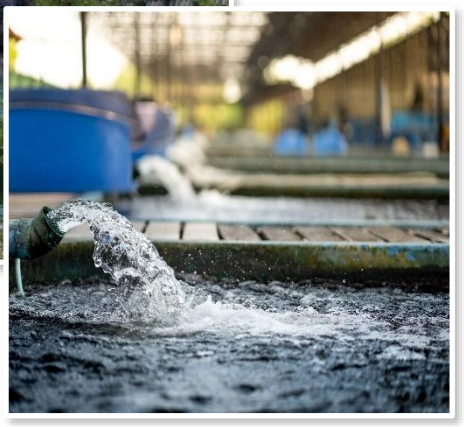
UoM Fallowfield Campus

03847AB





Interim Validation Report for Oak House Phase 2B

Kennedy Redford

03/06/2026

Document prepared on behalf of Coffey Geotechnics Limited

coffey
A TETRA TECH COMPANY

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03847AB-COF-XX-DR-GE-000002: Exploratory Hole Map

Appendices

Appendix A: Graham Construction Ltd Drawings

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1.0 Introduction

1.1 General

Coffey Geotechnics Ltd (Coffey) has been commissioned by Kennedy Redford Ltd to produce a Validation Report to assist Graham Construction Ltd (Graham) in delivering a Design-Build-Finance-Operate (DBFO) project for a student housing redevelopment at the University of Manchester (UoM) Fallowfield Campus.

The site has been divided into working areas, as shown on Figure 1-1:

- Phase 1: Owens Park – the northern area of the site.
- Phase 2: Oak House – the southern area of the site, divided into Phase 2A, Phase 2B and Phase 2C areas.
- Phase 3: Woolton Hall – the eastern are of the site.
- Phase 4: The Limes.

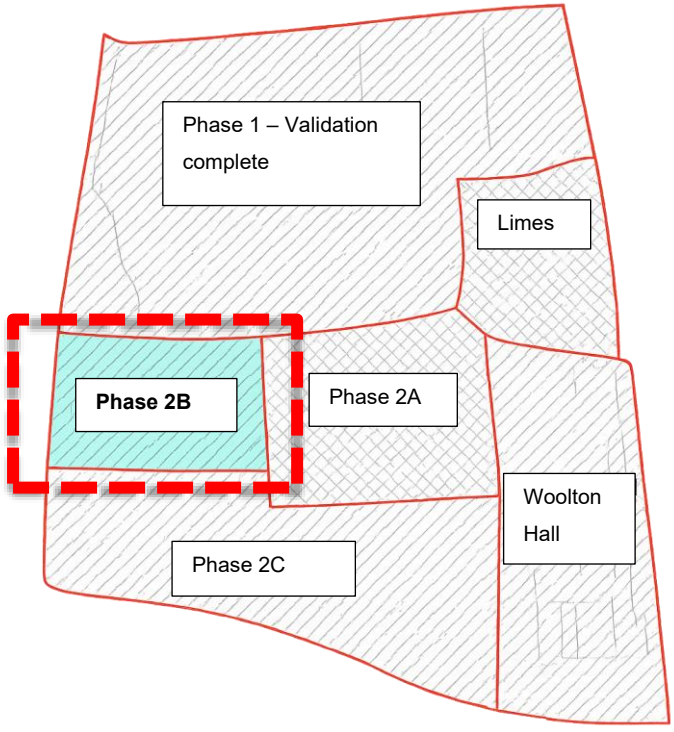


Figure 1-1: Site working areas – Phase 2B is covered by this report

The Remediation Strategy (Coffey, 2025b) includes a two-stage validation process with an Interim Validation Report for the enabling works and a Final Validation Report for the build phase.

Interim Validation Reports will be prepared for each of the working areas listed above and will be submitted to Manchester City Council (MCC) in writing prior to commencement of the building phase in that area. The Interim Validation Reports will include review of results of any investigation and testing of areas inaccessible during the previous ground investigations that only become accessible during the enabling works, detailing the hotspot delineation works and removal of impacted soil.

The site-wide Final Validation Report will include validation of the permanent works.

This Interim Validation Report covers Phase 2B of the Oak House area where enabling earthworks have been completed.

Phase 1 is covered by the Interim Validation Report for Owens Park (Document Ref: UMRF-COF-XX-XX-RP-Y-00004).

Further Interim Validation Reports will be produced for the other areas once enabling works in these areas are complete.

The enabling works completed within Phase 2B are shown on Figure 2-1

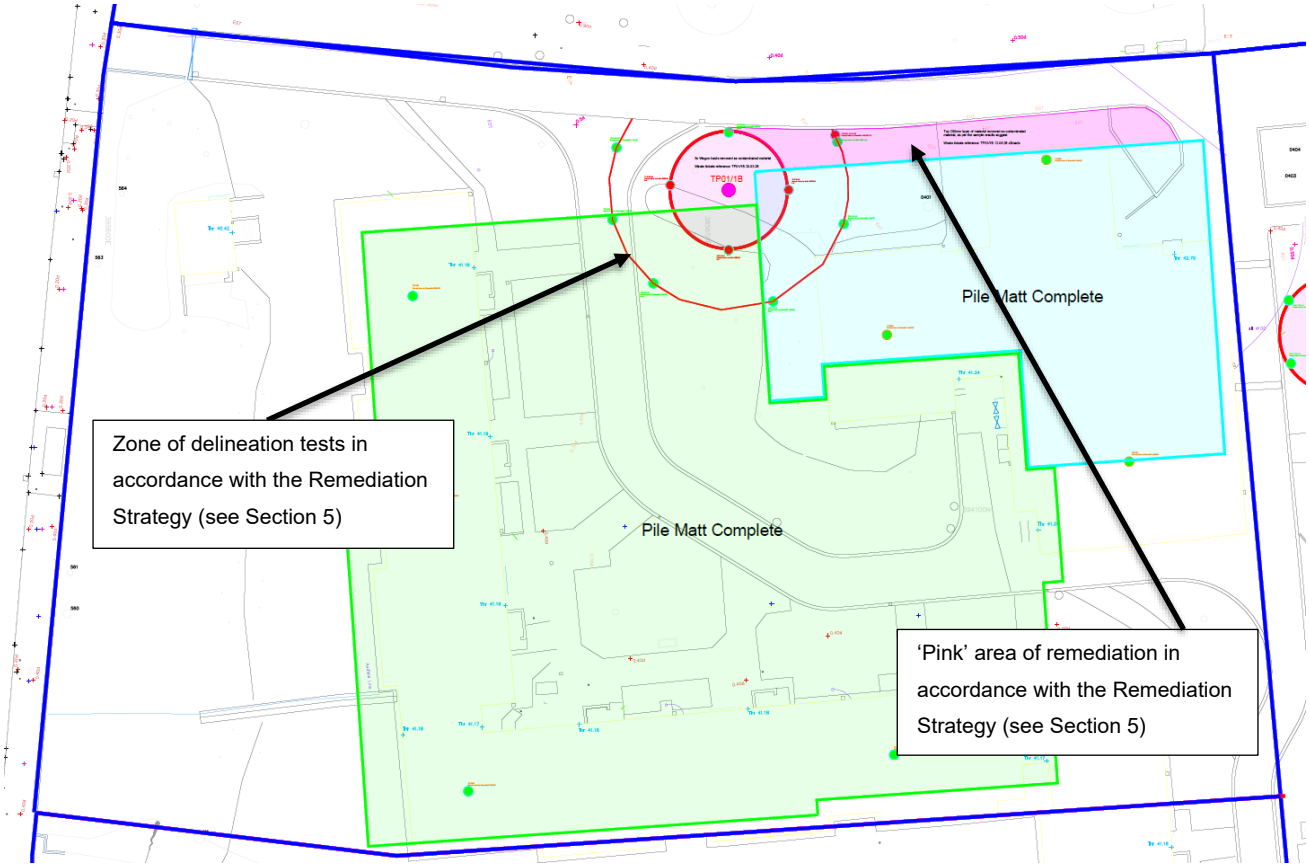


Figure 1-2: Phase 2B enabling works (Extract from Graham, 2026c)

1.2 Existing information

A Phase 1 Desk Study Report has been prepared for the current development:

- Buro Happold, Ground Conditions Phase 1 Desk Study Report, (Buro Happold, 2023).

Coffey has prepared the following Geoenvironmental and Geotechnical Interpretative Reports, for the same overall site (noting different site boundaries), undertaken under a different contract:

- Coffey, Geoenvironmental and Geotechnical Interpretative Report – Stage 2a (Coffey, 2015a).
- Coffey, Geoenvironmental and Geotechnical interpretative Report – Stage 2b (Coffey, 2015a).
- Coffey, Geotechnical Interpretative Report (Coffey, 2025a).

1.3 Areas of the site covered by this report

1.3.1 Site area

The report summarises testing and remediation works undertaken during the enabling works in the Phase 2B area of the site, prior to installation of the piled foundations required for the development.

The boundary of the Phase B area is shown in Figure 1-1. The areas of the Phase B area where enabling earthworks to have been completed is shown on Figure 1-2.
Graham have carried out the enabling works including installation of a piling mat comprising site won material. Site won material comprised materials gained during the demolition of the existing buildings and was, prior to use, stockpiled in the northwest of the Owens Park area.

Graham has instructed TRAC Associates Limited (TRAC) as the Asbestos Specialist required by the Remediation Strategy, to produce a Material Management Plan (MMP), and to manage compliance with contaminated land aspects of the development during the works.

1.3.2 Information received

The following documents relating to remediation of the Phase 2B area have been received from Graham; the Graham Drawings are presented in Appendix A:

- Graham - Phase 2 Remediation Validation Boundary Plan (Graham, 2026a)
- Graham Landscaping Plan (Graham, 2026b)
- Graham Enabling Works Progress Plan (Graham, 2026c)
- TRAC, Asbestos Material Management Plan (MMP) for Phase 1 (TRAC, 2025).

Coffey has not been provided with a separate MMP for Phase 2B. The same methodology and management procedures outlined in the Phase 1 MMP are applicable to Phase 2B works.

1.3.3 Additional testing

Additional post-demolition investigation of areas that were not accessible during previous phases of ground investigation (herein referred to as ‘dark areas’) has been undertaken in

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accordance with the Inspection and Testing Plan – Oak House - Phase 2B (Document Ref: UMRF-COF-XX-XX-RP-Y-00005).

The locations of additional tests are shown on Drawing 03847AB-COF-XX-DR-GE-000002 and results are presented in Appendix B and discussed in Section 4 below.

2.0 Planning conditions

The Planning Application Number for the development is 138126/OO/2023. The Decision Notice, Planning Application Decision Notice part 1 (MCC, 2024), was published in January 2024 and includes a number of conditions.

Planning Condition 20a states.

> *"Before the development within each phase commences, with the exception of demolition and site clearance, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*
>
> *"In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.*
>
> *"The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority."*

The Geo-environmental Risk Assessment was submitted in the Geotechnical Interpretative Report (Coffey, 2025a).

The Remediation Strategy (Coffey, 2025b) outlines of the measures required to address the risks identified within the Geotechnical Interpretative Report.

This Interim Validation Report outlines the testing and remediation works undertaken during the Oak House enabling works to validate that the requirements of the Remediation Strategy have been met.

3.0 Remediation strategy

3.1 Geoenvironmental risk

This section presents a summary of the Remediation Strategy (Coffey 2025b).

The risk assessment process presented in the Geotechnical Interpretative Report identified potential geoenvironmental risks to human health from contamination at shallow depths within the Made Ground.

These risks are characterised as:

- HIGH/MODERATE with respect to risk from asbestos.
- LOW in relation to ground gas and soil contamination with exceedances of arsenic, lead, mercury, TPH and PAH.

These risks result in the need for geo-environmental remedial activities and risk mitigation.

The remediation requirements in Remediation Strategy are intended to render the site suitable for the intended end use and meet the planning conditions by MCC.

3.2 Scope of the remediation strategy

The scope of geoenvironmental remedial actions required within the Remediation Strategy are summarised below – the full document should be referred to for details:

- The risk of chronic exposure to asbestos is to be managed by the adoption of good general working practices (during all groundworks) together with guidance and direction from a suitably qualified and experienced asbestos specialist.
- Investigation and delineation of potential asbestos and contaminant impacted ground, as identified in previous ground investigations.
- A contingency, during the redevelopment groundworks, for encountering ground that is locally impacted with contaminants such as further asbestos-containing materials (ACM), hydrocarbons or similar; this will involve communications between the Principal Contractor and Coffey, site visits at appropriate times (e.g. during site

clearance, and if / when suspect ground conditions are encountered), and may necessitate further sampling and laboratory testing, with additional assessment and provision of recommendations.

- Sorting, segregation and possibly additional testing of site-won soil materials, particularly if such are to be re-used in the redevelopment (e.g. as uncontaminated capping soils in new/modified landscaped areas).
- Ensuring that the upper 600mm of soils in such landscaped/soft-standing parts of the site are uncontaminated, in particular, are devoid of asbestos and PAH.
- Japanese Knotweed identification, removal and treatment.

4.0 Results of previous geo-environmental testing and exceedances

4.1 General

Various phases of geo-environmental investigation and testing have been carried out in the Phase 2B area of the site.

Locations of exploratory holes and tests are shown on Drawing 03847AB-COF-XX-DR-GE-000002.

4.2 Asbestos

The Asbestos MMP (TRAC, 2025) states that control measures are required where asbestos loose fibres are identified above the limit of quantification of 0.001% w/w. Control measures should be in accordance with the Remediation Strategy.

The Asbestos MMP also notes that sporadic asbestos containing fragments of bitumen pipework material has been encountered at the site, and that such material presents a low risk to those undertaking ground works. However, should significant quantities of the bitumen material be encountered, works should be halted and advice sought from a competent person.

Asbestos testing was undertaken during the 2015 ground investigations (Coffey, 2015a and 2015b) and 2025 ground investigation (Coffey, 2025a).

Additional testing was undertaken by TRAC in 2025.

