Date: 19th May 2026
Reference: 18-062-V11

GARDEN VALIDATION – MOUNT ROAD

Project Name:	Mount Road
Project Number:	18-062
Client:	Kellen Homes
Date:	18-05-2026
Project Manager & Qualifications:	K. Kierans
E3P Engineer & Qualifications:	J. James
Plots Validated:	246
Plots Covered:	246-249

OVERVIEW

In line with the Brownfield Solutions Remediation Strategy (Ref NA/C5150/11739-Rev A, dated July 2023) garden validations are to be completed on every plot for the first 10 plots completed, falling to one depth validation per four plots (1 in 4) thereafter. The first 10 plots comprised plots 92 – 101. This validation letter covers plots 246, 247, 248, 249 and plot 246 was selected to be validated in accordance with the frequency specified in the Remediation Strategy.

An E3P engineer attended the above site to validate the thickness of the cover system placed within the rear garden of plot 246 at the site off Mount Road in Gorton, Manchester. 1 hand excavated trial pit was advanced, with the resulting strata detailed at the rear of this letter.

All trial pits were completed to highlight the required cover system of 600mm (150mm topsoil and 450mm subsoil). E3P can confirm that our independent validation demonstrates that all gardens have been installed with 150mm of certified topsoil and at least 450mm subsoil under the NHBC requirements for a site of this nature.

It is assumed that the depth of cover in the remaining plots covered by this letter also satisfies the specified cover system, although visual inspection of all plots is not required to be completed by E3P.

It is noted that E3P are appointed to validate the depth of material within the garden cover systems. Brownfield Solutions are appointed to sample and chemically validate the topsoil and subsoil within the cover systems. Copies of the chemical analysis undertaken to date by Brownfield Solutions have been summarised overleaf and are appended to this certificate.
A list of plots requiring validation and their associated validation letters is presented in Table 1 for reference.

TOPSOIL

Brownfield Solutions have been appointed to sample and chemically validate imported topsoil. Topsoil is understood to have been imported under an MMP from the Finches, Halewood. Four stockpiles of imported Topsoil were analysed (TS3 – TS6) comprising 1200 m^3. 24 samples have been analysed, which is in line with the required sampling rate of 1 per 50 m^3.

Analysis for this topsoil was undertaken by I2 Analytical Laboratories using UKAS accredited methods where applicable.

Further topsoil has been imported from Peel Hall, Poplars Avenue, Warrington. In October 2025, one stockpile of imported topsoil was analysed (TS13 - comprising 450 m^3). 4 samples have been analysed, corresponding with a sampling rate of 1 per 100 m^3 which is sufficient for a greenfield donor site. A further 450 m^3 was imported in November 2025 (stockpile TS16) and a further 4 samples have been analysed.

E3P attended the site on 13th January 2026 to obtain ten samples of the imported topsoil deposits which were analysed following the Brownfield Solutions Remediation Strategy. Chemical analysis confirmed that these topsoil deposits were chemically suitable for use within the proposed garden areas.

The topsoil has been imported from Mosley Common, Worsley and a total volume of 3,600m^3 was imported. The material has been sampled at a rate of 1 per 200m^3 in accordance with the Remediation Strategy.

Analysis for topsoil undertaken by I2 Analytical Laboratories using UKAS accredited methods where applicable.

The chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos. The sampling frequency follows the agreed Remediation Strategy.

Laboratory analysis certificates are attached to this validation certificate.

SUBSOIL

Brownfield Solutions have been appointed to sample and chemically validate stockpiled site-won subsoil. To date, 42 samples of site-won subsoil have been analysed from four stockpiles of site-won subsoil (1, 25, 3 and 4). Nine samples were taken in October 2024, 20 in January 2025 and a further 13 in February 2025 and the results are presented in report refs 24-051235, 25-001881 and 25-008354 respectively. A summary provided by Brownfield Solutions confirms that this material is chemically suitable for use within the cover systems.

The chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos. The sampling frequency follows the agreed Remediation Strategy.

E3P attended the site on 13th January 2026 to obtain three samples of the imported subsoil deposits which were analysed following the Brownfield Solutions Remediation Strategy. Chemical analysis confirmed that these subsoil deposits were chemically suitable for use within the proposed garden areas.

The subsoil has been imported from Mosley Common, Worsley and a total volume of 1,600m^3 was imported. The material has been sampled at a rate of 1 per 200m^3 in accordance with the Remediation Strategy.

