboratory UKAS accredited for this test, subMCERTS - Subcontracted to a laboratory MCERTS accredited for this test

MCERTS Accreditation only covers the SAND, CLAY and LOAM matrices

UKAS accreditation on waters only covers the Ground water and Surface water matrices

Date of Issue: 12.03.25

Issued by: J. Gane

Issue No: 4

Rev No: 26

CONSTRUCTION TESTING SOLUTIONS
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L25/02584/CTS - 25-59416 - Amendment B

Project Reference - GMI Manchaster Airport

Analytical Test Results - Solid

Lab Reference			467354	467355	467356	467357	467359	467360
Client Sample ID			DN6777/5	DN6777/6	DN6777/7	DN6777/8	DN6777/10	DN6777/11
Client Sample Location			One	Two	Three	Four	Six	Seven
Client Sample Type			-	-	-	-	-	-
Client Sample Number			Soil	Soil	Soil	Soil	Soil	Soil
Depth - Top (m)			-	-	-	-	-	-
Depth - Bottom (m)			-	-	-	-	-	-
Date of Sampling			04/03/2025	04/03/2025	04/03/2025	04/03/2025	04/03/2025	04/03/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Sand	Clay	Sand	Sand
Determinant	**Units**	**Accreditation**						
Arsenic	(mg/kg)	MCERTS	12	< 10	< 10	< 10	< 10	< 10
Cadmium	(mg/kg)	MCERTS	1.3	1.8	0.9	1.0	1.1	0.9
Chromium (Total)	(mg/kg)	UKAS	16	11	13	12	10	13
Copper	(mg/kg)	MCERTS	72	19	15	22	27	16
Lead	(mg/kg)	MCERTS	180	27	13	35	45	14
Mercury	(mg/kg)	UKAS	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
Nickel	(mg/kg)	MCERTS	27	20	23	22	18	23
Selenium	(mg/kg)	u	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
Zinc	(mg/kg)	MCERTS	140	36	15	21	65	16
Chromium (Hexavalent)	(mg/kg)	u	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
pH	pH Units	MCERTS	11.5	12.3	12.2	8.8	11.4	12.2
Sulphate (Water soluble as SO_4)	(mg/l)	u	520	58	38	190	110	19
Acenaphthene	(mg/kg)	MCERTS	0.34	< 0.02	< 0.02	< 0.20	< 0.20	< 0.02
Acenaphthylene	(mg/kg)	UKAS	< 0.20	< 0.02	< 0.02	< 0.20	< 0.20	< 0.02
Anthracene	(mg/kg)	UKAS	0.67	0.03	< 0.02	< 0.20	< 0.20	< 0.02
Benzo (a) anthracene	(mg/kg)	MCERTS	1.4	0.06	0.03	0.29	0.30	0.04
Benzo (a) pyrene	(mg/kg)	MCERTS	1.5	0.06	0.03	0.33	0.30	0.04
Benzo (b) fluoranthene	(mg/kg)	MCERTS	1.8	0.08	0.03	0.38	0.35	0.05
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	1.0	0.04	< 0.02	0.26	0.22	0.03
Benzo (k) fluoranthene	(mg/kg)	MCERTS	0.72	0.03	< 0.02	< 0.20	< 0.20	< 0.02
Chrysene	(mg/kg)	MCERTS	1.4	0.06	0.02	0.26	0.25	0.03
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.20	< 0.02	< 0.02	< 0.20	< 0.20	< 0.02
Fluoranthene	(mg/kg)	MCERTS	3.1	0.19	0.06	0.58	0.62	0.09
Fluorene	(mg/kg)	MCERTS	0.30	< 0.02	< 0.02	< 0.20	< 0.20	< 0.02
Indeno (1, 2, 3,-cd) pyrene	(mg/kg)	MCERTS	0.92	0.03	< 0.02	< 0.20	< 0.20	0.02
Naphthalene	(mg/kg)	MCERTS	0.24	< 0.02	< 0.02	< 0.20	< 0.20	< 0.02
Phenanthrene	(mg/kg)	MCERTS	2.1	0.17	0.03	0.36	0.41	0.09
Pyrene	(mg/kg)	MCERTS	2.9	0.15	0.05	0.54	0.57	0.08
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	19	1.0	0.47	4.8	4.7	0.64
Asbestos	-	SubUKAS	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected

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L25/02584/CTS - 25-59416 - Amendment B

Project Reference - GMI Manchaster Airport

Analytical Test Results - Solid

Lab Reference			467361
Client Sample ID			DN6777/12
Client Sample Location			Eight
Client Sample Type			-
Client Sample Number			Soil
Depth - Top (m)			-
Depth - Bottom (m)			-
Date of Sampling			04/03/2025
Time of Sampling			-
Sample Matrix			Sand
Determinant	**Units**	**Accreditation**	
Arsenic	(mg/kg)	MCERTS	12
Cadmium	(mg/kg)	MCERTS	1.3
Chromium (Total)	(mg/kg)	UKAS	15
Copper	(mg/kg)	MCERTS	70
Lead	(mg/kg)	MCERTS	190
Mercury	(mg/kg)	UKAS	< 2.5
Nickel	(mg/kg)	MCERTS	26
Selenium	(mg/kg)	u	< 8.0
Zinc	(mg/kg)	MCERTS	170
Chromium (Hexavalent)	(mg/kg)	u	< 1.0
pH	pH Units	MCERTS	11.5
Sulphate (Water soluble as SO_4)	(mg/l)	u	670
Acenaphthene	(mg/kg)	MCERTS	< 0.20
Acenaphthylene	(mg/kg)	UKAS	< 0.20
Anthracene	(mg/kg)	UKAS	< 0.20
Benzo (a) anthracene	(mg/kg)	MCERTS	0.40
Benzo (a) pyrene	(mg/kg)	MCERTS	0.50
Benzo (b) fluoranthene	(mg/kg)	MCERTS	0.62
Benzo (g, h, i) perylene	(mg/kg)	MCERTS	0.37
Benzo (k) fluoranthene	(mg/kg)	MCERTS	0.24
Chrysene	(mg/kg)	MCERTS	0.37
Dibenzo (a,h) anthracene	(mg/kg)	MCERTS	< 0.20
Fluoranthene	(mg/kg)	MCERTS	0.78
Fluorene	(mg/kg)	MCERTS	< 0.20
Indeno (1, 2, 3,-cd) pyrene	(mg/kg)	MCERTS	0.31
Naphthalene	(mg/kg)	MCERTS	< 0.20
Phenanthrene	(mg/kg)	MCERTS	0.39
Pyrene	(mg/kg)	MCERTS	0.76
Total PAH (Sum of USEPA 16)	(mg/kg)	UKAS	6.1
Asbestos	-	SubUKAS	No Asbestos Detected

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Project Reference - GMI Manchaster Airport

Analytical Test Results - VPH / EPH

Lab Reference			467354	467355	467356	467357	467359	467360
Client Sample ID			DN6777/5	DN6777/6	DN6777/7	DN6777/8	DN6777/10	DN6777/11
Client Sample Location			One	Two	Three	Four	Six	Seven
Client Sample Type			-	-	-	-	-	-
Client Sample Number			Soil	Soil	Soil	Soil	Soil	Soil
Depth - Top (m)			-	-	-	-	-	-
Depth - Bottom (m)			-	-	-	-	-	-
Date of Sampling			04/03/2025	04/03/2025	04/03/2025	04/03/2025	04/03/2025	04/03/2025
Time of Sampling			-	-	-	-	-	-
Sample Matrix			Clay	Clay	Sand	Clay	Sand	Sand
Determinant	**Units**	**Accreditation**						
GRO (>C_8 to C_{10}) [EH_1D_Total]	(mg/kg)	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
DRO (>C_{10} to C_{21}) [EH_1D_Total]	(mg/kg)	MCERTS	68	< 10	< 10	37	31	12
MRO (>C_{21} to C_{40}) [EH_1D_Total]	(mg/kg)	MCERTS	600	42	42	600	580	48
Total TPH (>C_8 to C_{40}) [EH_1D_Total]	(mg/kg)	MCERTS	680	54	53	640	610	64

