

Intrusive Geoenvironmental and Geotechnical Site Assessment

Viscount Drive
Manchester Airport
World Freight Terminal
Manchester
M90 5UJ

May 2026

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Executive Summary

TRC Companies Limited (TRC) was commissioned by CGG MLI (REIT) PROPCO 1 LIMITED (the 'Client') to undertake a Tier 2 Geoenvironmental and Geotechnical Site Assessment at Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ (hereafter referred to as the 'Site').

This Executive Summary is part of the complete report; and findings, opinions or conclusions in this Executive Summary are made in context with the complete report. TRC recommends that the user reads the entire report for all supporting information related to findings opinions and conclusions.

Executive Summary	
Site Details	
Client	CGG MLI (REIT) PROPCO 1 LIMITED
Site Address & Grid Reference	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ Easting 380809, Northing 385158
Site Area	2.72 ha (wider Site)
Proposed Development	The proposed development for the wider Site will comprise three warehouse units with first floor office spaces. It has been assumed that the existing structures on Site will be demolished. The remainder of the site shall comprise associated infrastructure, including hardstanding, lorry and car parking, access routes and loadings bays with landscaping. This report focuses on the area of proposed units 2a to 2c and 3a to 3d in the northern half of the Site. Investigation and assessment of the southern half of the Site where units 1a to 1f are proposed, was undertaken by others as discussed in detail in section 2.6.
Site Setting	
Current Site Use	The wider Site currently comprises four buildings numbered 303, 304, 305 and 311, a large carpark and multiple loading bays. An area of grass and various vegetation is present southwest of the car park.
Site History	Earliest available mapping (1877) shows that the Site comprised agricultural land. By 1987 the Site had been developed as part of the Manchester Airport Cargo Centre with four large warehouses present including hardstanding and car parking areas. In 1995 the Site was developed to reflect its current land use.
Expected Geology (based on desk study Information)	Made Ground – Anticipated to be present due to land use and previous site investigation. Superficial deposits – Till, Devensian-Diamicton Bedrock geology – Bollin Mudstone Member
Expected Hydrogeology (based on desk study Information)	Superficial deposits –Secondary (Undifferentiated) Aquifer Bedrock geology - Secondary (B) Aquifer The Site does not lie within a groundwater source protection zone. Groundwater is therefore considered to be not sensitive to contamination.
Expected Hydrology (based on desk study Information)	The nearest surface water feature is Timperly Brook located 250m east of the Site, associated with the River Bollin. Surface water is therefore considered not to be sensitive to contamination.
Investigation Findings	

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Ground Conditions	Made Ground was encountered between ground level to depths between 0.80m and 1.20m bgl, recording a maximum thickness of 1.20m. Superficial deposits comprising Till, Devensian - Diamicton was encountered between 0.80m and 1.20m to a maximum recorded depth of 5m, recording a maximum thickness of at least 4m. Bedrock geology comprising the Bollin Mudstone Member was not encountered during this investigation, however, it is assumed that where the boreholes terminated/refused, was the top of the bedrock.
Groundwater Conditions	Groundwater was encountered during the ground investigation at depths between 3.00m and 4.00 bgl (62.14m to 63.24m aOD) and during subsequent monitoring resting levels of between 1.10m bgl and 1.93m bgl (65.55m to 64.29m aOD) were recorded. According to the ground investigation and monitoring data, groundwater is anticipated within the Till, Devensian – Diamicton.
Geotechnical Assessment	
Geotechnical Hazards	The previous reports and ground investigation have identified a number of geotechnical hazards at the Site which relate to the proposed development. These are Made Ground to depths of 1.20m bgl, buried obstructions, ground conditions aggressive to buried concrete, low volume change potential of the Till, Devensian – Diamicton, potential soil desiccation in the vicinity of vegetation, shallow groundwater level, settlement prone soils and adjacent third-party assets of the Manchester Airport Group and the need for consultation with the asset owners. These are discussed in detail along with mitigation measures in section 6 of this report.
Foundations	Shallow foundations are not recommended for the proposed structures due to poor engineering properties of the Made Ground and the variability of Till. Ground improvement by way of vibro stone columns (VSC) or controlled modulus columns (CMC) could be applied followed by shallow foundations, subject to feasibility confirmation by a specialist contractor. Details of the foundation options including allowable bearing pressures are discussed in sections 6.3 and 6.4.
Floor Slabs	Ground bearing floor slabs on previously treated Made Ground and Till to a suitable specification could be adopted. Details are provided in section 6.5.
Excavations	Excavations for shallow foundations, floor slabs, and laying services should be readily achievable using standard excavation plant. However, hard surfacing and old foundations may require the use of breaking apparatus. Dewatering measures such as groundwater pumping shall be allowed for any random shallow perched groundwater or for excavations deeper than circa 1m bgl. Details for anticipated excavations are provided in section 6.6.
Pavements	Assuming excavation formation soils to comprise Made Ground or Till, Devensian - Diamicton, an equilibrium CBR value of 3% is recommended for pavements preliminary design.

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	Confirmatory in-situ CBR testing at final formation level is recommended just prior to pavement construction. Details for proposed pavements are provided in section 6.7 of this report.
Buried Concrete	With reference to BRE Digest SD1 (2005) and based on the results of the concrete classification tests a design sulphate class of DS-2 and an ACEC Class of AC-2 is recommended for the site.
Soakaways	Soakaway testing did not form part of the scope of works, however given the predominantly cohesive nature of the Site soils, and the anticipated groundwater level at depths of around 1.10m bgl, shallow soakaways will not be viable for future developments, as discussed in section 6.9.
Contaminated Land Assessment	
Human Health	Localised exceedances of PAH's were detected within the soils underlying the Site around WS101, which exceeded the GAC for commercial end use.
Controlled Waters	Groundwater samples obtained show exceedances of the UK Water Quality Standards for sulphates, speciated PAH's, heavy metals and petroleum hydrocarbons. However, the concentrations of contaminants in groundwater are generally considered to be only marginally above the Water Quality Standards. The contamination detected is unlikely to present a significant risk to the proposed development and future site users. GROUNDWATER: The Site is underlain by a Secondary (Undifferentiated) Aquifer. The Site is not located within a Source Protection Zone and there are no licenced groundwater abstractions within 1km of the site. SURFACE WATER: The nearest surface water feature is 250m to the east of the Site. The Site is underlain by low permeability strata and is considered unlikely to be in hydraulic connection with surface waters.
Ground Gas and Organic Vapour	Gas monitoring indicates that the Site would be classified as Characteristic Situation 1 (very low). Based on the results of this assessment there is not considered to be a risk from organic vapour.
Remediation	Based on the results of this assessment the following mitigation measures are considered to be required: • Capping of landscaped areas with 450mm clean cover • Installation of buried services in corridors of clean soil • Upgraded water supply pipework (Subject to confirmation by local water supply company)
Recommendations	

Executive Summary

Environmental Recommendations

Materials destined for off-site disposal to landfill may require further assessment in accordance with WM3 'Guidance on the classification and assessment of waste' (1st edition version 1.2 GB 2021) to determine their waste classification.

If materials are to be re-used on site or imported from another development site, a materials management plan may be required in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice in order to demonstrate that the material is not a waste.

Geotechnical Recommendations

Further work will be required to fully quantify the risks and allow detailed design. Further work should comprise:

- Consultation with a ground improvement specialist contractor to inform foundation design. The contents of this report should be made available for an informed decision.

- Consultation with the asset owners and operators of the surrounding infrastructure at Manchester Airport, to discuss preferred construction methodology in order to minimise any potential impact to their assets.

1.0 Introduction

1.1 Appointment and Purpose

TRC Companies Limited (TRC) was commissioned by CGG MLI (REIT) PROPCO 1 LIMITED (the 'Client') to undertake a Tier 2 Geoenvironmental and Geotechnical Site Assessment at Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ (hereafter referred to as the 'Site').

A site location plan is presented as Figure 1 in Annex A.

This report has been prepared in accordance with TRC's proposal dated 23/03/2026 and the respective terms and conditions contained therein.

This report focuses on the area of proposed units 2a to 2c and 3a to 3d in the northern half of the Site. Investigation and assessment of the southern half of the Site where units 1a to 1f are proposed, was undertaken by others as discussed in detail in section 2.6.

This Tier 2 report uses intrusive investigation methodologies to aid site characterisation and to inform the Client of potential environmental and geotechnical liabilities, identify risk, allow design development and inform cost estimates.

Also, it is expected that this report will enable discharge of planning conditions associated with land contamination.

1.2 Proposed Development

The wider proposed development will comprise three warehouse units with first floor office spaces. It has been assumed that the existing structures on Site will be demolished. The three warehouse units (units 1a to 1f, 2a to 2c, and 3a to 3d) will cover c.5,798 sqm, c.3,810 sqm and c.3,952 sqm respectively. The remainder of the site shall comprise associated infrastructure, including hardstanding, lorry and car parking, access routes and loadings bays with landscaping.

Based on the above and the anticipated site-specific ground conditions presented in this report, the proposed development is considered to fall into geotechnical category 2 with respect to BS EN 1997 (Eurocode 7).

The end user sensitivity is considered to be "low" for the proposed industrial end use.

A proposed development plan is presented as Figure 2 in Annex A.

1.3 Available Information & Standards

This report is based on the following information:

- Historical uses of the Site and surroundings;
- Current use and condition of the Site;
- Environmental setting in terms of geology, hydrogeology, hydrology and surrounding land uses;
- Relevant publicly available environmental records;
- Previous reports for the Site as listed in Section 2.6; and,
- Intrusive investigation including geoenvironmental and geotechnical sampling and testing.

This report was conducted with due regard to the following guidance and standards:

- The National Planning Policy Framework;
- BS5930:2015 (+A1:2020) Code of Practice for Ground Investigations;
- BS EN 1997 Eurocode 7;

- BS8485:2015 (+A1:2019) Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings;
- BS8576:2013 Guidance on Investigations for Ground Gas – Permanent Gases and Volatile Organic Compounds (VOCs);
- BS10175:2026 Investigation of Potentially Contaminated Sites – Code of Practice; and,
- Land Contamination: Risk Management (LCRM) 2020 (2025 update).

The geotechnical appraisal has been carried out in accordance with Eurocode 7. Sections 1 to 5, together with Annexes A to E, comprise the Ground Investigation Report.

Preliminary geotechnical recommendations are presented in Section 6, and these may need to be verified in a Geotechnical Design Report once structural details of the proposed development are confirmed.

1.4 Significant Assumptions

This report presents TRC's observations, findings, and conclusions as they existed on the date that this report was issued. This report is subject to modification if TRC becomes aware of additional information after the date of issue of this report that is material to its findings and conclusions.

The reliability of information provided by others to TRC cannot be guaranteed to be accurate or complete. Performance of this Tier 2 Geoenvironmental and Geotechnical Site Assessment is intended to reduce, but not eliminate, uncertainty of geoenvironmental and geotechnical conditions associated with the Site; therefore, the findings and conclusions made in this report should not be construed to warrant or guarantee the Site, or express or imply, including without limitation, warranties as to its marketability for a particular use. TRC found no reason to question the validity of information received unless explicitly noted elsewhere in this report.

1.5 User Reliance

This report was prepared for CGG MLI (REIT) PROPCO 1 LIMITED. Reliance on this report by any other third party is subject to requesting and fully executing a reliance letter between TRC and the third party that acknowledges the TRC Standard Terms and Conditions with the Client, to the same extent as if they were the Client thereunder.

TRC has been provided with information from third parties for information purposes only and without representation or warranty, express or implied as to its accuracy or completeness and without any liability on such third parties part to revise or update the information. Where reliance has been provided by third parties to potential purchasers this is noted in our report.

2.0 The Site

2.1 Location

The wider Site comprises an approximate 2.72 ha plot of land located at Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ, centred on National Grid Reference Easting 380809, Northing 385158, situated approximately 13km south of Manchester city centre.

A site location plan is presented as Figure 1 in Annex A.

2.2 Site Description

The wider Site is roughly a rectangular parcel of land, circa 250m long by 120m wide, located to the west of Viscount Drive, between Avro Way and York Drive. It is currently occupied by commercial premises and associated infrastructure. It comprises four buildings numbered 303, 304, 305 and 311,, a large carpark and multiple loading bays. An area of grass and various vegetation is present southwest of the car park. The wider Site is accessed via Viscount Drive.

The Site is located within an area of predominantly commercial and industrial land use.

The Site has an average elevation of approximately 65-67m above Ordnance Datum (aOD). Topographically it slopes gently downwards from southeast to northwest.

2.3 Surrounding Area

Land uses in the immediate vicinity of the wider Site include the following principal features:

Table 2.1: Summary of Surrounding Land Use

Direction	Land Use
North	Immediately north of the site is York Drive. Beyond this road are loading bays and parking for building 307 which is currently used for distribution and haulage, as well as airline services. Beyond this is hardstanding for aircraft. Two large firewater tanks are located between building 307 and building 308.
East	Viscount Drive is located to the east of the site. Several industrial units are located along Argosy Drive with a large hardstanding area used as car parking located 75m southeast of the Site. The Manchester Airport Aviation Fuel (AVGAS) and tanker loading facility is located 300m to the southeast of the Site with associated tank farm.
South	Avro Way is immediately south of the Site. Located 25m south are three larger warehouses structures (buildings 316, 317, 318) which are used for logistics and distribution. Beyond these, 50m south of the Site, loading areas are present, then further warehouse structures. 220m southwest of the site is the A538/Wilmslow Road.
West	Runger Lane is located to the west of the Site. Beyond this, 30m west, is a very large hardstanding area used for car parking and is situated alongside three large hotels 100m to 230m west which serve the airport. The M56 is located 260m northwest of the Site.