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Within the Phase 2B area, asbestos was suspected in two locations, , as presented in Table 4-1. Subsequent laboratory testing did not identify asbestos above the detection limit of 0.001%, and no delineation testing or remediation was required.

Full test results are presented in Appendix B.

Table 4-1: Asbestos exceedances

Exploratory Hole ID	GI	Depth (mbgl)	Suspected Asbestos	Asbestos % Lab	Delineation testing required?
TP01	2025 TRAC	0.40	Asbestos - Chrysotile Bitumen type product	N/A	No
TP03	2025 TRAC	0.40	Asbestos - Chrysotile	<0.001	No

Testing of `Dark Areas` was undertaken by Brownfield Solutions (Brownfield, 2026) and did not identify any suspected asbestos. Results are presented in Appendix B.

4.3 Organics, inorganics, and metals

The Remediation Strategy (Coffey, 2025b) includes acceptability criteria for cover soils against which testing of organic, inorganic, and metal contaminant concentrations have been assessed.

Control measures for the risk's associates with exceedances of organics, inorganics, and metals should be in accordance with the Remediation Strategy.

Testing for these contaminants was undertaken during the 2015 ground investigations (Coffey, 2015a and 2015b) and 2025 ground investigation (Coffey, 2025a).

Additional testing to cover the `Dark Areas` was undertaken by Brownfield Solutions in 2026 (Brownfield, 2026).

Within the Phase 2B area, exceedances of organic, inorganic, or metal contaminants were identified in two locations, as presented in Table 4-2.

Based on the requirements of the Remediation Strategy, delineation testing and remedial actions were required for location TP01/1B. The results of delineation testing and a summary of remediation undertaken during the enabling works is given in Section 5.0.

The exceedance recorded in TP02/26 is considered to be minor and no additional testing or remedial action is considered necessary in this area.

Full test results are presented in the Geotechnical Interpretative Reports (Coffey, 2015a, Coffey 2015b, Coffey, 2025a) and Brownfield Solutions Test reports (Brownfield, 2026). See Appendix B.

Table 4-2: Organic/inorganic exceedance locations

Exploratory Hole ID	GI Date	Depth (mbgl)	Contaminant	Number Exceedances	Contaminant Max % GAC (see full results)	Delineation testing required?
TP01/1B	2015	0.25	PAH	5	1000	Yes
TP02/26	2026	0.40	Lead	1	133	No

5.0 Soils validation and remediation

5.1 Asbestos delineation and remediation

No Asbestos delineation testing and hotspot removal was required

5.2 Organic, inorganic and metal delineation and remediation

Contamination delineation testing and hotspot removal was undertaken in the area of TP01/1B in accordance with Remediation Strategy (Coffey, 2025b). The locations of testing and hotspot removal are shown in Figure 5-1.

The results of first round of additional testing showed exceedances in three of the four test locations. The exceedances ranged between 878% and 1375% of the GAC limit for total PAH.

Soils around the identified hotspot at TP01/1B were removed to a depth of 0.5m below existing ground level over a 5m radius around TP01/1B.

A second round of additional testing was undertaken with testing in six accessible locations.

The Remediation Strategy required eight test locations for the second round of additional testing. However, the area to the north of TP01/1B is constrained by the presence of an existing road and the northern side of the road is within the Phase 1 area, covered by the Interim Validation report for that area.

The results of second round of additional testing showed exceedances in four test locations. The exceedances ranged between 121% and 878% of the GAC limit for total PAH. In accordance with S4UL (2015), if this criterion is exceeded, the requirement is for speciated testing to be undertaken to assess specific compound against GAC limits. Only one of the four test locations (TP01/1B/01 at 0.00-0.25m) indicated exceedance in specific PAH compounds:

- Benzo(b)fluoranthene - 7.5 mg/kg (203% of GAC Limit)
- Benzo(a)pyrene - 6.23 mg/kg (117% of GAC limit)
- Dibenz(a,h)anthracene - 0.76 mg/kg (252% of GAC limit)

Additional testing was undertaken within the same trial pit between 0.25-0.30m with all testing showing PAH levels below the GAC limit.

Soils were removed to a depth 0.25m below ground level over the strip of land between the existing road and proposed building line, shown in pink on Figure 5-1 below. The area of soil removal was extended from the road to the line of the proposed building so that all areas of proposed soft landscaping were remediated.

A total of 68m^3 of soil was removed from Phase 2B after the two rounds of delineation testing.

The excavated material was taken to Dunton Technologies Treatment Facility in Ellesmere Port. Waste Transfer Notes are presented in Appendix C.

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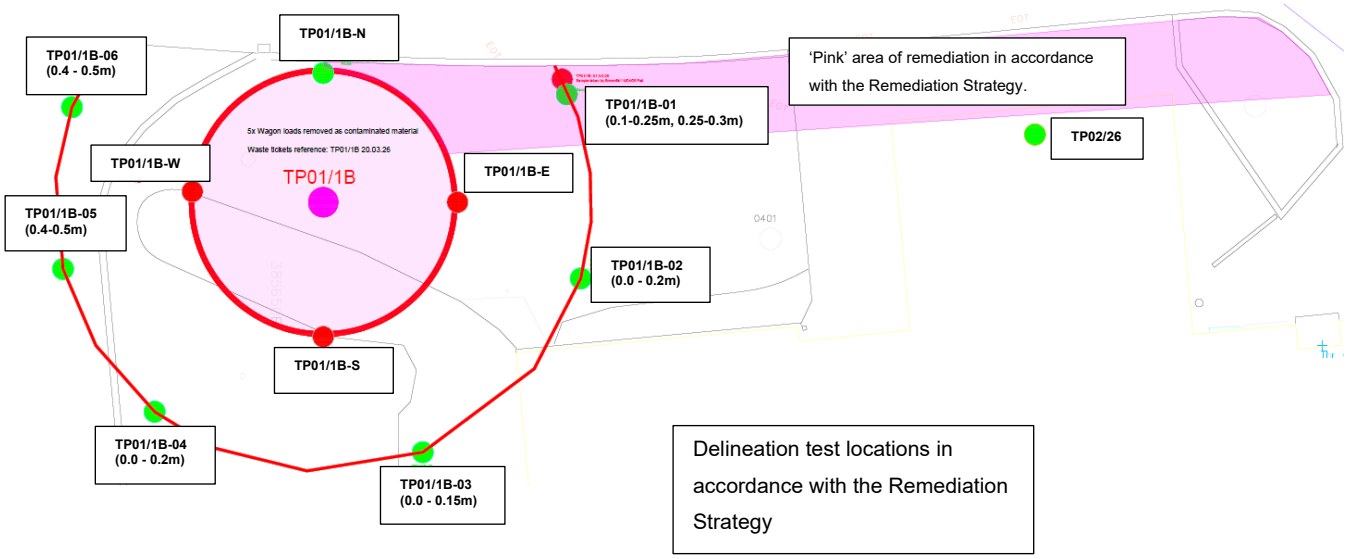


Figure 5-1: Delineation testing and remediation at TP01/1B (Extract from Graham, 2026c).

Table 5-2 summarises the remediation and delineation testing undertaken in each of the locations required by the Remediation Strategy.

Table 5-1: Remediation strategy for locations with Organic/Inorganic contaminants exceedances

Hole ID	Soil Determinand	Additional Delineation Testing Results	Remediation Undertaken Removal / Capping	Remediation Reference Documents
TP01/1B	Organics (PAH)	**First round testing: PAH** TP01/1B-N Total PAH 3.02 mg/kg (no exceedance) TP01/1B-S Total PAH 48.6 mg/kg (1518% of GAC limit) TP01/1B-E Total PAH 28.1 mg/kg (878% of GAC limit) TP01/1B-W Total PAH 44 mg/kg (1375% of GAC limit) **Second round testing: PAH** TP01/1B/01 0.00-0.25m 115 mg/kg (3593% of GAC Limit) TP01/1B/02 0.00-0.20m 28.1 mg/kg (878% of GAC Limit) TP01/1B/03 0.00-0.15m 19.5 mg/kg (609% of GAC Limit) TP01/1B/04 0.00-0.20m 10.3 mg/kg (121% of GAC Limit) TP01/1B/05 0.40 - 0.50m <0.280 mg/kg (no exceedance) TP01/1B/06 0.40 - 0.50m <0.280 mg/kg (no exceedance) **1 exceedance speciated PAH compounds (TP01/1B/01 at 0.00-0.25m):** Benzo(b)fluoranthene 7.5 mg/kg (203% of GAC Limit) Benzo(a)pyrene 6.23 mg/kg (117% of GAC limit) Dibenz(a,h)anthracene 0.76 mg/kg (252% of GAC limit) **Additional testing (TP01/1B/01 0.25-0.30m)** No speciated exceedances	Removal of hotspot to soil treatment facility. 500mm layer removed from 5m radius around TP01/1B. Top 250mm removed over strip shown on Figure 5-1.	Consignment note codes: JOGARA/DT001, JOGARA/DT002, JOGARA/DT003, JOGARA/DT006, JOGARA/DT07, JOGARA/DT008, JOGARA/DT009 JOGARA/DT0010 Waste removal tickets: TP01/1B-01 x8. 160,000kg of soil taken off site and accepted by Dunton Technologies. Treatment Facility, Dunton Technologies in Ellesmere Port. North Road, BH65 1BL

6.0 Conclusions

Delineation testing undertaken during the enabling works within Oak House Phase 2B area indicated that there are no asbestos exceedances identified within Phase 2B and other determinand concentrations were localised around the previously identified hotspot. Soils around the identified hotspot were removed in accordance with the Remediation Strategy (Coffey, 2025b) and transferred to a soil treatment facility (Dunton Technologies. Treatment Facility, Dunton Technologies in Ellesmere Port. North Road, BH65 1BL).

No further remediation work is required within the Oak House Phase 2B area in relation to the enabling works.

Any contamination encountered during the permanent works will be reviewed in accordance with the Remediation Strategy, and any test results and remedial actions undertaken will be reported in the Final Validation Report.

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7.0 References

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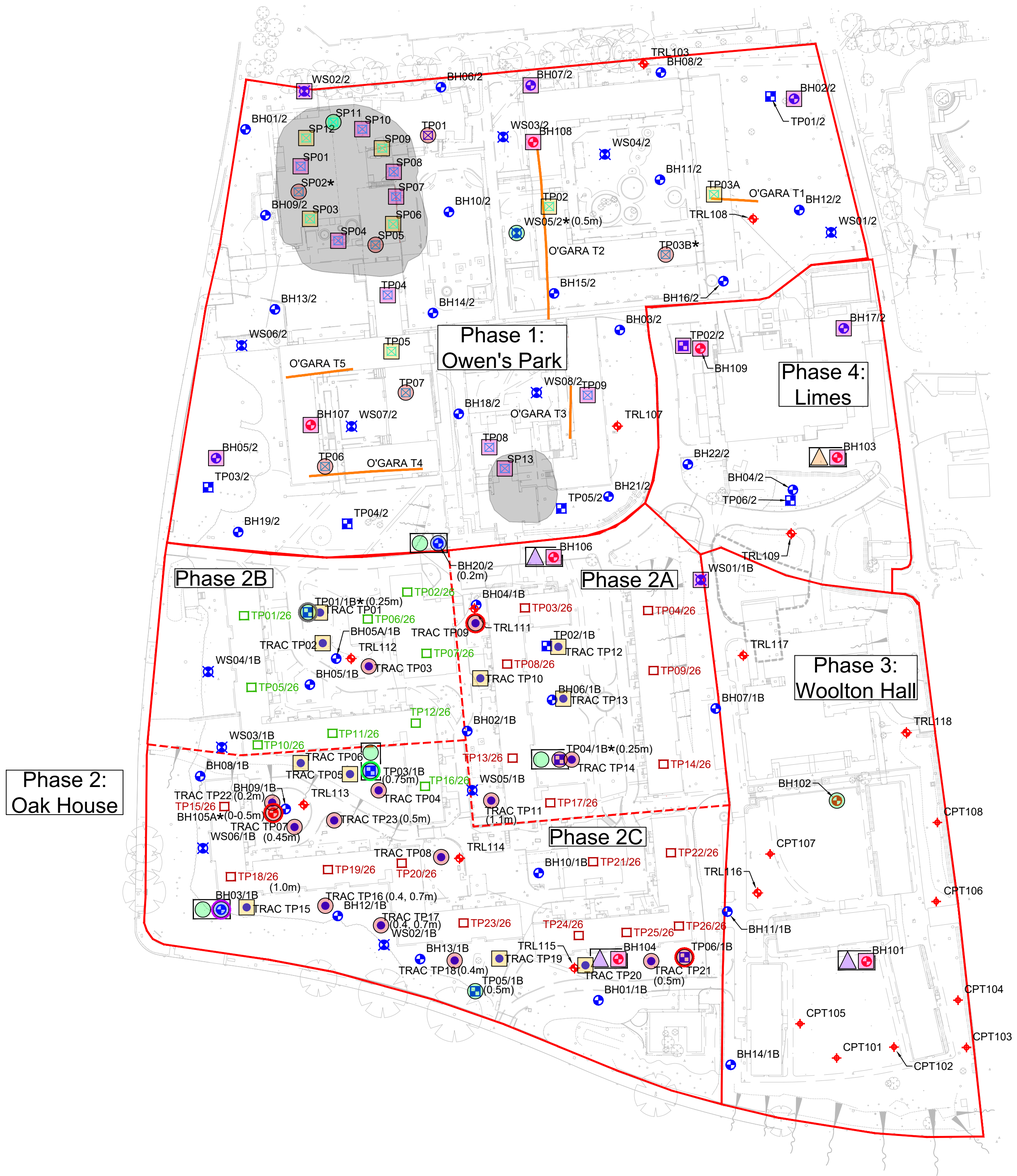
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Drawings



LEGEND:

- CABLE PERCUSSIVE BOREHOLES (COFFEY GIR, 2025)
- TRL (COFFEY GIR, 2025)
- CPT (COFFEY GIR, 2025)
- WINDOW SAMPLING (COFFEY GIR, 2015B)
- TRIAL PITS (COFFEY GIR, 2015B)
- CABLE PERCUSSIVE BOREHOLES (COFFEY GIR, 2015B)
- TP01 SP13 — TESTING OF THE STOCKPILE & FILL MATERIAL IN OWEN'S PARK POST DEMOLITION DURING ENABLING WORKS CONTRACT. RESULTS NOT AVAILABLE
- TRAC TP09 — TRAIL HOLES & TESTING OF MATERIAL IN SOFT AREAS OF OAK HOUSE DURING ENABLING WORKS. PRE DEMOLITION (TRAC, 2025 - LOCATIONS PROVIDED BY GRAHAM)
- O'GARA T3 — SLIP TRENCHES & TESTING FOR TIP CLASSIFICATION FOR "MUCK-SHIFT" IN OWEN'S PARK. NO REPORTS ISSUED TO DATE.
- ASBESTOS IDENTIFIED
- ORGANICS EXCEEDANCE
- INORGANICS AND METALS EXCEEDANCE
- TESTED LOCATIONS WITHOUT EXCEEDANCE
- TESTED LOCATIONS WITHOUT EXCEEDANCE (ASBESTOS ONLY)
- LOCATIONS WHERE GROUNDWATER IS TESTED
- LOCATIONS WHERE GROUNDWATER EXCEEDED WATER QUALITY STANDARDS

REQUIRED DELINEATION TESTING:

- ASBESTOS
- PAH, AROMATIC AND MERCURY
- PAH AND AROMATIC
- PAH
- BH105* LOCATIONS WITH ASTERISK TESTING COMPLETED

POST DEMOLITION GROUND INVESTIGATION

PROPOSED

- TP03/26

COMPLETED

- TP01/26

NOTES:

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
2. THE DRAWING SHOULD BE READ IN CONJUNCTION WITH COFFEY GIR 2015B, COFFEY GIR 2025 AND TESTING RESULTS PROVIDED BY GRAHAMS. THE STOCKPILE AND FILL MATERIAL LOCATIONS HAVE HAD ASBESTOS TESTING HOWEVER COFFEY HAS NOT RECEIVED THEM AT THE TIME OF PREPARING THIS DRAWING.

rev no	revision note	date	checked	approved
3	FOURTH ISSUE - PHASE 2B INTERIM VALIDATION	21/05/26	RP	JMB
2	THIRD ISSUE - ADDITIONAL DATA ADDED (PHASE 2-ITP)	28/01/26	JH	JMB
1	SECOND ISSUE - ADDITIONAL DATA ADDED	06/11/25	RP	JMB
0	FIRST ISSUE	16/10/25	RP	JMB

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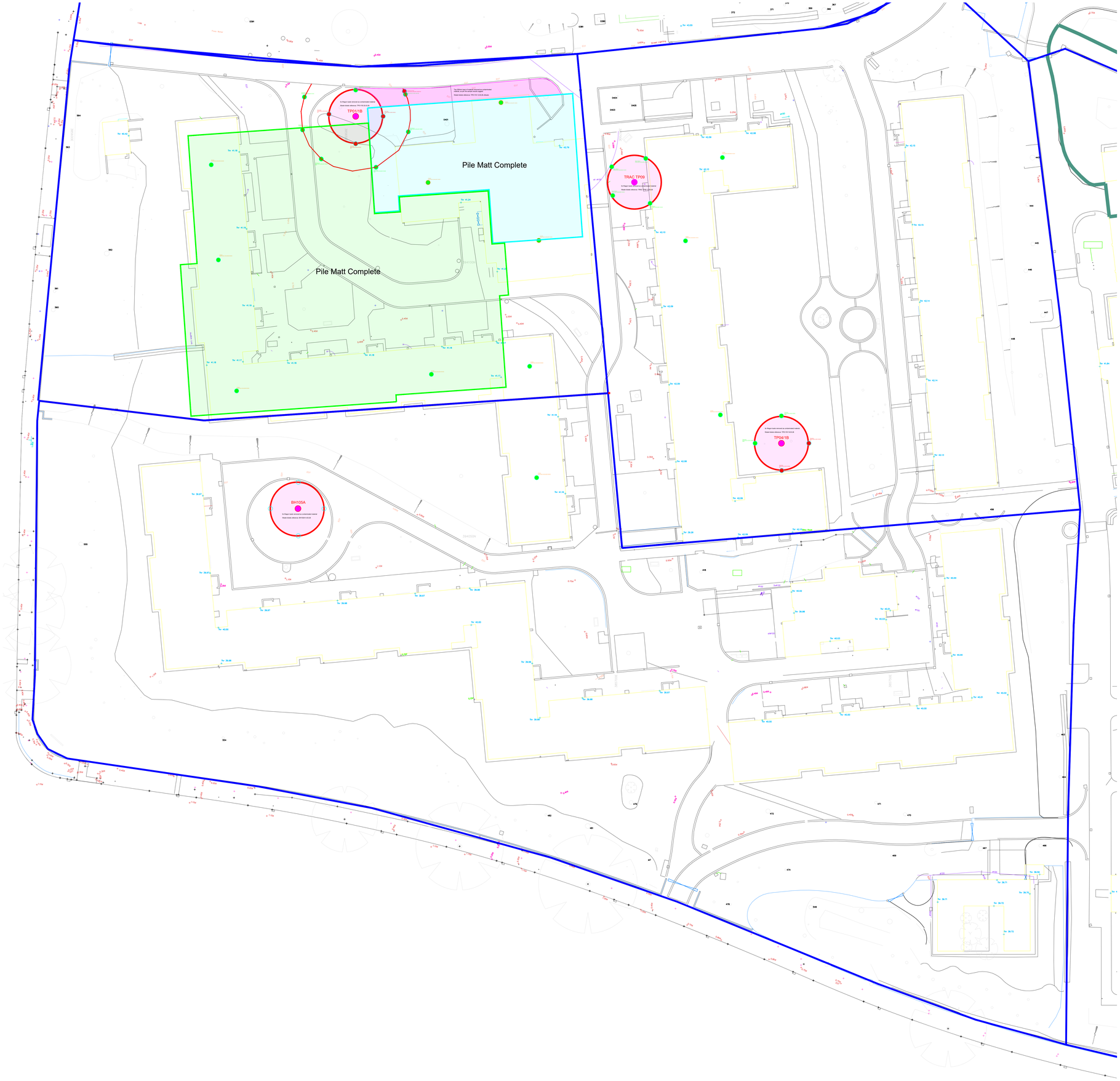
project: FALLOWFIELD CAMPUS

title: EXPLORATORY HOLE MAP

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File Path: \\tetra54.local\Manchester GQB\3800 Series\03847AB - Fallowfield Campus\Drawings\1 CAD\03847AB_DR_GE 03_Exploratory Hole Map_.REV 3.dwg

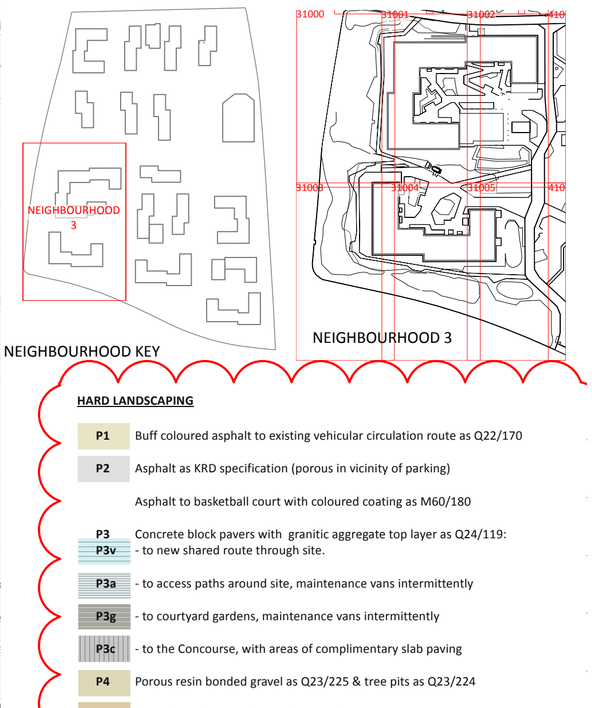
Appendix A – Graham Construction Ltd Drawings


Pile Matt Complete
Pile Matt Complete
TP01/1B
TRAC TP09
TP04/1B
BH105A

FOR ADJACENT SHEET SEE DRAWING UMRF-LAP-XX-00-DR-L-20000

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(1) Do not scale from this drawing - use written dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Contractor to report and discrepancies or errors before proceeding on site. (5)Landscape Projects shall be notified of any discrepancies. (6) Engineer to specify all sub-bases. Any below ground construction is indicative.



NEIGHBOURHOOD KEY

HARD LANDSCAPING

- P1 Buff coloured asphalt to existing vehicular circulation route as Q22/170
- P2 Asphalt as KRD specification (porous in vicinity of parking)
  Asphalt to basketball court with coloured coating as M60/180
- P3 Concrete block pavers with granitic aggregate top layer as Q24/119:
- P3v - to new shared route through site.
- P3a - to access paths around site, maintenance vans intermittently
- P3g - to courtyard gardens, maintenance vans intermittently
- P3c - to the Concourse, with areas of complimentary slab paving
- P4 Porous resin bonded gravel as Q23/225 & tree pits as Q23/224
- P5 Bound gravel paving (porous) as Q23/110
- P7 200mm wide loose gravel strip with timber edging (as Q23/310) where planting abuts building facades as Q23/150
- P8 Tactile paving, blister to crossings, corduroy to steps as Q25/320
- P9 Gravel grid paving to generator enclosures as Q31/285

KERBS AND EDGINGS

- K1 125mm wide standard HB road kerbs with 125mm upstand as Q10/110
- K2 255mm wide Conservation type kerbs, 100mm upstand (f=flush) as Q10/113
- K3 125mm wide road kerb eg Tobermore Fusion, with 125mm upstand as Q10/112
- K5 Flush steel edgings as Q10/200
- K6 75mm concrete edgings eg Tobermore Fusion, 60mm upstand. Q10/111
- K7 25mm wide timber edgings to bound gravel as Q23/310
- K8 Concrete step units as L37/310.

PROPOSED BOUNDARIES

- B-A4 Mesh panel fence as Q40/126 3.03m behind basketball hoop
- B-E Existing railings relocated/new panels with Boundary wall lowered as UMRF-LAP-XX-00-DR-L-00419

M&E

For lighting strategy see drawing UMRF-LAP-XX-00-DR-L-00011. Specification by others.

- EX0 Existing street lighting columns retained
- EX1 Lighting column type EX1 for car-park and loading bay
- EX2-SC Lighting column type EX2 for vehicular access route
- EX3 Bollard lights EX3 along some tertiary pedestrian paths
- EX4 Feature lighting column type EX4 - setting out in abeyance
- EX5 Column light to courtyards type EX5 (symmetrical distribution)
- EX6 Column light to access paths type EX6 (asymmetrical distribution)
- BT Hose Union Tap Below Ground for use by FM team for watering and cleaning the public realm in addition to taps within bin stores.
- In-ground electrical pop-up service point for events, recessed lid filled with paving to match adjacent.
- Lighting protection inspection pits, concrete in hard surfaces, polypropylene in soft. Spec by others, final layout subject to detail co-ordination.
- WIFI Building mounted wifi extender locations, paving slab below for ladder access where located above soft landscaping.

DRAINAGE

All to KRD specifications. Full co-ordination with KRD drainage layout to be completed at next stage and all drainage fitting information shown.

- SD Slot drain
- CD Channel drain
- Headwall to outlet into attenuation basin

STREET FURNITURE

See drawing: UMRF-LAP-XX-00-DR-L-00010

- FB2 Benches/seats associated with Hub Spaces and courtyards Q50/221
- FS3 Individual seats to residential entrances as Q50/225
- FB3 Bench to woodland walk as Q50/223
- FB4 Benches to courtyards as Q50/224
- FB5 Pic-nic benches as Q50/230
- FB6 Informal log seating from site felled trees as Q50/341
- FB10 Seats to cyclestore entrances as Q50/228
- TT Trim Trail equipment as Q52/165 and drawing UMRF-LAP-XX-00-DR-L-00013
- F3 Sheffield type cycle stands as Q50/210
- Cycle shelters see drawing UMRF-LAP-XX-00-DR-L-00402, 413, 414
- F10 Cycle toolstation, one per Neighbourhood as Q50/330
- **Bins:** Quantity and location subject to input from UoM FM Team
- CB Cigarette bins as Q50/244. Freestanding or lamp post mounted.
- LB Litter/recycling bins as Q50/240
- GB Grit bins as Q50/242

SIGNAGE

See drawing: UMRF-LAP-XX-00-DR-L-00019. References in brackets refer to *UoM EPM GM13 Signage Strategy*

- F4 Existing Gateway Monolith (UM01)
- F5 Pedestrian/vehicular directional signage (TBC, monoliths being phased out)
- F6 Neighbourhood/Entrance Minilith
- F7 Fingerpost pedestrian wayfinding signage
- F8 Campus Map Lectern

ANNOTATIONS

- 6 Block numbers
- Building entrances
- +00.000 Existing retained levels
- +00.000 Proposed levels
- **+00.000** Proposed theshold level
- +00.000tk Proposed top of kerb levels
- +00.000tw Proposed top of walls level
- +00.000cl Cover level of drainage fitting
- 1:21 Approximate gradient

RDD: Extent of works to decommissioned gas meter including demolitions and making good.

RDD: Screening to generator enclosure (from above bedroom windows and the design of retaining wall.