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Project Reference - GMI Manchaster Airport

Analytical Test Results - VPH / EPH

Lab Reference			467361
Client Sample ID			DN6777/12
Client Sample Location			Eight
Client Sample Type			-
Client Sample Number			Soil
Depth - Top (m)			-
Depth - Bottom (m)			-
Date of Sampling			04/03/2025
Time of Sampling			-
Sample Matrix			Sand
Determinant	**Units**	**Accreditation**	
GRO (>C_8 to C_{10}) [EH_1D_Total]	(mg/kg)	MCERTS	< 5.0
DRO (>C_{10} to C_{21}) [EH_1D_Total]	(mg/kg)	MCERTS	20
MRO (>C_{21} to C_{40}) [EH_1D_Total]	(mg/kg)	MCERTS	450
Total TPH (>C_8 to C_{40}) [EH_1D_Total]	(mg/kg)	MCERTS	480

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Project Reference - GMI Manchaster Airport

Sample Descriptions

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Description	Moisture Content (%)	Stone Content (%)	Passing 2mm test sieve (%)
467354	DN6777/5	One	-	Soil	Made Ground- greyish brown gravelly slightly sandy silty clay with occasional brick fragments	15	20	49
467355	DN6777/6	Two	-	Soil	Greyish brown gravelly slightly sandy silty clay	12	13	54
467356	DN6777/7	Three	-	Soil	Made Ground- brown gravelly slightly clayey silty sand with occasional plastic slag	15	3.1	57
467357	DN6777/8	Four	-	Soil	Greyish brown gravelly slightly sandy silty clay with occasional brick fragments rootlets	10	18	50
467359	DN6777/10	Six	-	Soil	Brownish grey gravelly slightly clayey silty sand with rare rootlets	7.4	16	40
467360	DN6777/11	Seven	-	Soil	Brown gravelly slightly clayey silty sand with rare rootlets	16	2.7	29
467361	DN6777/12	Eight	-	Soil	Made Ground- greyish brown gravelly slightly clayey silty sand with occasional slag brick fragments ceramic	15	19	28

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Project Reference - GMI Manchaster Airport

Sample Comments

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Comments
467354	DN6777/5	One	-	Soil	
467355	DN6777/6	Two	-	Soil	
467356	DN6777/7	Three	-	Soil	
467357	DN6777/8	Four	-	Soil	
467359	DN6777/10	Six	-	Soil	
467360	DN6777/11	Seven	-	Soil	
467361	DN6777/12	Eight	-	Soil	

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Project Reference - GMI Manchaster Airport

Analysis Methodologies

Test Code	Test Name / Reference	Sample condition for analysis	Sample Preperation	Test Details
ANIONSS	MS - CL - Anions by Aquakem (2:1Extract)	Oven dried	Passing 2mm test sieve	Determination of Anions (inc Sulphate, chloride etc.) in soils by Aquakem. Analysis is based on a 2:1 water to soil extraction ratio
SKALARHCS	MS - CL - Hexavalent Chromium by Skalar	As received	Passing 10mm test sieve	Determination of hexavalent chromium in soil using Skalar segmented flow analyser
ICPMETS	MS - CL - ICP Metals	Air dried	Passing 10mm test sieve	Determination of metals in soils via ICP
PHS	MS - CL - pH in Soils	As received	Passing 10mm test sieve	Determination of pH in soils using a pH probe (using a 1:3 soil to water extraction)
PAHASRDS	MS - CL - PAH (As Received)	As received	Passing 10mm test sieve	Determination of Polyaromatic hydrocarbons in soil via GC-MS
TPHS	MS - CL - TPH (GC-FID)	As received	Passing 10mm test sieve	Determination of Total Petroleum Hydrocarbons in soil using GC-FID
SAMPLEPREP	MS - CL - Sample Preparation	-	-	Preparation of samples (including determination of moisture content) to allow for subsequent analysis
SUBCON-ENV	Subcontract - ENV Lab	-	-	Subcontract testing