2.4 Site Environmental Setting

2.4.1 Geology

Based on previous reports for the Site (as detailed in section 2.6) and publicly available information (BGS), the Site is underlain by variable thickness of Made Ground over Till (Devensian-Diamicton) over the Bollin Mudstone Member at depth.

2.4.2 Hydrogeology

The British Geological Survey (BGS) geological mapping and hydrogeological mapping presented by DEFRA (MAGIC website) indicate the following hydrogeological information for the Site:

Table 2.2: Summary of Hydrogeology

Geology	Geological Description	Aquifer Status	Aquifer Description
Superficial Deposits: Till, Devensian-Diamicton	Clay and silt	Secondary (Undifferentiated) Aquifer	Rock deposits (or strata) with variable permeability and storage proprieties that are neither consistently Secondary A nor Secondary B.
Bedrock: Bollin Mudstone Member	Mudstone and Siltstone	Secondary (B) Aquifer	Predominantly lower permeability strata which may in part have the ability to store and yield limited amounts of groundwater by virtue of localised features such as fissures, thin permeable horizons and weathering.

The Site does not lie within a groundwater source protection zone.

Low risk of flooding from groundwater is indicated for the Site by the existing desk study report detailed in section 2.6.

2.4.3 Hydrology

The nearest surface water feature is Timperly Brook associated with the River Bollin, located 250m east of the Site.

2.5 Summary of Site History

A review of historical maps carried out as part of the desk study report undertaken by AECOM in 2022, indicated that the Site comprised agricultural land in the earliest available map, in 1877. By 1987 the Site had been developed as part of the Manchester Airport Cargo Centre with four large warehouses present including hardstanding and car parking areas. In 1995 the Site was developed to reflect its current land use.

2.6 Previous Investigations, Reports or Remediation

The following Site-specific assessments have been provided by the Client for review and are referred to in Table 2.3.

The Client has reliance on the reports reviewed and the information from these reports has been used in the assessment.

Table 2.3: Summary of Previous Site Assessments

Report Details	Summary of Geoenvironmental and Geotechnical Findings
Tier I report titled 'Phase I Tier I Geo-environmental and Geotechnical Assessment' issued by AECOM, dated	**The Tier I report covered the wider Site area. Appendices B to G of the Tier I report were not available to TRC at the time of writing this report.** **<u>Site History</u>** The Site comprised agricultural land in the earliest available map, in 1877. By 1987 the Site had been developed as part of the Manchester Airport Cargo Centre

Report Details	Summary of Geoenvironmental and Geotechnical Findings
04/03/2022, report ref.no.: 60663052-ACM-ArA-XX-RP-G-00001	with four large warehouses present including hardstanding and car parking areas. In 1995 the Site was developed to reflect its current land use. **Geology** Made Ground – Expected to be present. Heterogeneous mix of sandy, gravelly clay with brick fragments. Superficial deposits – Till, Devensian-Diamicton Bedrock geology – Bollin Mudstone Member **Hydrogeology** Superficial Geology – The Till is a Secondary (Undifferentiated) Aquifer Bedrock geology – The Bollin Mudstone Member is a Secondary (B) Aquifer The Site does not lie within a groundwater source protection zone. **Geotechnical Hazards** According to the desk study information, the following potential geotechnical hazards are anticipated on site: • Made Ground related to the previous development and an old, infilled pond at the northern corner of building 311, to unknown depths; • Buried obstructions, such as previous foundations, utilities, cobbles in Made Ground and superficial deposits; • Suspected presence of weak and compressible soils; • Material re-use classification will be required where the ground is proposed to be re-graded; • The elevation differences on site and the consequent need for earthworks and/or retaining walls; • Ground conditions aggressive to buried concrete; • The anticipated volume change potential (shrink-swell capacity) of cohesive site soils of the Till and weathered Bollin Mudstone Member; • Soil desiccation in the vicinity of vegetation; and, • Shallow groundwater level may be present. **Mining** The Site is not in an area affected by coal mining. The Site is not in an area affected by other mining activity. **Radon** BGS records indicate that the Site is in a lower probability radon area where less than 1% of homes are estimated to be at or above the Action Level. On this basis, the BGS states that no radon protective measures are necessary in the construction of new dwellings or extensions. **Geoenvironmental** On Site: The Made Ground, previously infilled pond, previous agricultural land, HGVs, spillages/leaks and contamination from buildings as a result of operation of their associated plant at the Site could be a source of contamination. Off Site: Migration of aviation fuel from a storage facility 300m east of the Site, migration of ground gas from historical infilling of a pond and migration of

Report Details	Summary of Geoenvironmental and Geotechnical Findings
	contaminants within groundwater from leaks and spillages which may have occurred during the operation of the logistics park and associated infrastructure. **Flood Risk** The indicative floodplain map for the area, published by the EA, shows that the site does not lie within a Flood Zone with respect to Flood Risk under the NPPF. Therefore, the site is not considered likely to be susceptible to flooding. However, because the site is classified as a 'Critical Drainage Area' a Flood Risk Assessment (FRA) will be required. **Unexploded Ordnance Risk Assessment** The Site is not in an area affected by historical UXO risk. A pre-desk Study Assessment was obtained from Zetica Ltd which concluded that a detailed desk study was not considered essential. **Recommendations** A ground investigation and assessment were recommended to target the geoenvironmental and geotechnical hazards identified for the site.
Tier II report titled 'Argosy Drive Development Phase 1, Manchester Airport' Ground Investigation Report, issued by Tetra Tech, dated September 2022, report ref.no: B038962.GIR.0	**The Tier II report covered the southern half of the wider Site where units 1a to 1f are currently proposed. This was a draft Tier II report that stated: "*The geotechnical assessment will be undertaken upon receipt of geotechnical classification test results and reported in the full issue of this GIR*". TRC have not been provided with the final Tier II report.** **Ground Investigation** The Ground Investigation was undertaken between 23rd and 28th June 2022 and comprised: • Three window sample boreholes to a maximum depth of 4.70m bgl; • Three cable percussive boreholes to a maximum depth of 6.20m bgl; • Four gas and groundwater monitoring visits in July and August 2022. **Ground Conditions** Made Ground was encountered across site and comprised asphalt or topsoil over gravelly Sand or reworked sandy gravelly Clay up to 1.70m bgl. Superficial glacial deposits were recorded to comprise firm to stiff sandy gravelly Clay up to a maximum depth of 6.00m bgl. Bedrock strata (Mudstone) were encountered in BH01, BH02 and BH03 at depths of between 4.00m bgl and 6.30m bgl. **Groundwater** Groundwater was observed during the Ground Investigation within four exploratory holes (BH02, BH03, WS02 & WS03) from 3.45m bgl in WS03 to 4.45m bgl in WS02. During subsequent monitoring groundwater levels at 1.22 to 2.54m bgl were recorded. Allowance for pumping operations to maintain dry working conditions during excavations was recommended. **Environmental Assessment** No contaminants of concern exceeded the general acceptance criteria. Elevated pH was reported in shallow soils in BH02, likely due to the presence of limestone gravels.

Report Details	Summary of Geoenvironmental and Geotechnical Findings
	The results of the ground gas monitoring indicated slightly elevated CO2 levels in WS01 (6.0% v/v) and CO levels in BH03 (10ppm). The site classification is CS1 which indicates that no special precautions are required with respect to ground gas. The risk posed by on-site sources of contamination is considered to be low to all receptors. **Geotechnical Assessment** This version of the report did not contain the results of the geotechnical lab testing. The exploratory holes recorded varied SPT N_{60} values ranging between 1 and 49. A design classification of DS-1 and an ACEC class of AC-1 should be adopted for buried concrete in contact with both the Made Ground and natural soils on site. Due to the draft version of the Tier II report no recommendations were provided for proposed foundations, floor slabs and pavements. **Conclusions and Recommendations** • Sampling of topsoil across Phase 1 and 2 areas to determine re-use potential on future development; • Waste Acceptance Criteria testing on soils if expected to be disposed of off-site; • A watching brief for unexpected gross contamination during construction works; and, • Preparation and submission of a Risk Assessment for proposed water supply pipelines to United Utilities to determine if upgraded water supply pipelines are required.
Factual CPT Report, issued by TRC, January 2026, report ref.no: 1250533 In-Situ Site Investigation	CPT testing was undertaken on the 24th November 2025 and the 8-9th January 2026. Sixteen locations were proposed, with three locations to a maximum depth of 15m and the remaining locations to 12m, or refusal. The aim of the testing was to assess the geotechnical properties of the underlying ground conditions and establish depth to bedrock. The investigation aimed to get good coverage of both the north and the south of the Site. The CPT results indicated predominantly clay or silt to underlie the Site, consistent with the mapped geology of Till, Devensian – Diamicton. All locations terminated prior to a depth of 5.84m bgl, indicating the depth to the Bollin Mudstone bedrock ranged from approximately 3.73m bgl to 5.84m bgl. These results were consistent with the findings of the previous investigation at the Site.

3.0 Ground Investigation

3.1 Scheduled Scope of Works

The scheduled TRC Tier 2 investigation scope of works focused on the area of proposed units 2 and 3 in the northern half of the Site and comprised the following:

- Six windowless sample boreholes (WS101-WS106) to a maximum depth of 5m with follow-on dynamic probing where necessary to confirm the depth of bedrock;
- In-situ logging, ground sampling and testing;
- Field screening for contamination using a Photo-Ionisation Detector (PID);
- Construction of three gas and groundwater monitoring wells;
- Field monitoring of bulk ground gases and groundwater levels on four occasions; and,
- Collection of groundwater samples for laboratory testing.

3.2 Investigation Rationale

The ground investigation was designed by TRC on behalf of the Client to gather information on the geoenvironmental and geotechnical ground, groundwater and ground-borne gas conditions at the Site.

The TRC investigation aimed to gain good general coverage of the Site.

Table 3.1: Summary of Exploratory Hole Locations

Exploratory Hole	Location
WS101	Located in the northern corner of the Site in area of hardstanding, near location of historical pond.
WS102	Located in the northwest of the Site in area of car parking.
WS103	Located in the north of the Site in an area of hardstanding.
WS104	Located in the centre-east of the Site in an area of hardstanding.
WS105	Located in the southeast of the Site in an area of car parking.
WS106	Located on the southeastern boundary of the Site, in an area of soft landscaping.

3.3 Investigation Methodology

3.3.1 Ground Investigation

The TRC Tier 2 investigation was conducted at the Site on the 13th to 16th April 2026.

TRC commissioned Geo-Enviro Solutions (drilling contractor) to undertake the windowless sampling at the Site. Each exploratory hole was advanced using a tracked archway dart rig. The drilling works were overseen by a TRC engineer who performed field assessment and logging of the exploratory holes.

The works included the following key actions:

- Review of available underground services plans for the Site;
- Each of the proposed exploratory hole locations was cleared using a Cable Avoidance Tool (CAT) and ground penetrating radar (GPR) by an independent utilities surveyor;
- Windowless sampling was performed at each location by the drilling contractor, including in-situ geotechnical testing;
- On-site ground logging, testing, and assessment of potential indicators of contamination;
- Field screening using a PID;
- Collection of soil and groundwater samples for environmental and geotechnical laboratory analysis;

- Construction of gas and groundwater monitoring wells in all six borehole locations, WS101-WS106; and,
- Surveying of the exploratory holes' final locations.

The following alterations to exploratory hole depths and positions were made during the course of the ground investigation:

- WS102 was terminated at 4.45m bgl due to refusal.
- WS103 was terminated at 4.45m bgl due to refusal.
- WS104 was moved approx. 1.00m northeast to avoid obstruction and terminated at 4.17m bgl due to refusal.
- WS105 was terminated at 3.45m due to refusal.
- WS106 was moved approx. 1.00m northeast to avoid obstruction and terminated at 4.45m bgl due to refusal.

The exploratory hole location plan for the ground investigation undertaken, is presented as Figure 3 in Annex A.

Photographs taken during the ground investigation are presented in Annex B.

The exploratory hole logs are presented in Annex C and include the in-situ sampling and testing undertaken at the Site.

3.3.2 Groundwater and Ground Gas Monitoring

The ground conditions encountered with respect to the response zone of the monitoring installations are summarised in the table below.

Table 3.2: Monitoring Wells Summary

Exploratory Hole	Response Zone (m bgl)	Response Zone Strata (m bgl)	
WS101	1.00 – 5.00	1.00 – 5.00	Till, Devensian - Diamicton
WS102	1.00 – 4.00	1.00 – 4.00	Till, Devensian - Diamicton
WS103	1.00 – 4.00	1.00 – 4.00	Till, Devensian - Diamicton
WS104	1.00 – 3.70	1.00 – 3.70	Till, Devensian - Diamicton
WS105	1.00 – 3.00	1.00 – 1.20	Made Ground
		1.20 – 3.00	Till, Devensian - Diamicton
WS106	1.00 – 4.00	1.00 – 4.00	Till, Devensian - Diamicton

Groundwater and ground gas monitoring was conducted by a TRC technician on four occasions. The dates of the monitoring visits were 24th and 30th April, 8th May and 13th May 2026.