26/1/26 Wifi extender location updated

26/1/26 Wifi extender location updated

26/1/26 Terrace positions adjusted for single facade light to side of door

26/1/26 For updates to key see N1 drawing UMRF-LAP-XX-00-DR-L-10000

FOR ADJACENT SHEET SEE DRAWING UMRF-LAP-XX-00-DR-L-50000

REV P5	Rd	2026-01-26	Updates as shown
REV P4	RD	2025-12-18	Design development and general GA updates
REV P3	RD	2025-06-06	General layout updates
REV P2	RD	2025-02-19	Landscape layout updated with tracking info.
REV P1	RD	2025-02-13	First issue

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JOB TITLE UoM Residences DBFO

CLIENT University of Manchester

TITLE Neighbourhood 3 GA

SCALE 1:250 @ A1 DATE 2024-11-25

STATUS S4 PURPOSE Formal Review

DRAWN RCD CHECKED NS

REFERENCE UMRF-LAP-XX-00-DR-L-30000 REV P5

Shelter

Sheavyn House

Ward Wing

WILMSLOW ROAD

WHITWORTH LANE

GUNNERY LA

Phase 1
Validation Complete

Limes

Phase 2B

Phase 2A

Phase 2C

Woolton Hall

SUB STATION

FALLOWFIELD BROW

MOSELEY ROAD

CARILL DRIVE

Ladybarn House

5 to 12

1 to 4

13 to 49

Posts

Appendix B – Test Results

ANALYTICAL TEST REPORT

Report Number	26-04437, issue number 1
Contract name:	C6284 / Oak House, Fallowfield
Client reference:	Not Supplied
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	16/04/2026
Analysis started:	17/04/2026
Analysis completed:	21/04/2026
Report issued:	21/04/2026

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

[redacted]

Approved by:

Georgia Hunter
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

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

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
100935	TP01/1B/01	0.00 - 0.25	Brown Sandy Clayey Loam with Stones and Vegetation.	-	-	18.3
100936	TP01/1B/01	0.25 - 0.30	Brown Sandy Clayey Loam with Stones and Vegetation.	-	-	28.3
100937	TP01/1B/02	0.00 - 0.20	Brown Sandy Loam with Stones and Vegetation.	-	-	19.8
100938	TP01/1B/03	0.00 - 0.15	Brown Sandy Clayey Loam with Stones and Vegetation.	-	-	19.2
100939	TP01/1B/04	0.00 - 0.20	Brown Sandy Loam with Stones and Vegetation.	-	-	18.4
100940	TP02/26	0.00 - 0.40	Brown Sandy Loam with Plastic and Brick.	-	-	10.4
100941	TP06/26	0.00 - 0.10	Brown Sandy Clay with Stones and Vegetation.	-	-	13.7
100942	TP07/26	0.00 - 0.20	Brown Sandy Clayey Loam with Stones and Brick.	-	-	10.2

SOILS

Lab Number					100935	100936	100937	100938	100939
Client Reference					1	1	1	1	1
Sample ID					TP01/1B/01	TP01/1B/01	TP01/1B/02	TP01/1B/03	TP01/1B/04
Depth (m)					0.00 - 0.25	0.25 - 0.30	0.00 - 0.20	0.00 - 0.15	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
Asbestos									
Asbestos Identification	SUBCON	SU	0	-	n/t	n/t	n/t	n/t	n/t
Asbestos sample description	SUBCON	SN	0	-	n/t	n/t	n/t	n/t	n/t
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Metals									
Water Soluble Sulphate	CE061	M	10	mg/l	n/t	n/t	n/t	n/t	n/t
Arsenic	CE264	M	2.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Cadmium	CE264	M	1.1	mg/kg	n/t	n/t	n/t	n/t	n/t
Chromium	CE264	U	1.3	mg/kg	n/t	n/t	n/t	n/t	n/t
Copper	CE264	M	1.2	mg/kg	n/t	n/t	n/t	n/t	n/t
Lead	CE264	U	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Mercury	CE264	M	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Nickel	CE264	M	1.6	mg/kg	n/t	n/t	n/t	n/t	n/t
Selenium	CE264	M	3	mg/kg	n/t	n/t	n/t	n/t	n/t
Zinc	CE264	M	2.4	mg/kg	n/t	n/t	n/t	n/t	n/t
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Monohydric Phenols	CE078	N	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
Chromium III	CE208	N	2	mg/kg	n/t	n/t	n/t	n/t	n/t
Combustion									
Moisture Content	CE001	N	0.1	%	18.3	28.3	19.8	19.2	18.4
Soil Organic Matter	CE192	N	0.1	%	7.91	52.9	11.7	7.88	7.69
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	8.30	0.030	0.179	0.058	0.048
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	0.111	0.040	0.034
Acenaphthene	CE087	M	0.013	mg/kg	3.68	0.154	0.375	0.152	0.092
Fluorene	CE087	U	0.013	mg/kg	2.29	0.094	0.334	0.179	0.101
Phenanthrene	CE087	M	0.014	mg/kg	19.6	1.09	3.46	2.08	1.04
Anthracene	CE087	U	0.017	mg/kg	4.67	0.282	1.08	0.640	0.304

SOILS

Lab Number					100935	100936	100937	100938	100939
Client Reference					1	1	1	1	1
Sample ID					TP01/1B/01	TP01/1B/01	TP01/1B/02	TP01/1B/03	TP01/1B/04
Depth (m)					0.00 - 0.25	0.25 - 0.30	0.00 - 0.20	0.00 - 0.15	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
Fluoranthene	CE087	M	0.017	mg/kg	17.3	1.36	4.99	3.80	1.71
Pyrene	CE087	M	0.016	mg/kg	18.1	1.45	4.31	3.35	1.64
Benzo(a)anthracene	CE087	U	0.012	mg/kg	7.66	0.777	2.30	1.66	0.901
Chrysene	CE087	M	0.028	mg/kg	7.39	0.703	1.98	1.34	0.757
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	7.51	0.967	2.37	1.67	0.991
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	2.96	0.350	1.01	0.649	0.336
Benzo(a)pyrene	CE087	U	0.019	mg/kg	6.23	0.837	2.11	1.52	0.866
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	4.78	0.861	1.89	1.33	0.803
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.758	0.127	0.245	0.173	0.104
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	3.75	0.715	1.31	0.897	0.580
Total PAH(16)	CE087	N	0.28	mg/kg	115	9.80	28.1	19.5	10.3
BTEX									
Benzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
Toluene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
Ethylbenzene	CE267	U	0.001	mg/kg	n/t	n/t	n/t	n/t	n/t
MTBE	CE267	N	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
m,p-Xylene	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
oXylenes	CE267	U	0.002	mg/kg	n/t	n/t	n/t	n/t	n/t
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	n/t	n/t	n/t	n/t	n/t
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	n/t	n/t	n/t	n/t	n/t
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	n/t	n/t	n/t	n/t	n/t
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	n/t	n/t	n/t	n/t	n/t
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	n/t	n/t	n/t	n/t	n/t
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	n/t	n/t	n/t	n/t	n/t
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	n/t	n/t	n/t	n/t	n/t
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					100935	100936	100937	100938	100939
Client Reference					1	1	1	1	1
Sample ID					TP01/1B/01	TP01/1B/01	TP01/1B/02	TP01/1B/03	TP01/1B/04
Depth (m)					0.00 - 0.25	0.25 - 0.30	0.00 - 0.20	0.00 - 0.15	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	n/t	n/t	n/t	n/t	n/t
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	n/t	n/t	n/t	n/t	n/t
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	n/t	n/t	n/t	n/t	n/t
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	n/t	n/t	n/t	n/t	n/t
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	n/t	n/t	n/t	n/t	n/t
Wet Chem									
pH	CE004	M	0.1	pH units	n/t	n/t	n/t	n/t	n/t

SOILS

Lab Number					100940	100941	100942
Client Reference					1	1	1
Sample ID					TP02/26	TP06/26	TP07/26
Depth (m)					0.00 - 0.40	0.00 - 0.10	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
Asbestos							
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD
Asbestos sample description	SUBCON	SN	0	-	-	-	-
Soil sample preparation parameters							
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1
Metals							
Water Soluble Sulphate	CE061	M	10	mg/l	1500	53.6	480
Arsenic	CE264	M	2.3	mg/kg	19.8	5.6	4.7
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	23.4	14.4	11.7
Copper	CE264	M	1.2	mg/kg	109	16.4	11.9
Lead	CE264	U	2.4	mg/kg	266	66.0	28.8
Mercury	CE264	M	0.6	mg/kg	0.7	0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	23.3	8.8	9.3
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	341	59.8	46.7
Colourimetric							
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	0.180	0.130
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50
Chromium III	CE208	N	2	mg/kg	23.4	14.2	11.6
Combustion							
Moisture Content	CE001	N	0.1	%	10.4	13.7	10.2
Soil Organic Matter	CE192	N	0.1	%	3.97	1.17	4.10
Polyaromatic hydrocarbons							
Naphthalene	CE087	M	0.016	mg/kg	0.040	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	0.046	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.028	0.048	< 0.013
Fluorene	CE087	U	0.013	mg/kg	0.034	0.035	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.448	0.448	0.111
Anthracene	CE087	U	0.017	mg/kg	0.136	0.124	0.048

SOILS

Lab Number					100940	100941	100942
Client Reference					1	1	1
Sample ID					TP02/26	TP06/26	TP07/26
Depth (m)					0.00 - 0.40	0.00 - 0.10	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
Fluoranthene	CE087	M	0.017	mg/kg	0.597	0.700	0.218
Pyrene	CE087	M	0.016	mg/kg	0.572	0.609	0.202
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.318	0.329	0.117
Chrysene	CE087	M	0.028	mg/kg	0.278	0.291	0.088
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.353	0.349	0.109
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.136	0.122	0.049
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.281	0.291	0.088
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.283	0.289	0.112
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.051	0.038	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.225	0.200	0.086
Total PAH(16)	CE087	N	0.28	mg/kg	3.83	3.87	1.23
BTEX							
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 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
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	1.5	1.3	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	1.3	1.0	0.7
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	1.3	0.8	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	9.7	12.4	4.3
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	0.8	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010

SOILS

Lab Number					100940	100941	100942
Client Reference					1	1	1
Sample ID					TP02/26	TP06/26	TP07/26
Depth (m)					0.00 - 0.40	0.00 - 0.10	0.00 - 0.20
Sampling Date					14/04/2026	14/04/2026	14/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	4.6	3.0	1.8
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	16.3	10.9	7.4
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	14.4	8.1	3.3
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	61.0	32.5	17.3
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	9.5	5.3	2.3
Wet Chem							
pH	CE004	M	0.1	pH units	8.1	10.6	10.5

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
CE078	Phenols in Soil	Continuous Flow Analyser	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample

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.
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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)
100935	TP01/1B/01	0.00 - 0.25	N	
100936	TP01/1B/01	0.25 - 0.30	N	
100937	TP01/1B/02	0.00 - 0.20	N	
100938	TP01/1B/03	0.00 - 0.15	N	
100939	TP01/1B/04	0.00 - 0.20	N	
100940	TP02/26	0.00 - 0.40	N	
100941	TP06/26	0.00 - 0.10	N	
100942	TP07/26	0.00 - 0.20	N	

REPORT INFORMATION

Report No.:26-04437, 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"

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

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For soils and solids, analytical results are inclusive of stones and 'inert' material, 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

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ANALYTICAL TEST REPORT

Report Number	26-04887, issue number 1
Contract name:	C6284 / Oak House
Client reference:	C6284
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	24/04/2026
Analysis started:	27/04/2026
Analysis completed:	29/04/2026
Report issued:	29/04/2026

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

[redacted]

Approved by: Rachael Burton
Technical Support Manager

SAMPLE INFORMATION

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
102761	TP10/26	1.50 - 1.65	Brown Sand with Gravel and Vegetation.	-	-	27.3

SOILS

Lab Number					102761
Client Reference					1
Sample ID					TP10/26
Depth (m)					1.50 - 1.65
Sampling Date					22/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**	
Soil sample preparation parameters					
Stones Content	CE001	N	0.1	%	< 0.1
Combustion					
Moisture Content	CE001	N	0.1	%	27.3
Soil Organic Matter	CE192	N	0.1	%	1.95
BTEX					
Benzene	CE267	U	0.001	mg/kg	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002
Total Petroleum Hydrocarbons					
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	0.8
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	4.4
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	0.9
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	2.9
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	2.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	17.1
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	7.5

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
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample

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f	Sample exceeded sampling to receipt
g	Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
102761	TP10/26	1.50 - 1.65	N	

REPORT INFORMATION

Report No.:26-04887, issue number 1

Key

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M	ISO17025 and MCERTS Accredited Result
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S	Subcontracted
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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)

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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

ANALYTICAL TEST REPORT

Report Number	26-04889, issue number 1
Contract name:	C6284/Oak House
Client reference:	C6284
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	24/04/2026
Analysis started:	27/04/2026
Analysis completed:	29/04/2026
Report issued:	29/04/2026

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

[redacted]

Approved by: Rachael Burton
Technical Support Manager

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
102763	TP01/26	0.00 - 0.35	Brown Sand with Gravel and Vegetation.	-	-	8.8
102764	TP05/26	0.00 - 0.80	Brown Sand with Gravel and Vegetation.	-	-	8.6
102765	TP10/26	0.00 - 1.00	Brown Sand with Gravel and Vegetation.	-	-	9.8

SOILS

Lab Number					102763	102764	102765
Client Reference					1	2	3
Sample ID					TP01/26	TP05/26	TP10/26
Depth (m)					0.00 - 0.35	0.00 - 0.80	0.00 - 1.00
Sampling Date					22/04/2026	22/04/2026	22/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
Asbestos							
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD
Asbestos sample description	SUBCON	SN	0	-	-	-	-
Soil sample preparation parameters							
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1
Metals							
Water Soluble Sulphate	CE061	M	10	mg/l	724	570	917
Arsenic	CE264	M	2.3	mg/kg	8.6	7.4	8.1
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	19.2	14.4	10.3
Copper	CE264	M	1.2	mg/kg	12.4	15.2	16.7
Lead	CE264	U	2.4	mg/kg	37.9	26.7	54.3
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	11.6	12.9	9.1
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	36.7	38.5	50.4
Colourimetric							
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	0.520	0.160	0.130
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50
Chromium III	CE208	N	2	mg/kg	18.7	14.2	10.2
Combustion							
Moisture Content	CE001	N	0.1	%	8.8	8.6	9.8
Soil Organic Matter	CE192	N	0.1	%	0.95	2.97	1.98
Polyaromatic hydrocarbons							
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.043	0.095	0.053
Anthracene	CE087	U	0.017	mg/kg	< 0.017	0.020	< 0.017