Analysis for subsoil was undertaken by I2 Analytical Laboratories using UKAS accredited methods where applicable.

The chemical analysis suite comprises heavy metals, sulphates, phenols, speciated Polycyclic Aromatic Hydrocarbons (PAHs), speciated and total Petroleum Hydrocarbons (TPH) and asbestos. The sampling frequency follows the agreed Remediation Strategy.

Laboratory analysis certificates are attached to this validation certificate.

CHEMICAL ANALYSIS

TOPSOIL/SUBSOIL	SOURCE	LAB REFERENCE	SAMPLE REFERENCE	PASS/FAIL
Topsoil	The Finches, Halewood	25-033247	TS301 - TS302	Pass
		25-034568	TS401 - TS402	Pass
		25-034403	TS501 - TS510 and TS601 – TS610	Pass
	Peel Hall, Poplars Avenue, Warrington	25-10307	TS13-01 – TS13-04	Pass
		25-11784	TS16-01 – TS16-04	Pass
	Mosley Common	26-002424	TS101 - TS110	Pass
		26-008116	TS111 – TS112	Pass
		26-015423	TS114 – TS116	Pass
		26-023312	TS117 - TS119	Pass
Subsoil	Site Won	25-008354	CS01 – CS09	Pass
	Site Won	25-001881	CS2501 – CS2520	Pass
	Site Won	24-051235	SP25 3.1 – 3.6 SP03 1.1 – 1.4 SP04 1.1 – 1.3	Pass
	Mosley Common	26-002424	SS101 - SS103	Pass
		26-008116	SS104 – SS105	Pass
			SS106 – SS108	Pass

The cover system validation photographs are enclosed within this letter. For information, Table 1 includes references and validation dates of previously validated plots.

Table 1 – Validation Letter Reference

PLOT NUMBER	DATE	REPORT REFERENCE
92-101	02-07-2025	V1
104, 105, 109	10-07-2025	V2
4, 8, 12, 16, 20, 24, 28, 32	19-09-2025	V3
76, 80, 82, 84, 88, 178, 182	15-10-2025	V4
36, 40, 44, 48	21-10-2025	V5
52, 56, 59	03-11-2025	V6
64, 68, 71, 188, 190, 194, 258, 262, 266	17-12-2025	V7
218, 222, 254	04-02-2026	V8
198, 202, 226, 229, 235, 238	23-03-2026	V9
158, 162, 206, 210, 214, 234	20-04-2026	V10
246-249	18-05-2026	V11

Garden Cover System Validation

Garden Cover System Validation — **Complete**

Score	5 / 5 (100%)
Site Name	Mount rd
Location	Gorton
Project Number	18062
Developer	Kellen
Project Manager	Kay Kierans
Conducted By	Jordan James
Date of visit	18 May 2026 12:56 PM BST

Subsoil/Topsoil Material Source (If the site manager can't supply you with detail of where the soil is sourced STOP THE INSPECTION and call the PM)	
Where has the Subsoil been sourced	Mosley Common
Where has the Topsoil been sourced	Mosley Common

Plot Validation	5 / 5 (100%)
Plot Validation	5 / 5 (100%)
Plot Validation 1	5 / 5 (100%)
Plot Number	246
Garden position	Rear
Is Plot Ready	Yes
Installation Standard	Pass
Depth of Cover System Materials (record the depth and support with Photos down the hole)	600


Photo 1


Photo 2

Depth of Topsoil (mm)	150
Depth of Subsoil (mm)	450

Depth of Cover System at Ground Level (Photo)


Photo 3

Depth of Cover System in Relation to Plot (Ensure the whole plot can be seen in the photo)


Photo 4

Soil suitable (Must be free from Brick, concrete, wood, plastics, glass, metal and anything none natural) if identified contact PM.	Yes
If soil is unsuitable please add a FULL description and support with photos.	-

Geotextile membrane present	N/A
Site Manager or Representative	
Name	Rob - Kellen
Signature	[redacted]
	18 May 2026 1:03 PM BST

Media summary



Photo 1



Photo 2



Photo 3



Photo 4

e3p
Taylor Road
Urmston
Manchester

t: [redacted]

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

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-002424

Project / Site name:	Mount Road Gorton	**Samples received on:**	15/01/2026
Your job number:	18-062	**Samples instructed on/ Analysis started on:**	20/01/2026
Your order number:	13170	**Analysis completed by:**	27/01/2026
Report Issue Number:	1	**Report issued on:**	27/01/2026
Samples Analysed:	13 soil samples		