During each visit, groundwater elevation and potential presence of any free phase oils was measured using an oil/water interface probe. Gas monitoring was undertaken using a portable gas analyser at each monitoring well head. The field assessment gathered data relating to the concentrations of permanent ground gases (e.g. methane, carbon dioxide, carbon monoxide and oxygen).

Groundwater sampling was also undertaken in WS101, WS102, WS104, WS105 and WS106 using low flow monitoring techniques.

3.4 Geotechnical In-Situ Testing

In-situ testing was undertaken for geotechnical purposes. The details of the in-situ test results are presented in the logs within Annex C.

The site based geotechnical testing is summarised in the table below.

Table 3.3: In-situ Tests (Geotechnical)

Test Type and Standard	Number
Standard penetration test (BS EN ISO 22476-3:2005+A1:2011)	23
Hand penetrometer (in accordance with manufacturers guidelines – Controls Group)	22

Any limitations to the in-situ testing that require consideration during the evaluation of the data are described in the following paragraphs.

Although the Standard Penetration Test (SPT) is a standardised test, uncorrected SPT 'N' values may display a considerable amount of scatter. Calibrated SPT hammers were used during the ground investigation and in our evaluation, presented in Section 5, the results have been normalised to 'N_{60}' in accordance with Eurocode 7.

The pocket penetrometer apparatus, due to operational reasons, provides only an estimate of the unconfined compressive strength and the undrained shear strength as is it less precise than other test methods, especially when undertaken on samples obtained from dynamic sampling equipment. Given the limitations of this test method, in isolation, it is only considered indicative of the undrained shear strength for foundation purposes. However, it can provide useful information on the relative intact strength of soils so as to assist with the assessment of desiccation.

The above factors have been considered in the appraisal of geotechnical results presented in Section 5.

3.5 Geotechnical Laboratory Testing

Laboratory testing was undertaken for geotechnical purposes.

The geotechnical laboratory testing is summarised in the table below.

Table 3.4: Laboratory Tests (Geotechnical)

Test Type and Standard (BS 1377 unless stated differently)	Number
Water (moisture) content (BS EN ISO 17892-1)	7
Liquid and plastic limits and plasticity index (BS EN ISO 17892-12)	6
Particle size distribution - wet sieving (BS EN ISO 17892-4)	3
Water soluble sulphate content 2:1 aqueous extract (BRE SD1 2005)	5
Total sulphur content (BRE SD1 2005)	5
Acid soluble sulphate content (BRE SD1 2005)	5
Soil pH (BRE SD1 2005)	5
Sulphate content in groundwater (BRE SD1 2005)	5
Groundwater pH (BRE SD1 2005)	5

As with in-situ testing, it is necessary to consider the limitations associated with any laboratory testing and to review any potentially anomalous results. In all geotechnical tests the specimen is selected from a much larger volume of material which may have an inherent degree of variability, particularly in Made Ground.

Water content determinations on disturbed samples may not be representative due to the disturbance arising from the sampling process. Moisture content results can be influenced by climatic factors, and it cannot be guaranteed that the values determined at the time of investigation will be the same as those at the time of construction.

Obtaining coarse grained soils from cable tool or windowless boreholes can result in a loss of materials due to the nature of the sampling process. This can have an influence on the results of particle size distribution analyses.

The above factors have been considered in the appraisal of the geotechnical results given in Section 5.

The full set of laboratory geotechnical results is presented in Annex E.

3.6 Environmental Laboratory Analysis

A total of 12 soil samples was collected for environmental analysis during the investigation works. All soil samples were packed in laboratory provided containers and delivered to I2 Analytical (I2) for chemical analysis.

All soil samples were collected in order to provide environmental data on the quality of near surface and shallow soils beneath the Site. Representative samples of Made Ground and natural deposits were collected where feasible. The analytical suite of soils included the following parameters:

- Asbestos (Made Ground/Fill Materials only);
- Heavy metals suite;
- Polycyclic aromatic hydrocarbons (PAH);
- Total petroleum hydrocarbons – Criteria Working Group (TPH-CWG); and,
- VOC's

Groundwater samples were collected from 5 of the boreholes. The samples were sent to I2 Analytical (I2) and analysed for the following:

- Heavy metals suite;
- Polycyclic aromatic hydrocarbons (PAH);
- Total petroleum hydrocarbons – Criteria Working Group (TPH-CWG); and,

The full set of chemical results are presented in Annex F.

4.0 Ground Conditions

4.1 Ground Profile

The ground investigation in the area of proposed units 2 and 3, observed that the soils underlying the Site generally comprised the following:

Table 4.1: Ground Profile

Stratum	From		To		Thickness (m)
	m bgl	m aOD[1]	m bgl	m aOD[1]	
Made Ground	0.00	66.13/67.39	0.80/1.20	65.24/65.76	0.80-1.20
Till, Devensian - Diamicton	0.80/1.20	65.24/65.76	>5.00	<61.24	>4.00

[1] *metres above Ordnance Datum (m aOD)*

Made Ground thicker than 1.20m was encountered during the previous investigation in the historical borehole WS01 to a depth of 1.70m bgl, in the southern half of the wider site, as noted in section 2.6.

The bedrock of Bollin Mudstone Member was not encountered during this ground investigation however, refusal of the majority of the boreholes was recorded ranging between circa 3.50m and 4.50m bgl; this is indicative of the presence of bedrock at these depths. Mudstone bedrock was encountered in the boreholes in the southern half of the wider site as noted in section 2.6, at depths of between 4.00m bgl and 6.30m bgl which roughly matches the refusals of this ground investigation.

The ground conditions encountered correspond with the publicly available records of ground conditions published by the British Geological Survey (BGS) and reported in previous reports for the Site. Published BGS borehole records within or near the Site area found similar results.

4.2 Made Ground

Made Ground was encountered in all of the exploratory holes from ground level to depths between 0.80m and 1.20m bgl (65.24m to 65.76m aOD). Thicker Made Ground to 1.70m bgl was encountered during the past investigation in the south of the wider site.

The Made Ground was heterogeneous in nature and comprised grey to brown silty slightly sandy slightly gravelly CLAY or slightly clayey sandy GRAVEL. Sand was fine to coarse grained. Gravel was very angular to rounded fine to coarse grained consisting of brick, concrete, asphalt, limestone, mudstone and sandstone. Reinforced concrete or tarmac hardstanding surfaces up to 0.23m thick were recorded at the top of Made Ground.

4.3 Till, Devensian - Diamicton

The Till, Devensian - Diamicton was encountered in all of the exploratory holes from ground level to depths of at least 5.00m bgl (<61.24m aOD).

The Till, Devensian - Diamicton was heterogeneous in nature but generally comprised firm to very stiff brown slightly silty sandy slightly gravelly CLAY or very loose to loose brown slightly clayey gravelly SAND. Sand was fine to coarse grained. Gravel was angular to rounded fine to coarse grained consisting of quartz, mudstone and sandstone. Refusal due to hard ground was encountered within the Till, Devensian - Diamicton in the majority of the exploratory holes, likely due to encountering the Bollin Mudstone Member bedrock.

4.4 Groundwater

Water strikes were observed during the site works and the results of the monitoring visits are summarised in the table below.

Table 4.2: Groundwater Observations

Exploratory Hole	Water Strikes				Standing Water Level During Monitoring			
	Struck		Rose to		Shallowest		Deepest	
	m bgl	m aOD	m bgl	m aOD	m bgl	m aOD	m bgl	m aOD
WS101	3.00	63.24	-	-	1.85	64.39	1.86	64.40
WS102	4.00	62.14	3.90	62.24	1.76	64.38	1.85	64.29
WS103	3.00	63.18	-	-	NR*	-	Dry	-
WS104	3.00	63.13	-	-	1.10	65.03	1.21	64.92
WS105	-	-	-	-	1.74	65.22	1.88	65.08
WS106	-	-	-	-	1.84	65.55	1.93	65.46

**NR = Not recorded due to flooded well.*

During the ground investigation, groundwater was typically encountered between 3.00m and 4.00 bgl (62.14m to 63.24m aOD) within the Till, Devensian – Diamicton.

During subsequent monitoring, groundwater was typically encountered between 1.10m bgl and 1.93m bgl (65.55m to 64.29m aOD) within the Till, Devensian – Diamicton.

According to the ground investigation and monitoring data, groundwater is anticipated within the Till, Devensian - Diamicton. The local presence of limited perched groundwater within parts of the Made Ground, although not recorded during the ground investigation cannot be ruled out.

Groundwater may be subject to seasonal variations especially after periods of prolonged rain or drought.

The groundwater monitoring data are presented in Annex D.

4.5 Visual and Olfactory Evidence of Contamination

No visual or olfactory evidence of contamination was encountered during the ground investigation.

5.0 Geotechnical Assessment

5.1 Strata Properties

5.1.1 Made Ground

The Made Ground was heterogeneous in nature and comprised grey to brown silty slightly sandy slightly gravelly CLAY or slightly clayey sandy GRAVEL. Sand was fine to coarse grained. Gravel was very angular to rounded fine to coarse grained consisting of brick, concrete, asphalt, limestone, mudstone and sandstone. Reinforced concrete or tarmac hardstanding surfaces up to 0.23m thick were recorded at the top of Made Ground.

No SPTs were conducted in the Made Ground due to the relatively shallow nature and small thickness of the stratum.

No laboratory tests were conducted in the Made Ground due to the relatively shallow nature of the stratum.

5.1.2 Till, Devensian - Diamicton

The Till, Devensian - Diamicton was heterogeneous in nature but generally comprised firm to very stiff brown slightly silty sandy slightly gravelly CLAY or very loose to loose brown slightly clayey gravelly SAND. Sand was fine to coarse grained. Gravel was angular to rounded fine to coarse grained consisting of quartz, mudstone and sandstone. Refusal due to hard ground was encountered within the Till, Devensian - Diamicton in the majority of the exploratory holes, likely due to encountering the Bollin Mudstone Member bedrock.

Twenty-three SPTs conducted in the Till, Devensian - Diamicton, yielded N_{60} values ranging between 4 and 75, indicating the very loose/soft to very dense/very stiff nature of the material. The results are shown in Figure 4, Annex A.

A statistically significant number of N_{60} values ranging between 1 and 10 was previously recorded in very soft to firm clays of the stratum in the southern area of the Site (Tetra Tech, September 2022, report ref.no: B038962.GIR.0, refer to section 2.6).

Similarly, low N_{60} values (<10) were indicated by the CPTs performed previously at the Site (TRC, January 2026, report ref.no: 1250533 In-Situ Site Investigation, refer to section 2.6).

Three particle size distribution tests undertaken on samples of the Till, Devensian - Diamicton recorded 0% cobbles, 0% to 5% gravel, 8% to 39% sand and 56% to 92% clay/silt. These results indicate the cohesive nature of particles present in the stratum. The results are shown in Figure 5, Annex A.

Seven moisture content tests undertaken on samples of the Till, Devensian - Diamicton recorded values in the range of 16.8% to 28.4%. The results are shown in Figure 6, Annex A.

Six Atterberg limits tests undertaken on samples of the Till, Devensian - Diamicton recorded values in the range of 31% to 36% for the liquid limit, 13% to 20% for the plastic limit, and 12% to 19% for the plasticity index. The modified plasticity index was 11% to 19%. The results are shown in Figure 7, Annex A. The results indicate that the Till, Devensian - Diamicton is of low to intermediate plasticity and of low volume change potential (VCP) in accordance with NHBC Standards. Desiccation could exist at the Site, given the vegetation surrounding the Site, however the limited laboratory test results did not indicate that desiccation is present.

Based on the correlation between N_{60} and the undrained shear strength (Cu) and plasticity index for insensitive clays (after Stroud and Butler, 1975) and previous experience, a relationship of Cu = 5.5 x SPT N_{60} is considered appropriate for Till, Devensian - Diamicton. The SPT and pocket penetrometer data are represented graphically in terms of Cu values versus depth in Figure 8 in Annex A, from which the undrained shear strength ranged from 23kPa to 411kPa.

Table 5.1: Summary of Ground Parameters for Till, Devensian - Diamicton

Soil Parameters	Number of Tests	Range of Results	Characteristic Value[1]
Liquid Limit (%)	6	31-36	36
Plastic Limit (%)	6	13-20	19
Plasticity Index (%)	6	12-19	17
Modified Plasticity Index (%)	6	11-19	19
Plasticity	6	CL - CI	CI
Volume Change Potential (NHBC)	6	Low	Low
Moisture Content (%)	7	16.8- 28.4	-
SPT N_{60} Values	23	4-75	Depth dependent - Refer to Figure 4 in Annex A
Undrained Shear Strength (kN/m^2)	45	23-411	Refer to Figure 8 in Annex A

1. Cautious estimate

5.2 Buried Concrete

Five soil samples from the Till, Devensian - Diamicton, were subjected to pH and water-soluble sulphate determinations.

The characteristic value of water-soluble sulphate was 58.1 mg/l for the Till, Devensian – Diamicton.

