Date: 4th November 2025
Reference: 18-062- V6

GARDEN VALIDATION – SITE NAME

Project Name:	Mount Road
Project Number:	18-062
Client:	Kellen Homes
Date:	03-11-2025
Project Manager & Qualifications:	K. Kierans
E3P Engineer & Qualifications:	J. Newall
Plots:	52, 56, 59

OVERVIEW

An E3P engineer attended the above site to validate the thickness of the cover system placed within the rear garden of plots 52, 56 and 59 at the site off Mount Road in Gorton, Manchester.

Three hand excavated trial pits were 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 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.

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 location of proposed validations is given on Kellen Homes Garden Validation Plan drawing ref: KH007-A-100-A, dated 2nd July 2025, appended to this letter.

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 m3. 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. To date, one stockpile of imported Topsoil has been 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.

Analysis for this topsoil was undertaken by Chemtech Environmental 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 results are included within the Brownfield Solutions Stockpile Validation Records (attached to this letter).

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.

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.

Chemical analysis results and the Brown Field Solutions summary are attached to this letter.

CHEMICAL ANALYSIS

TOPSOIL/SUBSOIL	SOURCE	LAB REFERENCE	SAMPLE REFERENCE	PASS/FAIL
Topsoil	The Finches, Halewood	25-033247	TS301 - TS302	Pass
Topsoil	The Finches, Halewood	25-034568	TS401 - TS402	Pass

Topsoil	The Finches, Halewood	25-034403	TS501 - TS510 and TS601 – TS610	Pass
Topsoil	Peel Hall, Poplars Avenue, Warrington	25-10307	TS13-01 – TS13-04	Pass
Subsoil	Site Won	25-008354	CS01 – CS09	Pass
Subsoil	Site Won	25-001881	CS2501 – CS2520	Pass
Subsoil	Site Won	24-051235	SP25 3.1 – 3.6 SP03 1.1 – 1.4 SP04 1.1 – 1.3	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

Garden Cover System Validation

Complete

Score	15 / 15 (100%)
Site Name	Mount road
Location	22 Mannering Street Manchester England M18 7SW United Kingdom (53.45272448614271, -2.1767576701770177)
Project Number	18062
Developer	Kellen homes
Project Manager	K. Kierans
Conducted By	Joe Newall
Date of visit	3 Nov 2025 8:48 AM GMT

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	Site won
Where has the Topsoil been sourced	Peel Hall, Poplars Avenue, Warrington

Plot Validation	15 / 15 (100%)
Plot Validation	15 / 15 (100%)
Plot Validation 1	5 / 5 (100%)
Plot Number	52
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


Photo 4

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


Photo 5

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
Plot Validation 2	5 / 5 (100%)
Plot Number	56
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 6


Photo 7

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

Depth of Cover System at Ground Level (Photo)


Photo 8


Photo 9

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


Photo 10


Photo 11

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

Plot Validation 3	5 / 5 (100%)
Plot Number	59
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 12


Photo 13

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

Depth of Cover System at Ground Level (Photo)


Photo 14


Photo 15

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


Photo 16

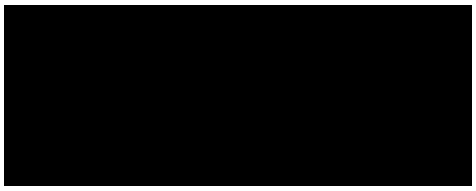

Photo 17

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	Jake

Signature



3 Nov 2025 9:25 AM GMT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17

STOCKPILE VALIDATION RECORD

Project No:	C5150	**Date of Visit:**	17.06.2025
Site Name:	Mount Road, Gorton	**Weather Conditions:**	Overcast
Client:	Kellen Homes	**Site Manager:**	Liam Ruddock
Engineer/technician:	PH	**Others present:**	N/A

Stockpile Information					
Stockpile Reference	**Dimensions: LxWxH (m)**	**Estimated Volume (~m3)**	**Frequency of testing**	**Source**	**Soil classification**
TS3	10x5x2	100m^3	1 per 50m^2	Import from Redrow – The Finches, Halewood	Topsoil

Samples Collected and Soil Descriptions		
Stockpile reference	**Samples names and depth**	**Soil description**
TS3	2 Samples: TS301 – 0.5m bgl TS302 – 0.5m bgl	TOPSOIL: Dark brown slightly gravelly slightly sandy clay. Sand is fine to coarse. Gravel is sub-angular fine to medium of mudstone and sandstone.
Methodology		
Two hand excavated trials pits were excavated across the full length of the stockpile to 0.5m bgl on the top of the stockpile.		
Additional Notes:		
No anthropogenic inclusions noted in material. Soils was generally representative of topsoil.		

Testing requirements:	
The material was tested in line with the remedial strategy for the below contaminants: • Asbestos screening • BSL Default Soil Suite: Arsenic, Cadmium, Chromium (total and hex), Copper, Nickel, Mercury, Lead, Zinc, Selenium, speciated polycyclic hydrocarbons (PAH 16), water soluble sulphate (2:1 Extract), soil organic matter and pH.	
Screening criteria:	Residential with plant uptake (2.5% SOM)
Suitable usage/intended use	Permitted to be used as topsoil in gardens for use in the clean cover system.

Schematic of Sample Locations :



Photographs



Photograph 1 – Lengthways view



Photograph 2 – Front view

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data					Soil Type:	Topsoil	Topsoil
					Location:	TS301	TS302
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC		
Moisture Content	-	2	9.00	10.00	-	9	10
Soil Organic Matter	-	2	2.20	2.50	-	2.5	2.2
pH	-	2	7.20	8.40	-	7.2	8.4
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	2	29.80	125.00	-	29.8	125.0
Arsenic	37	2	9.60	11.00	0	11.0	9.6
Cadmium	11	2	0.30	0.40	0	0.4	0.3
Chromium (III)	910	2	22.00	24.00	0	24.0	22.0
Hexavalent Chromium (VI)	6	2	< LOD	<LOD	0	< 1.8	< 1.8
Copper	2400	2	34.00	39.00	0	39.0	34.0
Lead	200	2	41.00	47.00	0	47.0	41.0
Mercury	1.2	2	< LOD	<LOD	0	< 0.3	< 0.3
Nickel	130	2	16.00	19.00	0	19.0	16.0
Selenium	250	2	< LOD	1.00	0	< 1.0	1.0
Zinc	3700	2	72.00	81.00	0	81.0	72.0
Naphthalene	5.6	2	< LOD	<LOD	0	< 0.05	< 0.05
Acenaphthylene	420	2	< LOD	<LOD	0	< 0.05	< 0.05
Acenaphthene	510	2	< LOD	<LOD	0	< 0.05	< 0.05
Fluorene	400	2	< LOD	<LOD	0	< 0.05	< 0.05
Phenanthrene	220	2	0.14	0.16	0	0.14	0.16
Anthracene	5400	2	< LOD	<LOD	0	< 0.05	< 0.05
Fluoranthene	560	2	0.27	0.27	0	0.27	0.27
Pyrene	1200	2	0.25	0.27	0	0.25	0.27
Benzo(a)anthracene	11	2	0.13	0.13	0	0.13	0.13
Chrysene	22	2	0.13	0.13	0	0.13	0.13
Benzo(b)fluoranthene	3.3	2	0.18	0.18	0	0.18	0.18
Benzo(k)fluoranthene	93	2	0.06	0.07	0	0.06	0.07
Benzo(a)pyrene	2.7	2	0.12	0.15	0	0.12	0.15
Indeno(1,2,3-cd)pyrene	36	2	0.08	0.08	0	0.08	0.08
Dibenz(a,h)anthracene	0.28	2	< LOD	<LOD	0	< 0.05	< 0.05
Benzo(ghi)perylene	340	2	0.10	0.11	0	0.10	0.11
Asbestos Detected (Detected or Not-Detected)	Y	2	0.00	0.00	0	Not-detected	Not-detected
Mean Average SOM	**2.4**						
Mean Average pH	**7.8**						

Residential with Homegrown Produce 2.5% SOM

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

Job Number: C5150
Client: KELLEN HOMES
Site: MOUNT ROAD, GORTON
Soil Group Type TOPSOIL

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 25-033247

Project / Site name:	Mount Road, Gorton	**Samples received on:**	20/06/2025
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	24/06/2025
Your order number:	C5150 6501 PH	**Analysis completed by:**	30/06/2025
Report Issue Number:	1	**Report issued on:**	30/06/2025
Samples Analysed:	2 soil samples		

Signed: [redacted]

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: 25-033247
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6501 PH

Lab Sample Number				592148	592149
Sample Reference				TS301	TS302
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				17/05/2025	17/05/2025
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**		
Stone Content	%	0.1	NONE	< 0.1	9.5
Moisture Content	%	0.01	NONE	9	10
Total mass of sample received	kg	0.1	NONE	0.7	0.7
Asbestos					
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MBI	MBI
Analysis completed	N/A	N/A	N/A	30/06/2025	30/06/2025
General Inorganics					
pH (L099)	pH Units	N/A	MCERTS	7.2	8.4
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	60	250
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	29.8	125
Organic Matter (automated)	%	0.1	MCERTS	2.5	2.2
Speciated PAHs					
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.14	0.16
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.27	0.27
Pyrene	mg/kg	0.05	MCERTS	0.25	0.27
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.13	0.13
Chrysene	mg/kg	0.05	MCERTS	0.13	0.13
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.18	0.18
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.06	0.07
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.12	0.15
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.08	0.08
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.1	0.11
Total PAH					
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.45	1.56

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-033247
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6501 PH

Lab Sample Number				592148	592149
Sample Reference				TS301	TS302
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				17/05/2025	17/05/2025
Time Taken				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	11	9.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	24	22
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	24	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	39	34
Lead (aqua regia extractable)	mg/kg	1	MCERTS	47	41
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	19	16
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	81	72

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-033247
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 *
592148	TS301	None Supplied	None Supplied	Brown loam with plastic
592149	TS302	None Supplied	None Supplied	Brown loam with stones

Analytical Report Number : 25-033247
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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
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
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

Analytical Report Number : 25-033247
Project / Site name: Mount Road, Gorton

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/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TS301	N/A	S	592148	c	Chromium III in soil	L080-PL/L130B	c
TS301	N/A	S	592148	c	Hexavalent chromium in soil	L080-PL	c
TS301	N/A	S	592148	c	Metals in soil by ICP-OES	L038B	c
TS301	N/A	S	592148	c	Organic matter (Automated) in soil	L009B	c
TS301	N/A	S	592148	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TS301	N/A	S	592148	c	Sulphate, water soluble, in soil (16hr extraction)	L038B	c
TS301	N/A	S	592148	c	pH in soil (automated)	L099-PL	c
TS302	N/A	S	592149	c	Chromium III in soil	L080-PL/L130B	c
TS302	N/A	S	592149	c	Hexavalent chromium in soil	L080-PL	c
TS302	N/A	S	592149	c	Metals in soil by ICP-OES	L038B	c
TS302	N/A	S	592149	c	Organic matter (Automated) in soil	L009B	c
TS302	N/A	S	592149	c	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	c
TS302	N/A	S	592149	c	Sulphate, water soluble, in soil (16hr extraction)	L038B	c
TS302	N/A	S	592149	c	pH in soil (automated)	L099-PL	c

STOCKPILE VALIDATION RECORD

Project No:	C5150	**Date of Visit:**	27.06.2025
Site Name:	Mount Road, Gorton	**Weather Conditions:**	Overcast
Client:	Kellen Homes	**Site Manager:**	Liam Ruddock
Engineer/technician:	AR	**Others present:**	N/A

Stockpile Information					
Stockpile Reference	**Dimensions: LxWxH (m)**	**Estimated Volume (~m3)**	**Frequency of testing**	**Source**	**Soil classification**
TS4	25x4x1	100m^3	1 per 50m^2	Import from Redrow – The Finches, Halewood	Topsoil

Samples Collected and Soil Descriptions		
Stockpile reference	**Samples names and depth**	**Soil description**
TS4	2 Samples: TS401 – 0.5m bgl TS402 – 0.5m bgl	TOPSOIL: Dark brown slightly gravelly slightly sandy clay. Sand is fine to coarse. Gravel is sub-angular fine to medium of mudstone and sandstone.
Methodology		
Two hand excavated trials pits were excavated across the full length of the stockpile to 0.5m bgl on the top of the stockpile.		
Additional Notes:		
No anthropogenic inclusions noted in material. Soils was generally representative of topsoil.		

Testing requirements:	
The material was tested in line with the remedial strategy for the below contaminants: • Asbestos screening • BSL Default Soil Suite: Arsenic, Cadmium, Chromium (total and hex), Copper, Nickel, Mercury, Lead, Zinc, Selenium, speciated polycyclic hydrocarbons (PAH 16), water soluble sulphate (2:1 Extract), soil organic matter and pH.	
Screening criteria:	Residential with plant uptake (2.5% SOM)
Suitable usage/intended use	Permitted to be used as topsoil in gardens for use in the clean cover system.