[redacted]

Signed:

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

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

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

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

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

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

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

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

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804690	804691	804692	804693	804694
Sample Reference				TS101	TS102	TS103	TS104	TS105
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				14/01/2026	14/01/2026	14/01/2026	14/01/2026	14/01/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	16	18	11	15	16
Total mass of sample received	kg	0.1	NONE	0.7	0.7	0.7	0.7	0.7
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MUA	MUA	MMI	MMI	MMI
Analysis completed	N/A	N/A	N/A	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	6.3	5.9	5.8	5.8	5.7
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	44	51	39	47	39
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	21.9	25.2	19.3	23.6	19.3
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	3.2	3.4	2.8	3.2	3.2
Total Phenols								
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.22	0.27	0.19	0.26	0.24
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.37	0.48	0.37	0.4	0.49
Pyrene	mg/kg	0.05	MCERTS	0.35	0.43	0.33	0.41	0.46
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.19	0.22	0.17	0.18	0.24
Chrysene	mg/kg	0.05	MCERTS	0.19	0.24	0.19	0.23	0.24
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.25	0.31	0.19	0.23	0.26
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08	0.1	0.1	0.12	0.12
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.19	0.22	0.16	0.19	0.21
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.1	0.12	0.08	0.11	0.11
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.11	0.14	0.1	0.13	0.13
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.06	2.53	1.89	2.25	2.54

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804690	804691	804692	804693	804694
Sample Reference				TS101	TS102	TS103	TS104	TS105
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				14/01/2026	14/01/2026	14/01/2026	14/01/2026	14/01/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	18	20	18	20	19
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g	U/S *U/S g	U/S *U/S g	U/S *U/S g	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	22	22	21	22	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	47	51	54	51	53
Lead (aqua regia extractable)	mg/kg	1	MCERTS	79	85	79	84	85
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	0.4	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	21	21	19	21	21
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	1.3	1.3	1.3	1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	91	89	80	89	87
Petroleum Hydrocarbons								
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	3.6	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	8.3	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	12	< 10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	10	< 10	23	< 10	< 10
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	20	11	51	< 10	< 10
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	20	11	51	< 10	< 10

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

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Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804695	804696	804697	804698	804699
Sample Reference				TS106	TS107	TS108	TS109	TS110
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				14/01/2026	14/01/2026	14/01/2026	14/01/2026	14/01/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	15	15	15	15	16
Total mass of sample received	kg	0.1	NONE	0.7	0.6	0.7	0.7	0.7
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MMI	MMI	MMI	MMI	MMI
Analysis completed	N/A	N/A	N/A	23/01/2026	23/01/2026	23/01/2026	23/01/2026	23/01/2026
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	5.8	6.1	6.6	5.9	5.9
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	34	88	74	49	42
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	17	44.1	37	24.6	21
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	3.1	3.2	3.5	3.4	3.4
Total Phenols								
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.28	0.2	0.16	0.28	0.24
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.07	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.56	0.38	0.41	0.58	0.44
Pyrene	mg/kg	0.05	MCERTS	0.51	0.36	0.36	0.53	0.4
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.25	0.19	0.17	0.26	0.23
Chrysene	mg/kg	0.05	MCERTS	0.27	0.18	0.19	0.25	0.25
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.34	0.22	0.26	0.29	0.28
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.11	0.09	0.11	0.17	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.26	0.18	0.21	0.27	0.23
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.13	0.1	0.1	0.12	0.13
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.14	0.11	0.12	0.14	0.13
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.85	2.03	2.15	3.02	2.43

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Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804695	804696	804697	804698	804699
Sample Reference				TS106	TS107	TS108	TS109	TS110
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				14/01/2026	14/01/2026	14/01/2026	14/01/2026	14/01/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	19	19	20	18	20
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g	U/S *U/S g	U/S *U/S g	U/S *U/S g	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	22	22	22	19	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	51	54	56	48	50
Lead (aqua regia extractable)	mg/kg	1	MCERTS	80	82	90	76	87
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	22	21	21	19	21
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.5	< 1.0	1.3	1.3	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	85	86	91	79	85
Petroleum Hydrocarbons								
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	< 10	< 10	10	< 10
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	10	< 10