Five soil samples from the Till, Devensian - Diamicton, were subjected to total sulphur and acid soluble sulphate content testing to allow an assessment to be made in relation to the potential thaumasite form of concrete attack. None of the oxidisable sulphides values calculated for Till, Devensian - Diamicton were in excess of 0.3%. Consequently, the results are not considered indicative of significant risk from this form of concrete attack. A modification to DS class is therefore not proposed for the Till, Devensian - Diamicton.

The characteristic value of pH was 7.9 for the Till, Devensian – Diamicton.

Five samples of groundwater obtained during the monitoring programme were subjected to sulphate and pH determinations. The highest recorded value of sulphate was 466 mg/l and measured pH values ranged from 7.1 to 9.5. The characteristic value of pH for groundwater was 7.2.

Overall, with reference to the BRE Digest SD1 (2005), and considering the results of both soil and groundwater samples, DS Class DS-2 and ACEC Class AC-2 is appropriate for the Till, Devensian – Diamicton.

Mobile groundwater and brownfield conditions have been considered in this assessment in accordance with the ground investigation findings.

6.0 Geotechnical Recommendations

6.1 General

It is proposed to develop the wider Site with three warehouse units with first floor office spaces including hardstanding, lorry and car parking, access routes and loadings bays with landscaping. Current proposals are indicated in Figure 2 in Annex A.

This report focuses on the area of proposed units 2a to 2c and 3a to 3d in the northern half of the Site. Investigation and assessment of the southern half of the Site where units 1a to 1f are proposed, was undertaken by others as discussed in detail in section 2.6 of this report and was excluded from this report.

Details of the proposed structures, anticipated loadings and serviceability criteria were under development at the time of the writing of this report, which is based on a preliminary investigation. Further investigation may be required once proposals are fully developed and a detailed Geotechnical Design Report may need to be prepared.

The primary purpose of this report is to identify risk, allow design development and inform cost estimates for the proposed units 2a to 2c and 3a to 3d in the northern half of the Site. This report does not constitute a detailed design report for the proposed development.

For the purposes of this assessment, TRC assumed that finished ground levels will be at, or close to, existing ground levels. Otherwise, a proposed cut and fill plan should be made available and this assessment be revisited to examine potential changes in recommendations.

6.2 Geotechnical Hazards

The previous reports and the current ground investigation in the northern half of the wider Site, have identified a number of geotechnical hazards which relate to the proposed development. These are summarised below and are discussed in more detail in the following sections along with mitigation measures where appropriate.

- Made Ground recorded to depths of at least 1.20m. Thicker Made Ground cannot be ruled out across the Site;
- Buried obstructions, such as old foundations, cobbles and large gravels in the Made Ground and the Till, Devensian - Diamicton;
- Ground conditions aggressive to buried concrete;
- Low volume change potential of the soils of Till, Devensian - Diamicton;
- Potential soil desiccation in the vicinity of vegetation;
- Shallow groundwater level;
- Settlement prone soils, such as loose sands and soft clays recorded at random depths to 3.50m bgl;
- Adjacent third-party assets of Manchester Airport Group and need for consultation with respective asset owners.

6.3 Foundations

As described in section 4, the Site is underlain by Made Ground to 1.20m bgl over Till, Devensian – Diamicton to 5m bgl.

The Made Ground unless treated to an appropriate specification, is not a considered competent foundation stratum due to its lithological variability and poor engineering properties.

Based on available Site-specific ground investigation information as well as ground investigation data from the wider Site area as detailed in section 2.6, the Till, Devensian – Diamicton was found to be variable and contain

sublayers consisting of very soft or soft clays and loose sand sublayers at random depths; therefore the stratum cannot adequately support the proposed structures.

It is therefore considered that a ground improvement solution would be the most suitable option for the Site. Piling would also be feasible, however it is understood that it is not the preferable solution for the client due to likely higher costs involved, and as such a piled foundation option is not discussed further in this report.

6.4 Ground Improvement

Ground improvement may enable shallow foundations to be used for the proposed structures. The advice of reputable specialist contractors experienced in the ground conditions discussed in this report should be sought. They should be responsible for the selection of appropriate equipment and the final design of the treatment.

Given below is a discussion in relation to forms of ground treatment more commonly adopted in the UK which could be adopted in the Site.

The Site is considered likely to be amenable to treatment by the formation of vibro stone columns (VSC) or controlled modulus columns (CMC) to circa 4-6m depth on competent bedrock. Upon treatment an allowable bearing capacity in the region of 125-150kN/m^2 is anticipated subject to confirmation by a specialist contractor, should a shallow foundation solution be preferred.

Controlled Modulus Columns (CMC) is a non-vibratory technique and could be applied to this Site to fully treat the Made Ground and Till, Devensian – Diamicton (assuming no soft layers exist within or below the Till, Devensian – Diamicton) and avoid ground vibrations in view of the airport environment. Also, CMCs may be the preferable option in view of the very low strength strata encountered locally within the Till.

The presence of obstructions or cobbles within the Made Ground should be considered in the selection of the most appropriate treatment method.

Unless the finally selected treatment scheme deals with the volume change potential of the soils on-site, in the vicinity of retained, removed or proposed vegetation, final foundation depths and heave precautions are recommended to be determined in accordance with Chapter 4.2 of the NHBC Standards, based on a low volume change (shrink-swell) potential. The foundations should also be taken below any desiccated soils and 300mm below any live roots, as may be encountered during construction.

6.5 Floor Slabs

Use of ground-bearing floor slabs following a ground improvement technique, as discussed in the previous section, is likely to be the most cost-effective solution for the proposed structures, provided that the required settlement tolerances can be achieved and the finally selected ground treatment solution deals with the low volume change potential of the Site soils in the vicinity of any retained/removed/proposed vegetation. Alternatively, excavation and/or replacement of Made Ground and natural cohesive soils with appropriate granular fill followed by compaction to a suitable specification especially in proximity to vegetation could be applied.

Advice from a specialist ground treatment contractor should be sought once the required floor loadings and settlement tolerances are known.

For a ground-bearing floor slab, the load bearing formation should be carefully inspected to ensure placement of the floor slab on competent strata. The formation should be proof rolled and any soft spots removed and replaced with compacted fill to an appropriate specification.

6.6 Excavations

Excavations for shallow foundations, floor slabs, and laying services should be readily achievable using standard excavation plant. However, hard surfacing, old foundations and the like, may require the use of breaking apparatus.

For any load bearing formations, careful inspection should be undertaken to ensure placement in competent strata unless ground treatment has been carried out and properly validated. Any soft spots identified should be excavated and replaced with compacted granular fill or lean mix concrete. Concrete should be placed as soon as possible following excavation to avoid softening of the ground. A similar recommendation is also made for road pavement formations, although compacted granular fill could be used instead of concrete.

Any relic foundations or other subterranean structures beneath the footprint of the proposed buildings should be fully grubbed out. Such excavations should be surveyed and backfilled with an acceptable granular fill, placed and compacted to an engineering specification. The same recommendations are made for excavations that may be required to remove soil contamination.

It may be impractical to remove some obstructions, such as former piles (it is unknown at this stage) etc., beneath engineered fill. These should be adequately surveyed, and their locations accurately recorded. In this case, any retained relic structure or obstructions should be a minimum of 2m beneath the underside of proposed building foundations.

In areas of road pavements and hard standing, relic subterranean structures should be broken down to around 1m below finished Site level to minimise the risk of differential settlement due to the presence of hard spots. In soft landscaped areas it may be possible to limit such operations to 0.50m bgl.

Stability in excavation faces in Made Ground and Till, Devensian – Diamicton cannot be relied on and allowance should be made for battering faces back to a safe angle of repose, or providing shuttering. Support or battering of the excavation faces to a safe angle of repose will be required for all excavations where man entry is necessary, the nature and extent of which will need to be evaluated under CDM regulations.

The groundwater at the Site is anticipated within the Till, Devensian – Diamicton. Thus, it is considered that any excavations to approximately 1m are anticipated to be dry, although local perched water within Made Ground cannot be ruled out. Measures such as groundwater pumping shall be allowed for any shallow perched groundwater or for deeper excavations.

Groundwater levels vary seasonally and the timing of the construction programme may influence the volumes of groundwater that need to be managed. The developer should also consider the impact of weather and potential for rainwater and surface run-off to accumulate within excavations.

Water pumped from excavations may require pre-treatment prior to discharge. This could include settlement tanks to reduce silt and suspended solids. No significant contamination has been identified at the Site, therefore further filtration or other such treatment during the construction stage is considered unlikely. The contractor should consult with the local water authority and/or Environment Agency to obtain necessary discharge consents and agree the scope of pre-treatment prior to any discharge required.

6.7 Pavements

Due to the variable thickness of the Made Ground and the variability of the natural soils which may create settlement issues at the Site, pavement surfaces in light loaded car park areas should be constructed in flexible materials such as bituminous compounds or block paving which are more easily able to accommodate ground movement and can be more easily repaired. Heavily loaded areas such as concrete yards and loading areas where less ground settlement can be tolerated, could be constructed on previously treated ground and/or reinforced subbase with geogrids/geotextiles to satisfy design criteria.

It is recommended that any fill proposed is placed and compacted in accordance with a suitable specification based on the Specification for Highway Works (SHW 600 series). The formation level should be rolled and inspected for any soft or loose material. These materials should be removed and replaced with granular fill placed and compacted in accordance with a suitable specification.

Assuming excavation formation soils will comprise Made Ground or Till, Devensian - Diamicton, an equilibrium CBR value of 3% is recommended for preliminary design purposes, based on a qualitative assessment and the findings of the ground investigation.

In-situ CBR testing at formation level prior to construction is recommended to confirm the design CBR values adopted.

6.8 Buried Concrete

In the consideration of sulphate attack on buried concrete, reference has been made to BRE Digest SD1 (2005) which classifies the Site as a brownfield site with mobile groundwater conditions. Additionally, as Till can be pyrite bearing, it has also been necessary to assess the potential for the thaumasite form of attack in case these strata are disturbed.

Based on the results of the concrete classification tests a design sulphate class of DS-2 and an ACEC class of AC-2 is recommended for the Till, Devensian – Diamicton.

6.9 Soakaway Potential

Soakaway testing did not form part of the scope of works. However, given the predominantly cohesive nature of the Site soils, and the anticipated groundwater level at depths of around 1.10m bgl, shallow soakaways will not be viable for future developments.

6.10 Recommendations for Further Work

The preceding sections have attempted to provide recommendations for the proposed development, but further work will be required to fully quantify the risks and allow detailed design. Further work should comprise:

- Consultation with a ground improvement specialist contractor to inform foundation design. The contents of this report should be made available for an informed decision.

- Consultation with the asset owners and operators of the surrounding infrastructure at Manchester Airport, to discuss preferred construction methodology in order to minimise any potential impact to their assets.

7.0 Human Health Risk Assessment

7.1 Soil Assessment

In order to appraise the significance of the concentrations reported by laboratory testing, TRC has assessed each contaminant species that is elevated above the laboratory method detection limits (MDL) against published screening criteria referred to as Generic Assessment Criteria (GAC). GACs are derived from the following reference material:

- Land Quality Management Limited and Chartered Institute of Environmental Health (November 2014), the LQM/CIEH S4ULs for Human Health Risk Assessment. Document reference: S4UL3435;
- Development of Category 4 Screening Levels for assessment of land affected by contamination – SP1010 (September 2014);
- LQM S4ULs: evaluation of 2017USEPA Toxicological Review of Benzo(a)pyrene; and,
- LQM/CIEH S4ULs for Nickel according to land use (Revised August 2015).

TRC has selected GACs for a commercial/industrial end use, based on the proposed development comprising commercial warehouse units.

A conservative value of 1% of soil organic matter (SOM) has been assumed based on the soil type.

A summary of the laboratory data and the screening tables with relevant GACs is presented in Annex G.

7.2 Heavy Metals

Minor concentrations of heavy metals were detected in soil samples (both Made Ground and natural soils). None of the concentrations exceeded the GAC.

7.3 Hydrocarbons

Concentrations of hydrocarbons were detected in soil samples. Concentrations from one sample of Made Ground marginally exceed the GAC. The sample that shown exceedances of the criteria was obtained from WS101 at 0.60m bgl.

Table 7.1: Summary of Hydrocarbon Exceedances

Contaminant	GAC (mg/kg)	Maximum Concentration (mg/kg)	Location of Maximum Concentration	No. of Exceedances
Benzo(b)fluoranthene	44	53	WS101	1
Benzo(a)pyrene	35	51	WS101	1
Dibenz(a,h)anthracene	3.5	4.1	WS101	1

7.4 Asbestos

Asbestos fibres were not identified in any of the 12 No. soil samples tested.

7.5 Volatile Organic Contaminants (VOCs)

No VOCs were detected within the samples analysed.

7.6 Discussion

There were no exceedances of heavy metals or petroleum hydrocarbons when compared with the GAC for a commercial end use in any of the samples analysed. There were some marginal exceedances of the GAC for speciated hydrocarbons at one location.

Asbestos was not encountered in soil.

Therefore, based on the results of this assessment there is unlikely to be a significant risk to the proposed development and future site users from contamination in soil.

Notwithstanding, the proposed development is predominantly hardstanding, which will act as a physical barrier against any contaminants that may be present in any potentially contaminated soils underlying the building.