Schematic of Sample Locations :



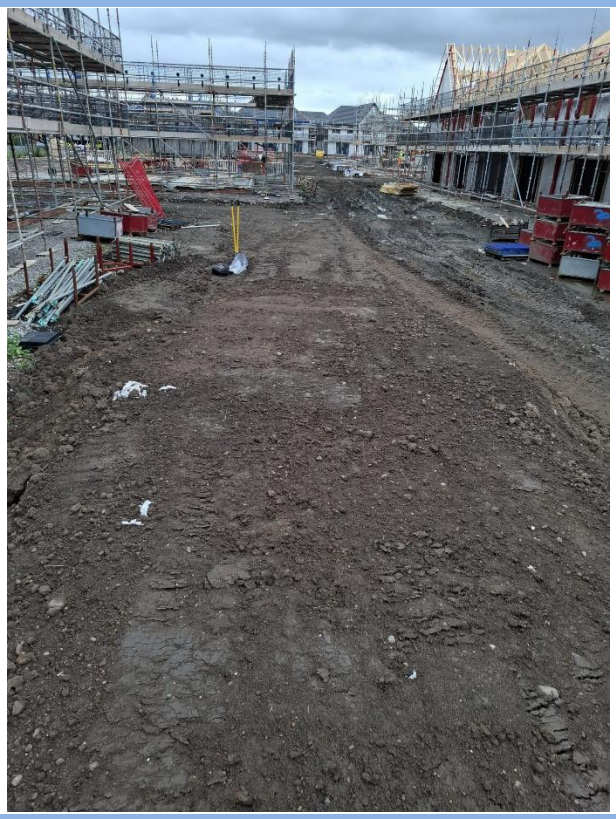
Photographs



Photograph 1 – Lengthways view



Photograph 2 – Front view



Photograph 3 – Top view



Photograph 2 – Hand pit

Human Health Assessment Summary - Soils Test Data			Soil Type:			Topsoil	Topsoil
			Location:			TS401	TS402
			Depth:				
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**		
Moisture Content	-	2	11.00	12.00	-	11	12
Soil Organic Matter	-	2	2.40	2.70	-	2.7	2.4
pH	-	2	6.70	8.00	-	6.7	8.0
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	2	18.60	40.80	-	40.8	18.6
Arsenic	37	2	12.00	13.00	0	13.0	12.0
Cadmium	11	2	0.30	0.50	0	0.5	0.3
Chromium (III)	910	2	25.00	30.00	0	30.0	25.0
Hexavalent Chromium (VI)	6	2	< LOD	<LOD	0	< 1.8	< 1.8
Copper	2400	2	49.00	52.00	0	52.0	49.0
Lead	200	2	49.00	57.00	0	57.0	49.0
Mercury	1.2	2	< LOD	<LOD	0	< 0.3	< 0.3
Nickel	130	2	18.00	24.00	0	24.0	18.0
Selenium	250	2	< LOD	1.20	0	1.2	< 1.0
Zinc	3700	2	88.00	100.00	0	100.0	88.0
Naphthalene	5.6	2	< LOD	<LOD	0	< 0.05	< 0.05
Acenaphthylene	420	2	< LOD	<LOD	0	< 0.05	< 0.05
Acenaphthene	510	2	< LOD	<LOD	0	< 0.05	< 0.05
Fluorene	400	2	< LOD	<LOD	0	< 0.05	< 0.05
Phenanthrene	220	2	0.07	0.19	0	0.19	0.07
Anthracene	5400	2	< LOD	<LOD	0	< 0.05	< 0.05
Fluoranthene	560	2	0.17	0.33	0	0.33	0.17
Pyrene	1200	2	0.16	0.31	0	0.31	0.16
Benzo(a)anthracene	11	2	0.06	0.15	0	0.15	0.06
Chrysene	22	2	0.11	0.17	0	0.17	0.11
Benzo(b)fluoranthene	3.3	2	0.14	0.20	0	0.20	0.14
Benzo(k)fluoranthene	93	2	< LOD	0.07	0	0.07	< 0.05
Benzo(a)pyrene	2.7	2	0.09	0.14	0	0.14	0.09
Indeno(1,2,3-cd)pyrene	36	2	0.06	0.08	0	0.08	0.06
Dibenz(a,h)anthracene	0.28	2	< LOD	<LOD	0	< 0.05	< 0.05
Benzo(ghi)perylene	340	2	< LOD	0.10	0	0.10	< 0.05
Asbestos Detected (Detected or Not-Detected)	Y	2	0.00	0.00	0	Not-detected	Not-detected
Mean Average SOM	**2.6**						
Mean Average pH	**7.4**						

Residential with Homegrown Produce 2.5% SOM

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

Job Number: C5150
Client: KELLEN HOMES
Site: MOUNT ROAD, GORTON
Soil Group Type TOPSOIL

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 25-034568

Project / Site name:	Mount Road, Gorton	**Samples received on:**	30/06/2025
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	30/06/2025
Your order number:	C5150 8501 PH	**Analysis completed by:**	04/07/2025
Report Issue Number:	1	**Report issued on:**	07/07/2025
Samples Analysed:	2 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: 25-034568
Project / Site name: Mount Road, Gorton
Your Order No: C5150 8501 PH

Lab Sample Number				598961	598962
Sample Reference				TS401	TS402
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				27/06/2025	27/06/2025
Time Taken				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
Moisture Content	%	0.01	NONE	11	12
Total mass of sample received	kg	0.1	NONE	0.7	0.7
Asbestos					
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	OGR	OGR
Analysis completed	N/A	N/A	N/A	04/07/2025	04/07/2025
General Inorganics					
pH (L099)	pH Units	N/A	MCERTS	6.7	8
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	82	37
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	40.8	18.6
Organic Matter (automated)	%	0.1	MCERTS	2.7	2.4
Speciated PAHs					
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.19	0.07
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.33	0.17
Pyrene	mg/kg	0.05	MCERTS	0.31	0.16
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.15	0.06
Chrysene	mg/kg	0.05	MCERTS	0.17	0.11
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.2	0.14
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.07	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.14	0.09
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.08	0.06
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.1	< 0.05
Total PAH					
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.75	0.88

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-034568
Project / Site name: Mount Road, Gorton
Your Order No: C5150 8501 PH

Lab Sample Number				598961	598962
Sample Reference				TS401	TS402
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				None Supplied	None Supplied
Date Sampled				27/06/2025	27/06/2025
Time Taken				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	13	12
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	30	25
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	30	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	52	49
Lead (aqua regia extractable)	mg/kg	1	MCERTS	57	49
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	24	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	100	88

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-034568
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 *
598961	TS401	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
598962	TS402	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-034568
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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
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
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

Sample Deviation Report

Analytical Report Number : 25-034568
Project / Site name: Mount Road, Gorton

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/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TS401	N/A	S	598961	b	Asbestos identification in Soil	A001B	b
TS402	N/A	S	598962	b	Asbestos identification in Soil	A001B	b

STOCKPILE VALIDATION RECORD

Project No:	C5150	**Date of Visit:**	01.07.2025
Site Name:	Mount Road, Gorton / The Finches, Halewood (Redrow)	**Weather Conditions:**	Sunny
Client:	Kellen Homes	**Site Manager:**	Liam Ruddock
Engineer/technician:	PH	**Others present:**	PJ Croft

Stockpile Information

Stockpile Reference	Dimensions: LxWxH (m)	Estimated Volume (~m3)	Frequency of testing	Source	Soil classification
TS5	20x8x3	500m^3	1 per 50m^2	Redrow – The Finches, Halewood	Topsoil
TS6	16x9x3	500m^3	1 per 50m^2	Redrow – The Finches, Halewood	Topsoil

Samples Collected and Soil Descriptions

Stockpile reference	Samples names and depth	Soil description
TS5	10 Samples: TS501 – 510 at 0.5m bgl	TOPSOIL: Dark brown slightly gravelly slightly sandy clay. Sand is fine to coarse. Gravel is sub-angular fine to medium of mudstone and sandstone.
TS4	10 Samples: TS601 – 610 at 0.5m bgl	TOPSOIL: Dark brown slightly gravelly slightly sandy clay. Sand is fine to coarse. Gravel is sub-angular fine to medium of mudstone and sandstone.

Methodology

Twenty hand excavated trials pits were excavated across the full length of the stockpile to 0.5m bgl on the top of the stockpile.

Additional Notes:

No anthropogenic inclusions noted in material. Soils was generally representative of topsoil.

Testing requirements:

The material was tested in line with the remedial strategy for the below contaminants:

- Asbestos screening
- BSL Default Soil Suite: Arsenic, Cadmium, Chromium (total and hex), Copper, Nickel, Mercury, Lead, Zinc, Selenium, speciated polycyclic hydrocarbons (PAH 16), water soluble sulphate (2:1 Extract), soil organic matter and pH.

Screening criteria:	Residential with plant uptake (2.5% SOM)
Suitable usage/intended use	Permitted to be used as topsoil in gardens for use in the clean cover system.

Schematic of Sample Locations :



Form No	Revision	Date
CMR 19	2.0	July 24

Photographs



Photograph 1 – TS5 Lengthways view



Photograph 2 – TS5 Front view



Photograph 3 – TS5 Top view



Photograph 4 – TS5 Top view



Photograph 5 – TS5 Lengthways view



Photograph 6 – TS5 Front view

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil
						Location:	TS501	TS502	TS503	TS504	TS505	TS506	TS507	TS508	TS509
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**	**Depth:**									
Moisture Content	-	20	1.70	18.00	-		4	6	7	3	5	6	5	5	5
Soil Organic Matter	-	20	2.00	3.80	-		2.1	2.5	2.2	2.2	2.3	2.2	2.2	2.3	2.3
pH	-	20	6.20	8.00	-		6.9	7.3	6.4	6.9	6.8	6.5	6.3	6.3	6.6
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	20	7.69	50.30	-		18.7	14.6	10.2	7.8	10.7	11.2	9.9	7.7	10.8
Arsenic	37	20	9.80	13.00	0		11.0	12.0	12.0	11.0	11.0	12.0	11.0	11.0	13.0
Cadmium	11	20	0.30	0.50	0		0.3	0.3	0.3	0.3	0.3	0.4	0.3	0.3	0.3
Chromium (III)	910	20	22.00	27.00	0		24.0	27.0	26.0	24.0	23.0	26.0	24.0	24.0	27.0
Hexavalent Chromium (VI)	6	20	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	20	40.00	51.00	0		41.0	44.0	45.0	41.0	41.0	46.0	44.0	41.0	50.0
Lead	200	20	47.00	63.00	0		53.0	58.0	56.0	53.0	55.0	60.0	53.0	51.0	63.0
Mercury	1.2	20	< LOD	0.50	0		0.5	0.4	0.4	0.4	< 0.3	0.3	0.3	0.3	0.4
Nickel	130	20	17.00	21.00	0		18.0	20.0	19.0	18.0	18.0	19.0	18.0	17.0	21.0
Selenium	250	20	< LOD	1.40	0		1.1	1.1	< 1.0	< 1.0	1.4	< 1.0	1.3	< 1.0	< 1.0
Zinc	3700	20	78.00	97.00	0		82.0	90.0	88.0	81.0	83.0	92.0	83.0	79.0	92.0
Naphthalene	5.6	20	< LOD	0.10	0		0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.09	< 0.05	< 0.05
Acenaphthylene	420	20	< LOD	<LOD	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	510	20	< LOD	0.28	0		0.19	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.12	< 0.05	< 0.05
Fluorene	400	20	< LOD	0.18	0		0.18	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.11	< 0.05	< 0.05
Phenanthrene	220	20	0.05	1.90	0		1.90	0.05	0.08	0.06	0.08	0.07	1.20	0.09	0.11
Anthracene	5400	20	< LOD	0.42	0		0.42	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.23	< 0.05	< 0.05
Fluoranthene	560	20	0.11	2.00	0		2.00	0.11	0.15	0.12	0.14	0.15	1.20	0.17	0.19
Pyrene	1200	20	0.11	1.80	0		1.80	0.11	0.14	0.12	0.14	0.14	1.00	0.15	0.18
Benzo(a)anthracene	11	20	0.05	0.80	0		0.80	0.05	0.07	0.06	0.06	0.07	0.41	0.08	0.10
Chrysene	22	20	0.07	0.86	0		0.86	0.07	0.09	0.08	0.09	0.09	0.46	0.11	0.12
Benzo(b)fluoranthene	3.3	20	< LOD	0.69	0		0.69	< 0.05	< 0.05	< 0.05	< 0.05	0.10	0.35	0.14	0.16
Benzo(k)fluoranthene	93	20	< LOD	0.41	0		0.41	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.16	0.05	0.06
Benzo(a)pyrene	2.7	20	< LOD	0.69	0		0.69	< 0.05	< 0.05	< 0.05	< 0.05	0.09	0.37	< 0.05	0.11
Indeno(1,2,3-cd)pyrene	36	20	< LOD	0.34	0		0.34	< 0.05	< 0.05	< 0.05	< 0.05	0.05	0.18	0.07	0.08
Dibenz(a,h)anthracene	0.28	20	< LOD	0.09	0		0.09	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	340	20	< LOD	0.39	0		0.39	< 0.05	< 0.05	< 0.05	< 0.05	0.06	0.23	0.08	0.09
Asbestos Detected (Detected or Not-Detected)	Y	20	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Mean Average SOM	**2.6**														
Mean Average pH	**7.0**														
	Residential with Homegrown Produce 2.5% SOM					**Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not m**									
Job Number:	**C5394**														
Client:	**Morgan Sindall**														
Site:	**Star Academy, Radcliffe**														
Soil Group Type	**Topsoil**														