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

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804700	804701	804702
Sample Reference				SS101	SS102	SS103
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				14/01/2026	14/01/2026	14/01/2026
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	19	16	15
Total mass of sample received	kg	0.1	NONE	1.1	1.1	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	PDO	PDO	PDO
Analysis completed	N/A	N/A	N/A	23/01/2026	23/01/2026	23/01/2026
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	7.7	7.9	8.2
Total 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	270	250	370
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	136	126	185
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	0.7	0.6	0.8
Total Phenols						
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
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	0.1	< 0.05	0.06
Fluorene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.53	0.16	0.34
Anthracene	mg/kg	0.05	MCERTS	0.16	0.06	0.12
Fluoranthene	mg/kg	0.05	MCERTS	0.57	0.25	0.5
Pyrene	mg/kg	0.05	MCERTS	0.5	0.22	0.43
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.19	0.1	0.18
Chrysene	mg/kg	0.05	MCERTS	0.21	0.09	0.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.27	0.14	0.24
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08	< 0.05	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.2	0.09	0.21
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.08	< 0.05	0.08
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.09	< 0.05	0.09
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.05	1.12	2.56

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Analytical Report Number: 26-002424
Project / Site name: Mount Road Gorton
Your Order No: 13170

Lab Sample Number				804700	804701	804702
Sample Reference				SS101	SS102	SS103
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				14/01/2026	14/01/2026	14/01/2026
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	8.2	7.3	7.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	-	-	-
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	30	20	29
Copper (aqua regia extractable)	mg/kg	1	MCERTS	13	11	20
Lead (aqua regia extractable)	mg/kg	1	MCERTS	15	15	18
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	37	24	28
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.7	1.4
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	65	48	56
Petroleum Hydrocarbons						
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	< 10	< 10
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10

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

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Analytical Report Number : 26-002424
Project / Site name: Mount Road Gorton

* 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 *
804690	TS101	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804691	TS102	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804692	TS103	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804693	TS104	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804694	TS105	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804695	TS106	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804696	TS107	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
804697	TS108	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804698	TS109	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804699	TS110	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
804700	SS101	None Supplied	None Supplied	Brown clay and sand with gravel
804701	SS102	None Supplied	None Supplied	Brown clay and sand with gravel
804702	SS103	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation

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Analytical Report Number : 26-002424
Project / Site name: Mount Road Gorton

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
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	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	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	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	MCERTS
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	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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	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

Analytical Report Number : 26-002424
Project / Site name: Mount Road Gorton

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
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

*U/S g- Unsuitable for analysis due to high colour intensity.

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Urmston
Manchester

t: [redacted]

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Analytical Report Number : 26-008116

Project / Site name:	Mount Road, Gorton	**Samples received on:**	17/02/2026
Your job number:	18-062	**Samples instructed on/ Analysis started on:**	17/02/2026
Your order number:	13403	**Analysis completed by:**	25/02/2026
Report Issue Number:	1	**Report issued on:**	25/02/2026
Samples Analysed:	4 soil samples		

[redacted]

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.

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Analytical Report Number: 26-008116
Project / Site name: Mount Road, Gorton
Your Order No: 13403

Lab Sample Number				834074	834075	834076	834077
Sample Reference				Topsoil	Topsoil	Topsoil	Topsoil
Sample Number				TS111	TS112	SS104	SS105
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				13/02/2026	13/02/2026	13/02/2026	13/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
Stone Content	%	0.1	NONE	< 0.1	< 0.1	17.5	< 0.1
Moisture Content	%	0.01	NONE	27	26	15	17
Total mass of sample received	kg	0.1	NONE	0.9	1	1	1.1
Asbestos							
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KMC	KMC	KMC	KMC
Analysis completed	N/A	N/A	N/A	23/02/2026	23/02/2026	23/02/2026	23/02/2026
Actinolite detected	Type	N/A	ISO 17025	-	-	Not-detected	-
Amosite detected	Type	N/A	ISO 17025	-	-	Not-detected	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	Not-detected	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	Detected	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	Not-detected	-
Tremolite detected	Type	N/A	ISO 17025	-	-	Not-detected	-
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	Loose Fibres	-
General Inorganics							
pH (L099)	pH Units	N/A	MCERTS	6.7	6.9	9	8.6
Total Cyanide	mg/kg	1	MCERTS	1.2	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	220	140	630	570
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	108	71.3	313	286
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	2.6	2.6	1	1.1
Total Phenols							
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Speciated PAHs							
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.05	0.05	0.15
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.07	0.05	0.12	0.77
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.09	0.52
Phenanthrene	mg/kg	0.05	MCERTS	0.57	0.42	0.78	5.3
Anthracene	mg/kg	0.05	MCERTS	0.1	0.09	0.19	1.2
Fluoranthene	mg/kg	0.05	MCERTS	0.93	0.83	1	5.4
Pyrene	mg/kg	0.05	MCERTS	0.83	0.78	0.91	4.6
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.46	0.43	0.49	2.1
Chrysene	mg/kg	0.05	MCERTS	0.5	0.47	0.49	2.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.53	0.5	0.58	2.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.22	0.24	0.18	0.84
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.37	0.39	0.39	1.7
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.2	0.19	0.22	0.84
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.13
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.24	0.22	0.24	1
Total PAH							
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	5.02	4.66	5.77	28.7