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Project Reference - GMI Manchaster Airport

Sample Deviations

Deviations are listed below against each sample and associated test method, where deviation(s) are noted it means data may not be representative of the sample at the time of sampling and it is possible that results provided may be compromised.

Observations on receipt

A - No date of sampling provided
W - No time of sampling provided for water sample
C - Received in inappropriate container
H - Contains headspace
T - Temperature on receipt exceeds storage temperature
R - Sample(s) received with less than 96 hours for testing to commence/complete, any result formally classed as deviating will be marked with an X against the applicable test (i.e. RX)

Observations whilst in laboratory

X - Exceeds sampling to extraction or analysis timescales

Lab Reference	Client Sample ID	Client Sample Location	Client Sample Type	Client Sample Number	Test	Deviations
467354	DN6777/5	One	-	Soil	MS - CL - pH in Soils	X
467355	DN6777/6	Two	-	Soil	MS - CL - pH in Soils	X
467356	DN6777/7	Three	-	Soil	MS - CL - pH in Soils	X
467357	DN6777/8	Four	-	Soil	MS - CL - pH in Soils	X
467358	DN6777/9	Five	-	Soil	MS - CL - pH in Soils	X
467359	DN6777/10	Six	-	Soil	MS - CL - pH in Soils	X
467360	DN6777/11	Seven	-	Soil	MS - CL - pH in Soils	X
467361	DN6777/12	Eight	-	Soil	MS - CL - pH in Soils	X

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Project Reference - GMI Manchaster Airport

HWOL TPH Acronym Index

Acronym	Description
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 and Aromatics
AL	Aliphatics Only
AR	Aromatics Only
2D	GC-GC - Double Coil Gas Chromatography
#1	EH_Total but with humics mathmatically subtracted
#2	EH_Total but with fatty acids mathmatically subtracted
_	Operator - underscore to separate acronyms (except for +)
+	Operator to indicate cumlative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

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

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/04144
Issue Number: 1 **Date:** 24 April, 2026

Client:
Ashlea Ltd.
Unit 18
Waterside Court
St Helens
WA9 1UA

Project Manager: N/A
Project Name: Soil Samples
Project Ref: N/A
Order No: SED1975
Date Samples Received: 02/04/26
Date Instructions Received: 08/04/26
Date Analysis Completed: 24/04/26

Approved by:



Amy Riding
Client Manager

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/1	26/04144/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
% Stones >10mm$_A$	<0.1	<0.1						% w/w	0.1	A-T-044
pH$_D$ M#	6.13	8.88						pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$ M#	0.10	0.01						g/l	0.01	A-T-026s
Organic Matter$_D$ M#	5.56	<0.14						% w/w	0.14	A-T-032s
Arsenic$_D$ M#	5	1						mg/kg	1	A-T-024s
Cadmium$_D$	<1.0	<1.0						mg/kg	1	A-T-024s
Copper$_D$ M#	25	2						mg/kg	1	A-T-024s
Chromium$_D$ M#	9	6						mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1						mg/kg	1	A-T-040s
Lead$_D$ M#	32	3						mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17						mg/kg	0.17	A-T-024s
Nickel$_D$ M#	8	6						mg/kg	1	A-T-024s
Selenium$_D$ M#	<1	<1						mg/kg	1	A-T-024s
Zinc$_D$ M#	76	16						mg/kg	1	A-T-024s