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil	Topsoil
						Location:	TS510	TS601	TS602	TS603	TS604	TS605	TS606	TS607	TS608
						Depth:									
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**										
Moisture Content	-	20	1.70	18.00	-		8	14	7	18	13	18	9	11	10
Soil Organic Matter	-	20	2.00	3.80	-		2.7	3.4	2.9	3.8	2.8	3.1	2.6	2.5	2.8
pH	-	20	6.20	8.00	-		6.8	7.3	6.2	7.6	7.5	8.0	7.6	6.7	7.2
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	20	7.69	50.30	-		7.9	14.6	12.1	16.7	16.9	24.4	16.3	18.6	21.2
Arsenic	37	20	9.80	13.00	0		11.0	12.0	10.0	9.8	11.0	11.0	13.0	12.0	11.0
Cadmium	11	20	0.30	0.50	0		0.3	0.5	0.3	0.3	0.4	0.4	0.4	0.3	0.4
Chromium (III)	910	20	22.00	27.00	0		24.0	27.0	24.0	22.0	25.0	24.0	27.0	25.0	24.0
Hexavalent Chromium (VI)	6	20	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	20	40.00	51.00	0		41.0	48.0	41.0	42.0	40.0	44.0	51.0	43.0	41.0
Lead	200	20	47.00	63.00	0		52.0	59.0	47.0	49.0	48.0	52.0	57.0	54.0	50.0
Mercury	1.2	20	< LOD	0.50	0		< 0.3	0.3	< 0.3	0.3	0.4	0.4	0.4	0.3	0.4
Nickel	130	20	17.00	21.00	0		18.0	21.0	18.0	17.0	18.0	19.0	21.0	19.0	19.0
Selenium	250	20	< LOD	1.40	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	1.1	< 1.0	1.1
Zinc	3700	20	78.00	97.00	0		82.0	95.0	81.0	78.0	80.0	88.0	97.0	85.0	85.0
Naphthalene	5.6	20	< LOD	0.10	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	420	20	< LOD	<LOD	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	510	20	< LOD	0.28	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.28
Fluorene	400	20	< LOD	0.18	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.17
Phenanthrene	220	20	0.05	1.90	0		0.10	0.08	0.10	0.12	0.21	0.19	0.12	0.09	1.30
Anthracene	5400	20	< LOD	0.42	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.18
Fluoranthene	560	20	0.11	2.00	0		0.19	0.16	0.18	0.22	0.33	0.34	0.21	0.17	0.92
Pyrene	1200	20	0.11	1.80	0		0.19	0.16	0.18	0.21	0.30	0.36	0.19	0.18	0.96
Benzo(a)anthracene	11	20	0.05	0.80	0		0.09	0.08	0.08	0.10	0.13	0.18	0.11	0.08	0.41
Chrysene	22	20	0.07	0.86	0		0.08	0.09	0.11	0.12	0.16	0.20	0.12	0.11	0.52
Benzo(b)fluoranthene	3.3	20	< LOD	0.69	0		0.14	0.14	0.12	0.17	0.18	0.23	0.14	0.15	0.46
Benzo(k)fluoranthene	93	20	< LOD	0.41	0		< 0.05	< 0.05	0.08	0.06	0.09	0.11	0.07	< 0.05	0.21
Benzo(a)pyrene	2.7	20	< LOD	0.69	0		< 0.05	< 0.05	< 0.05	0.13	0.15	0.21	< 0.05	0.10	0.40
Indeno(1,2,3-cd)pyrene	36	20	< LOD	0.34	0		0.08	< 0.05	0.08	0.08	0.10	0.12	0.08	0.06	0.20
Dibenz(a,h)anthracene	0.28	20	< LOD	0.09	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	340	20	< LOD	0.39	0		< 0.05	0.09	< 0.05	0.10	0.11	0.15	0.11	< 0.05	0.27
Asbestos Detected (Detected or Not-Detected)	Y	20	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Mean Average SOM	**2.6**														
Mean Average pH	**7.0**														
	Residential with Homegrown Produce 2.5% SOM						**hean a risk is posed.**								
Job Number:	**C5394**														
Client:	**Morgan Sindall**														
Site:	**Star Academy, Radcliffe**														
Soil Group Type	**Topsoil**														

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Topsoil	Topsoil
						Location:	TS609	TS610
						Depth:		
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC			
Moisture Content	-	20	1.70	18.00	-		3	2
Soil Organic Matter	-	20	2.00	3.80	-		2.0	2.4
pH	-	20	6.20	8.00	-		7.7	7.6
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	20	7.69	50.30	-		50.3	15.0
Arsenic	37	20	9.80	13.00	0		12.0	12.0
Cadmium	11	20	0.30	0.50	0		0.3	0.3
Chromium (III)	910	20	22.00	27.00	0		26.0	25.0
Hexavalent Chromium (VI)	6	20	< LOD	<LOD	0		< 1.8	< 1.8
Copper	2400	20	40.00	51.00	0		41.0	45.0
Lead	200	20	47.00	63.00	0		50.0	50.0
Mercury	1.2	20	< LOD	0.50	0		< 0.3	0.4
Nickel	130	20	17.00	21.00	0		20.0	20.0
Selenium	250	20	< LOD	1.40	0		< 1.0	< 1.0
Zinc	3700	20	78.00	97.00	0		84.0	82.0
Naphthalene	5.6	20	< LOD	0.10	0		< 0.05	< 0.05
Acenaphthylene	420	20	< LOD	<LOD	0		< 0.05	< 0.05
Acenaphthene	510	20	< LOD	0.28	0		< 0.05	0.07
Fluorene	400	20	< LOD	0.18	0		< 0.05	< 0.05
Phenanthrene	220	20	0.05	1.90	0		0.10	0.25
Anthracene	5400	20	< LOD	0.42	0		< 0.05	< 0.05
Fluoranthene	560	20	0.11	2.00	0		0.19	0.31
Pyrene	1200	20	0.11	1.80	0		0.18	0.30
Benzo(a)anthracene	11	20	0.05	0.80	0		0.09	0.14
Chrysene	22	20	0.07	0.86	0		0.12	0.17
Benzo(b)fluoranthene	3.3	20	< LOD	0.69	0		0.17	0.20
Benzo(k)fluoranthene	93	20	< LOD	0.41	0		< 0.05	0.06
Benzo(a)pyrene	2.7	20	< LOD	0.69	0		< 0.05	0.15
Indeno(1,2,3-cd)pyrene	36	20	< LOD	0.34	0		0.06	0.09
Dibenz(a,h)anthracene	0.28	20	< LOD	0.09	0		< 0.05	< 0.05
Benzo(ghi)perylene	340	20	< LOD	0.39	0		0.09	0.11
Asbestos Detected (Detected or Not-Detected)	Y	20	0.00	0.00	0		Not-detected	Not-detected
Mean Average SOM	**2.6**							
Mean Average pH	**7.0**							
	Residential with Homegrown Produce 2.5% SOM							
Job Number:	**C5394**							
Client:	**Morgan Sindall**							
Site:	**Star Academy, Radcliffe**							
Soil Group Type	**Topsoil**							

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 25-035403

Project / Site name:	Mount Road, Gorton	**Samples received on:**	03/07/2025
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	03/07/2025
Your order number:	C5150 6601 PH	**Analysis completed by:**	11/07/2025
Report Issue Number:	1	**Report issued on:**	11/07/2025
Samples Analysed:	20 soil samples		

Signed: [redacted]

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: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603738	603739	603740	603741	603742
Sample Reference				TS501	TS502	TS503	TS504	TS505
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	4.1	5.8	7	3.4	4.9
Total mass of sample received	kg	0.1	NONE	1.2	1.2	1.2	1.2	1.2
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	JSW	JSW	JSW	JSW	JSW
Analysis completed	N/A	N/A	N/A	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	6.9	7.3	6.4	6.9	6.8
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	37	29	20	16	21
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	18.7	14.6	10.2	7.8	10.7
Organic Matter (automated)	%	0.1	MCERTS	2.1	2.5	2.2	2.2	2.3
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.1	< 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	0.19	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.18	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.9	0.05	0.08	0.06	0.08
Anthracene	mg/kg	0.05	MCERTS	0.42	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	2	0.11	0.15	0.12	0.14
Pyrene	mg/kg	0.05	MCERTS	1.8	0.11	0.14	0.12	0.14
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.8	0.05	0.07	0.06	0.06
Chrysene	mg/kg	0.05	MCERTS	0.86	0.07	0.09	0.08	0.09
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.69	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.41	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.69	< 0.05	< 0.05	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.34	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.09	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.39	< 0.05	< 0.05	< 0.05	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	10.9	< 0.80	< 0.80	< 0.80	< 0.80

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603738	603739	603740	603741	603742
Sample Reference				TS501	TS502	TS503	TS504	TS505
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	11	12	12	11	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.3	0.3	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	24	27	26	24	23
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	24	27	26	24	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	41	44	45	41	41
Lead (aqua regia extractable)	mg/kg	1	MCERTS	53	58	56	53	55
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.5	0.4	0.4	0.4	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	18	20	19	18	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	1.1	< 1.0	< 1.0	1.4
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	82	90	88	81	83

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603743	603744	603745	603746	603747
Sample Reference				TS506	TS507	TS508	TS509	TS510
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	5.6	5.4	5	4.9	7.6
Total mass of sample received	kg	0.1	NONE	1.2	1.2	1.2	1.2	1.2
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	JSW	JSW	JSW	JSW	JSW
Analysis completed	N/A	N/A	N/A	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	6.5	6.3	6.3	6.6	6.8
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	22	20	15	22	16
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	11.2	9.88	7.69	10.8	7.93
Organic Matter (automated)	%	0.1	MCERTS	2.2	2.2	2.3	2.3	2.7
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.09	< 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	0.12	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.11	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.07	1.2	0.09	0.11	0.1
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.23	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.15	1.2	0.17	0.19	0.19
Pyrene	mg/kg	0.05	MCERTS	0.14	1	0.15	0.18	0.19
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.07	0.41	0.08	0.1	0.09
Chrysene	mg/kg	0.05	MCERTS	0.09	0.46	0.11	0.12	0.08
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.1	0.35	0.14	0.16	0.14
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.16	0.05	0.06	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.09	0.37	< 0.05	0.11	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.05	0.18	0.07	0.08	0.08
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	0.06	0.23	0.08	0.09	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	0.84	6.1	0.93	1.21	0.88

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603743	603744	603745	603746	603747
Sample Reference				TS506	TS507	TS508	TS509	TS510
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	12	11	11	13	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3	0.3	0.3	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	26	24	24	27	24
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	26	24	24	27	24
Copper (aqua regia extractable)	mg/kg	1	MCERTS	46	44	41	50	41
Lead (aqua regia extractable)	mg/kg	1	MCERTS	60	53	51	63	52
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	19	18	17	21	18
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.3	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	92	83	79	92	82

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603748	603749	603750	603751	603752
Sample Reference				TS601	TS602	TS603	TS604	TS605
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	14	6.5	18	13	18
Total mass of sample received	kg	0.1	NONE	1.2	1.2	1.2	1.2	1.2
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	MJN	MJN	MJN	MJN	MJN
Analysis completed	N/A	N/A	N/A	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.3	6.2	7.6	7.5	8
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	29	24	33	34	49
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	14.6	12.1	16.7	16.9	24.4
Organic Matter (automated)	%	0.1	MCERTS	3.4	2.9	3.8	2.8	3.1
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	0.08	0.1	0.12	0.21	0.19
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.16	0.18	0.22	0.33	0.34
Pyrene	mg/kg	0.05	MCERTS	0.16	0.18	0.21	0.3	0.36
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.08	0.08	0.1	0.13	0.18
Chrysene	mg/kg	0.05	MCERTS	0.09	0.11	0.12	0.16	0.2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.14	0.12	0.17	0.18	0.23
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	0.08	0.06	0.09	0.11
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.13	0.15	0.21
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.08	0.08	0.1	0.12
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	0.09	< 0.05	0.1	0.11	0.15
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	0.93	1.3	1.77	2.08

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603748	603749	603750	603751	603752
Sample Reference				TS601	TS602	TS603	TS604	TS605
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	12	10	9.8	11	11
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.5	0.3	0.3	0.4	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	27	24	22	25	24
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	27	24	22	25	24
Copper (aqua regia extractable)	mg/kg	1	MCERTS	48	41	42	40	44
Lead (aqua regia extractable)	mg/kg	1	MCERTS	59	47	49	48	52
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.3	< 0.3	0.3	0.4	0.4
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	21	18	17	18	19
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	95	81	78	80	88

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603753	603754	603755	603756	603757
Sample Reference				TS606	TS607	TS608	TS609	TS610
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	9.1	11	10	3.1	1.7
Total mass of sample received	kg	0.1	NONE	1.2	1.2	1.2	1.2	1.2
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	PDO	PDO	PDO	PDO	PDO
Analysis completed	N/A	N/A	N/A	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.6	6.7	7.2	7.7	7.6
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	33	37	42	100	30
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	16.3	18.6	21.2	50.3	15
Organic Matter (automated)	%	0.1	MCERTS	2.6	2.5	2.8	2	2.4
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	0.28	< 0.05	0.07
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.17	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.12	0.09	1.3	0.1	0.25
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.18	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.21	0.17	0.92	0.19	0.31
Pyrene	mg/kg	0.05	MCERTS	0.19	0.18	0.96	0.18	0.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.11	0.08	0.41	0.09	0.14
Chrysene	mg/kg	0.05	MCERTS	0.12	0.11	0.52	0.12	0.17
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.14	0.15	0.46	0.17	0.2
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.07	< 0.05	0.21	< 0.05	0.06
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	0.1	0.4	< 0.05	0.15
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.08	0.06	0.2	0.06	0.09
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	< 0.05	0.27	0.09	0.11
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	1.14	0.94	6.24	1	1.84