8.0 Controlled Waters Risk Assessment

In order to appraise the significance of the groundwater concentrations recorded, TRC has assessed each contaminant species that is elevated above the laboratory LOD against the following published guidance values:

- Drinking Water Standards England and Wales (2000) (amended);
- Environmental Quality Standards (EQS) for freshwater; and,
- World Health Organisation (WHO) Guidelines.

Groundwater monitoring recorded groundwater in five monitoring wells ranging from between 1.10m bgl and 1.93m bgl. No free phase oils or hydrocarbons odours were identified. Groundwater samples were obtained from five monitoring wells and samples were sent to I2 Analytical for laboratory analysis.

8.1 Groundwater Assessment

The laboratory analysis reported elevated concentrations of sulphates, speciated PAH's, heavy metals and petroleum hydrocarbons exceeding the UK DWS in four groundwater samples collected. The exceedances are summarised in the below table.

Table 8.1: Summary of Groundwater Exceedances

Contaminant	DWS (µg/l)	Maximum Concentration (µg/l)	Location of Maximum Concentration	No. of Exceedances
Sulphate as SO_4	250	466	WS104	2
Naphthalene	0.1	0.30	WS104	1
Acenaphthylene	0.1	0.42	WS104	3
Acenaphthene	0.1	1.00	WS104	3
Fluorene	0.1	0.62	WS104	4
Phenanthrene	0.1	6.20	WS104	4
Anthracene	0.1	3.40	WS104	4
Fluoranthene	0.1	30.00	WS104	4
Pyrene	0.01	26.00	WS104	4
Benzo(a)anthracene	0.1	13.00	WS104	4
Chrysene	0.1	12.00	WS104	4
Benzo(b)fluoranthene	0.1	15.00	WS104	4
Benzo(k)fluoranthene	0.1	5.50	WS104	4
Benzo(a)pyrene	0.1	12.00	WS104	4
Indeno(1,2,3-cd)pyrene	0.1	6.40	WS104	4
Dibenz(a,h)anthracene	0.1	1.30	WS104	2
Benzo(ghi)perylene	0.1	6.60	WS104	4
Aliphatic >C16 - C21	300	630	WS101	2
Aliphatic >C21 - C35	300	2100	WS101	4
Aromatic >C12 - C16	90	110.00	WS102	1
Aromatic >C16 - C21	90	320.00	WS101	3
Aromatic >C21 - C35	90	460.00	WS104	3

The Site is underlain directly by Till which is designated as a Secondary (Undifferentiated) Aquifer and is not within a Groundwater Source Protection Zone (SPZ) therefore the Site is likely not considered to be sensitive to contamination.

8.2 Surface Water Assessment

The laboratory analysis reported elevated concentrations of sulphates, speciated PAH's and heavy metals exceeding the EQS in five groundwater samples collected. The exceedances are summarised in the below table.

The nearest surface water feature is 250m to the east of the Site. The Site is underlain by low permeability strata and groundwater is considered unlikely to be in hydraulic connection with surface waters.

Table 8.2: Summary of Groundwater Exceedances

Contaminant	EQS (µg/l)	Maximum Concentration (µg/l)	Location of Maximum Concentration	No. of Exceedances
Sulphate as SO_4	400	466	WS104	1
Anthracene	0.1	3.40	WS104	4
Fluoranthene	0.0063	30.00	WS104	4
Benzo(b)fluoranthene	0.00017	15.00	WS104	4
Benzo(k)fluoranthene	0.00017	5.50	WS104	4
Benzo(a)pyrene	0.00017	12.00	WS104	4
Indeno(1,2,3-cd)pyrene	0.00017	6.40	WS104	4
Benzo(ghi)perylene	0.00017	6.60	WS104	4
Cadmium	0.08	0.09	WS102	2
Copper	1	7.00	WS102	4
Lead	1.2	2.90	WS102	1
Nickel	4	8.00	WS102	2
Zinc	10.9	140.00	WS101	2

8.3 Discussion

Elevated concentrations of sulphates, speciated PAH's, heavy metals and petroleum hydrocarbons exceeding the UK Water Quality Standards have been identified but the concentrations of contaminants are generally considered to be marginal. The Site setting and ground conditions indicate that the Site is in an area of low sensitivity, with regards to controlled water receptors. The groundwater encountered is within the superficial deposits and is unlikely to be representative of wider groundwater quality. The exceedances cannot be attributed to a specific source.

The contamination detected is unlikely to present a significant risk to the proposed development and future site users.

9.0 Ground Gas and Organic Vapour Risk Assessment

A preliminary ground gas risk assessment has been undertaken in accordance with British Standard BS 8485:2015+A1:2019 to assess the impact of permanent ground gases upon the proposed development.

The dataset is considered to be representative and comprehensive

9.1 Ground Gas Assessment

Field monitoring for permanent ground gases was performed at six monitoring well locations between the 24th April 2026 and the 13th of May 2026. The maximum concentrations are summarised in the table below and the complete monitoring data are provided within Annex D.

Table 9.1: Summary of Gas Monitoring Results

Location	Maximum Methane Concentration (%v/v)	Maximum Carbon Dioxide Concentration (%v/v)	Minimum Oxygen Concentration (%v/v)	Maximum Flow Rate (l/hr)
WS101	0.0	0.2	20.1	0.0
WS102	0.0	3.0	16.6	0.1
WS103	0.0	0.2	2.9	0.0
WS104	0.0	1.0	19	0.0
WS105	0.0	0.7	20.5	0.0
WS106	0.0	1.1	18.9	0.0

Methane was not detected in any of the monitoring wells during the four monitoring visits.

Carbon dioxide was detected in all of the monitoring wells with concentrations ranging from 0.2% to 3.0%.

Oxygen concentrations were depleted in the monitoring wells and were noted to correlate to higher carbon dioxide concentrations in these monitoring wells.

Low flow was detected in all of the monitoring wells on all of the monitoring visits.

TRC has assessed the permanent ground gas concentrations in accordance with current guidance (BS8485:2015). Based on the results, a gas screening value (GSV) of 0.019 l/hr was calculated, which would classify the Site as Characteristic Situation 1 (very low risk).

9.2 Organic Vapour from Soil Assessment

For hydrocarbons and other VOCs the LQM S4ULs are considered to be protective of human health from indoor inhalation of organic vapour. Based on the results presented in section 7, there were exceedances of PAH in WS101. However, all three of the PAHs that exceeded the criteria are high molecular weight and are considered non-volatile (or at most very low volatility).

9.3 Organic Vapour from Groundwater Assessment

In order to appraise the significance of volatile substances in groundwater to human health, TRC has assessed each contaminant species that is elevated above the laboratory LOD against the following published guidance values:

- SoBRA, Development of Generic Assessment Criteria for Assessing Vapour Risks to Human Health from Volatile Contaminants in Groundwater, Version 1 (2017).

There are no exceedances of the SoBRA GAC/there are exceedances of the SoBRA GAC indicating a potential risk to human health from volatile contaminants and further investigation and assessment will be required.

9.4 Discussion

Based on the results of this assessment, it is considered that ground gas protection is not required at the proposed development. Site is classified as Characteristic Situation 1.

Based on the results of this assessment organic vapour protection measures are not considered to be required.

10.0 Contaminated Land Risk Assessment

The methodology of this risk assessment uses the source-pathway-receptor pollutant linkage to provide a qualitative appraisal of environmental risks and potential liabilities associated with soil and groundwater contamination at the Site. The conceptual site model (CSM) has been prepared considering the proposed end use as a commercial warehouse unit.

10.1 Sources of Contamination

The ground investigation performed at the Site by TRC identified the following sources of contamination:

- One sample from WS101 shown concentrations of speciated PAH in excess of the GAC.

10.2 Pathways

Based on the information presented in this report the following potentially active pathways have been identified.

- Dermal contact or ingestion with soil and groundwater
- Leaching of contaminants and vertical migration into groundwater
- Lateral migration of contaminants in groundwater
- Contact with buried services

10.3 Receptors

Based on the information presented in this report the following receptors have been identified.

- Future site users could come into contact with soil contamination in areas of soft landscaping.
- Neighbouring site users could come into contact with contaminated soil dust
- Construction and maintenance workers could be exposed to contamination during groundworks and future maintenance works
- Construction materials could come into contact with contamination in the ground.
- Groundwater – the Site in underlain by a Secondary B Aquifer within the bedrock.
- Surface waters – Timperley brook is located 250m to the east but is not considered especially at risk.

10.4 Revised Conceptual Site Model

The following CSM has been prepared to take into consideration the findings from the intrusive investigation.

Table 10.1: Revised Conceptual Site Model

Source	Pathway	Receptor	Risk
PAH compounds in Made Ground at the north of the Site (WS101) above the GAC.	Dermal contact, ingestion and inhalation pathways	Future site users	**Low** The proposed development will be covered by buildings or hardstanding which will act as a physical barrier between the contamination and future site users.
		Neighbouring site users	**Low** Neighbouring site users could be exposed to contaminated soil dust, particularly during the construction phase. Mitigation measures could include construction site management solutions such as dust control.

Source	Pathway	Receptor	Risk
		Construction and maintenance workers	**Low** Risk pathway to be mitigated via Personal Protective Equipment (PPE), good hygiene practices and construction site management as well as limited area of contamination.
	Contact with buried services	Buried services	**Low** Proposed development to consider risk of residual contamination and incorporate protective measures as appropriate. This may include clean service corridors and / or use of chemically resistant pipework.
Elevated concentrations of sulphates, speciated PAH's, heavy metals and petroleum hydrocarbons exceeding the UK Water Quality Standards.	Leaching of contaminants and vertical migration into groundwater	Groundwater (Unproductive Aquifer in superficial deposits)	**Low** The Made Ground is directly underlain by Glacial Till Formation which is designated as Unproductive Strata and is not considered to be sensitive to contamination. The contaminants identified in soil are high molecular weight and are not anticipated to be particularly leachable, as they are highly hydrophobic.
	Lateral migration n groundwater/surface runoff	Surface water (Timperly Brook)	**Low** The Site is directly underlain by low permeability clays and is considered unlikely to be in hydraulic connection with off-site surface water features. The contaminants identified in soil are high molecular weight PAH's and are not anticipated to be particularly leachable, as they are highly hydrophobic.

10.5 Remediation and Mitigation

Capping with clean cover soils is recommended in areas of soft landscaping. A minimum thickness of 450mm, inclusive of the topsoil layer, is recommended and a geotextile marker layer should be incorporated between potentially contaminated soil and clean cover where possible. It is recommended that the Landscape Professional is consulted to assist in their design of a planting scheme as greater thicknesses of capping may be required in some areas to support planting.

Screening levels protective of groundwater and surface water quality are exceeded. However, the risks to controlled waters receptors are assessed as low. Further assessment of groundwater quality is not recommended.

11.0 Summary and Conclusions

11.1 Findings

This report focuses on the area of proposed units 2a to 2c and 3a to 3d in the northern half of the Site. Investigation and assessment of the southern half of the Site where units 1a to 1f are proposed, was undertaken by others as discussed in detail in section 2.6.

The wider Site is roughly a rectangular parcel of land, 250m long by 120m wide, located to the west of Viscount Drive, between Avro Way and York Drive. The site is currently occupied by commercial premises and associated infrastructure, warehouse buildings, a large carpark and multiple loading bays. An area of grass and various vegetation is present southwest of the car park.

The BGS states that the Site is underlain by superficial deposits of Till, Devensian-Diamicton which is classified as a Secondary (undifferentiated) Aquifer, and mudstone bedrock of the Bollin Mudstone Member which is classified as a Secondary (B) Aquifer. The nearest surface water feature is Timperly Brook, 250m to the east of the Site and is considered unlikely to be in hydraulic connection with surface waters.

The intrusive investigation found that the Site is underlain by a variable thickness of Made Ground to depths of between 0.80m and 1.20m bgl, underlain by Till, Devensian – Diamicton to a maximum recorded depth of 5m bgl. According to the ground investigation and monitoring data, groundwater is anticipated within the Till, Devensian – Diamicton at depths between 1.10m and 4.00m bgl.

11.2 Summary of Geotechnical Assessment

The primary purpose of this assessment is to identify geotechnical risk, allow design development and inform cost estimates for the proposed units 2a to 2c and 3a to 3d in the northern half of the Site. This report does not constitute a detailed geotechnical design report for the proposed development.

The previous reports and ground investigation have identified a number of geotechnical hazards at the Site which relate to the proposed development. These are Made Ground to depths of 1.20m bgl, buried obstructions, ground conditions aggressive to buried concrete, low volume change potential of the Till, Devensian – Diamicton, potential soil desiccation in the vicinity of vegetation, shallow groundwater level, settlement prone soils and adjacent third-party assets of the Manchester Airport Group and the need for consultation with the asset owners. These are discussed in detail along with mitigation measures in section 6 of this report.

Shallow foundations are not recommended for the proposed structures. Alternatively, ground improvement by way of vibro stone columns (VSC) or controlled modulus columns (CMC) to circa 4-6m depth on competent bedrock could be applied followed by shallow foundations, subject to feasibility confirmation by a specialist contractor. Details of the foundation options including allowable bearing pressures are discussed in sections 6.3 and 6.4.

Ground bearing floor slabs on previously treated Made Ground/Till, Devensian – Diamicton to a suitable specification could be adopted. Details are provided in section 6.5 of this report.