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/1	26/04144/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil$_D^{\#}$	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								A-T-045

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/1	26/04144/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.02	<0.01						mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	0.01	<0.01						mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.05	<0.02						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.24	<0.04						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.26	<0.04						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.31	<0.05						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.20	<0.05						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.16	<0.07						mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.31	<0.06						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04						mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.50	<0.08						mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.01	<0.01						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.24	<0.03						mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.14	<0.03						mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.53	<0.07						mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	2.98	<0.08						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
Subscript "@"	Result is an opinion
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: ASHLEA LTD

Project: Soil Samples

Clients Project No: N/A

Project No: 26/04144

Date Received: 08/04/2026 (am)

Cool Box Temperatures (°C): 9.8

Lab Sample ID	26/04144/1	26/04144/2
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
Deviation Code		
E (no date)	✓	✓

Key
E (no date) *No sampling date provided (all results affected if not provided)*

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	26/04144/1	26/04144/2
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
A-T-019s	17/04/2026	13/04/2026
A-T-024s	20/04/2026	20/04/2026
A-T-026s	20/04/2026	20/04/2026
A-T-031s	21/04/2026	21/04/2026
A-T-032s	22/04/2026	22/04/2026
A-T-040s	20/04/2026	20/04/2026
A-T-044	20/04/2026	20/04/2026
A-T-045	15/04/2026	15/04/2026

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

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

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/04144
Issue Number: 2 **Date:** 24 April, 2026

Client:
Ashlea Ltd.
Unit 18
Waterside Court
St Helens
WA9 1UA

Project Manager: N/A
Project Name: Soil Samples
Project Ref: N/A
Order No: SED1975
Date Samples Received: 02/04/26
Date Instructions Received: 08/04/26
Date Analysis Completed: 24/04/26

Approved by:



Amy Riding
Client Manager

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/3	26/04144/4						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
% Stones >10mm$_A$	<0.1	<0.1						% w/w	0.1	A-T-044
pH$_D$ M#	6.73	8.51						pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$ M#	0.10	0.01						g/l	0.01	A-T-026s
Organic Matter$_D$ M#	5.56	<0.14						% w/w	0.14	A-T-032s
Arsenic$_D$ M#	5	1						mg/kg	1	A-T-024s
Cadmium$_D$	<1.0	<1.0						mg/kg	1	A-T-024s
Copper$_D$ M#	27	2						mg/kg	1	A-T-024s
Chromium$_D$ M#	8.1	6.17						mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1						mg/kg	1	A-T-040s
Lead$_D$ M#	32	3						mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17						mg/kg	0.17	A-T-024s
Nickel$_D$ M#	8	6						mg/kg	1	A-T-024s
Selenium$_D$ M#	<1	<1						mg/kg	1	A-T-024s
Zinc$_D$ M#	86	26						mg/kg	1	A-T-024s

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/3	26/04144/4						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil$_D^{\#}$	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								A-T-045

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/3	26/04144/4						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.02	<0.01						mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	0.01	<0.01						mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.05	<0.02						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.26	<0.04						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.26	<0.04						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.33	<0.05						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.20	<0.05						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.16	<0.07						mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.31	<0.06						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04						mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.50	<0.08						mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.01	<0.01						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.24	<0.03						mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.14	<0.03						mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.53	<0.07						mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	2.88	<0.08						mg/kg	0.01	A-T-019s

Report Notes

General

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•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
Subscript "@"	Result is an opinion
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: ASHLEA LTD

Project: Soil Samples

Clients Project No: N/A

Project No: 26/04144

Date Received: 08/04/2026 (pm)

Cool Box Temperatures (°C): 9.8

Lab Sample ID	26/04144/3	26/04144/4
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
Deviation Code		
E (no date)	✓	✓

Key
E (no date) *No sampling date provided (all results affected if not provided)*