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-035403
Project / Site name: Mount Road, Gorton
Your Order No: C5150 6601 PH

Lab Sample Number				603753	603754	603755	603756	603757
Sample Reference				TS606	TS607	TS608	TS609	TS610
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				01/07/2025	01/07/2025	01/07/2025	01/07/2025	01/07/2025
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	13	12	11	12	12
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3	0.4	0.3	0.3
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	27	25	24	26	25
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	27	25	24	26	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	51	43	41	41	45
Lead (aqua regia extractable)	mg/kg	1	MCERTS	57	54	50	50	50
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	0.4	0.3	0.4	< 0.3	0.4
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	21	19	19	20	20
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.1	< 1.0	1.1	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	97	85	85	84	82

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-035403
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 *
603738	TS501	None Supplied	None Supplied	Brown loam with gravel and vegetation
603739	TS502	None Supplied	None Supplied	Brown loam with gravel and vegetation
603740	TS503	None Supplied	None Supplied	Brown loam with gravel and vegetation
603741	TS504	None Supplied	None Supplied	Brown loam with gravel and vegetation
603742	TS505	None Supplied	None Supplied	Brown loam with gravel and vegetation
603743	TS506	None Supplied	None Supplied	Brown loam with gravel and vegetation
603744	TS507	None Supplied	None Supplied	Brown loam with gravel and vegetation
603745	TS508	None Supplied	None Supplied	Brown loam with gravel and vegetation
603746	TS509	None Supplied	None Supplied	Brown loam with gravel and vegetation
603747	TS510	None Supplied	None Supplied	Brown loam with gravel and vegetation
603748	TS601	None Supplied	None Supplied	Brown loam with gravel and vegetation
603749	TS602	None Supplied	None Supplied	Brown loam with gravel and vegetation
603750	TS603	None Supplied	None Supplied	Brown loam with gravel and vegetation
603751	TS604	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603752	TS605	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603753	TS606	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603754	TS607	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603755	TS608	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603756	TS609	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
603757	TS610	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-035403
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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
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
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

Analytical Report Number : 25-035403
Project / Site name: Mount Road, Gorton

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/Insufficient material provided c - Holding time d - Headspace e - Temperature

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TS501	N/A	S	603738	b	Asbestos identification in Soil	A001B	b
TS502	N/A	S	603739	b	Asbestos identification in Soil	A001B	b
TS503	N/A	S	603740	b	Asbestos identification in Soil	A001B	b
TS504	N/A	S	603741	b	Asbestos identification in Soil	A001B	b
TS505	N/A	S	603742	b	Asbestos identification in Soil	A001B	b
TS506	N/A	S	603743	b	Asbestos identification in Soil	A001B	b
TS507	N/A	S	603744	b	Asbestos identification in Soil	A001B	b
TS508	N/A	S	603745	b	Asbestos identification in Soil	A001B	b
TS509	N/A	S	603746	b	Asbestos identification in Soil	A001B	b
TS510	N/A	S	603747	b	Asbestos identification in Soil	A001B	b
TS601	N/A	S	603748	b	Asbestos identification in Soil	A001B	b
TS602	N/A	S	603749	b	Asbestos identification in Soil	A001B	b
TS603	N/A	S	603750	b	Asbestos identification in Soil	A001B	b
TS604	N/A	S	603751	b	Asbestos identification in Soil	A001B	b
TS605	N/A	S	603752	b	Asbestos identification in Soil	A001B	b
TS606	N/A	S	603753	b	Asbestos identification in Soil	A001B	b
TS607	N/A	S	603754	b	Asbestos identification in Soil	A001B	b
TS608	N/A	S	603755	b	Asbestos identification in Soil	A001B	b
TS609	N/A	S	603756	b	Asbestos identification in Soil	A001B	b
TS610	N/A	S	603757	b	Asbestos identification in Soil	A001B	b

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil
						Location:	CS01	CS02	CS03	CS04	CS05	CS06	CS07	CS08	CS09	CS2501	CS2502	CS2503
						Stockpile Ref.	1	1	1	25	25	25	25	25	25	25	25	25
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**													
Moisture Content	-	42	8.30	21.00	-		16.0	15.0	14.0	14.0	13.0	11.0	8.3	17.0	13.0	19.0	19.0	20
Soil Organic Matter	-	42	1.00	8.30	-		8.1	7.9	8.3	7.9	8.1	8.0	7.5	6.8	7.4	1.8	1.6	1.5
pH	-	42	1.00	8.60	-		1.6	1.3	1.4	1.3	1.1	1.2	1.0	1.6	1.3	8.1	8.3	7.8
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	42	25.90	519.00	-		119.0	200.0	142.0	197.0	108.0	266.0	519.0	274.0	165.0	92.2	28.5	36.9
Arsenic	37	42	6.10	15.00	0		12.0	8.7	7.2	9.6	7.9	8.2	7.0	10.0	7.9	14.0	9.6	13.0
Cadmium	11	42	< LOD	0.50	0		0.30	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (III)	910	42	21.00	34.00	0		29.00	29.00	28.00	29.00	26.00	23.00	24.00	25.00	22.00	31.0	31.0	33.0
Hexavalent Chromium (VI)	6	42	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	42	15.00	150.00	0		25.00	23.00	22.00	22.00	21.00	21.00	19.00	26.00	15.00	65.0	28.0	71.0
Lead	200	42	11.00	81.00	0		24.00	14.00	11.00	14.00	13.00	14.00	12.00	38.00	20.00	81.0	21.0	39.0
Mercury	1.2	42	< LOD	<LOD	0		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel	130	42	17.00	45.00	0		32.00	35.00	32.00	36.00	30.00	28.00	29.00	23.00	17.00	35.0	39.0	24.0
Selenium	250	42	< LOD	1.80	0		1.80	1.40	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	1.2	< 1.0
Zinc	3700	42	40.00	110.00	0		63.00	53.00	61.00	57.00	50.00	54.00	54.00	64.00	43.00	110.0	69.0	73.0
Naphthalene	5.6	42	< LOD	1.40	0		0.07	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.07	< 0.05	0.19	< 0.05	0.07
Acenaphthylene	420	42	< LOD	0.32	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	510	42	< LOD	0.94	0		0.17	< 0.05	< 0.05	< 0.05	< 0.05	0.07	< 0.05	0.45	0.06	0.94	0.08	0.60
Fluorene	400	42	< LOD	0.61	0		0.10	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.31	< 0.05	0.55	< 0.05	0.30
Phenanthrene	220	42	< LOD	5.40	0		1.40	0.19	0.23	< 0.05	0.16	0.38	0.20	3.30	0.37	5.40	0.47	3.60
Anthracene	5400	42	< LOD	1.30	0		0.28	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.77	0.08	1.30	0.10	0.89
Fluoranthene	560	42	< LOD	6.80	0		2.20	0.33	0.24	< 0.05	0.15	0.41	0.24	4.90	0.75	6.80	0.85	6.40
Pyrene	1200	42	< LOD	6.00	0		2.00	0.33	0.23	< 0.05	0.12	0.37	0.23	4.40	0.70	6.00	0.76	5.80
Benzo(a)anthracene	11	42	< LOD	2.80	0		0.80	0.15	0.10	< 0.05	0.06	0.18	0.09	1.90	0.34	2.80	0.39	2.40
Chrysene	22	42	< LOD	3.00	0		0.98	0.12	0.12	< 0.05	0.05	0.17	0.12	2.00	0.34	3.00	0.42	2.80
Benzo(b)fluoranthene	3.3	42	< LOD	3.20	0		1.00	0.15	0.11	< 0.05	< 0.05	0.15	< 0.05	2.20	0.34	3.20	0.53	3.10
Benzo(k)fluoranthene	93	42	< LOD	1.20	0		0.39	< 0.05	0.05	< 0.05	< 0.05	0.08	< 0.05	0.77	0.15	1.20	0.16	1.10
Benzo(a)pyrene	3.0	42	< LOD	2.80	0		0.91	< 0.05	0.10	< 0.05	< 0.05	0.16	0.09	2.00	0.33	2.80	0.39	2.60
Indeno(1,2,3-cd)pyrene	36	42	< LOD	1.30	0		0.47	< 0.05	< 0.05	< 0.05	< 0.05	0.11	< 0.05	1.10	0.17	1.30	0.20	1.10
Dibenz(a,h)anthracene	0.28	42	< LOD	0.22	0		0.07	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.20	< 0.05	0.22
Benzo(ghi)perylene	340	42	< LOD	1.30	0		0.48	< 0.05	< 0.05	< 0.05	< 0.05	0.13	< 0.05	1.10	0.19	1.30	0.22	1.30
Asbestos Detected (Detected or Not-Detected)	Y	42	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	42	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC5-EC7	140	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	290	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	83	42	< LOD	<LOD	0		< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
Petroleum Hydrocarbons Aromatic >EC10-EC12	180	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aromatic >EC12-EC16	330	42	< LOD	4.40	0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	3	< 2.0	2.5	< 2.0	< 2.0
Petroleum Hydrocarbons Aromatic >EC16-EC21	540	42	< LOD	13.00	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	11.0	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC21-EC35	1500	42	< LOD	23.00	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	18.0	< 10	11.0
Petroleum Hydrocarbons Aromatic >EC35-EC40	1500	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	0.17	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	290	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethyl benzene	110	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
o-Xylene	140	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
m- & p-Xylene	270	42	< LOD	<LOD	0		< 0.008	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008	< 0.005	< 0.005	< 0.005
MTBE	84	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Mean Average SOM	**2.9**																	
Mean Average pH	**6.6**																	

Residential with Homegrown Produce 2.5% SOM

Job Number: C5150
Client: KELLEN HOMES
Site: MOUNT ROAD, GORTON
Soil Group Type NATURAL

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

Human Health Assessment Summary - Soils Test Data						Soil Type:	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil
						Location:	CS2504	CS2505	CS2506	CS2507	CS2508	CS2509	CS2510	CS2511	CS2512	CS2513
						Stockpile Ref.	25	25	25	25	25	25	25	25	25	25
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**											
Moisture Content	-	42	8.30	21.00	-		21	14	13	15	15	14	17	16	16	18
Soil Organic Matter	-	42	1.00	8.30	-		1.3	1.6	1.6	1.6	2.1	1.6	1.5	1.5	1.5	1.5
pH	-	42	1.00	8.60	-		7.6	8.5	7.9	7.9	6.9	8.2	8.2	8.2	8.5	8.1
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	42	25.90	519.00	-		34.9	118.0	114.0	125.0	120.0	102.0	26.9	99.0	83.8	110.0
Arsenic	37	42	6.10	15.00	0		9.7	10.0	9.6	9.4	12.0	7.8	10.0	8.0	7.5	9.4
Cadmium	11	42	< LOD	0.50	0		< 0.2	0.2	< 0.2	< 0.2	0.3	0.5	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (III)	910	42	21.00	34.00	0		32.0	27.0	23.0	26.0	26.0	24.0	29.0	23.0	26.0	32.0
Hexavalent Chromium (VI)	6	42	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	42	15.00	150.00	0		55.0	33.0	29.0	29.0	40.0	25.0	34.0	23.0	26.0	30.0
Lead	200	42	11.00	81.00	0		35.0	24.0	34.0	24.0	36.0	19.0	23.0	20.0	54.0	24.0
Mercury	1.2	42	< LOD	<LOD	0		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel	130	42	17.00	45.00	0		31.0	29.0	26.0	28.0	31.0	27.0	34.0	26.0	27.0	33.0
Selenium	250	42	< LOD	1.80	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc	3700	42	40.00	110.00	0		67.0	73.0	62.0	61.0	72.0	63.0	68.0	53.0	63.0	63.0
Naphthalene	5.6	42	< LOD	1.40	0		0.08	< 0.05	1.40	< 0.05	0.05	< 0.05	0.05	0.05	< 0.05	< 0.05
Acenaphthylene	420	42	< LOD	0.32	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	510	42	< LOD	0.94	0		0.52	0.26	0.88	0.20	0.37	< 0.05	0.25	0.26	< 0.05	0.08
Fluorene	400	42	< LOD	0.61	0		0.29	0.17	0.61	0.11	0.23	< 0.05	0.13	0.15	< 0.05	< 0.05
Phenanthrene	220	42	< LOD	5.40	0		3.40	1.70	4.70	1.30	2.80	0.31	1.30	1.40	0.28	0.59
Anthracene	5400	42	< LOD	1.30	0		0.79	0.38	1.10	0.27	0.66	0.05	0.24	0.30	0.06	0.12
Fluoranthene	560	42	< LOD	6.80	0		5.30	2.20	4.80	1.90	4.00	0.49	1.50	1.80	0.45	0.93
Pyrene	1200	42	< LOD	6.00	0		4.70	2.10	4.40	1.70	3.60	0.46	1.30	1.70	0.41	0.86
Benzo(a)anthracene	11	42	< LOD	2.80	0		2.20	0.96	1.90	0.77	1.50	0.23	0.60	0.70	0.20	0.44
Chrysene	22	42	< LOD	3.00	0		2.30	0.99	2.10	0.87	1.60	0.25	0.66	0.91	0.24	0.42
Benzo(b)fluoranthene	3.3	42	< LOD	3.20	0		2.30	1.10	2.20	0.78	1.80	0.27	0.61	0.87	0.23	0.46
Benzo(k)fluoranthene	93	42	< LOD	1.20	0		1.10	0.36	0.74	0.45	0.55	0.13	0.29	0.36	0.10	0.17
Benzo(a)pyrene	3.0	42	< LOD	2.80	0		2.10	0.92	2.00	0.74	1.40	0.22	0.55	0.78	0.20	0.37
Indeno(1,2,3-cd)pyrene	36	42	< LOD	1.30	0		0.93	0.44	0.87	0.40	0.68	0.12	0.27	0.38	0.09	0.16
Dibenz(a,h)anthracene	0.28	42	< LOD	0.22	0		0.17	0.07	0.14	0.07	0.15	< 0.05	< 0.05	0.06	< 0.05	< 0.05
Benzo(ghi)perylene	340	42	< LOD	1.30	0		1.00	0.48	0.94	0.41	0.77	0.11	0.25	0.37	0.11	0.19
Asbestos Detected (Detected or Not-Detected)	Y	42	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	42	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC5-EC7	140	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	290	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	83	42	< LOD	<LOD	0		< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
Petroleum Hydrocarbons Aromatic >EC10-EC12	180	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aromatic >EC12-EC16	330	42	< LOD	4.40	0		< 2.0	< 2.0	2.0	< 2.0	3.0	< 2.0	< 2.0	< 2.0	< 2.0	2.4
Petroleum Hydrocarbons Aromatic >EC16-EC21	540	42	< LOD	13.00	0		13.0	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC21-EC35	1500	42	< LOD	23.00	0		23.0	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC35-EC40	1500	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	0.17	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	290	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethyl benzene	110	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
o-Xylene	140	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
m- & p-Xylene	270	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
MTBE	84	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Mean Average SOM	**2.9**															
Mean Average pH	**6.6**															