Recommendations about proposed excavations, pavements and classification for buried concrete design for the development are given in sections 6.6 to 6.8.

Soakaway testing did not form part of the scope of works, however given the predominantly cohesive nature of the Site soils, and the anticipated groundwater level at depths around 1.10m bgl, shallow soakaways will not be viable for future developments, as discussed in section 6.9.

Additional work is recommended to further clarify matters related to geotechnical hazards, as discussed in detail in section 6.10.

11.3 Summary of Contaminated Land Risk Assessment

11.3.1 Soil

Concentrations of PAH compounds exceeded the GAC for the proposed commercial end use around WS101, however, there is not considered to be a potential risk to end users of the site which will be covered in its entirety by buildings and hardstanding. There may still be a risk to construction and maintenance workers and neighbouring site users during the construction phase.

11.3.2 Groundwater

The Site is directly underlain by Till, which is designated as Secondary (Undifferentiated) Aquifer. In addition, the Site is not within a Groundwater Source Protection Zone and there are no active groundwater abstractions within 1km of the Site. Groundwater is not considered likely to be in hydraulic connection with any nearby surface water features due to the presence of the low permeability Till deposits. Therefore, there is not considered to be a significant risk to controlled waters receptors and further assessment, or remediation of groundwater is not considered to be required.

11.3.3 Ground Gas and Organic Vapour

Based on the results of this assessment the Site would be classified as Characteristic Situation 1 and no ground gas protection measures would be required for the proposed development.

Based on the results of this assessment organic vapour protection measures are not considered to be required.

11.3.4 Remediation and Mitigation Measures

Based on the generic risk assessments undertaken the following mitigation measures are recommended:

- Capping of soft landscaped areas in the vicinity of WS101
- Installation of buried services in corridors of clean soil
- Upgraded water supply pipework (subject to confirmation from water supply company)

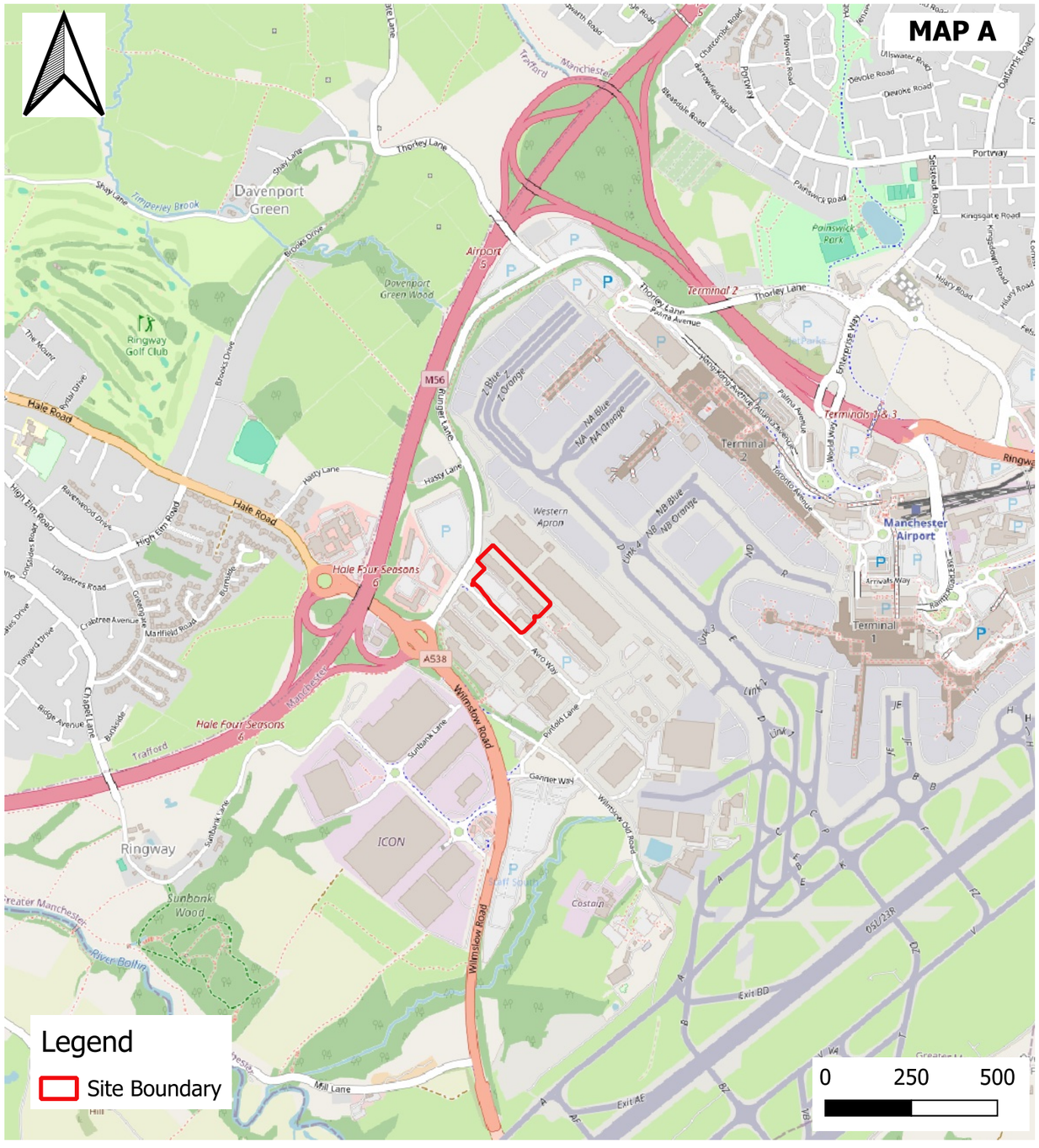
The selection of appropriate water supply pipework should be confirmed by the local water supply company.

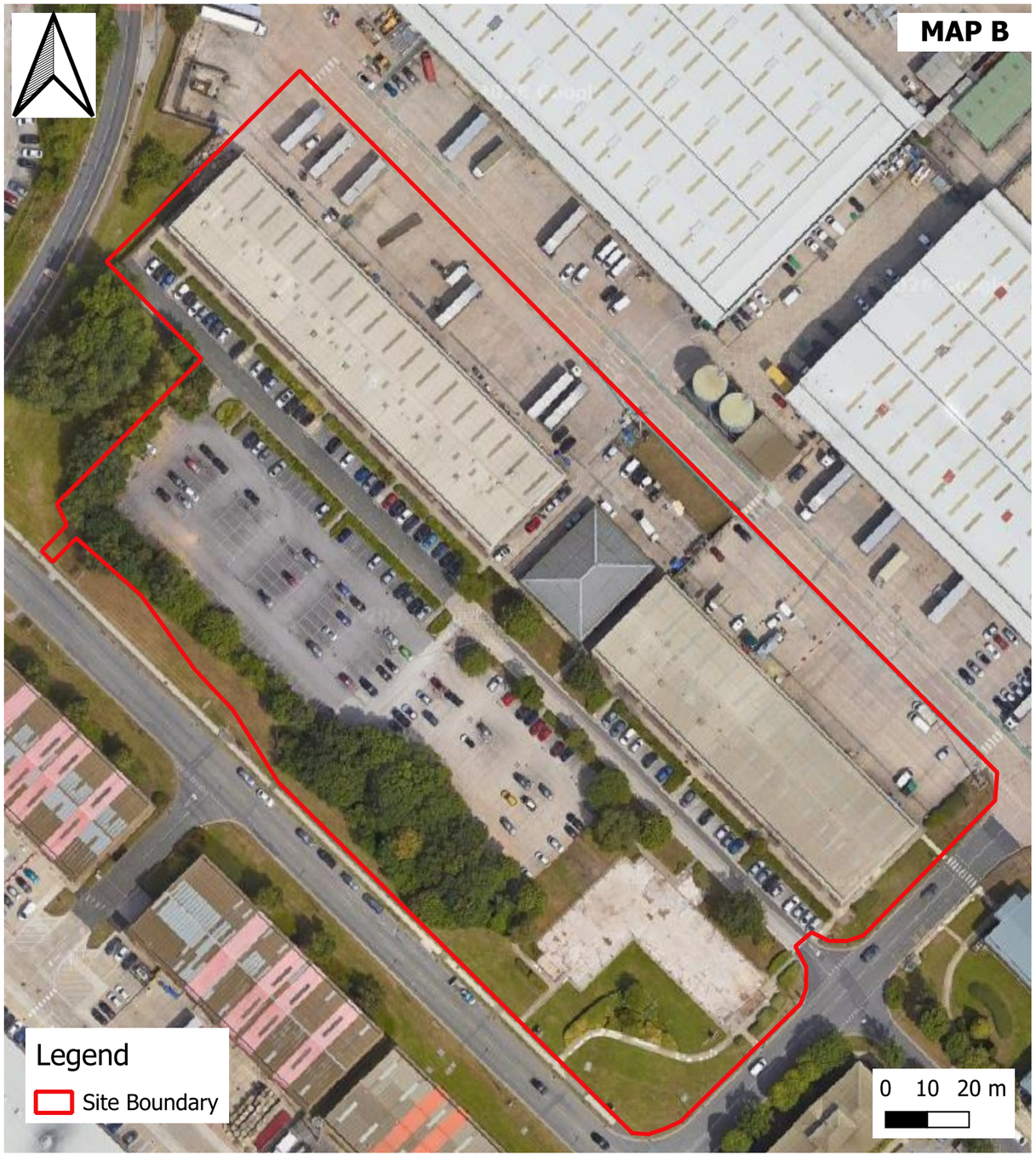
11.3.5 Recommendations

Materials destined for off-site disposal to landfill may require further assessment in accordance with WM3 ‘Guidance on the classification and assessment of waste’ (1st edition version 1.2 GB 2021) to determine their waste classification.

If materials are to be re-used on site or imported from another development site, a materials management plan may be required in accordance with the CL:AIRE Definition of Waste: Development Industry Code of Practice in order to demonstrate that the material is not a waste.

Annex A: Figures





NOTES

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REVISIONS

P01	FIRST ISSUE			
	Initials	KP	27/5/2026	
REV.	REVISION NOTES/COMMENTS			
	Initials			

TRC
ARKWRIGHT HOUSE
MANCHESTER
M3 2LF

TITLE
SITE LOCATION PLAN

TRC PROJECT NO.	SCALE
720961.0000.0000	MAP A: 1:15,000 @ A3 MAP B: 1:1,250 @ A3

CLIENT
CGG MLI (REIT) PROPCO 1 LIMITED

PURPOSE OF ISSUE
SUITABLE FOR INFORMATION

STATUS

PROJECT
VISCOUNT DRIVE

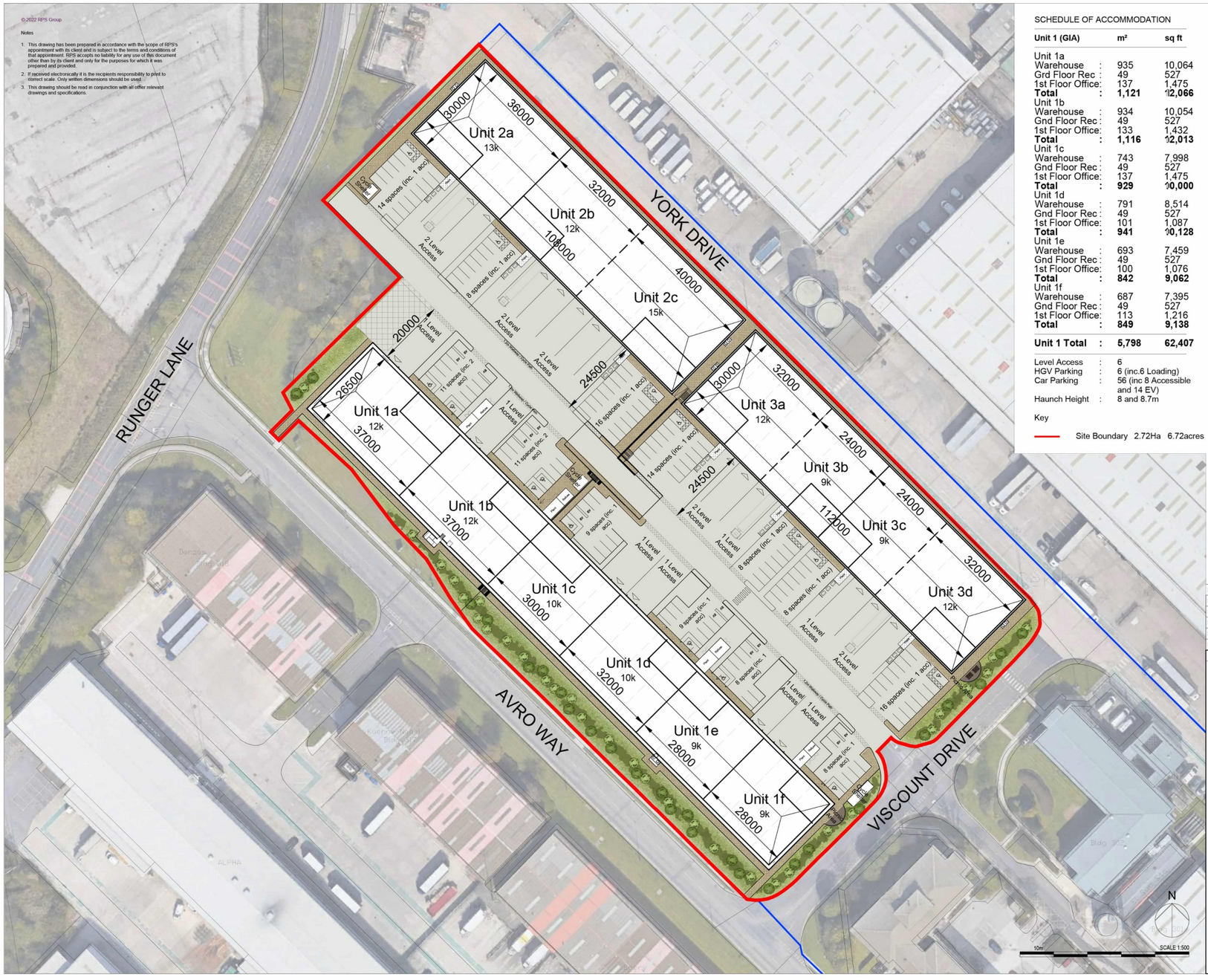
DRAWING NO
720961.0000.FIG01

REVISION
PO1

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Notes

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2. If received electronically it is the recipients responsibility to print to correct scale. Only written dimensions should be used.
3. This drawing should be read in conjunction with all other relevant drawings and specifications.