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Analytical Report Number: 26-008116
Project / Site name: Mount Road, Gorton
Your Order No: 13403

Lab Sample Number				834074	834075	834076	834077
Sample Reference				Topsoil	Topsoil	Topsoil	Topsoil
Sample Number				TS111	TS112	SS104	SS105
Water Matrix				N/A	N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				13/02/2026	13/02/2026	13/02/2026	13/02/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status				
Heavy Metals / Metalloids							
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	17	17	10	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	19	21	22	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	48	52	34	40
Lead (aqua regia extractable)	mg/kg	1	MCERTS	77	79	62	40
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	20	20	21	23
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.2	1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	95	94	88	88
Petroleum Hydrocarbons							
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	6	6.3
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	13	14
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	11	40	47
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	12	15
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	12	15	71	83
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	12	15	71	83

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

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Analytical Report Number : 26-008116
Project / Site name: Mount Road, Gorton

* 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 *
834074	Topsoil	TS111	None Supplied	Brown loam and sand with gravel and vegetation
834075	Topsoil	TS112	None Supplied	Brown loam and sand with gravel and vegetation
834076	Topsoil	SS104	None Supplied	Brown clay and sand with stones
834077	Topsoil	SS105	None Supplied	Brown clay and sand with gravel

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 : 26-008116
Project / Site name: Mount Road, Gorton

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
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	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
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
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	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	MCERTS
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	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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	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

Analytical Report Number : 26-008116
Project / Site name: Mount Road, Gorton

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
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

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The results included within the report are representative of the samples submitted for analysis.

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Analytical Report Number : 26-015423

Project / Site name:	Mount Road Import	**Samples received on:**	25/03/2026
Your job number:	18-062	**Samples instructed on/ Analysis started on:**	25/03/2026
Your order number:	13762	**Analysis completed by:**	31/03/2026
Report Issue Number:	1	**Report issued on:**	31/03/2026
Samples Analysed:	3 soil samples		

[redacted]

Signed:

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

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

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

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

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

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

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

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

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 26-015423
Project / Site name: Mount Road Import
Your Order No: 13762

Lab Sample Number				869506	869507	869508
Sample Reference				TS114	TS115	TS116
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				23/03/2026	23/03/2026	23/03/2026
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	28	28	28
Total mass of sample received	kg	0.1	NONE	0.7	0.6	0.7
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	JSW	JSW	JSW
Analysis completed	N/A	N/A	N/A	30/03/2026	30/03/2026	30/03/2026
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	6.9	7.3	7.3
Total 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	52	200	95
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	25.8	99.1	47.6
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	3.8	4.1	3.9
Total Phenols						
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Speciated PAHs						
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.07	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.15	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.1	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.23	1	0.36
Anthracene	mg/kg	0.05	MCERTS	0.06	0.27	0.08
Fluoranthene	mg/kg	0.05	MCERTS	0.52	2.1	0.74
Pyrene	mg/kg	0.05	MCERTS	0.47	1.8	0.65
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.27	1	0.36
Chrysene	mg/kg	0.05	MCERTS	0.25	0.94	0.33
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.33	1.1	0.45
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.14	0.66	0.19
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.25	1	0.33
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.17	0.52	0.22
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.13	0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.19	0.61	0.23
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.88	11.4	4.01

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Analytical Report Number: 26-015423
Project / Site name: Mount Road Import
Your Order No: 13762