Residential with Homegrown Produce 2.5% SOM

Job Number: C5150
Client: KELLEN HOMES
Site: MOUNT ROAD, GORTON
Soil Group Type NATURAL

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Soil Type:	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil
						Location:	CS2514	CS2515	CS2516	CS2517	CS2518	CS2519	CS2520	SP25 3.1	SP25 3.2	SP25 3.3	SP25 3.4	SP25 3.5
						Stockpile Ref.	25	25	25	25	25	25	25	25	25	25	25	25
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**													
Moisture Content	-	42	8.30	21.00	-		14	17	14	14	14	21	15	13	13	11	15	12
Soil Organic Matter	-	42	1.00	8.30	-		1.5	1.4	1.7	1.6	1.5	1.0	1.2	1.7	1.3	1.6	1.6	1.7
pH	-	42	1.00	8.60	-		8.6	8.3	8.3	8.2	8.2	6.9	7.4	7.8	8.0	8.2	8.4	7.5
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	42	25.90	519.00	-		141.0	138.0	116.0	143.0	129.0	25.9	48.7	46.2	39.0	38.8	33.3	33.6
Arsenic	37	42	6.10	15.00	0		9.2	10.0	12.0	11.0	7.7	8.3	8.6	9.8	6.1	6.5	7.4	11.0
Cadmium	11	42	< LOD	0.50	0		< 0.2	< 0.2	< 0.2	0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (III)	910	42	21.00	34.00	0		28.0	32.0	29.0	29.0	30.0	34.0	32.0	25.0	23.0	25.0	23.0	27.0
Hexavalent Chromium (VI)	6	42	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	42	15.00	150.00	0		28.0	28.0	150.0	33.0	27.0	21.0	26.0	42.0	16.0	23.0	26.0	65.0
Lead	200	42	11.00	81.00	0		26.0	23.0	54.0	28.0	18.0	16.0	15.0	27.0	13.0	14.0	19.0	32.0
Mercury	1.2	42	< LOD	<LOD	0		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel	130	42	17.00	45.00	0		32.0	33.0	31.0	32.0	33.0	27.0	45.0	28.0	21.0	27.0	26.0	29.0
Selenium	250	42	< LOD	1.80	0		< 1.0	< 1.0	< 1.0	1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc	3700	42	40.00	110.00	0		65.0	62.0	76.0	64.0	62.0	47.0	54.0	59.0	40.0	53.0	51.0	68.0
Naphthalene	5.6	42	< LOD	1.40	0		< 0.05	0.07	< 0.05	0.06	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	420	42	< LOD	0.32	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	510	42	< LOD	0.94	0		0.08	0.63	0.36	0.49	< 0.05	< 0.05	< 0.05	0.25	0.07	< 0.05	0.30	0.23
Fluorene	400	42	< LOD	0.61	0		< 0.05	0.39	0.19	0.28	< 0.05	< 0.05	< 0.05	0.11	< 0.05	< 0.05	0.15	< 0.05
Phenanthrene	220	42	< LOD	5.40	0		0.54	3.80	2.30	3.40	0.35	< 0.05	0.14	1.50	0.38	0.17	1.80	1.40
Anthracene	5400	42	< LOD	1.30	0		0.12	0.89	0.52	0.76	0.08	< 0.05	< 0.05	0.35	< 0.05	< 0.05	0.49	0.29
Fluoranthene	560	42	< LOD	6.80	0		0.92	4.00	3.20	4.10	0.71	< 0.05	0.21	2.40	0.49	0.19	2.70	1.90
Pyrene	1200	42	< LOD	6.00	0		0.87	3.60	2.90	3.70	0.64	< 0.05	0.20	2.10	0.46	< 0.05	2.50	1.70
Benzo(a)anthracene	11	42	< LOD	2.80	0		0.43	1.50	1.30	1.50	0.34	< 0.05	0.10	0.95	0.22	0.09	1.20	0.78
Chrysene	22	42	< LOD	3.00	0		0.43	1.50	1.40	1.60	0.35	< 0.05	0.12	1.10	0.27	0.14	1.20	0.81
Benzo(b)fluoranthene	3.3	42	< LOD	3.20	0		0.48	1.40	1.40	1.50	0.43	< 0.05	0.13	1.10	0.22	0.09	1.30	0.72
Benzo(k)fluoranthene	93	42	< LOD	1.20	0		0.16	0.55	0.71	0.61	0.12	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.57	0.41
Benzo(a)pyrene	3.0	42	< LOD	2.80	0		0.42	1.30	1.40	1.40	0.32	< 0.05	0.10	1.00	0.21	0.09	1.20	0.78
Indeno(1,2,3-cd)pyrene	36	42	< LOD	1.30	0		0.19	0.53	0.59	0.58	0.15	< 0.05	< 0.05	0.45	< 0.05	< 0.05	0.55	0.33
Dibenz(a,h)anthracene	0.28	42	< LOD	0.22	0		< 0.05	0.12	0.14	0.11	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	340	42	< LOD	1.30	0		0.22	0.57	0.69	0.63	0.17	< 0.05	< 0.05	0.58	< 0.05	< 0.05	0.69	0.43
Asbestos Detected (Detected or Not-Detected)	Y	42	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	42	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC5-EC7	140	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	290	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	83	42	< LOD	<LOD	0		< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
Petroleum Hydrocarbons Aromatic >EC10-EC12	180	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aromatic >EC12-EC16	330	42	< LOD	4.40	0		< 2.0	< 2.0	2.8	< 2.0	< 2.0	< 2.0	< 2.0	< 3.0	< 3.0	< 3.0	< 3.0	3.3
Petroleum Hydrocarbons Aromatic >EC16-EC21	540	42	< LOD	13.00	0		< 10	< 10	11.0	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC21-EC35	1500	42	< LOD	23.00	0		< 10	< 10	10.0	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC35-EC40	1500	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	0.17	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	290	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethyl benzene	110	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
o-Xylene	140	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
m- & p-Xylene	270	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
MTBE	84	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Mean Average SOM	**2.9**																	
Mean Average pH	**6.6**																	

Residential with Homegrown Produce 2.5% SOM

Job Number: C5150
Client: KELLEN HOMES
Site: MOUNT ROAD, GORTON
Soil Group Type NATURAL

Human Health Assessment Summary - Soils Test Data						Soil Type:	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil	Subsoil
						Location:	SP25 3.6	SP03 1.1	SP03 1.2	SP03 1.3	SP03 1.4	SP04 1.1	SP04 1.2	SP04 1.3
						Stockpile Ref.	25	3	3	3	3	4	4	4
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**									
Moisture Content	-	42	8.30	21.00	-		17	15	17	12	17	19	15	14
Soil Organic Matter	-	42	1.00	8.30	-		1.6	2.0	1.7	1.6	1.6	1.0	1.6	1.4
pH	-	42	1.00	8.60	-		8.3	8.2	7.8	8.1	8.2	8.0	7.8	8.1
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	42	25.90	519.00	-		30.1	161.0	152.0	130.0	121.0	108.0	101.0	73.6
Arsenic	37	42	6.10	15.00	0		8.9	15.0	13.0	13.0	9.7	9.4	9.9	8.7
Cadmium	11	42	< LOD	0.50	0		< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (III)	910	42	21.00	34.00	0		27.0	24.0	24.0	23.0	26.0	30.0	24.0	21.0
Hexavalent Chromium (VI)	6	42	< LOD	<LOD	0		< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Copper	2400	42	15.00	150.00	0		28.0	42.0	44.0	37.0	33.0	42.0	28.0	27.0
Lead	200	42	11.00	81.00	0		24.0	53.0	71.0	43.0	24.0	18.0	49.0	28.0
Mercury	1.2	42	< LOD	<LOD	0		< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel	130	42	17.00	45.00	0		29.0	29.0	28.0	28.0	31.0	25.0	29.0	24.0
Selenium	250	42	< LOD	1.80	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc	3700	42	40.00	110.00	0		71.0	83.0	90.0	88.0	84.0	50.0	62.0	54.0
Naphthalene	5.6	42	< LOD	1.40	0		< 0.05	0.13	< 0.05	0.14	< 0.05	< 0.05	0.12	0.20
Acenaphthylene	420	42	< LOD	0.32	0		< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.32
Acenaphthene	510	42	< LOD	0.94	0		0.09	0.35	0.43	0.28	0.08	0.15	0.40	0.11
Fluorene	400	42	< LOD	0.61	0		< 0.05	0.19	0.23	0.17	< 0.05	0.08	0.24	0.17
Phenanthrene	220	42	< LOD	5.40	0		0.62	2.30	3.00	1.70	0.55	0.97	2.80	0.87
Anthracene	5400	42	< LOD	1.30	0		< 0.05	0.51	0.71	0.37	< 0.05	0.20	0.68	0.32
Fluoranthene	560	42	< LOD	6.80	0		0.94	3.40	4.30	2.60	0.77	1.40	3.60	1.40
Pyrene	1200	42	< LOD	6.00	0		0.86	3.10	3.90	2.30	0.69	1.30	3.30	1.30
Benzo(a)anthracene	11	42	< LOD	2.80	0		0.37	1.30	1.70	1.10	0.30	0.52	1.40	0.76
Chrysene	22	42	< LOD	3.00	0		0.47	1.60	1.80	1.20	0.38	0.68	1.80	0.70
Benzo(b)fluoranthene	3.3	42	< LOD	3.20	0		0.44	1.60	1.90	1.30	0.36	0.59	1.50	1.10
Benzo(k)fluoranthene	93	42	< LOD	1.20	0		0.21	0.60	0.72	0.46	0.15	0.21	0.81	0.52
Benzo(a)pyrene	3.0	42	< LOD	2.80	0		0.41	1.50	1.80	1.10	0.31	0.50	1.40	1.10
Indeno(1,2,3-cd)pyrene	36	42	< LOD	1.30	0		0.22	0.67	0.78	0.57	0.14	0.23	0.61	0.61
Dibenz(a,h)anthracene	0.28	42	< LOD	0.22	0		< 0.05	0.21	0.20	0.16	< 0.05	< 0.05	0.12	0.13
Benzo(ghi)perylene	340	42	< LOD	1.30	0		0.26	0.81	0.96	0.68	< 0.05	0.26	0.70	0.71
Asbestos Detected (Detected or Not-Detected)	Y	42	0.00	0.00	0		Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	42	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC5-EC7	140	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	290	42	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	83	42	< LOD	<LOD	0		< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
Petroleum Hydrocarbons Aromatic >EC10-EC12	180	42	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aromatic >EC12-EC16	330	42	< LOD	4.40	0		< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	4.4
Petroleum Hydrocarbons Aromatic >EC16-EC21	540	42	< LOD	13.00	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	10.0
Petroleum Hydrocarbons Aromatic >EC21-EC35	1500	42	< LOD	23.00	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Petroleum Hydrocarbons Aromatic >EC35-EC40	1500	42	< LOD	<LOD	0		< 10	< 10	< 10	< 10	< 10	< 10	< 10	< 10
Benzene	0.17	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	290	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethyl benzene	110	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
o-Xylene	140	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
m- & p-Xylene	270	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
MTBE	84	42	< LOD	<LOD	0		< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Mean Average SOM	**2.9**													
Mean Average pH	**6.6**													