SCHEDULE OF ACCOMMODATION

Unit 1 (GIA)		m²	sq ft
Unit 1a			
Warehouse	:	935	10,064
Grd Floor Rec	:	49	527
1st Floor Office:		137	1,475
Total	:	**1,121**	**12,066**
Unit 1b			
Warehouse	:	934	10,054
Gnd Floor Rec	:	49	527
1st Floor Office:		133	1,432
Total	:	**1,116**	**12,013**
Unit 1c			
Warehouse	:	743	7,998
Gnd Floor Rec	:	49	527
1st Floor Office:		137	1,475
Total	:	**929**	**10,000**
Unit 1d			
Warehouse	:	791	8,514
Gnd Floor Rec	:	49	527
1st Floor Office:		101	1,087
Total	:	**941**	**10,128**
Unit 1e			
Warehouse	:	693	7,459
Gnd Floor Rec	:	49	527
1st Floor Office:		100	1,076
Total	:	**842**	**9,062**
Unit 1f			
Warehouse	:	687	7,395
Gnd Floor Rec	:	49	527
1st Floor Office:		113	1,216
Total	:	**849**	**9,138**
Unit 1 Total	:	**5,798**	**62,407**

Level Access	:	6
HGV Parking	:	6 (inc.6 Loading)
Car Parking	:	56 (inc 8 Accessible and 14 EV)
Haunch Height	:	8 and 8.7m

Key

Site Boundary 2.72Ha 6.72acres

Unit 2 (GIA)		m²	sq ft
Unit 2a			
Warehouse	:	1,028	11,065
Gnd Floor Rec	:	52	560
1st Floor Office:		190	2,045
Total	:	**1,270**	**13,670**
Unit 2b			
Warehouse	:	908	9,773
Gnd Floor Rec	:	52	560
1st Floor Office:		169	1,819
Total	:	**1,129**	**12,152**
Unit 2c			
Warehouse	:	1,148	12,357
Gnd Floor Rec	:	52	560
1st Floor Office:		211	2,271
Total	:	**1,411**	**15,188**
Unit 2 Total	:	**3,810**	**41,010**

Level Access	:	6
HGV Parking	:	7 (inc. 6 Loading)
Car Parking	:	38 (inc 3 Accessible and 2 EV)
Haunch Height	:	10m

Unit 3 (GIA)		m²	sq ft
Unit 3a			
Warehouse	:	908	9,774
Gnd Floor Rec	:	52	559
1st Floor Office:		169	1,819
Total	:	**1,129**	**12,152**
Unit 3b			
Warehouse	:	668	7,190
Gnd Floor Rec	:	52	560
1st Floor Office:		127	1,367
Total	:	**847**	**9,117**
Unit 3c			
Warehouse	:	668	7,190
Gnd Floor Rec	:	52	560
1st Floor Office:		127	1,367
Total	:	**847**	**9,117**
Unit 3d			
Warehouse	:	908	9,774
Gnd Floor Rec	:	52	559
1st Floor Office:		169	1,819
Total	:	**1,129**	**12,152**
Unit 3 Total	:	**3,952**	**42,538**

Level Access	:	6
HGV Parking	:	6 (inc.3 Loading)
Car Parking	:	46 (inc 4 Accessible and 2 EV)
Haunch Height	:	10m

Total GIA	:	**13,560** **145,955**
Indicative Site Area	:	2.716Ha (6.71 acres)
Indicative Site Density	:	50.61% GIA

Rev	Description	By	Ckd	Date
P06	Site plan amended to suit new layout on unit 1	ET	AM	27/01/23
P05	Site plan amended to suit new layout on unit 1	LL	MJH	13/10/22
P04	Bellmouth to Viscount Drive / Unit 1h car park amended	MJH	MJH	27 05 22
P03	Roof access added	LL	MJH	27/04/22
P02	Site Boundary amended	JF	MJH	20/04/22
P01	First Issue	LL	MJH	14/04/22

MAKING COMPLEX EASY
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Newark, Nottinghamshire, NG24 1QQ
T:01636 605 700 E: rpsnewark@rpsgroup.com

Client: COLUMBIA THREADNEEDLE INVESTMENTS

Project: MAG - Argosy Drive, Manchester Airport

Title: Proposed Block Plan

RPS Project Number	Scale @ A1	Date Created
NK020687	1:500	15/02/22
Task Team Manager	Information Author	Task Information Manager
KRP	LL	MJH

Status: S2 (Suitable for Information)

Document Number: 020687-RPS-SI-XX-DR-A-0110 Revision: P06

Project Code - Originator - Zone - Level - Type - Role - Drawing Number

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			Initials	KP	27/5/2026		
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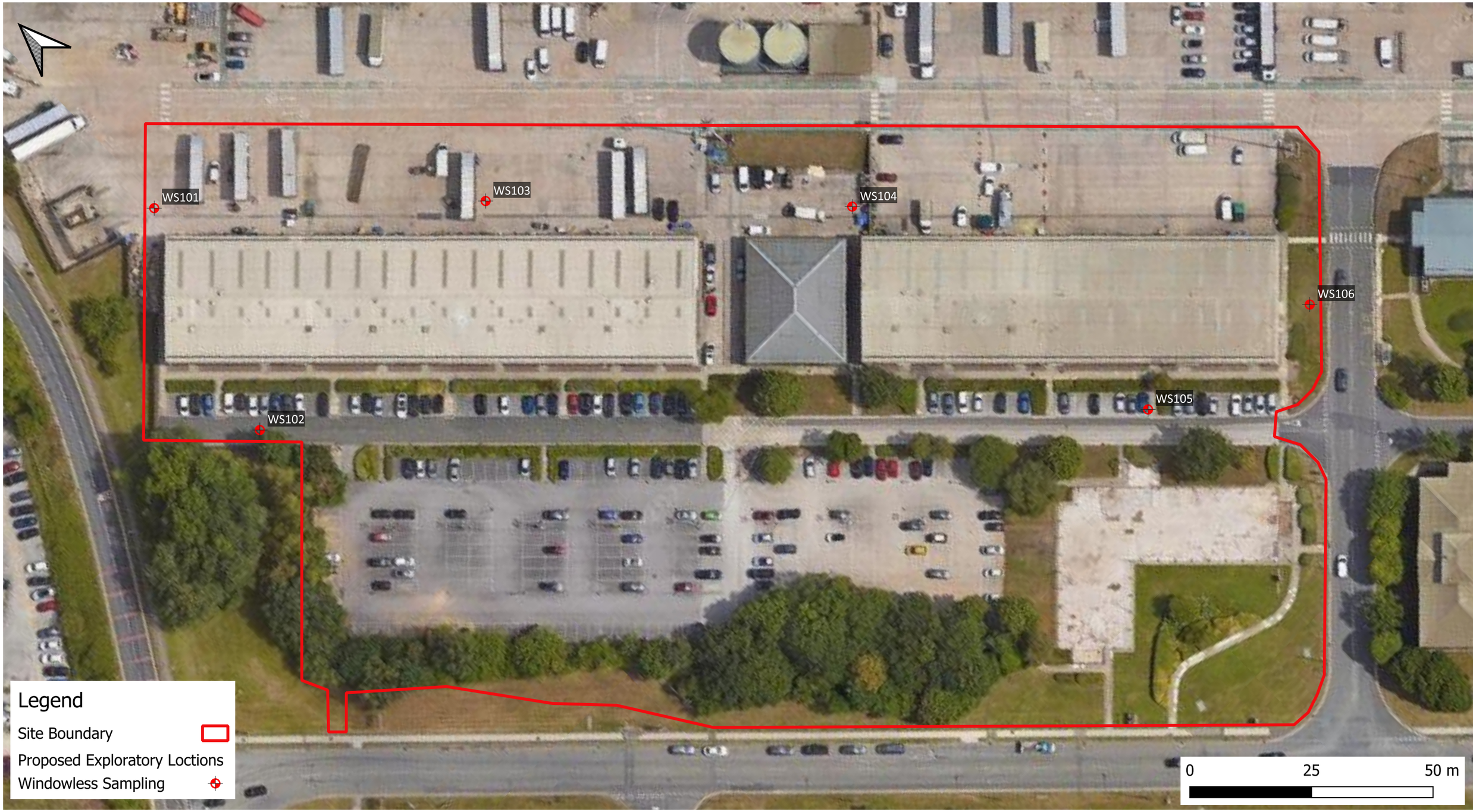
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CLIENT	PURPOSE OF ISSUE	STATUS
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PROJECT	DRAWING NO	REVISION
VISCOUNT DRIVE	720961.0000.FIG02	PO1

TITLE: PROPOSED DEVELOPMENT PLAN

TRC PROJECT NO.	SCALE
720961.0000.0000	N/A

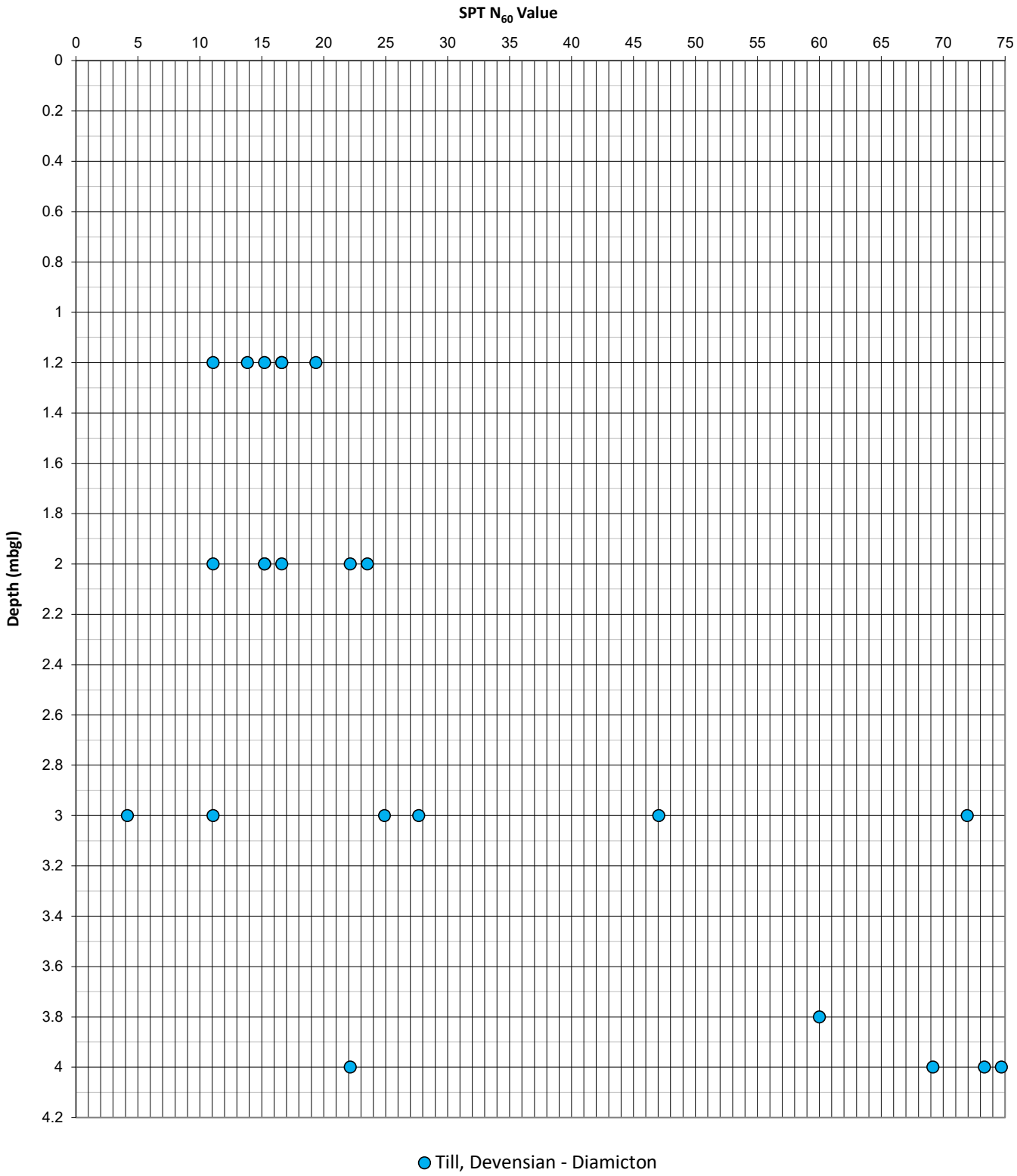


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TITLE: EXPLORATORY HOLE LOCATION PLAN		
TRC PROJECT NO.: 720961.0000.0000	SCALE: 1:750 @ A3	
CLIENT: CGG MLI (REIT) PROPCO 1 LIMITED	PURPOSE OF ISSUE: SUITABLE FOR INFORMATION	STATUS
PROJECT: VISCOUNT DRIVE	DRAWING NO: 720961.0000.FIG03	REVISION: PO1