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	26/04144/3	26/04144/4
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
A-T-019s	17/04/2026	13/04/2026
A-T-024s	20/04/2026	20/04/2026
A-T-026s	20/04/2026	20/04/2026
A-T-031s	21/04/2026	21/04/2026
A-T-032s	22/04/2026	22/04/2026
A-T-040s	20/04/2026	20/04/2026
A-T-044	20/04/2026	20/04/2026
A-T-045	15/04/2026	15/04/2026

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

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

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/04144
Issue Number: 3 **Date:** 24 April, 2026

Client:
Ashlea Ltd.
Unit 18
Waterside Court
St Helens
WA9 1UA

Project Manager: N/A
Project Name: Soil Samples
Project Ref: N/A
Order No: SED1975
Date Samples Received: 02/04/26
Date Instructions Received: 08/04/26
Date Analysis Completed: 24/04/26

Approved by:



Amy Riding
Client Manager

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/5	26/04144/6						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
% Stones >10mm$_A$	<0.1	<0.1						% w/w	0.1	A-T-044
pH$_D$ M#	8.23	8.51						pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_D$ M#	0.10	0.01						g/l	0.01	A-T-026s
Organic Matter$_D$ M#	8.2	<0.14						% w/w	0.14	A-T-032s
Arsenic$_D$ M#	5	1						mg/kg	1	A-T-024s
Cadmium$_D$	<1.0	<1.0						mg/kg	1	A-T-024s
Copper$_D$ M#	24	2						mg/kg	1	A-T-024s
Chromium$_D$ M#	8.1	6.17						mg/kg	1	A-T-024s
Chromium (hexavalent)$_D$	<1	<1						mg/kg	1	A-T-040s
Lead$_D$ M#	32	3						mg/kg	1	A-T-024s
Mercury$_D$	<0.17	<0.17						mg/kg	0.17	A-T-024s
Nickel$_D$ M#	13	6						mg/kg	1	A-T-024s
Selenium$_D$ M#	<1	<1						mg/kg	1	A-T-024s
Zinc$_D$ M#	76	26						mg/kg	1	A-T-024s

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/5	26/04144/6						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil$_D^{\#}$	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								A-T-045

Envirolab Job Number: 26/04144

Client Project Name: Soil Samples

Client Project Ref: N/A

Lab Sample ID	26/04144/5	26/04144/6						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Topsoil	Subsoil								
Depth to Top										
Depth To Bottom										
Date Sampled										
Sample Type	SOIL	SOIL								
Sample Matrix Code	4AE	1A								
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.32	<0.01						mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	0.02	<0.01						mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.05	<0.02						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.26	<0.04						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.28	<0.04						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.33	<0.05						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.19	<0.05						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.15	<0.07						mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.31	<0.06						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	<0.04						mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.50	<0.08						mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.01	<0.01						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.24	<0.03						mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.14	<0.03						mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.53	<0.07						mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	2.68	<0.08						mg/kg	0.01	A-T-019s

Report Notes

General

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•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
Subscript "@"	Result is an opinion
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: ASHLEA LTD

Project: Soil Samples

Clients Project No: N/A

Project No: 26/04144

Date Received: 08/04/2026 (pm)

Cool Box Temperatures (°C): 9.8

Lab Sample ID	26/04144/5	26/04144/6
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
Deviation Code		
E (no date)	✓	✓

Key
E (no date) *No sampling date provided (all results affected if not provided)*

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	26/04144/5	26/04144/6
Client Sample No		
Client Sample ID/Depth	Topsoil	Subsoil
Date Sampled		
A-T-019s	17/04/2026	13/04/2026
A-T-024s	20/04/2026	20/04/2026
A-T-026s	20/04/2026	20/04/2026
A-T-031s	21/04/2026	21/04/2026
A-T-032s	22/04/2026	22/04/2026
A-T-040s	20/04/2026	20/04/2026
A-T-044	20/04/2026	20/04/2026
A-T-045	15/04/2026	15/04/2026

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

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