Residential with Homegrown Produce 2.5% SOM

Job Number: C5150

Client: KELLEN HOMES

Site: MOUNT ROAD, GORTON

Soil Group Type NATURAL

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 25-008354

Project / Site name:	Mount Road, Gorton	**Samples received on:**	20/02/2025
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	20/02/2025
Your order number:	6174	**Analysis completed by:**	06/03/2025
Report Issue Number:	1	**Report issued on:**	06/03/2025
Samples Analysed:	13 soil samples		

Signed: [redacted]

Trevor Hill
Customer Service Advisor
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: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459493	459494	459495	459496	459497
Sample Reference				SP25 3.1	SP25 3.2	SP25 3.3	SP25 3.4	SP25 3.5
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				18/02/2025	18/02/2025	18/02/2025	18/02/2025	18/02/2025
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	13	13	11	15	12
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.6	0.6	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	KSZ	KSZ	KSZ	KSZ	KSZ
Analysis completed	N/A	N/A	N/A	25/02/2025	25/02/2025	25/02/2025	25/02/2025	25/02/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.8	8	8.2	8.4	7.5
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	93	78	78	67	67
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	46.2	39	38.8	33.3	33.6
Organic Matter (automated)	%	0.1	MCERTS	1.7	1.3	1.6	1.6	1.7
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	0.25	0.07	< 0.05	0.3	0.23
Fluorene	mg/kg	0.05	MCERTS	0.11	< 0.05	< 0.05	0.15	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.5	0.38	0.17	1.8	1.4
Anthracene	mg/kg	0.05	MCERTS	0.35	< 0.05	< 0.05	0.49	0.29
Fluoranthene	mg/kg	0.05	MCERTS	2.4	0.49	0.19	2.7	1.9
Pyrene	mg/kg	0.05	MCERTS	2.1	0.46	< 0.05	2.5	1.7
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.95	0.22	0.09	1.2	0.78
Chrysene	mg/kg	0.05	MCERTS	1.1	0.27	0.14	1.2	0.81
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.1	0.22	0.09	1.3	0.72
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.57	0.41
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1	0.21	0.09	1.2	0.78
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.45	< 0.05	< 0.05	0.55	0.33
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	0.58	< 0.05	< 0.05	0.69	0.43
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	11.9	2.32	< 0.80	14.7	9.76
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.8	6.1	6.5	7.4	11
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	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	25	23	25	23	27
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	25	23	25	23	27
Copper (aqua regia extractable)	mg/kg	1	MCERTS	42	16	23	26	65
Lead (aqua regia extractable)	mg/kg	1	MCERTS	27	13	14	19	32
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	28	21	27	26	29
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	59	40	53	51	68

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459493	459494	459495	459496	459497
Sample Reference				SP25 3.1	SP25 3.2	SP25 3.3	SP25 3.4	SP25 3.5
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				18/02/2025	18/02/2025	18/02/2025	18/02/2025	18/02/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
Petroleum Hydrocarbons								
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 $_{HS_1D_AL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 $_{EH_CU_1D_AL}$	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 $_{EH_CU_1D_AL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 $_{HS_1D_AR}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 $_{EH_CU_1D_AR}$	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	3.3
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	3.3
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC16 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	13	< 10	< 10	< 10	16
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459498	459499	459500	459501	459502
Sample Reference				SP25 3.6	SP03 1.1	SP03 1.2	SP03 1.3	SP03 1.4
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				18/02/2025	18/02/2025	18/02/2025	18/02/2025	18/02/2025
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	17	15	17	12	17
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.5	0.6	0.6
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	KSZ	KSZ	KSZ	KSZ	KSZ
Analysis completed	N/A	N/A	N/A	25/02/2025	25/02/2025	25/02/2025	25/02/2025	25/02/2025
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	8.3	8.2	7.8	8.1	8.2
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	60	320	300	260	240
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	30.1	161	152	130	121
Organic Matter (automated)	%	0.1	MCERTS	1.6	2	1.7	1.6	1.6
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.13	< 0.05	0.14	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.09	0.35	0.43	0.28	0.08
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.19	0.23	0.17	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.62	2.3	3	1.7	0.55
Anthracene	mg/kg	0.05	MCERTS	< 0.05	0.51	0.71	0.37	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.94	3.4	4.3	2.6	0.77
Pyrene	mg/kg	0.05	MCERTS	0.86	3.1	3.9	2.3	0.69
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.37	1.3	1.7	1.1	0.3
Chrysene	mg/kg	0.05	MCERTS	0.47	1.6	1.8	1.2	0.38
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.44	1.6	1.9	1.3	0.36
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.21	0.6	0.72	0.46	0.15
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.41	1.5	1.8	1.1	0.31
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.22	0.67	0.78	0.57	0.14
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.21	0.2	0.16	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.26	0.81	0.96	0.68	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	4.88	18.3	22.5	14.1	3.73
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.9	15	13	13	9.7
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	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	27	24	24	23	26
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	27	24	24	23	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	28	42	44	37	33
Lead (aqua regia extractable)	mg/kg	1	MCERTS	24	53	71	43	24
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	29	29	28	28	31
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	71	83	90	88	84

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459498	459499	459500	459501	459502
Sample Reference				SP25 3.6	SP03 1.1	SP03 1.2	SP03 1.3	SP03 1.4
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				18/02/2025	18/02/2025	18/02/2025	18/02/2025	18/02/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
Petroleum Hydrocarbons								
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 $_{HS_1D_AL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 $_{EH_CU_1D_AL}$	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 $_{EH_CU_1D_AL}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 $_{HS_1D_AR}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 $_{EH_CU_1D_AR}$	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	< 2.0	2.5	< 2.0	2.1	< 2.0
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC16 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	18	17	15	< 10
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459503	459504	459505
Sample Reference				SP04 1.1	SP04 1.2	SP04 1.3
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				18/02/2025	18/02/2025	18/02/2025
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**			
Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	15	14
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.6
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	KSZ	KSZ	KSZ
Analysis completed	N/A	N/A	N/A	25/02/2025	25/02/2025	25/02/2025
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	8	7.8	8.1
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	220	200	150
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	108	101	73.6
Organic Matter (automated)	%	0.1	MCERTS	1	1.6	1.4
Speciated PAHs						
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.12	0.2
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.32
Acenaphthene	mg/kg	0.05	MCERTS	0.15	0.4	0.11
Fluorene	mg/kg	0.05	MCERTS	0.08	0.24	0.17
Phenanthrene	mg/kg	0.05	MCERTS	0.97	2.8	0.87
Anthracene	mg/kg	0.05	MCERTS	0.2	0.68	0.32
Fluoranthene	mg/kg	0.05	MCERTS	1.4	3.6	1.4
Pyrene	mg/kg	0.05	MCERTS	1.3	3.3	1.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.52	1.4	0.76
Chrysene	mg/kg	0.05	MCERTS	0.68	1.8	0.7
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.59	1.5	1.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.21	0.81	0.52
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.5	1.4	1.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.23	0.61	0.61
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.12	0.13
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.26	0.7	0.71
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	7.08	19.5	10.3
Heavy Metals / Metalloids						
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.4	9.9	8.7
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 (III)	mg/kg	1	NONE	30	24	21
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	30	24	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	42	28	27
Lead (aqua regia extractable)	mg/kg	1	MCERTS	18	49	28
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	25	29	24
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	50	62	54

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-008354
Project / Site name: Mount Road, Gorton
Your Order No: 6174

Lab Sample Number				459503	459504	459505
Sample Reference				SP04 1.1	SP04 1.2	SP04 1.3
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				18/02/2025	18/02/2025	18/02/2025
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**			
Petroleum Hydrocarbons						
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 $_{HS_1D_AL}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 $_{EH_CU_1D_AL}$	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 $_{EH_CU_1D_AL}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 $_{HS_1D_AR}$	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 $_{EH_CU_1D_AR}$	mg/kg	3	NONE	< 3.0	< 3.0	4.4
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	< 2.0	2.8	4.4
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	10
TPHCWG - Aromatic >EC16 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	13	18
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	15
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	15
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	< 10	15
VOCs						
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-008354
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 *
459493	SP25 3.1	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459494	SP25 3.2	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459495	SP25 3.3	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459496	SP25 3.4	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459497	SP25 3.5	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459498	SP25 3.6	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459499	SP03 1.1	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459500	SP03 1.2	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459501	SP03 1.3	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459502	SP03 1.4	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459503	SP04 1.1	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459504	SP04 1.2	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
459505	SP04 1.3	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation

Analytical Report Number : 25-008354
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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
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 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	MCERTS
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
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

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

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 25-001881

Project / Site name:	Mount Road, Gorton	**Samples received on:**	16/01/2025
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	16/01/2025
Your order number:		**Analysis completed by:**	24/01/2025
Report Issue Number:	1	**Report issued on:**	24/01/2025
Samples Analysed:	20 soil samples		

Signe[redacted]

Dominika Liana
Junior 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

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: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426463	426464	426465	426466	426467
Sample Reference				CS2501	CS2502	CS2503	CS2504	CS2505
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
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	19	19	20	21	14
Total mass of sample received	kg	0.1	NONE	0.6	0.7	0.7	0.8	0.6
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	DOC	DOC	DOC	DOC	DOC
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	8.1	8.3	7.8	7.6	8.5
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	180	57	74	70	240
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	92.2	28.5	36.9	34.9	118
Organic Matter (automated)	%	0.1	MCERTS	1.8	1.6	1.5	1.3	1.6
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.19	< 0.05	0.07	0.08	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.94	0.08	0.6	0.52	0.26
Fluorene	mg/kg	0.05	MCERTS	0.55	< 0.05	0.3	0.29	0.17
Phenanthrene	mg/kg	0.05	MCERTS	5.4	0.47	3.6	3.4	1.7
Anthracene	mg/kg	0.05	MCERTS	1.3	0.1	0.89	0.79	0.38
Fluoranthene	mg/kg	0.05	MCERTS	6.8	0.85	6.4	5.3	2.2
Pyrene	mg/kg	0.05	MCERTS	6	0.76	5.8	4.7	2.1
Benzo(a)anthracene	mg/kg	0.05	MCERTS	2.8	0.39	2.4	2.2	0.96
Chrysene	mg/kg	0.05	MCERTS	3	0.42	2.8	2.3	0.99
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	3.2	0.53	3.1	2.3	1.1
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	1.2	0.16	1.1	1.1	0.36
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.8	0.39	2.6	2.1	0.92
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.3	0.2	1.1	0.93	0.44
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.2	< 0.05	0.22	0.17	0.07
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.3	0.22	1.3	1	0.48
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	36.9	4.58	32.3	27.2	12.1
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	14	9.6	13	9.7	10
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	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	31	31	33	32	27
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	31	31	34	33	27
Copper (aqua regia extractable)	mg/kg	1	MCERTS	65	28	71	55	33
Lead (aqua regia extractable)	mg/kg	1	MCERTS	81	21	39	35	24
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	35	39	24	31	29
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1.2	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	110	69	73	67	73
Petroleum Hydrocarbons								

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426463	426464	426465	426466	426467
Sample Reference				CS2501	CS2502	CS2503	CS2504	CS2505
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 HS_1D_AL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 EH_CU_1D_AL	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 HS_1D_AR	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 EH_CU_1D_AR	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	2.5	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	11	< 10	< 10	13	< 10
TPHCWG - Aromatic >EC16 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	30	< 10	21	38	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	18	< 10	11	23	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	32	< 10	11	37	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	32	< 10	11	37	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	32	< 10	11	37	< 10

VOCs

MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426468	426469	426470	426471	426472
Sample Reference				CS2506	CS2507	CS2508	CS2509	CS2510
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
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	32.5	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	13	15	15	14	17
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	KMC	KMC	KMC	KMC	KMC
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.9	7.9	6.9	8.2	8.2
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	230	250	240	200	54
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	114	125	120	102	26.9
Organic Matter (automated)	%	0.1	MCERTS	1.6	1.6	2.1	1.6	1.5
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	1.4	< 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	0.88	0.2	0.37	< 0.05	0.25
Fluorene	mg/kg	0.05	MCERTS	0.61	0.11	0.23	< 0.05	0.13
Phenanthrene	mg/kg	0.05	MCERTS	4.7	1.3	2.8	0.31	1.3
Anthracene	mg/kg	0.05	MCERTS	1.1	0.27	0.66	0.05	0.24
Fluoranthene	mg/kg	0.05	MCERTS	4.8	1.9	4	0.49	1.5
Pyrene	mg/kg	0.05	MCERTS	4.4	1.7	3.6	0.46	1.3
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.9	0.77	1.5	0.23	0.6
Chrysene	mg/kg	0.05	MCERTS	2.1	0.87	1.6	0.25	0.66
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.2	0.78	1.8	0.27	0.61
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.74	0.45	0.55	0.13	0.29
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2	0.74	1.4	0.22	0.55
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.87	0.4	0.68	0.12	0.27
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.14	0.07	0.15	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.94	0.41	0.77	0.11	0.25
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	28.7	9.93	20.1	2.64	8
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.6	9.4	12	7.8	10
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.3	0.5	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	23	26	26	24	29
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	23	26	26	24	29
Copper (aqua regia extractable)	mg/kg	1	MCERTS	29	29	40	25	34
Lead (aqua regia extractable)	mg/kg	1	MCERTS	34	24	36	19	23
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	26	28	31	27	34
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	62	61	72	63	68
Petroleum Hydrocarbons								