SOILS

Lab Number					102763	102764	102765
Client Reference					1	2	3
Sample ID					TP01/26	TP05/26	TP10/26
Depth (m)					0.00 - 0.35	0.00 - 0.80	0.00 - 1.00
Sampling Date					22/04/2026	22/04/2026	22/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
Fluoranthene	CE087	M	0.017	mg/kg	0.116	0.108	0.119
Pyrene	CE087	M	0.016	mg/kg	0.107	0.107	0.138
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.068	0.064	0.084
Chrysene	CE087	M	0.028	mg/kg	0.060	0.057	0.076
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.071	0.057	0.091
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.028	0.027	0.035
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.058	0.050	0.083
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.050	0.042	0.071
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	< 0.017	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.038	0.032	0.065
Total PAH(16)	CE087	N	0.28	mg/kg	0.638	0.659	0.814
BTEX							
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 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
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	0.6	1.0	0.6
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	0.8	1.1	0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	7.4	5.1	< 4.0
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010

SOILS

Lab Number					102763	102764	102765
Client Reference					1	2	3
Sample ID					TP01/26	TP05/26	TP10/26
Depth (m)					0.00 - 0.35	0.00 - 0.80	0.00 - 1.00
Sampling Date					22/04/2026	22/04/2026	22/04/2026
Test	**Method**	**Accred**	**LoD**	**Units**			
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	0.9	0.8	0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	4.2	2.9	2.1
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	2.7	< 2.0	< 2.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	15.6	14.7	8.8
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	3.7	2.4	2.3
Wet Chem							
pH	CE004	M	0.1	pH units	8.5	8.8	9.1

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
CE078	Phenols in Soil	Continuous Flow Analyser	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample

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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)
102763	TP01/26	0.00 - 0.35	N	
102764	TP05/26	0.00 - 0.80	N	
102765	TP10/26	0.00 - 1.00	N	

REPORT INFORMATION

Report No.:26-04889, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
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For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

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

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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

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BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP01/1B/01
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385661E, 394132N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	Scale	Logged	Checked
TP	1:25	JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.25	ES					MADE GROUND: Brown slightly gravelly sandy CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse of brick, ceramic, coal, and rare wood.
	0.25-0.30	ES		0.25			MADE GROUND: Dark brown sandy GRAVEL. Sand is fine to coarse of constituents including ash. Gravel is angular to sub-angular fine to coarse of slag and coal.
	0.30-0.40	ES		0.30			Firm light brown slightly sandy CLAY with occasional rootlets. Sand is fine to coarse.
				0.40			End of Trial Pit at 0.40m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP01/1B/02
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385662E, 394124N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	
TP	
Scale	
1:25	
Logged	**Checked**
JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.20	ES					MADE GROUND: Brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse of brick, ceramic, mudstone, coal, and rare wood.
	0.20-0.40	ES		0.20			Stiff brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone, coal, and sandstone.
				0.40			End of Trial Pit at 0.40m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP01/1B/03
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385656E, 394118N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	
TP	
Scale	
1:25	
Logged	**Checked**
JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.15	ES					MADE GROUND: Brown slightly gravelly slightly sandy CLAY with occasional cobbles. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse of brick, ceramic, mudstone, coal, and rare wood. Cobbles are angular of brick up to 150mm in diameter.
	0.15-0.30	ES		0.15			Firm light brown slightly sandy CLAY with occasional rootlets. Sand is fine to coarse.
				0.30			End of Trial Pit at 0.30m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP01/1B/04
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385646E, 394119N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	Scale	Logged	Checked
TP	1:25	JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.20	ES					MADE GROUND: Brown slightly gravelly slightly sandy CLAY with occasional cobbles. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse of brick, ceramic, mudstone, coal, and rare wood. Cobbles are angular of brick up to 150mm in diameter.
	0.20-0.35	ES		0.20			Stiff brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone, coal, and sandstone.
				0.35			End of Trial Pit at 0.35m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP02/26
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385679E, 394126N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	
TP	
Scale	
1:25	
Logged	**Checked**
JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.40	ES					MADE GROUND: Reddish brown and dark grey slightly clayey gravelly SAND with occasional cobbles. Sand is fine to coarse. Gravel is angular to sub-rounded fine to coarse of brick, concrete, sandstone, and rare plastic. Cobbles are angular of brick up to 150mm in diameter. *Becoming dark grey from 0.40m bgl.*
	0.40-1.00	ES					
	1.00-1.30	ES		1.00			Stiff brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone, coal, and sandstone.
				1.30			End of Trial Pit at 1.30m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP06/26
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385665E, 394115N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	
TP	
Scale	
1:25	
Logged	**Checked**
JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.10	ES		0.10			MADE GROUND: Brown slightly sandy gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular fine to coarse of brick, ceramic, mudstone, coal, and rare wood.
	0.10-0.30	ES		0.30			Stiff brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone, coal, and sandstone.
							End of Trial Pit at 0.30m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

BROWNFIELD SOLUTIONS LTD

Trial Pit Log

No.
TP07/26
Sheet 1 of 1

PROJECT NO:	C6284	**CO-ORDS:**	385686E, 394104N
PROJECT NAME:	OAK HOUSE, FALLOWFIELD	**LEVEL:**	
CLIENT:	GRAHAM CONSTRUCTION LTD	**DATES:**	14/04/26 - 14/04/26

Hole Type	
TP	
Scale	
1:25	
Logged	**Checked**
JL	

Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m OD)	Legend	Stratum Description
	Depth (m)	Type	Results				
	0.00-0.20	ES					MADE GROUND: Reddish brown slightly clayey gravelly SAND with frequent cobbles. Sand is fine to coarse. Gravel is angular to sub-rounded fine to coarse of brick, concrete, sandstone, and rare plastic. Cobbles are angular of brick up to 150mm in diameter.
	0.20-0.30	ES		0.20			Firm brown slightly gravelly slightly sandy CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded fine to coarse of mudstone, coal, and sandstone.
				0.30			End of Trial Pit at 0.30m

1.0
2.0
3.0
4.0
5.0

Remarks

1. Service clearance undertaken using CAT and Genny by a qualified BSL Engineer.
2. Trial pit sides stable.
3. No groundwater encountered.
4. Trial pit backfilled with arisings upon completion.

ES = Environmental Sample
D = Disturbed Sample
B = Bulk Sample
LB = Large Bulk Sample
U = Undisturbed Sample
UT = Undisturbed Thin Wall Sample
SPT = Standard Penetration Test
PID = Photoionization Detector (ppm)
PPM = Part Per Million
HSV = Hand Shear Vane

Human Health Assessment Summary - Soils Test Data						Stratum:			
						Location:	TP02/26	TP06/26	TP07/26
						Depth:	0.00 - 0.40	0.00 - 0.10	0.00 - 0.20
						Date:	-	-	-
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC				
Moisture Content	-	3	10.20	13.70	-		10	14	10
Soil Organic Matter	-	3	1.17	4.10	-		4.0	1.2	4.1
pH	-	3	8.10	10.60	-		8.1	10.6	10.5
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	3	53.60	1500.00	-		1500.0	53.6	480.0
Arsenic	37	3	4.70	19.80	0		19.8	5.6	4.7
Cadmium	11	3	< LOD	<LOD	0		< 1.1	< 1.1	< 1.1
Chromium (III)	910	3	11.70	23.40	0		23.4	14.4	11.7
Hexavalent Chromium (VI)	6	3	< LOD	0.18	0		< 0.040	0.2	0.1
Copper	2400	3	11.90	109.00	0		109.0	16.4	11.9
Lead	200	3	28.80	266.00	1		266.0	66.0	28.8
Mercury	1.2	3	< LOD	0.70	0		0.7	0.6	< 0.6
Nickel	130	3	8.80	23.30	0		23.3	8.8	9.3
Selenium	250	3	< LOD	<LOD	0		< 3.0	< 3.0	< 3.0
Zinc	3700	3	46.70	341.00	0		341.0	59.8	46.7
Cyanide (free)	34	0	0.00	<LOD	0				
Phenol (total)	200	0	0.00	<LOD	0				
Naphthalene	5.6	3	< LOD	0.04	0		0.04	< 0.016	< 0.016
Acenaphthylene	420	3	< LOD	0.05	0		0.05	< 0.015	< 0.015
Acenaphthene	510	3	< LOD	0.05	0		0.03	0.05	< 0.013
Fluorene	400	3	< LOD	0.04	0		0.03	0.04	< 0.013
Phenanthrene	220	3	0.11	0.45	0		0.45	0.45	0.11
Anthracene	5400	3	0.05	0.14	0		0.14	0.12	0.05
Fluoranthene	560	3	0.22	0.70	0		0.60	0.70	0.22
Pyrene	1200	3	0.20	0.61	0		0.57	0.61	0.20
Benzo(a)anthracene	11	3	0.12	0.33	0		0.32	0.33	0.12
Chrysene	22	3	0.09	0.29	0		0.28	0.29	0.09
Benzo(b)fluoranthene	3.3	3	0.11	0.35	0		0.35	0.35	0.11
Benzo(k)fluoranthene	93	3	0.05	0.14	0		0.14	0.12	0.05
Benzo(a)pyrene	5.3	3	0.09	0.29	0		0.28	0.29	0.09
Indeno(1,2,3-cd)pyrene	36	3	0.11	0.29	0		0.28	0.29	0.11
Dibenz(a,h)anthracene	0.28	3	< LOD	0.05	0		0.05	0.04	< 0.017
Benzo(ghi)perylene	340	3	0.09	0.23	0		0.23	0.20	0.09
Asbestos Detected (Detected or Not-Detected)	Y	3	0.00	0.00	0		NAD	NAD	NAD
Asbestos Quantification (% w/w)	0.001	0	0.00	<LOD	0				
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	3	< LOD	1.50	0		1.5	1.3	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	3	0.70	1.30	0		1.3	1.0	0.7
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	3	4.30	13.20	0		11.0	13.2	4.3
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	3	< LOD	0.80	0		< 0.5	0.8	< 0.5
Petroleum Hydrocarbons Aromatic >EC5-EC7	140	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	290	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	83	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC10-EC12	180	3	1.80	4.60	0		4.6	3.0	1.8
Petroleum Hydrocarbons Aromatic >EC12-EC16	330	3	7.40	16.30	0		16.3	10.9	7.4
Petroleum Hydrocarbons Aromatic >EC16-EC21	540	3	3.30	14.40	0		14.4	8.1	3.3
Petroleum Hydrocarbons Aromatic >EC21-EC35	1500	3	17.30	61.00	0		61.0	32.5	17.3
Petroleum Hydrocarbons Aromatic >EC35-EC40	1500	3	2.30	9.50	0		9.5	5.3	2.3
Benzene	0.17	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
Toluene	290	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
Ethyl benzene	110	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
o-Xylene	140	3	< LOD	<LOD	0		< 0.002	< 0.002	< 0.002
m- & p-Xylene	270	0	0.00	<LOD	0				
MTBE	84	0	0.00	<LOD	0				
Chloroethene (Vinyl Chloride)	0.00087	0	0.00	<LOD	0				
1,2-Dichloroethane (1,2-DCA)	0.011	0	0.00	<LOD	0				
1,1,1-Trichloroethane	1.8	0	0.00	<LOD	0				
1,1,2,2-Tetrachloroethane	3.4	0	0.00	<LOD	0				
1,1,1,2-Tetrachloroethane	2.8	0	0.00	<LOD	0				
Tetrachloroethene (PCE)	0.39	0	0.00	<LOD	0				
Tetrachloromethane (carbon tetrachloride)	0.056	0	0.00	<LOD	0				
Trichloroethene (TCE)	0.034	0	0.00	<LOD	0				
Trichloromethane (chloroform)	1.70	0	0.00	<LOD	0				
Chlorobenzene	1.00	0	0.00	<LOD	0				
1, 2 Dichlorobenzene	55	0	0.00	<LOD	0				
1, 3 Dichlorobenzene	1.00	0	0.00	<LOD	0				
1, 4 Dichlorobenzene	150	0	0.00	<LOD	0				
1, 2, 3 Trichlorobenzene	3.60	0	0.00	<LOD	0				
1, 2, 4 Trichlorobenzene	6.40	0	0.00	<LOD	0				
1, 3, 5 Trichlorobenzene	0.81	0	0.00	<LOD	0				
1, 2, 3, 4 Tetrachlorobenzene	36	0	0.00	<LOD	0				
1, 2, 3, 5 Tetrachlorobenzene	1.60	0	0.00	<LOD	0				
1, 2, 4, 5 Tetrachlorobenzene	0.77	0	0.00	<LOD	0				
Pentachlorobenzene	12.0	0	0.00	<LOD	0				
Hexachlorobenzene	3.3	0	0.00	<LOD	0				
Hexachlorobutadiene	0.70	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
Mean Average SOM	**3.1**								
Assessment Scenario Selected:	**Residential with Homegrown Produce 2.5% SOM**								
Job Number:	**C6284**								
Client:	**Graham Construction**								
Site:	**Oak House, Fallowfield**								
Stratum:	**Made Ground**								