Lab Sample Number				869506	869507	869508
Sample Reference				TS114	TS115	TS116
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				23/03/2026	23/03/2026	23/03/2026
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	20	27	21
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.4	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g	U/S *U/S g	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	23	24	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	54	86	58
Lead (aqua regia extractable)	mg/kg	1	MCERTS	84	230	88
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	23	26	23
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.5	1.3	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	120	170	110
Petroleum Hydrocarbons						
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	22	11
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	28	13
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	28	13

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

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Analytical Report Number : 26-015423
Project / Site name: Mount Road Import

* 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 *
869506	TS114	None Supplied	None Supplied	Brown clay and sand with vegetation
869507	TS115	None Supplied	None Supplied	Brown clay and sand with vegetation
869508	TS116	None Supplied	None Supplied	Brown clay and sand with vegetation

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Analytical Report Number : 26-015423
Project / Site name: Mount Road Import

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
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	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	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	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	MCERTS
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	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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	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

Analytical Report Number : 26-015423
Project / Site name: Mount Road Import

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
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

*U/S g- Unsuitable for analysis due to high colour intensity.

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The results included within the report are representative of the samples submitted for analysis.

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Analytical Report Number : 26-015624

Project / Site name:	Mount Road Import	**Samples received on:**	24/03/2026
Your job number:	18-062	**Samples instructed on/ Analysis started on:**	25/03/2026
Your order number:	13762	**Analysis completed by:**	01/04/2026
Report Issue Number:	1	**Report issued on:**	01/04/2026
Samples Analysed:	3 soil samples		

[redacted]

Signed:

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

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

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

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

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

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

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

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

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: 26-015624
Project / Site name: Mount Road Import
Your Order No: 13762

Lab Sample Number				870411	870412	870413
Sample Reference				SS106	SS107	SS108
Sample Number				Subsoil	Subsoil	Subsoil
Water Matrix				N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied
Date Sampled				23/03/2026	23/03/2026	23/03/2026
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	23	19	21
Total mass of sample received	kg	0.1	NONE	0.9	0.9	1
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	OGR	OGR	OGR
Analysis completed	N/A	N/A	N/A	31/03/2026	31/03/2026	31/03/2026
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	6.3	6.8	6.7
Total Cyanide	mg/kg	1	MCERTS	< 1.0	4.4	< 1.0
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	120	260	280
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	58.5	129	141
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	0.8	1.6	1.8
Total Phenols						
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Speciated PAHs						
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.11	0.5
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.1	0.43	0.91
Fluorene	mg/kg	0.05	MCERTS	0.06	0.29	0.73
Phenanthrene	mg/kg	0.05	MCERTS	0.5	2.7	5.4
Anthracene	mg/kg	0.05	MCERTS	0.12	0.74	1.4
Fluoranthene	mg/kg	0.05	MCERTS	0.65	5	6.3
Pyrene	mg/kg	0.05	MCERTS	0.61	4.5	5.4
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.31	2	2.2
Chrysene	mg/kg	0.05	MCERTS	0.3	1.8	2.1
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.34	2	2.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.14	1.2	1.2
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.28	2	2.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.14	0.98	0.97
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.18	0.23
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.15	1.2	1.1
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.69	25.1	32.6

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The results included within the report are representative of the samples submitted for analysis.

Analytical Report Number: 26-015624
Project / Site name: Mount Road Import
Your Order No: 13762

Lab Sample Number				870411	870412	870413
Sample Reference				SS106	SS107	SS108
Sample Number				Subsoil	Subsoil	Subsoil
Water Matrix				N/A	N/A	N/A
Depth (m)				None Supplied	None Supplied	None Supplied
Date Sampled				23/03/2026	23/03/2026	23/03/2026
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	7.4	13	12
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	4.9 *U/S g	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	-	-	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	28	27	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	21	38	31
Lead (aqua regia extractable)	mg/kg	1	MCERTS	25	51	100
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	20	22	20
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.2	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	54	85	76
Petroleum Hydrocarbons						
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	11	< 10
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	23	13
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	23	13

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

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Analytical Report Number : 26-015624
Project / Site name: Mount Road Import

* 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 *
870411	SS106	Subsoil	None Supplied	Brown clay and sand with gravel and vegetation
870412	SS107	Subsoil	None Supplied	Brown clay and sand with vegetation
870413	SS108	Subsoil	None Supplied	Brown clay and sand with vegetation

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Analytical Report Number : 26-015624
Project / Site name: Mount Road Import

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
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	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
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
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	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	MCERTS
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	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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	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

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Analytical Report Number : 26-015624
Project / Site name: Mount Road Import

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
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	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

*U/S g- Unsuitable for analysis due to high colour intensity.