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426468	426469	426470	426471	426472
Sample Reference				CS2506	CS2507	CS2508	CS2509	CS2510
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 HS_1D_AL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 EH_CU_1D_AL	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 HS_1D_AR	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 EH_CU_1D_AR	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	2	< 2.0	3	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC16 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	12	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426473	426474	426475	426476	426477
Sample Reference				CS2511	CS2512	CS2513	CS2514	CS2515
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
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	11.6	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	16	16	18	14	17
Total mass of sample received	kg	0.1	NONE	0.8	0.7	0.8	0.7	0.8
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	KMC	KMC	KMC	KMC	KMC
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	8.2	8.5	8.1	8.6	8.3
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	200	170	220	280	280
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	99	83.8	110	141	138
Organic Matter (automated)	%	0.1	MCERTS	1.5	1.5	1.5	1.5	1.4
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	< 0.05	0.07
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.26	< 0.05	0.08	0.08	0.63
Fluorene	mg/kg	0.05	MCERTS	0.15	< 0.05	< 0.05	< 0.05	0.39
Phenanthrene	mg/kg	0.05	MCERTS	1.4	0.28	0.59	0.54	3.8
Anthracene	mg/kg	0.05	MCERTS	0.3	0.06	0.12	0.12	0.89
Fluoranthene	mg/kg	0.05	MCERTS	1.8	0.45	0.93	0.92	4
Pyrene	mg/kg	0.05	MCERTS	1.7	0.41	0.86	0.87	3.6
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.7	0.2	0.44	0.43	1.5
Chrysene	mg/kg	0.05	MCERTS	0.91	0.24	0.42	0.43	1.5
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.87	0.23	0.46	0.48	1.4
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.36	0.1	0.17	0.16	0.55
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.78	0.2	0.37	0.42	1.3
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.38	0.09	0.16	0.19	0.53
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05	0.12
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.37	0.11	0.19	0.22	0.57
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	10.2	2.37	4.8	4.86	20.9
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8	7.5	9.4	9.2	10
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	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	23	26	32	28	32
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	23	26	32	28	32
Copper (aqua regia extractable)	mg/kg	1	MCERTS	23	26	30	28	28
Lead (aqua regia extractable)	mg/kg	1	MCERTS	20	54	24	26	23
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	26	27	33	32	33
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	53	63	63	65	62
Petroleum Hydrocarbons								

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426473	426474	426475	426476	426477
Sample Reference				CS2511	CS2512	CS2513	CS2514	CS2515
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 HS_1D_AL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 EH_CU_1D_AL	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 HS_1D_AR	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 EH_CU_1D_AR	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	2.4	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC16 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	11	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426478	426479	426480	426481	426482
Sample Reference				CS2516	CS2517	CS2518	CS2519	CS2520
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
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	14	14	14	21	15
Total mass of sample received	kg	0.1	NONE	0.7	0.8	0.7	0.7	0.8
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	DKI	DKI	DKI	DKI	DKI
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	8.3	8.2	8.2	6.9	7.4
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	230	290	260	52	97
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	116	143	129	25.9	48.7
Organic Matter (automated)	%	0.1	MCERTS	1.7	1.6	1.5	1	1.2
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.06	< 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	0.36	0.49	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.19	0.28	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	2.3	3.4	0.35	< 0.05	0.14
Anthracene	mg/kg	0.05	MCERTS	0.52	0.76	0.08	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	3.2	4.1	0.71	< 0.05	0.21
Pyrene	mg/kg	0.05	MCERTS	2.9	3.7	0.64	< 0.05	0.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.3	1.5	0.34	< 0.05	0.1
Chrysene	mg/kg	0.05	MCERTS	1.4	1.6	0.35	< 0.05	0.12
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.4	1.5	0.43	< 0.05	0.13
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.71	0.61	0.12	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.4	1.4	0.32	< 0.05	0.1
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.59	0.58	0.15	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.14	0.11	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.69	0.63	0.17	< 0.05	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	17.1	20.5	3.65	< 0.80	1.01
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	11	7.7	8.3	8.6
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	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	29	29	30	34	32
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	29	29	30	34	32
Copper (aqua regia extractable)	mg/kg	1	MCERTS	150	33	27	21	26
Lead (aqua regia extractable)	mg/kg	1	MCERTS	54	28	18	16	15
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	31	32	33	27	45
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	1	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	76	64	62	47	54
Petroleum Hydrocarbons								

Analytical Report Number: 25-001881
Project / Site name: Mount Road, Gorton

Lab Sample Number				426478	426479	426480	426481	426482
Sample Reference				CS2516	CS2517	CS2518	CS2519	CS2520
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				15/01/2025	15/01/2025	15/01/2025	15/01/2025	15/01/2025
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC5 - EC10 HS_1D_AL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC10 - EC16 EH_CU_1D_AL	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC16 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC5 - EC10 HS_1D_AR	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC10 - EC16 EH_CU_1D_AR	mg/kg	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	2.8	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	11	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC16 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	21	14	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	24	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	24	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	24	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Total BTEX	mg/kg	0.01	NONE	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 25-001881
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 *
426463	CS2501	None Supplied	None Supplied	Brown clay and sand with gravel
426464	CS2502	None Supplied	None Supplied	Brown clay and sand with gravel
426465	CS2503	None Supplied	None Supplied	Brown clay and sand with gravel
426466	CS2504	None Supplied	None Supplied	Brown clay and sand with gravel
426467	CS2505	None Supplied	None Supplied	Brown clay and sand with gravel
426468	CS2506	None Supplied	None Supplied	Brown clay and sand with vegetation and stones
426469	CS2507	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
426470	CS2508	None Supplied	None Supplied	Brown clay and sand with gravel
426471	CS2509	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
426472	CS2510	None Supplied	None Supplied	Brown clay and sand with gravel and vegetation
426473	CS2511	None Supplied	None Supplied	Brown clay and sand with stones
426474	CS2512	None Supplied	None Supplied	Brown loam and clay with gravel
426475	CS2513	None Supplied	None Supplied	Brown loam and clay with gravel
426476	CS2514	None Supplied	None Supplied	Brown loam and clay with gravel
426477	CS2515	None Supplied	None Supplied	Brown loam and clay with gravel
426478	CS2516	None Supplied	None Supplied	Brown loam and clay with gravel
426479	CS2517	None Supplied	None Supplied	Brown loam and clay with gravel
426480	CS2518	None Supplied	None Supplied	Brown loam and clay with gravel
426481	CS2519	None Supplied	None Supplied	Brown clay and sand with gravel
426482	CS2520	None Supplied	None Supplied	Brown loam and clay with gravel

Analytical Report Number : 25-001881
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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
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 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	MCERTS
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
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

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

Brownfield Solutions Ltd
William Smith House
173 - 183 Witton Street
Northwich
Cheshire
CW9 5LP

[redacted]

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 : 24-051235

Project / Site name:	Mount Road, Gorton	**Samples received on:**	31/10/2024
Your job number:	C5150	**Samples instructed on/ Analysis started on:**	31/10/2024
Your order number:	5832	**Analysis completed by:**	12/11/2024
Report Issue Number:	1	**Report issued on:**	12/11/2024
Samples Analysed:	9 soil samples		

Signed: [redacted]

Claire Bancroft
Customer Service Advisor
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

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

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 relate only to the sample(s) submitted for testing.

Analytical Report Number: 24-051235
Project / Site name: Mount Road, Gorton
Your Order No: 5832

Lab Sample Number				365947	365948	365949	365950	365951
Sample Reference				CS01	CS02	CS03	CS04	CS05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				29/10/2024	29/10/2024	29/10/2024	29/10/2024	29/10/2024
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	15	14	14	13
Total mass of sample received	kg	0.1	NONE	0.9	1	0.9	1.1	1.1
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	MUA	MUA	MBI
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	8.1	7.9	8.3	7.9	8.1
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	240	400	280	390	220
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	119	200	142	197	108
Organic Matter (automated)	%	0.1	MCERTS	1.6	1.3	1.4	1.3	1.1
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.07	< 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	0.17	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.1	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.4	0.19	0.23	< 0.05	0.16
Anthracene	mg/kg	0.05	MCERTS	0.28	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	2.2	0.33	0.24	< 0.05	0.15
Pyrene	mg/kg	0.05	MCERTS	2	0.33	0.23	< 0.05	0.12
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.8	0.15	0.1	< 0.05	0.06
Chrysene	mg/kg	0.05	MCERTS	0.98	0.12	0.12	< 0.05	0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1	0.15	0.11	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.39	< 0.05	0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.91	< 0.05	0.1	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.47	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.07	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.48	< 0.05	< 0.05	< 0.05	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	11.3	1.28	1.19	< 0.80	< 0.80
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	8.7	7.2	9.6	7.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	29	29	28	29	26
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	30	29	28	29	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	25	23	22	22	21
Lead (aqua regia extractable)	mg/kg	1	MCERTS	24	14	11	14	13
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	32	35	32	36	30
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.8	1.4	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	63	53	61	57	50
Petroleum Hydrocarbons								

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 24-051235
Project / Site name: Mount Road, Gorton
Your Order No: 5832

Lab Sample Number				365947	365948	365949	365950	365951
Sample Reference				CS01	CS02	CS03	CS04	CS05
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				29/10/2024	29/10/2024	29/10/2024	29/10/2024	29/10/2024
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPH (>EC5 - EC10) HS_1D_TOTAL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH (>EC16 - EC40) EH_CU_1D_TOTAL	mg/kg	10	NONE	11	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 24-051235
Project / Site name: Mount Road, Gorton
Your Order No: 5832

Lab Sample Number				365952	365953	365954	365955
Sample Reference				CS06	CS07	CS08	CS09
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				29/10/2024	29/10/2024	29/10/2024	29/10/2024
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	32.9	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	11	8.3	17	13
Total mass of sample received	kg	0.1	NONE	1.1	0.9	1.1	0.9
Asbestos							
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MBI	MWI	MWI	MWI
General Inorganics							
pH (L099)	pH Units	N/A	MCERTS	8	7.5	6.8	7.4
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	530	1000	550	330
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	266	519	274	165
Organic Matter (automated)	%	0.1	MCERTS	1.2	1	1.6	1.3
Speciated PAHs							
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.07	< 0.05	0.45	0.06
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.31	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.38	0.2	3.3	0.37
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.77	0.08
Fluoranthene	mg/kg	0.05	MCERTS	0.41	0.24	4.9	0.75
Pyrene	mg/kg	0.05	MCERTS	0.37	0.23	4.4	0.7
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.18	0.09	1.9	0.34
Chrysene	mg/kg	0.05	MCERTS	0.17	0.12	2	0.34
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.15	< 0.05	2.2	0.34
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.08	< 0.05	0.77	0.15
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.16	0.09	2	0.33
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.11	< 0.05	1.1	0.17
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.13	< 0.05	1.1	0.19
Total PAH							
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.19	0.97	25.3	3.8
Heavy Metals / Metalloids							
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	8.2	7	10	7.9
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	23	24	25	22
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	23	24	25	22
Copper (aqua regia extractable)	mg/kg	1	MCERTS	21	19	26	15
Lead (aqua regia extractable)	mg/kg	1	MCERTS	14	12	38	20
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	28	29	23	17
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	54	54	64	43
Petroleum Hydrocarbons							

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number: 24-051235
Project / Site name: Mount Road, Gorton
Your Order No: 5832

Lab Sample Number				365952	365953	365954	365955
Sample Reference				CS06	CS07	CS08	CS09
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				29/10/2024	29/10/2024	29/10/2024	29/10/2024
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**				
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 EH_CU_1D_AL	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	3	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPH (>EC5 - EC10) HS_1D_TOTAL	mg/kg	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0
TPH (>EC16 - EC40) EH_CU_1D_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10	< 10	< 10	< 10
VOCs							
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005
Benzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005
Toluene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005
Ethylbenzene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005
p & m-xylene	mg/kg	0.008	MCERTS	< 0.008	< 0.008	< 0.008	< 0.008
o-Xylene	mg/kg	0.005	MCERTS	< 0.005	< 0.005	< 0.005	< 0.005

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

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 24-051235
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 *
365947	CS01	None Supplied	None Supplied	Brown loam and clay with gravel
365948	CS02	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
365949	CS03	None Supplied	None Supplied	Brown clay and loam
365950	CS04	None Supplied	None Supplied	Brown clay and loam
365951	CS05	None Supplied	None Supplied	Brown clay and loam with gravel
365952	CS06	None Supplied	None Supplied	Brown loam and clay with gravel and vegetation
365953	CS07	None Supplied	None Supplied	Brown loam and clay with vegetation and stones
365954	CS08	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation
365955	CS09	None Supplied	None Supplied	Brown clay and loam with gravel and vegetation

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 24-051235
Project / Site name: Mount Road, Gorton

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
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 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	MCERTS
Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS	In-house method	L076B/L088-PL	D/W	NONE
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	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
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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS

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.