Human Health Assessment Summary - Soils Test Data						Stratum:			
						Location:	TP02/26	TP06/26	TP07/26
						Depth:	0.00 - 0.40	0.00 - 0.10	0.00 - 0.20
						Date:	-	-	-
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC				
Moisture Content	-	3	10.20	13.70	-		10	14	10
Soil Organic Matter	-	3	1.17	4.10	-		4.0	1.2	4.1
pH	-	3	8.10	10.60	-		8.1	10.6	10.5
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	3	53.60	1500.00	-		1500.0	53.6	480.0
Arsenic	40	3	4.70	19.80	0		19.8	5.6	4.7
Cadmium	85	3	< LOD	<LOD	0		< 1.1	< 1.1	< 1.1
Chromium (III)	910	3	11.70	23.40	0		23.4	14.4	11.7
Hexavalent Chromium (VI)	6	3	< LOD	0.18	0		< 0.040	0.2	0.1
Copper	7100	3	11.90	109.00	0		109.0	16.4	11.9
Lead	310	3	28.80	266.00	0		266.0	66.0	28.8
Mercury	1.2	3	< LOD	0.70	0		0.7	0.6	< 0.6
Nickel	180	3	8.80	23.30	0		23.3	8.8	9.3
Selenium	430	3	< LOD	<LOD	0		< 3.0	< 3.0	< 3.0
Zinc	40000	3	46.70	341.00	0		341.0	59.8	46.7
Cyanide (free)	34	0	0.00	<LOD	0				
Phenol (total)	690	0	0.00	<LOD	0				
Naphthalene	5.6	3	< LOD	0.04	0		0.04	< 0.016	< 0.016
Acenaphthylene	4700	3	< LOD	0.05	0		0.05	< 0.015	< 0.015
Acenaphthene	4700	3	< LOD	0.05	0		0.03	0.05	< 0.013
Fluorene	3800	3	< LOD	0.04	0		0.03	0.04	< 0.013
Phenanthrene	1500	3	0.11	0.45	0		0.45	0.45	0.11
Anthracene	35000	3	0.05	0.14	0		0.14	0.12	0.05
Fluoranthene	1600	3	0.22	0.70	0		0.60	0.70	0.22
Pyrene	3800	3	0.20	0.61	0		0.57	0.61	0.20
Benzo(a)anthracene	14	3	0.12	0.33	0		0.32	0.33	0.12
Chrysene	31	3	0.09	0.29	0		0.28	0.29	0.09
Benzo(b)fluoranthene	4.0	3	0.11	0.35	0		0.35	0.35	0.11
Benzo(k)fluoranthene	110	3	0.05	0.14	0		0.14	0.12	0.05
Benzo(a)pyrene	5.3	3	0.09	0.29	0		0.28	0.29	0.09
Indeno(1,2,3-cd)pyrene	46	3	0.11	0.29	0		0.28	0.29	0.11
Dibenz(a,h)anthracene	0.32	3	< LOD	0.05	0		0.05	0.04	< 0.017
Benzo(ghi)perylene	360	3	0.09	0.23	0		0.23	0.20	0.09
Asbestos Detected (Detected or Not-Detected)	Y	3	0.00	0.00	0		NAD	NAD	NAD
Asbestos Quantification (% w/w)	0.001	0	0.00	<LOD	0				
Petroleum Hydrocarbons Aliphatic >EC5-EC6	78	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC6-EC8	230	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC8-EC10	65	3	< LOD	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC10-EC12	330	3	< LOD	1.50	0		1.5	1.3	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	2400	3	0.70	1.30	0		1.3	1.0	0.7
Petroleum Hydrocarbons Aliphatic >EC16-EC35	92000	3	4.30	13.20	0		11.0	13.2	4.3
Petroleum Hydrocarbons Aliphatic >EC35-EC40	92000	3	< LOD	0.80	0		< 0.5	0.8	< 0.5
Petroleum Hydrocarbons Aromatic >EC5-EC7	690	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	1800	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	110	3	< LOD	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC10-EC12	590	3	1.80	4.60	0		4.6	3.0	1.8
Petroleum Hydrocarbons Aromatic >EC12-EC16	2300	3	7.40	16.30	0		16.3	10.9	7.4
Petroleum Hydrocarbons Aromatic >EC16-EC21	1900	3	3.30	14.40	0		14.4	8.1	3.3
Petroleum Hydrocarbons Aromatic >EC21-EC35	1900	3	17.30	61.00	0		61.0	32.5	17.3
Petroleum Hydrocarbons Aromatic >EC35-EC40	1900	3	2.30	9.50	0		9.5	5.3	2.3
Benzene	0.70	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
Toluene	1900	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
Ethyl benzene	190	3	< LOD	<LOD	0		< 0.001	< 0.001	< 0.001
o-Xylene	210	3	< LOD	<LOD	0		< 0.002	< 0.002	< 0.002
m- & p-Xylene	370	0	0.00	<LOD	0				
MTBE	84	0	0.00	<LOD	0				
Chloroethene (Vinyl Chloride)	0.00100	0	0.00	<LOD	0				
1,2-Dichloroethane (1,2-DCA)	0.013	0	0.00	<LOD	0				
1,1,1-Trichloroethane	18.0	0	0.00	<LOD	0				
1,1,2,2-Tetrachloroethane	8.0	0	0.00	<LOD	0				
1,1,1,2-Tetrachloroethane	3.5	0	0.00	<LOD	0				
Tetrachloroethene (PCE)	0.40	0	0.00	<LOD	0				
Tetrachloromethane (carbon tetrachloride)	0.056	0	0.00	<LOD	0				
Trichloroethene (TCE)	0.036	0	0.00	<LOD	0				
Trichloromethane (chloroform)	2.10	0	0.00	<LOD	0				
Chlorobenzene	1.00	0	0.00	<LOD	0				
1, 2 Dichlorobenzene	57	0	0.00	<LOD	0				
1, 3 Dichlorobenzene	1.10	0	0.00	<LOD	0				
1, 4 Dichlorobenzene	150	0	0.00	<LOD	0				
1, 2, 3 Trichlorobenzene	3.70	0	0.00	<LOD	0				
1, 2, 4 Trichlorobenzene	6.40	0	0.00	<LOD	0				
1, 3, 5 Trichlorobenzene	0.81	0	0.00	<LOD	0				
1, 2, 3, 4 Tetrachlorobenzene	56	0	0.00	<LOD	0				
1, 2, 3, 5 Tetrachlorobenzene	1.90	0	0.00	<LOD	0				
1, 2, 4, 5 Tetrachlorobenzene	1.70	0	0.00	<LOD	0				
Pentachlorobenzene	30.0	0	0.00	<LOD	0				
Hexachlorobenzene	5.7	0	0.00	<LOD	0				
Hexachlorobutadiene	0.78	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
Mean Average SOM	**3.1**								
Assessment Scenario Selected:	**Residential without Homegrown Produce 2.5% SOM**								
Job Number:	**C6284**								
Client:	**Graham Construction**								
Site:	**Oak House, Fallowfield**								
Stratum:	**Made Ground**								

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data										
					Stratum:					
					Location:	TP01/1B/01	TP01/1B/01	TP01/1B/02	TP01/1B/03	TP01/1B/04
					Depth:	0.00 - 0.25	0.25 - 0.30	0.00 - 0.20	0.00 - 0.15	0.00 - 0.20
					Date:	-	-	-	-	-
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC					
Moisture Content	-	5	18.30	28.30	-	18	28	20	19	18
Soil Organic Matter	-	5	7.69	52.90	-	8	52.9	11.7	7.9	7.7
Naphthalene	13.0	5	0.03	8.30	0	8.3000	0.03	0.18	0.06	0.05
Acenaphthylene	920	5	< LOD	0.11	0	< 0.015	< 0.015	0.11	0.04	0.03
Acenaphthene	1100	5	0.09	3.68	0	3.6800	0.15	0.38	0.15	0.09
Fluorene	860	5	0.09	2.29	0	2.2900	0.09	0.33	0.18	0.10
Phenanthrene	440	5	1.04	19.60	0	19.6000	1.09	3.46	2.08	1.04
Anthracene	11000	5	0.28	4.67	0	4.6700	0.28	1.08	0.64	0.30
Fluoranthene	890	5	1.36	17.30	0	17.3000	1.36	4.99	3.80	1.71
Pyrene	2000	5	1.45	18.10	0	18.1000	1.45	4.31	3.35	1.64
Benzo(a)anthracene	13	5	0.78	7.66	0	7.6600	0.78	2.30	1.66	0.90
Chrysene	27	5	0.70	7.39	0	7.3900	0.70	1.98	1.34	0.76
Benzo(b)fluoranthene	3.7	5	0.97	7.51	1	7.5100	0.97	2.37	1.67	0.99
Benzo(k)fluoranthene	100	5	0.34	2.96	0	2.9600	0.35	1.01	0.65	0.34
Benzo(a)pyrene	5.3	5	0.84	6.23	1	6.2300	0.84	2.11	1.52	0.87
Indeno(1,2,3-cd)pyrene	41	5	0.80	4.78	0	4.7800	0.86	1.89	1.33	0.80
Dibenz(a,h)anthracene	0.30	5	0.10	0.76	1	0.7580	0.13	0.25	0.17	0.10
Benzo(ghi)perylene	350	5	0.58	3.75	0	3.7500	0.72	1.31	0.90	0.58
Mean Average SOM	**17.6**									
Assessment Scenario Selected:	**Residential with Homegrown Produce 6% 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:	**C6284**									
Client:	**Graham Construction**									
Site:	**Oak House, Fallowfield**									
Stratum:	**Made Ground**									

BROWNFIELD SOLUTIONS LTD

Summary Assessment Sheet - Human Health

Human Health Assessment Summary - Soils Test Data					Stratum:	TP03/26	TP08/26	TP13/26	TRAC TP09/01	TRAC TP09/01	TRAC TP09/02	TRAC TP09/03	TRAC TP09/04	TRAC TP09/04	TP01/1B/05	TP01/1B/06
					Location:	0.0 - 0.3	0.0 - 0.8	0.0 - 1.5	0.0 - 0.5	0.5 - 1.0	0.0 - 0.3	0.0 - 0.5	0.0 - 0.5	0.5 - 1.0	0.4 - 0.5	0.4 - 0.5
					Depth:	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026	12/05/2026
					Date:											
Contaminant	**GAC (mg/kg)**	**No. Samples**	**Min. Value**	**Max. Value**	**No. Samples ≥GAC**											
Moisture Content	-	5	3.90	16.10	-	9	9	16							14	4
Soil Organic Matter	-	5	0.62	2.33	-	1	2.3	0.6							0.7	1.0
pH	-	3	7.70	9.30	-	9	8.7	7.7								
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	3	115.00	1350.00	-	505	1350.0	115.0								
Arsenic	37	3	3.80	6.00	0	4	6.0	3.8								
Cadmium	11	3	< LOD	<LOD	0	< 1.1	< 1.1	< 1.1								
Chromium (III)	910	3	13.50	23.80	0	15	13.5	23.8								
Hexavalent Chromium (VI)	6	3	< LOD	0.24	0	0	0.2	< 0.040								
Copper	2400	3	14.60	96.10	0	96	48.3	14.6								
Lead	200	3	8.90	43.90	0	28	43.9	8.9								
Mercury	1.2	3	< LOD	<LOD	0	< 0.6	< 0.6	< 0.6								
Nickel	130	3	11.90	14.60	0	13	11.9	14.6								
Selenium	250	3	< LOD	<LOD	0	< 3.0	< 3.0	< 3.0								
Zinc	3700	3	24.10	36.00	0	31	36.0	24.1								
Cyanide (free)	34	0	0.00	<LOD	0											
Phenol (total)	120	3	< LOD	<LOD	0	< 0.50	< 0.50	< 0.50								
Naphthalene	2.3	5	< LOD	0.07	0	0.0200	0.07	< 0.016							< 0.016	< 0.016
Acenaphthylene	170	5	< LOD	<LOD	0	< 0.015	< 0.015	< 0.015							< 0.015	< 0.015
Acenaphthene	210	5	< LOD	<LOD	0	< 0.013	< 0.013	< 0.013							< 0.013	< 0.013
Fluorene	170	5	< LOD	<LOD	0	< 0.013	< 0.013	< 0.013							< 0.013	< 0.013
Phenanthrene	95	5	< LOD	0.16	0	0.0560	0.16	< 0.014							< 0.014	< 0.014
Anthracene	2400	5	< LOD	0.02	0	< 0.017	0.02	< 0.017							< 0.017	< 0.017
Fluoranthene	280	5	< LOD	0.20	0	0.0970	0.20	< 0.017							< 0.017	< 0.017
Pyrene	620	5	< LOD	0.19	0	0.0960	0.19	< 0.016							< 0.016	< 0.016
Benzo(a)anthracene	7	5	< LOD	0.09	0	0.0390	0.09	< 0.012							< 0.012	< 0.012
Chrysene	15	5	< LOD	0.09	0	0.0430	0.09	< 0.028							< 0.028	< 0.028
Benzo(b)fluoranthene	2.6	5	< LOD	0.12	0	0.0510	0.12	< 0.020							< 0.020	< 0.020
Benzo(k)fluoranthene	77	5	< LOD	0.05	0	< 0.025	0.05	< 0.025							< 0.025	< 0.025
Benzo(a)pyrene	2.2	5	< LOD	0.09	0	0.0400	0.09	< 0.019							< 0.019	< 0.019
Indeno(1,2,3-cd)pyrene	27	5	< LOD	0.08	0	0.0360	0.08	< 0.019							< 0.019	< 0.019
Dibenz(a,h)anthracene	0.24	5	< LOD	<LOD	0	< 0.017	< 0.017	< 0.017							< 0.017	< 0.017
Benzo(ghi)perylene	320	5	< LOD	0.07	0	0.0310	0.07	< 0.019							< 0.019	< 0.019
Asbestos Detected (Detected or Not-Detected)	Y	9	0.00	0.00	0	NAD	NAD	NAD	NAD	NAD	NAD	NAD	NAD	NAD		
Asbestos Quantification (% w/w)	0.001	9	0.00	<LOD	0	-	-	-	-	-	-	-	-	-		
Petroleum Hydrocarbons Aliphatic >EC5-EC6	42	3	< LOD	<LOD	0	< 0.10	< 0.10	< 0.10								
Petroleum Hydrocarbons Aliphatic >EC6-EC8	100	3	< LOD	<LOD	0	< 0.10	< 0.10	< 0.10								
Petroleum Hydrocarbons Aliphatic >EC8-EC10	27	3	< LOD	<LOD	0	< 0.10	< 0.10	< 0.10								
Petroleum Hydrocarbons Aliphatic >EC10-EC12	130	3	< LOD	<LOD	0	< 1.0	< 1.0	< 1.0								
Petroleum Hydrocarbons Aliphatic >EC12-EC16	1100	3	< LOD	<LOD	0	< 0.5	< 0.5	< 0.5								
Petroleum Hydrocarbons Aliphatic >EC16-EC35	65000	3	4.70	16.50	0	5	16.5	4.7								
Petroleum Hydrocarbons Aliphatic >EC35-EC40	65000	3	< LOD	1.60	0	< 0.5	1.6	< 0.5								
Petroleum Hydrocarbons Aromatic >EC5-EC7	70	3	< LOD	<LOD	0	< 0.010	< 0.010	< 0.010								
Petroleum Hydrocarbons Aromatic >EC7-EC8	130	3	< LOD	<LOD	0	< 0.010	< 0.010	< 0.010								
Petroleum Hydrocarbons Aromatic >EC8-EC10	34	3	< LOD	<LOD	0	< 0.010	< 0.010	< 0.010								
Petroleum Hydrocarbons Aromatic >EC10-EC12	74	3	< LOD	<LOD	0	< 0.6	< 0.6	< 0.6								
Petroleum Hydrocarbons Aromatic >EC12-EC16	140	3	< LOD	1.00	0	< 1.0	1.0	< 1.0								
Petroleum Hydrocarbons Aromatic >EC16-EC21	260	3	< LOD	<LOD	0	< 2.0	< 2.0	< 2.0								
Petroleum Hydrocarbons Aromatic >EC21-EC35	1100	3	< LOD	7.60	0	< 4.5	7.6	< 4.5								
Petroleum Hydrocarbons Aromatic >EC35-EC40	1100	3	< LOD	<LOD	0	< 2.0	< 2.0	< 2.0								
Benzene	0.09	3	< LOD	<LOD	0	< 0.001	< 0.001	< 0.001								
Toluene	130	3	< LOD	<LOD	0	< 0.001	< 0.001	< 0.001								
Ethyl benzene	47	3	< LOD	<LOD	0	< 0.001	< 0.001	< 0.001								
o-Xylene	60	3	< LOD	<LOD	0	< 0.002	< 0.002	< 0.002								
m- & p-Xylene	115	3	< LOD	<LOD	0	< 0.002	< 0.002	< 0.002								
MTBE	49	3	< LOD	<LOD	0	< 0.002	< 0.002	< 0.002								
Chloroethene (Vinyl Chloride)	0.00064	0	0.00	<LOD	0											
1,2-Dichloroethane (1,2-DCA)	0.007	0	0.00	<LOD	0											
1,1,1-Trichloroethane	8.8	0	0.00	<LOD	0											
1,1,2,2-Tetrachloroethane	1.6	0	0.00	<LOD	0											
1,1,1,2-Tetrachloroethane	1.2	0	0.00	<LOD	0											
Tetrachloroethene (PCE)	0.18	0	0.00	<LOD	0											
Tetrachloromethane (carbon tetrachloride)	0.026	0	0.00	<LOD	0											
Trichloroethene (TCE)	0.016	0	0.00	<LOD	0											
Trichloromethane (chloroform)	0.91	0	0.00	<LOD	0											
Chlorobenzene	0.45	0	0.00	<LOD	0											
1, 2 Dichlorobenzene	23	0	0.00	<LOD	0											
1, 3 Dichlorobenzene	0.40	0	0.00	<LOD	0											
1, 4 Dichlorobenzene	61	0	0.00	<LOD	0											
1, 2, 3 Trichlorobenzene	1.50	0	0.00	<LOD	0											
1, 2, 4 Trichlorobenzene	2.60	0	0.00	<LOD	0											
1, 3, 5 Trichlorobenzene	0.33	0	0.00	<LOD	0											
1, 2, 3, 4 Tetrachlorobenzene	15	0	0.00	<LOD	0											
1, 2, 3, 5 Tetrachlorobenzene	0.66	0	0.00	<LOD	0											
1, 2, 4, 5 Tetrachlorobenzene	0.33	0	0.00	<LOD	0											
Pentachlorobenzene	5.8	0	0.00	<LOD	0											
Hexachlorobenzene	1.8	0	0.00	<LOD	0											
Hexachlorobutadiene	0.29	0	0.00	<LOD	0											
Mean Average SOM	**1.1**															
Mean Average pH	**8.6**															