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Analytical Report Number : 26-023312

Project / Site name:	Mount Rd	**Samples received on:**	01/05/2026
Your job number:	18062	**Samples instructed on/ Analysis started on:**	01/05/2026
Your order number:	1902	**Analysis completed by:**	11/05/2026
Report Issue Number:	1	**Report issued on:**	11/05/2026
Samples Analysed:	3 soil samples		

[redacted]

Signed:

Claire Bancroft
Customer Service and Accounts Support
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.

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Analytical Report Number: 26-023312
Project / Site name: Mount Rd
Your Order No: 1902

Lab Sample Number				907732	907733	907734
Sample Reference				TS117	TS118	TS119
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				30/04/2026	30/04/2026	30/04/2026
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			
Mass of stone >10mm	%	0.1	NONE	19.7	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	14	13	13
Total mass of sample received	kg	0.1	NONE	0.8	0.7	0.8
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	MBI	MBI	MBI
Analysis completed	N/A	N/A	N/A	09/05/2026	09/05/2026	09/05/2026
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	7.1	7.3	7.1
Total 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	210	220	250
Water Soluble SO_4 16hr extraction (2:1)	mg/l	1.25	MCERTS	107	109	125
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	3	2.6	3
Total Phenols						
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Speciated PAHs						
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.16	0.1
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.15	0.41
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.13	0.24
Phenanthrene	mg/kg	0.05	MCERTS	0.32	1.1	2.3
Anthracene	mg/kg	0.05	MCERTS	0.05	0.25	0.5
Fluoranthene	mg/kg	0.05	MCERTS	0.63	1.5	2.7
Pyrene	mg/kg	0.05	MCERTS	0.57	1.3	2.5
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.32	0.66	1.1
Chrysene	mg/kg	0.05	MCERTS	0.34	0.71	1.3
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.4	0.72	1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.19	0.44	0.65
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.34	0.71	1.2
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.19	0.33	0.62
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.06	0.12
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.21	0.43	0.73
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.58	8.63	15.5

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Analytical Report Number: 26-023312
Project / Site name: Mount Rd
Your Order No: 1902

Lab Sample Number				907732	907733	907734
Sample Reference				TS117	TS118	TS119
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				30/04/2026	30/04/2026	30/04/2026
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	17	16	16
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.4	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S *U/S g	U/S *U/S g	U/S *U/S g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	24	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	43	43	44
Lead (aqua regia extractable)	mg/kg	1	MCERTS	77	83	75
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	23	23	23
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	93	87	89
Petroleum Hydrocarbons						
TPH (>EC5 - EC10) $_{HS_1D_TOTAL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPH (>EC5 - EC6) $_{HS_1D_TOTAL}$	mg/kg	0.1	NONE	< 0.1	< 0.1	< 0.1
TPH (>EC6 - EC8) $_{HS_1D_TOTAL}$	mg/kg	0.01	MCERTS	< 0.01	< 0.01	< 0.01
TPH (>EC8 - EC10) $_{HS_1D_TOTAL}$	mg/kg	0.02	MCERTS	< 0.02	< 0.02	< 0.02
TPH (>EC10 - EC12) $_{EH_CU_1D_TOTAL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPH (>EC12 - EC16) $_{EH_CU_1D_TOTAL}$	mg/kg	4	MCERTS	< 4.0	< 4.0	< 4.0
TPH (>EC16 - EC21) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH (>EC21 - EC35) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	16	< 10	15
TPH (>EC35 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	20	11	20
TPH (EC10 - EC40) $_{EH_CU_1D_TOTAL}$	mg/kg	10	MCERTS	20	11	20

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

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Analytical Report Number : 26-023312
Project / Site name: Mount Rd

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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 *
907732	TS117	None Supplied	None Supplied	Brown loam and sand with vegetation and stones
907733	TS118	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
907734	TS119	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

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Analytical Report Number : 26-023312
Project / Site name: Mount Rd

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
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	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	MCERTS
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS (Summed Bands).	Calculation	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	MCERTS
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	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
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS	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

Analytical Report Number : 26-023312
Project / Site name: Mount Rd

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
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

*U/S g- Unsuitable for analysis due to high colour intensity.

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