Information in Support of Analytical Results

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Analytical Report Number : 24-051235
Project / Site name: Mount Road, Gorton

Water matrix abbreviations:
Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters (PrW) Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status

List of HWOL Acronyms and Operators

Acronym	Descriptions
HS	Headspace Analysis
MS	Mass spectrometry
FID	Flame Ionisation Detector
GC	Gas Chromatography
EH	Extractable Hydrocarbons (i.e. everything extracted by the solvent(s))
CU	Clean-up - e.g. by Florisil®, silica gel
1D	GC - Single coil/column gas chromatography
2D	GC-GC - Double coil/column gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics
AR	Aromatics
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

Sample Deviation Report

Analytical Report Number : 24-051235

Project / Site name: Mount Road, Gorton

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
CS09	N/A	S	365955	b	BTEX and/or Volatile organic compounds in soil	L073B	b
CS09	N/A	S	365955	b	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	b
CS09	N/A	S	365955	b	Total petroleum hydrocarbons by GC-FID/GC-MS HS in soil	L076B/L088-PL	b
CS09	N/A	S	365955	b	Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil	L076B/L088-PL	b

This certificate should not be reproduced, except in full, without the express permission of the laboratory.
The results included within the report relate only to the sample(s) submitted for testing.

STOCKPILE VALIDATION RECORD

Project No:	C5150	**Date of Visit:**	16/10/25
Site Name:	Mount Road, Gorton	**Weather Conditions:**	Overcast
Client:	Kellen Homes	**Site Manager:**	Stuart Moore
Engineer/technician:	AR	**Others present:**	

Stockpile Information					
Stockpile Reference	**Dimensions: LxWxH (m)**	**Estimated Volume (~m3)**	**Frequency of testing**	**Source**	**Soil classification**
TS13	44.6 x 6.8 x 1.5m	450m^3	1 per 100m3	Greenfield – Tested as brownfield due to infilled ponds, former building onsite. Poplars Avenue, Warrington.	Topsoil

Samples Collected and Soil Descriptions		
Stockpile reference	**Samples names and depth**	**Soil description**
TS13	4 Samples: TS13-01 – 0.5m TS13-02 – 0.55m TS13-03 – 0.5m TS13-04 – 0.5m	Dark brown slightly gravelly, sandy CLAY. Sand is fine to coarse. Gravel is subrounded to subangular of fine to coarse mudstone with frequent rootlets

Methodology

Four hand excavated trials pits were excavated across the full length of the stockpile to depths of between 0.5m to 0.55m in the sides and top of the stockpile.

Additional Notes:

The material in this stockpile was consistent throughout with no obvious signs of contamination.

Testing requirements:

The material was tested in line with the remedial strategy for the below contaminants:

- Asbestos screening
- BSL Default Soil Suite: Arsenic, Cadmium, Chromium (total and hex), Copper, Nickel, Mercury, Lead, Zinc, Selenium, speciated polycyclic hydrocarbons (PAH 16), water soluble sulphate (2:1 Extract), soil organic matter and pH
- Speciated Total Petroleum Hydrocarbons (TPH CWG) inc BTEX and MTBE

Screening criteria:	Residential with plant uptake (6% SOM)

Suitable usage/intended use	Reuse permitted as topsoil in gardens and POS areas within the clean cover system.

Schematic of Sample Locations :



Photographs	
	
Photograph 1 – Front view (looking east)	Photograph 2 – Side view (looking south)
	
Photograph 3 – Top of SP	Photograph 4 – TS13-01 hole view
	
Photograph 5 – TS13-03 hole view	Photograph 6 – TS13-04 hole view

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data						Stratum:	Topsoil	Topsoil	Topsoil	Topsoil
						Location:	TS13-01	TS13-02	TS13-03	TS13-04
						Depth:	0.5	0.55	0.5	0.5
						Date:	16/10/2025	16/10/2025	16/10/2025	16/10/2025
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**					
Moisture Content	-	4	19.60	21.20	-		20	20	21	20
Soil Organic Matter	-	4	4.50	5.14	-		4.6	4.5	4.7	5.1
pH	-	4	6.40	6.80	-		6.5	6.6	6.8	6.4
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	4	59.40	65.90	-		60.3	64.5	59.4	65.9
Arsenic	37	4	13.70	16.40	0		16.4	15.0	13.9	13.7
Cadmium	11	4	< LOD	<LOD	0		< 1.6	< 1.6	< 1.6	< 1.6
Chromium (III)	910	4	32.30	35.50	0		34.7	35.5	33.6	32.3
Hexavalent Chromium (VI)	6	4	< LOD	<LOD	0		< 0.040	< 0.040	< 0.040	< 0.040
Copper	2400	4	26.50	35.00	0		35.0	29.5	26.5	27.4
Lead	200	4	41.70	86.20	0		86.2	49.0	41.7	46.3
Mercury	1.2	4	< LOD	<LOD	0		< 0.7	< 0.7	< 0.7	< 0.7
Nickel	130	4	22.60	26.10	0		26.1	25.9	24.9	22.6
Selenium	250	4	< LOD	<LOD	0		< 3.0	< 3.0	< 3.0	< 3.0
Zinc	3700	4	70.10	101.00	0		101.0	72.2	70.7	70.1
Naphthalene	13.0	4	< LOD	<LOD	0		< 0.016	< 0.016	< 0.016	< 0.016
Acenaphthylene	920	4	< LOD	<LOD	0		< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	1100	4	< LOD	<LOD	0		< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	860	4	< LOD	<LOD	0		< 0.013	< 0.013	< 0.013	< 0.013
Phenanthrene	440	4	0.02	0.05	0		0.03	0.03	0.02	0.05
Anthracene	11000	4	< LOD	<LOD	0		< 0.017	< 0.017	< 0.017	< 0.017
Fluoranthene	890	4	0.05	0.09	0		0.06	0.07	0.05	0.09
Pyrene	2000	4	0.05	0.09	0		0.05	0.07	0.05	0.09
Benzo(a)anthracene	13	4	0.04	0.06	0		0.04	0.05	0.04	0.06
Chrysene	27	4	0.03	0.04	0		0.03	0.04	0.03	0.04
Benzo(b)fluoranthene	3.7	4	0.04	0.05	0		0.04	0.04	0.04	0.05
Benzo(k)fluoranthene	100	4	< LOD	<LOD	0		< 0.025	< 0.025	< 0.025	< 0.025
Benzo(a)pyrene	3.0	4	0.03	0.05	0		0.03	0.04	0.03	0.05
Indeno(1,2,3-cd)pyrene	41	4	0.03	0.04	0		0.03	0.03	0.03	0.04
Dibenz(a,h)anthracene	0.30	4	< LOD	<LOD	0		< 0.017	< 0.017	< 0.017	< 0.017
Benzo(ghi)perylene	350	4	0.02	0.03	0		0.03	0.03	0.02	0.03
Asbestos Detected (Detected or Not-Detected)	Y	4	0.00	0.00	0		Not-Detected	Not-Detected	Not-Detected	Not-Detected
Petroleum Hydrocarbons Aliphatic >EC5-EC6	160	4	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC6-EC8	530	4	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC8-EC10	150	4	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC10-EC12	760	4	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	4300	4	< LOD	<LOD	0		< 0.5	< 0.5	< 0.5	< 0.5
Petroleum Hydrocarbons Aliphatic >EC16-EC35	110000	4	< LOD	<LOD	0		< 0.7	< 0.7	< 0.7	< 0.7
Petroleum Hydrocarbons Aliphatic >EC35-EC40	110000	4	< LOD	<LOD	0		< 0.5	< 0.5	< 0.5	< 0.5
Petroleum Hydrocarbons Aromatic >EC5-EC7	300	4	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	660	4	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	190	4	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC10-EC12	380	4	< LOD	<LOD	0		< 0.6	< 0.6	< 0.6	< 0.6
Petroleum Hydrocarbons Aromatic >EC12-EC16	660	4	< LOD	<LOD	0		< 1.0	< 1.0	< 1.0	< 1.0
Petroleum Hydrocarbons Aromatic >EC16-EC21	930	4	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0
Petroleum Hydrocarbons Aromatic >EC21-EC35	1700	4	< LOD	<LOD	0		< 4.5	< 4.5	< 4.5	< 4.5
Petroleum Hydrocarbons Aromatic >EC35-EC40	1700	4	< LOD	<LOD	0		< 2.0	< 2.0	< 2.0	< 2.0
Benzene	0.37	4	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001	< 0.001
Toluene	660	4	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001	< 0.001
Ethyl benzene	260	4	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001	< 0.001
o-Xylene	330	4	< LOD	<LOD	0		< 0.002	< 0.002	< 0.002	< 0.002
m- & p-Xylene	630	4	< LOD	<LOD	0		< 0.002	< 0.002	< 0.002	< 0.002
MTBE	160	4	< LOD	<LOD	0		< 0.002	< 0.002	< 0.002	< 0.002
Mean Average SOM	**4.7**									
Mean Average pH	**6.6**									

Assessment Scenario Selected: Residential with Homegrown Produce 6% SOM
Job Number: C5150
Client: Kellen Homes
Site: Mount Road, Gorton
Stratum: Topsoil

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

ANALYTICAL TEST REPORT

Report Number	25-10307, issue number 1
Contract name:	C5150 Mount Road, Gorton
Client reference:	C5150
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	21/10/2025
Analysis started:	21/10/2025
Analysis completed:	27/10/2025
Report issued:	27/10/2025

Key	U UKAS accredited test M MCERTS & UKAS accredited test (B) Analysis performed at Southampton Site I/S Insufficient sample to carry out test U/S Sample not suitable for testing NAD No Asbestos Detected Full key available on Information page
Approved by:	[redacted] Abbie Neasham-Bourn Senior Reporting Administrator

Unit 6 Parkhead, Greencroft Industrial Park, Stanley, County Durham, DH9 7YB

Telephone: (01207) 528578, Email supportsquad@chemtech-env.co.uk

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
73016	TS13-01	0.50	Clay with Gravel and Vegetation.	-	-	19.8
73017	TS13-02	0.55	Clay with Gravel and Vegetation.	-	-	19.6
73018	TS13-03	0.50	Clay with Gravel and Vegetation.	-	-	21.2
73019	TS13-04	0.50	Clay with Gravel and Vegetation.	-	-	20.4

DEVIATING SAMPLE INFORMATION

Comments
Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

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

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
73016	TS13-01	0.50	N	
73017	TS13-02	0.55	N	
73018	TS13-03	0.50	N	
73019	TS13-04	0.50	N	

SOILS

Lab Number					73016	73017	73018	73019
Sample ID					TS13-01	TS13-02	TS13-03	TS13-04
Depth (m)					0.50	0.55	0.50	0.50
Sampling Date					16/10/2025	16/10/2025	16/10/2025	16/10/2025
Test	**Method**	**Accred**	**LoD**	**Units**				
Asbestos								
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD	NAD
Metals								
Water Soluble Sulphate	CE061	M	20	mg/kg	60.3	64.5	59.4	65.9
Arsenic	CE264	U	1.8	mg/kg	16.4	15.0	13.9	13.7
Cadmium	CE264	M	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6
Chromium	CE264	U	2	mg/kg	34.7	35.5	33.6	32.3
Copper	CE264	U	1.6	mg/kg	35.0	29.5	26.5	27.4
Lead	CE264	U	2.3	mg/kg	86.2	49.0	41.7	46.3
Mercury	CE264	U	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7
Nickel	CE264	M	2.1	mg/kg	26.1	25.9	24.9	22.6
Selenium	CE264	U	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	4	mg/kg	101	72.2	70.7	70.1
Colourimetric								
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040
Chromium III	CE208	N	2	mg/kg	34.7	35.5	33.6	32.3
Combustion								
Moisture Content	CE001	N	0.1	%	19.8	19.6	21.2	20.4
Soil Organic Matter	CE192	N	0.1	%	4.62	4.50	4.71	5.14
Polyaromatic hydrocarbons								
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.026	0.034	0.021	0.051
Anthracene	CE087	U	0.017	mg/kg	< 0.017	< 0.017	< 0.017	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	0.057	0.072	0.051	0.091
Pyrene	CE087	M	0.016	mg/kg	0.054	0.066	0.049	0.085
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.042	0.053	0.041	0.056
Chrysene	CE087	M	0.028	mg/kg	0.031	0.038	0.029	0.042
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.040	0.044	0.036	0.054

SOILS

Lab Number					73016	73017	73018	73019
Sample ID					TS13-01	TS13-02	TS13-03	TS13-04
Depth (m)					0.50	0.55	0.50	0.50
Sampling Date					16/10/2025	16/10/2025	16/10/2025	16/10/2025
Test	**Method**	**Accred**	**LoD**	**Units**				
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025	< 0.025	< 0.025	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.034	0.038	0.030	0.046
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.034	0.033	0.028	0.043
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	< 0.017	< 0.017	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.027	0.027	0.022	0.034
Total PAH(16)	CE087	N	0.28	mg/kg	0.346	0.404	0.307	0.503
BTEX								
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons								
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0	< 4.0	< 4.0	< 4.0
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0	< 2.0	< 2.0	< 2.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	< 4.5	< 4.5	< 4.5	< 4.5
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0	< 2.0	< 2.0	< 2.0
Wet Chem								

SOILS

Lab Number					73016	73017	73018	73019
Sample ID					TS13-01	TS13-02	TS13-03	TS13-04
Depth (m)					0.50	0.55	0.50	0.50
Sampling Date					16/10/2025	16/10/2025	16/10/2025	16/10/2025
Test	**Method**	**Accred**	**LoD**	**Units**				
pH	CE004	M	0.1	pH units	6.5	6.6	6.8	6.4

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE061	W. Sol Metals	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample

REPORT INFORMATION

Report No.:25-10307, issue number 1

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

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

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

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

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

The results relate only to the sample received.

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

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

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

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

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

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

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

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

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

Sample Retention and Disposal

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

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

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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

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

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