Assessment Scenario Selected: Residential with Homegrown Produce 1% SOM
Job Number: C6284
Client: Graham Construction
Site: Oak House, Fallowfield
Stratum: Combined

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.

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

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/03437
Issue Number: 1 **Date:** 27 March, 2026

Client:
Pearl Environmental (UK) Ltd
58 Marford Crescent
Sale
Cheshire
UK
M33 4DH

Project Manager: Keith Lewis
Project Name: Oak House (Validation)
Project Ref: n/a
Order No: KL2003
Date Samples Received: 20/03/26
Date Instructions Received: 20/03/26
Date Analysis Completed: 27/03/26

Approved by:

[redacted]
Gemma Berrisford
Deputy Client Services Supervisor

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

Envirolab Job Number: 26/03437

Client Project Name: Oak House (Validation)

Client Project Ref: n/a

Lab Sample ID	26/03437/1	26/03437/2	26/03437/3	26/03437/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP01 1B - N	TP01 1B - S	TP01 1B - E	TP01 1B - W						
Depth to Top	0.30									
Depth To Bottom										
Date Sampled	20-Mar-26	20-Mar-26	20-Mar-26	20-Mar-26						
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES						
Sample Matrix Code	4A	4AE	4A	4A						
% Stones >10mm$_A$	<0.1	0.6	<0.1	<0.1				% w/w	0.1	A-T-044

Envirolab Job Number: 26/03437

Client Project Name: Oak House (Validation)

Client Project Ref: n/a

Lab Sample ID	26/03437/1	26/03437/2	26/03437/3	26/03437/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	TP01 1B - N	TP01 1B - S	TP01 1B - E	TP01 1B - W						
Depth to Top	0.30									
Depth To Bottom										
Date Sampled	20-Mar-26	20-Mar-26	20-Mar-26	20-Mar-26						
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES						
Sample Matrix Code	4A	4AE	4A	4A						
PAH-16MS										
Acenaphthene$_A^{M\#}$	0.05	0.34	0.14	0.26				mg/kg	0.01	A-T-019s
Acenaphthylene$_A^{M\#}$	<0.01	0.09	0.06	0.14				mg/kg	0.01	A-T-019s
Anthracene$_A^{M\#}$	0.06	0.89	0.33	0.62				mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_A^{M\#}$	0.27	4.47	2.66	3.79				mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_A^{M\#}$	0.26	4.13	2.44	3.96				mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_A^{M\#}$	0.36	5.08	3.24	5.17				mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_A^{M\#}$	0.11	1.64	0.90	1.59				mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_A^{M\#}$	0.11	1.87	1.19	1.84				mg/kg	0.07	A-T-019s
Chrysene$_A^{M\#}$	0.33	3.91	2.45	3.74				mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_A^{M\#}$	<0.04	0.39	0.23	0.39				mg/kg	0.04	A-T-019s
Fluoranthene$_A^{M\#}$	0.49	10.2	5.87	8.64				mg/kg	0.08	A-T-019s
Fluorene$_A^{M\#}$	0.02	0.24	0.09	0.26				mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_A^{M\#}$	0.12	1.91	1.17	1.98				mg/kg	0.03	A-T-019s
Naphthalene $_A^{M\#}$	<0.03	0.14	0.07	0.12				mg/kg	0.03	A-T-019s
Phenanthrene$_A^{M\#}$	0.33	4.18	2.16	3.57				mg/kg	0.03	A-T-019s
Pyrene$_A^{M\#}$	0.51	9.15	5.14	7.90				mg/kg	0.07	A-T-019s
Total PAH-16MS$_A^{M\#}$	3.02	48.6	28.1	44				mg/kg	0.01	A-T-019s

Report Notes

General

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

Key

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

Asbestos

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

Assigned Matrix Codes

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

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

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

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

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

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

Envirolab Deviating Samples Report

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

Client: Pearl Environmental (UK) Ltd, 58 Marford Crescent , Sale, Cheshire, UK, M33 4DH

Project: Oak House (Validation)

Clients Project No: n/a

Project No: 26/03437

Date Received: 20/03/2026 (am)

Cool Box Temperatures (°C): 12.2

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/03437/1	26/03437/2	26/03437/3	26/03437/4
Client Sample No				
Client Sample ID/Depth	TP01 1B - N 0.30m	TP01 1B - S	TP01 1B - E	TP01 1B - W
Date Sampled	20/03/26	20/03/26	20/03/26	20/03/26
A-T-019s	27/03/2026	27/03/2026	27/03/2026	27/03/2026
A-T-044	25/03/2026	25/03/2026	25/03/2026	25/03/2026

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

End of Report

Human Health Assessment Summary - Soils Test Data						Stratum:	Made Ground	Made Ground
						Location:	TP11/26	TP12/26	TP16/26
						Depth:	0.00 - 1.60	0.00 - 1.70	0.00 - 2.20
						Date:	30/04/2026	30/04/2026	30/04/2026
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC				
Moisture Content	-	3	7.10	12.30	-		7	12	12
Soil Organic Matter	-	3	1.72	2.97	-		2	3.0	1.9
pH	-	3	8.00	8.30	-		8	8.3	8.0
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	3	847.00	1490.00	-		1490	1450.0	847.0
Arsenic	37	3	7.00	27.60	0		7	7.5	27.6
Cadmium	11	3	0.00	<LOD	0		< 1.1	< 1.1	< 1.1
Chromium (III)	910	3	9.71	14.10	0		10	10.5	14.1
Hexavalent Chromium (VI)	6	3	0.06	0.12	0		< 0.040	0.1	0.1
Copper	2400	3	32.80	47.80	0		33	47.8	34.3
Lead	200	3	130.00	188.00	0		130	188.0	136.0
Mercury	1.2	3	0.00	<LOD	0		< 0.6	< 0.6	< 0.6
Nickel	130	3	9.40	12.60	0		9	11.6	12.6
Selenium	250	3	0.00	<LOD	0		< 3.0	< 3.0	< 3.0
Zinc	3700	3	60.70	278.00	0		166	278.0	60.7
Cyanide (free)	34	0	0.00	<LOD	0				
Phenol (total)	120	3	0.00	<LOD	0		< 0.50	< 0.50	< 0.50
Naphthalene	2.3	3	0.05	0.10	0		0.0580	0.10	0.05
Acenaphthylene	170	3	0.02	0.04	0		0.0170	0.02	0.04
Acenaphthene	210	3	0.07	0.21	0		0.0710	0.13	0.21
Fluorene	170	3	0.04	0.15	0		0.0420	0.07	0.15
Phenanthrene	95	3	0.52	2.04	0		0.5150	0.98	2.04
Anthracene	2400	3	0.13	0.53	0		0.1290	0.24	0.53
Fluoranthene	280	3	0.72	3.26	0		0.7230	1.27	3.26
Pyrene	620	3	0.71	2.93	0		0.7060	1.20	2.93
Benzo(a)anthracene	7	3	0.32	1.18	0		0.3180	0.49	1.18
Chrysene	15	3	0.29	1.05	0		0.2860	0.47	1.05
Benzo(b)fluoranthene	2.6	3	0.42	1.25	0		0.4170	0.53	1.25
Benzo(k)fluoranthene	77	3	0.15	0.51	0		0.1480	0.20	0.51
Benzo(a)pyrene	2.2	3	0.28	1.04	0		0.2810	0.48	1.04
Indeno(1,2,3-cd)pyrene	27	3	0.26	0.93	0		0.2630	0.39	0.93
Dibenz(a,h)anthracene	0.24	3	0.04	0.15	0		0.0390	0.06	0.15
Benzo(ghi)perylene	320	3	0.20	0.67	0		0.2030	0.29	0.67
Asbestos Detected (Detected or Not-Detected)	Y	3	0.00	0.00	0		NAD	NAD	NAD
Asbestos Quantification (% w/w)	0.001	0	0.00	<LOD	0				
Petroleum Hydrocarbons Aliphatic >EC5-EC6	42	3	0.00	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC6-EC8	100	3	0.00	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC8-EC10	27	3	0.00	<LOD	0		< 0.10	< 0.10	< 0.10
Petroleum Hydrocarbons Aliphatic >EC10-EC12	130	3	1.20	1.20	0		< 1.0	1.2	< 1.0
Petroleum Hydrocarbons Aliphatic >EC12-EC16	1100	3	0.70	1.30	0		1	1.3	0.7
Petroleum Hydrocarbons Aliphatic >EC16-EC35	65000	3	5.70	21.60	0		12	21.6	5.7
Petroleum Hydrocarbons Aliphatic >EC35-EC40	65000	3	0.50	1.20	0		1	1.2	< 0.5
Petroleum Hydrocarbons Aromatic >EC5-EC7	70	3	0.00	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	130	3	0.00	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	34	3	0.00	<LOD	0		< 0.010	< 0.010	< 0.010
Petroleum Hydrocarbons Aromatic >EC10-EC12	74	3	3.80	5.60	0		4	5.6	3.8
Petroleum Hydrocarbons Aromatic >EC12-EC16	140	3	11.40	19.20	0		13	19.2	11.4
Petroleum Hydrocarbons Aromatic >EC16-EC21	260	3	8.10	17.80	0		8	17.8	9.5
Petroleum Hydrocarbons Aromatic >EC21-EC35	1100	3	42.10	83.10	0		53	83.1	42.1
Petroleum Hydrocarbons Aromatic >EC35-EC40	1100	3	6.20	12.30	0		7	12.3	6.2
Benzene	0.09	3	0.00	<LOD	0		< 0.001	< 0.001	< 0.001
Toluene	130	3	0.00	<LOD	0		< 0.001	< 0.001	< 0.001
Ethyl benzene	47	3	0.00	<LOD	0		< 0.001	< 0.001	< 0.001
o-Xylene	60	3	0.00	<LOD	0		< 0.002	< 0.002	< 0.002
m- & p-Xylene	115	3	0.00	<LOD	0		< 0.002	< 0.002	< 0.002
MTBE	49	3	0.00	<LOD	0		< 0.002	< 0.002	< 0.002
Chloroethene (Vinyl Chloride)	0.00064	0	0.00	<LOD	0				
1,2-Dichloroethane (1,2-DCA)	0.007	0	0.00	<LOD	0				
1,1,1-Trichloroethane	8.8	0	0.00	<LOD	0				
1,1,2,2-Tetrachloroethane	1.6	0	0.00	<LOD	0				
1,1,1,2-Tetrachloroethane	1.2	0	0.00	<LOD	0				
Tetrachloroethene (PCE)	0.18	0	0.00	<LOD	0				
Tetrachloromethane (carbon tetrachloride)	0.026	0	0.00	<LOD	0				
Trichloroethene (TCE)	0.016	0	0.00	<LOD	0				
Trichloromethane (chloroform)	0.91	0	0.00	<LOD	0				
Chlorobenzene	0.45	0	0.00	<LOD	0				
1, 2 Dichlorobenzene	23	0	0.00	<LOD	0				
1, 3 Dichlorobenzene	0.40	0	0.00	<LOD	0				
1, 4 Dichlorobenzene	61	0	0.00	<LOD	0				
1, 2, 3 Trichlorobenzene	1.50	0	0.00	<LOD	0				
1, 2, 4 Trichlorobenzene	2.60	0	0.00	<LOD	0				
1, 3, 5 Trichlorobenzene	0.33	0	0.00	<LOD	0				
1, 2, 3, 4 Tetrachlorobenzene	15	0	0.00	<LOD	0				
1, 2, 3, 5 Tetrachlorobenzene	0.66	0	0.00	<LOD	0				
1, 2, 4, 5 Tetrachlorobenzene	0.33	0	0.00	<LOD	0				
Pentachlorobenzene	5.8	0	0.00	<LOD	0				
Hexachlorobenzene	1.8	0	0.00	<LOD	0				
Hexachlorobutadiene	0.29	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
ADD CoC	0.0	0	0.00	<LOD	0				
Mean Average SOM	**2.2**								
Mean Average pH	**8.2**								
Assessment Scenario Selected:	**Residential with Homegrown Produce 1% SOM**								
Job Number:	**C6284**								
Client:	**Graham Construction**								
Site:	**Oak House, Fallowfield**								
Stratum:	**Made Ground**								

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

Appendix C – Hazardous Waste Transfer Notes

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

230961

Demolition **Excavation** **Civils** **Remediation** **Tippers** **Recycling**

Date	Vehicle Registration	PN23 HKC.
12.5.26.	Driver Name	ADAM.

Customer

GRAHAM CONSTRUCTION.

Site Address OWENS PARK,
WILMSLOW RD, FALLOWFIELD, M14 6LE.

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP01 / 1S ELEVATED PAH SOILS. No. of Loads 1	No. of Loads

4w Load ☐ 8w Load ☑ Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

Site [redacted]

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be correct, checked by the [redacted] delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

231602

Demolition Excavation Civils Remediation Tippers Recycling

Date	Vehicle Registration	PN23 HKE
12/5/26	Driver Name	MATT

Customer GRAHAM CONSTRUCTION

Site Address WILMSLOW RD
FALLOWFIELD

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TPO 1/1 B ELEVATED PAH SOILS	
No. of Loads ☐	No. of Loads ☐

4w Load ☐ 8w Load ☑ Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes
17-05-03	

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

230149

Demolition **Excavation** **Civils** **Remediation** **Tippers** **Recycling**

Date	Vehicle Registration	PK24LGO
12/5/26	Driver Name	Miro

Customer: Graham Construction

Site Address: Owens Park, Wilmslow Rd Fallowfield

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP01/1B Elevated Peh Soil	
No. of Loads ☑	No. of Loads ☐

4w Load ☐ 8w Load ☑ Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

S[redacted]

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note TP01/1B

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT002

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00 41201

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
Elevated PAH Soils	170503*	20,000	TP01/1B	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consingment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PK24LGO

Signature

Date 12052026 Time

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature [redacted]

Date 12052026 Time

PART E

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	18240	✓	D9

1 I received this waste at the address given in A3 on: Date 12052026 Time 0923

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Name: C. [illegible] On behalf of: [illegible] Address, postcode, telephone, e-mail, facsimile:

Dunton
Restoring Our Environment

DUNTON TECHNOLOGIES
NORTH ROAD, ELLESMERE PORT,
CHESHIRE, CH65 1BA
PERMIT: EPR/HP3403BL

Signature

Date 12052026 Time 0923

HWCN01v112

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

TP01/1B

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT003

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00 41201

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
Elevated PAH Soils	170503*	20,000	TP01/1B	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PN23 HKC.

Signature [redacted]

Date 12/05/2026 Time 08.08

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature [redacted] GRAHAM

Date 12/05/2026 Time

PART E

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	17360	✓	D9

1 I received this waste at the address given in A3 on: Date 12/05/2026 Time 09:15

2 Vehicle registration no. (or mode of transport if not road):

Name: C. HOUSTON

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Signature [redacted]

Date 12/05/2026 Time 09:15

TP01/1B. 231602

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: J O G A R A \ D T 0 0 1

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 3 9 . 0 0 41201

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
Elevated PAH Soils	1 7 0 5 0 3*	20,000	TP01/1B	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
1 7 0 5 0 3*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PN23 HKE

Signature [redacted]

Date 12 05 2026 Time

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signa [redacted]

Date 12 05 2026 Time

PA

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
1 7 0 5 0 3	18720	V	D9

1 I received this waste at the address given in A3 on: Date 12 05 2026 Time 0910

2 Vehicle registration no. (or mode of transport if not road):

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Name: C. Rowson (Consignor or [illegible] address, postcode, telephone, e-mail, facsimile):

Dunton
Restoring Our Environment

DUNTON TEC
NORTH ROAD
CHESHIRE. C
PERMIT EPR/

Signature [redacted]

Date 12 05 2026 Time 0910

HWCN01v112

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

TP01/1B

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT010

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
PAH Soils	170503*	20,000	ACM/TPH	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consingment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PN14 RVJ

Signature [redacted]

Date 20/03/2026 Time 09:51

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature [redacted]

Date Time

PART E

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	12760	ACC	D9

1 I received this waste at the address given in A3 on: Date 20/03/2026 Time

2 Vehicle registration no. (or mode of transport if not road):

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Dunton Restoring Our Environment

DUNTON TECHNOLOGIES
NORTH ROAD ELLESMERE PORT,
CHESHIRE CH65 1BA
EPR/HP3403BL

Signature

Date 20/03/2026 Time

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

232655

Demolition Excavation Civils Remediation Tippers Recycling

Date	Vehicle Registration	PN74 FHU
20/3/26	Driver Name	Sophie

Customer: Graham Construction

Site Address: Owens Park. Wilmslow Rd, Fallowfield

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP81/1B Elevated PAH Soils	
No. of Loads: 1	No. of Loads:

4w Load ☐ 8w Load ☐1 Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

Site Print Name: JAMIE MCGRATH

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

TP01/1B

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

TP01/1B **PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY** (Delete as appropriate)

PART A Notification details

1 Consignment note code: J O G A R A \ D T 0 0 9

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 3 9 . 0 0

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
PAH Soils	1 7 0 5 0 3*	20,000	ACM/TPH	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
1 7 0 5 0 3*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consingment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PX24 LGL

Signature [redacted]

Date 2 9 1 2 1 6 Time

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature [redacted]

Date Time

PA

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
17 05 03	11020	Acc	D9

1 I received this waste at the address given in A3 on: Date 2 0 0 3 2 0 1 6 Time 1 0 4 5

2 Vehicle registration no. (or mode of transport if not road): PX24 LGL

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection,

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Dunton
Restoring Our Environment

DUNTON TECHNOLOGIES
NORTH ROAD, ELLESMERE PORT,
CHESHIRE, CH65 1EA
PERMIT: EPR/HP3403BL

Signature

Date 2 0 0 3 2 0 1 6 Time 1 0 4 5

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

235797

Demolition **Excavation** **Civils** **Remediation** **Tippers** **Recycling**

Date	Vehicle Registration	PK24 LGL
20/3/26	Driver Name	JAY D

Customer: Grahams const Owen's Park

Site Address: Wilmslow RD Fallowfield

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP01/13 Elevated PAH soils > one Load No. of Loads: 1	No. of Loads:

4w Load ☐ 8w Load ☒ Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours
9.30		9.55	

Additional Information: /

Site Print Name: JAMIE BEGARA [redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

TP01/1B

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT006

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
PAH Soils	170503*	20,000	ACM/TPH	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road): PN23 HKF

Signature [redacted]

Date 29/10 Time

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature [redacted]

Date Time 0941

PART E

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	11500	ACC	D9

1 I received this waste at the address given in A3 on: Date 29/10/16 Time 1047

2 Vehicle registration no. (or mode of transport if not road): PN23 HKF

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Dunton Technologies Ltd
Restoring Our Environment
DUNTON TECHNOLOGIES
NORTH ROAD, ELLESMERE PORT,
CHESHIRE, CH65 1BA
PERMIT: EPR/HP3403BL

Signature

Date 29/10/16 Time 1047

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

233071

Demolition **Excavation** **Civils** **Remediation** **Tippers** **Recycling**

Date	Vehicle Registration	PN23 HtcF
20/3/26	Driver Name	JASON B

Customer: GRATHAM CONSTRUCTION

Site Address: OWENS PARK (FALLOWFIELD)

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP01/18 ELEVATED PAH SOILS X 1	
No. of Loads: 1	No. of Loads:

4w Load ☐ 8w Load ☑ 1 Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

Site Print Name: JAMIE TEESDALE

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars ente[illegible] be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

TP01/1B

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT007

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here ☐

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
PAH Soils	170503*	20,000	ACM/TPH	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road):

Signature: [redacted]

Date 20/05/2026 Time 0905

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sig: [redacted]

Date Time

PA

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	11480	ACC	D9

1 I received this waste at the address given in A3 on: Date 20/05/26 Time 1010

2 Vehicle registration no. (or mode of transport if not road): PE24 LGV

Name:
On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Dunton
Restoring Our Environment
DUNTON TECHNOLOGIES
NORTH ROAD, ELLESMERE PORT,

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Sign: [redacted]

Date 20/05/26 Time 1010

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

235456

Demolition **Excavation** **Civils** **Remediation** **Tippers** **Recycling**

Date	Vehicle Registration	PK24 LGV
20/3/26	Driver Name	Mike

Customer: Graham Construction

Site Address: Owens Park Gate 2, Wilmslow RD, Fallowfield

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TP01/1B Elevated PATH Soils x 1	
No. of Loads: 1	No. of Loads:

4w Load ☐ 8w Load ☑ Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

Site Print Name: JAMIE TAGGART [redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

TP01 / 1B

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Environment Agency

TP01/1B

PRODUCER'S/HOLDER'S/CONSIGNOR'S COPY (Delete as appropriate)

PART A Notification details

1 Consignment note code: JOGARA\DT008

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):

Manchester University Fallowfield Campus, Wilmslow Road
Fallowfield, M14 6HD

John O'Gara 07736 272 400
johnogara@ogara.co.uk

3 The waste will be taken to (name, address and postcode):

Dunton Technologies Ltd, Ellesemere Port, North Road CH65 1BL

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):

PART B Description of the waste

if continuation sheet used, tick here

1 The process giving rise to the waste(s) was: Excavation

2 SIC (2007) for the process giving rise to the waste: 39.00

3 WASTE DETAILS (where more than one waaste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code) (6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard Code(s)	Container type, number and size
PAH Soils	170503*	20,000	ACM/TPH	>0.001%	Solid	HP5 HP7 HP11	8 Wheel Tipper

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
170503*	N/A	N/A	N/A	N/A	N/A

PART C Carrier's Certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. ☐)

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises of a multiple collection the round number and collection number are: /

1 Carrier name: Frank O'Gara & Sons

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Sorby Road, Northbank Industrial Park, Irlam, Manchester, M44 5BA

0161 775 4587

2 Carrier registration no./reason for exemption:

CBDU124469

3 Vehicle registration no. (or mode of transport, if not road):

Signatur [redacted]

Date [redacted] Time [redacted]

PART D Consignor's Certificate

I certify that the information in A,B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and wales)Regulations 2011

1. Consignor name:

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signatu [redacted]

Date [redacted] Time [redacted]

PA

Individual EWC code(s) received	Quantity of each EWC received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	12290	Acc	D9

1 I received this waste at the address given in A3 on: Date 20/03/2026 Time 1012

2 Vehicle registration no. (or mode of transport if not road): PK24 LGO

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number: EPR/HP3403BL

authorises the management of the waste described in B at the address given in A3

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are:

Name: [illegible]

On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Dunton
Restoring Our Environment
DUNTON TECHNOLOGIES
NORTH ROAD, ELLESMERE PORT,
CHESHIRE, CH65 1BA
PERMIT: EPR/HP3403BL

Signature

Date 20/03/2026 Time 1012

HWCN01v112

O'GARA

Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

234729

Demolition Excavation Civils Remediation Tippers Recycling

Date	Vehicle Registration	PK 24 LGO
20/3/26	Driver Name	Miro

Customer: Graham Construction

Site Address: Owens Park, Wilmslow Rd Fallowfield

Description of Material / Goods **Collected**	Description of Material / Goods **Delivered**
TPH/1B PAH ELEVATED ~~ASH~~ SOILS No. of Loads V	No. of Loads

4w Load ☐ 8w Load V Skip ☐ State Skip Size .....

EWC Code	Weight in Tonnes

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

All recycled aggregates have been produced in line with WRAP protocol.

Time on Site	Waiting Time	Time off Site	Total Hours

Additional Information

Site Print Name: JAMIE [illegible]

[redacted]

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17