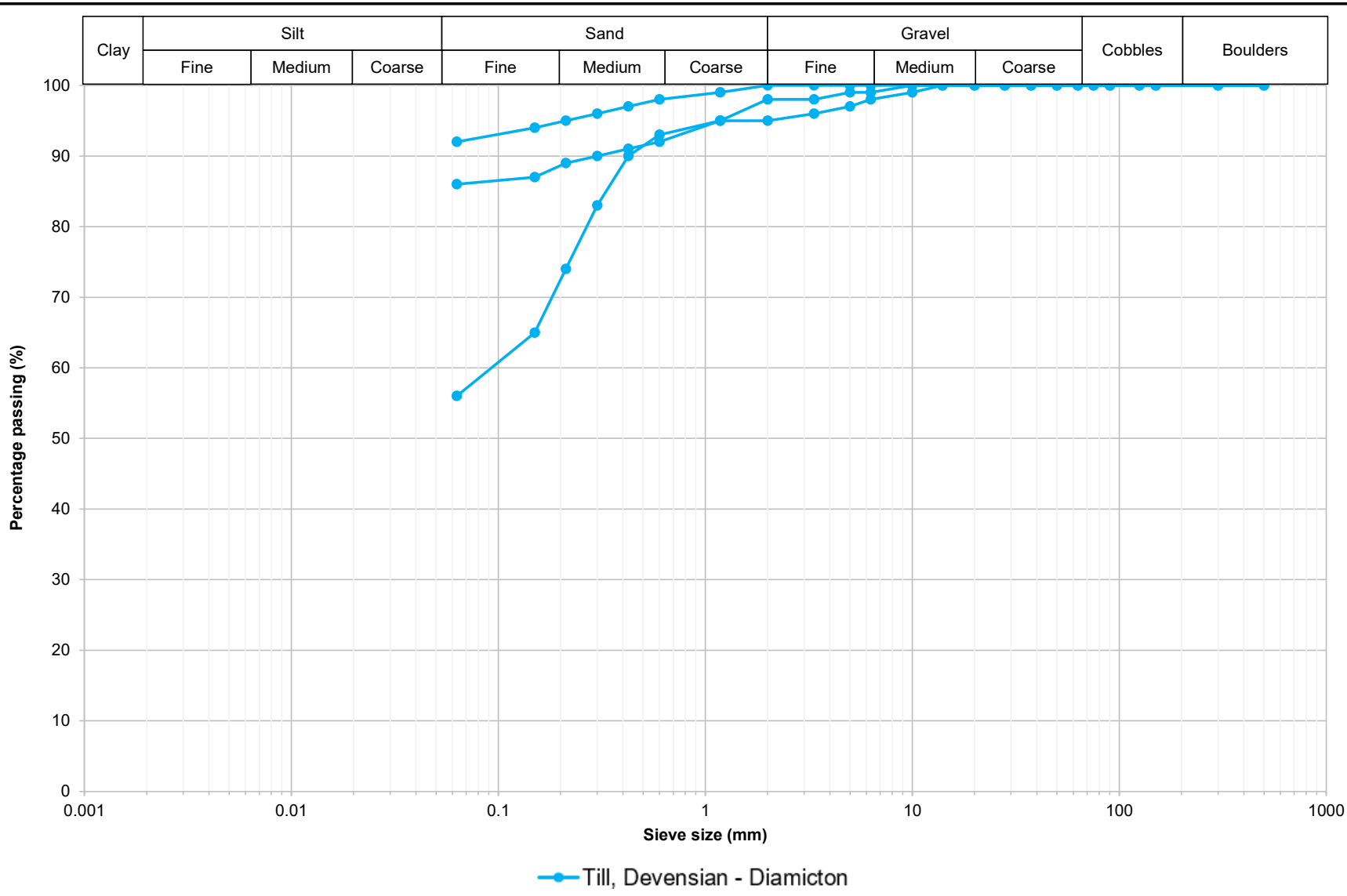
SPT N_{60} Value Vs Depth

Client	**CGG MLI (REIT) PROPCO 1 LIMITED**	**Job No.**	**720961.0000.0000**
Site	**Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ**	**Date Drawn**	**18/05/2026**



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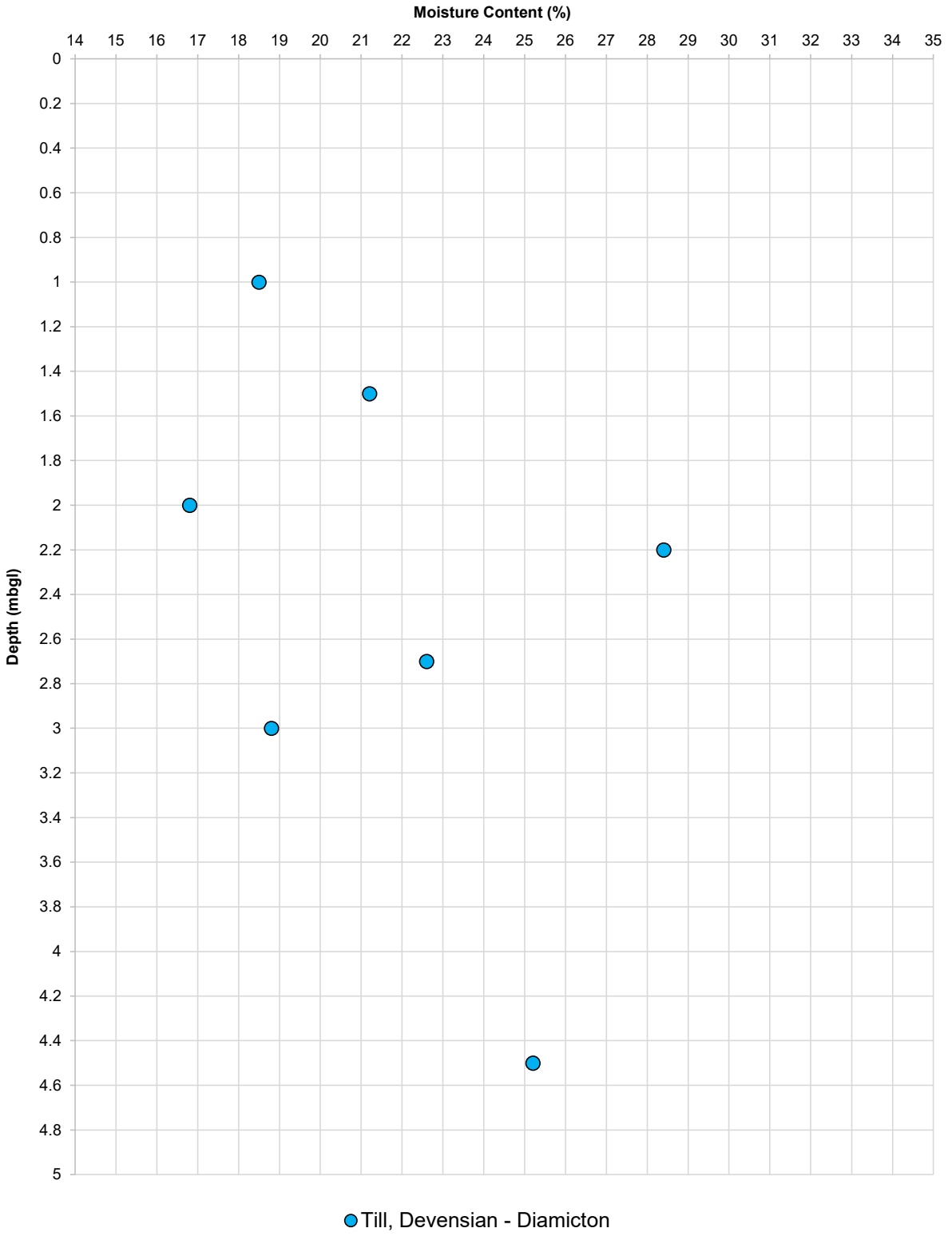
Status	F	Fig:
Rev.	A	4



Title:	Plot of Particle Size Distribution					**Project:**	Viscount Drive, Manchester Airport
						Project No.:	720961.0000.0000
Figure No.:	5	**Author:**	KP	**Date:**	18/05/2026	**Location:**	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ
Revision:		**Checker:**		**Date:**		**Client:**	CGG MLI (REIT) PROPCO 1 LIMITED

Natural Moisture Content Vs Depth

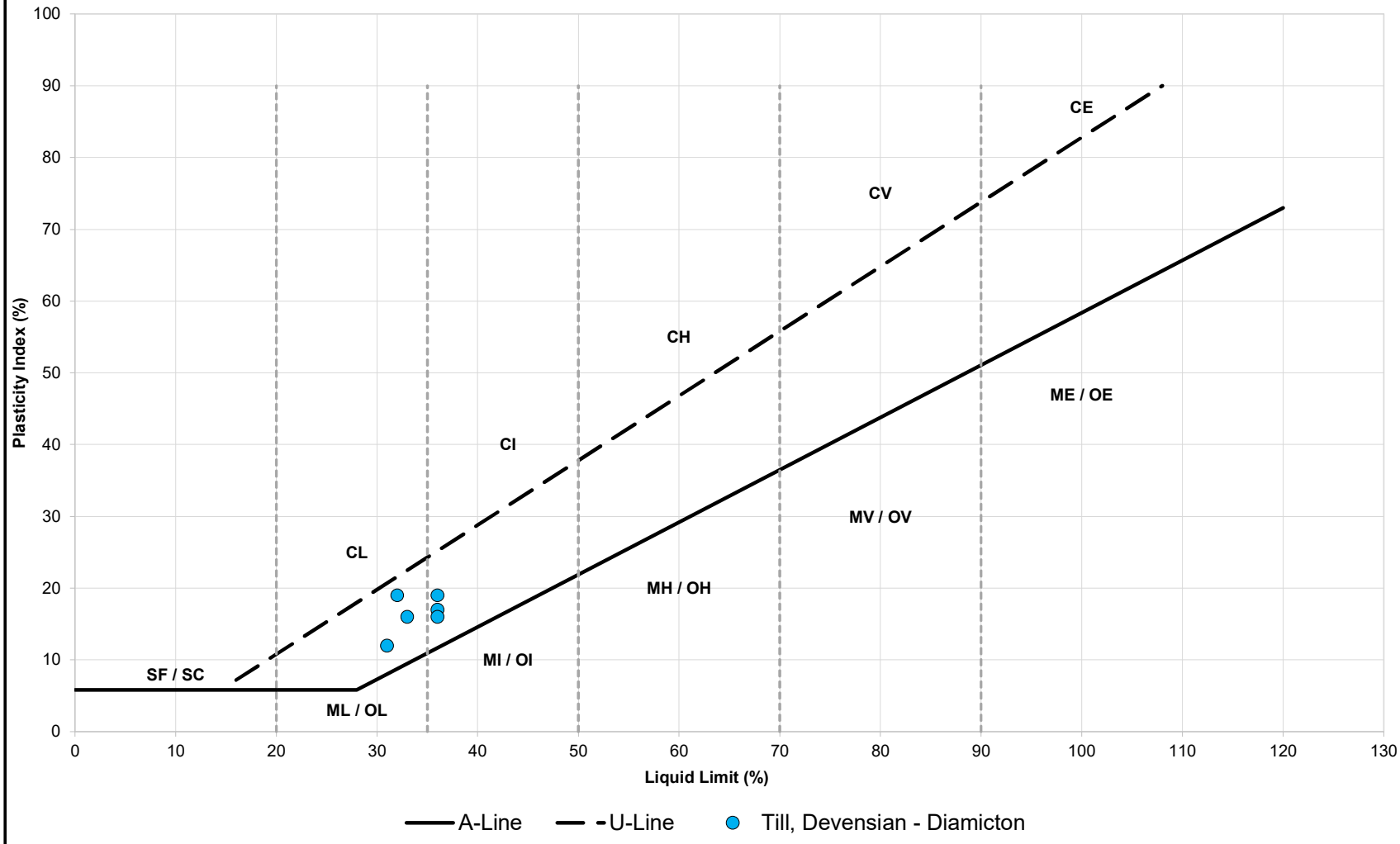
Client	CGG MLI (REIT) PROPCO 1 LIMITED	Job No.	720961.0000.0000
Site	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Date Drawn	18/05/2026



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WC1R 4PS

Status	F	Fig:
Rev.	A	6

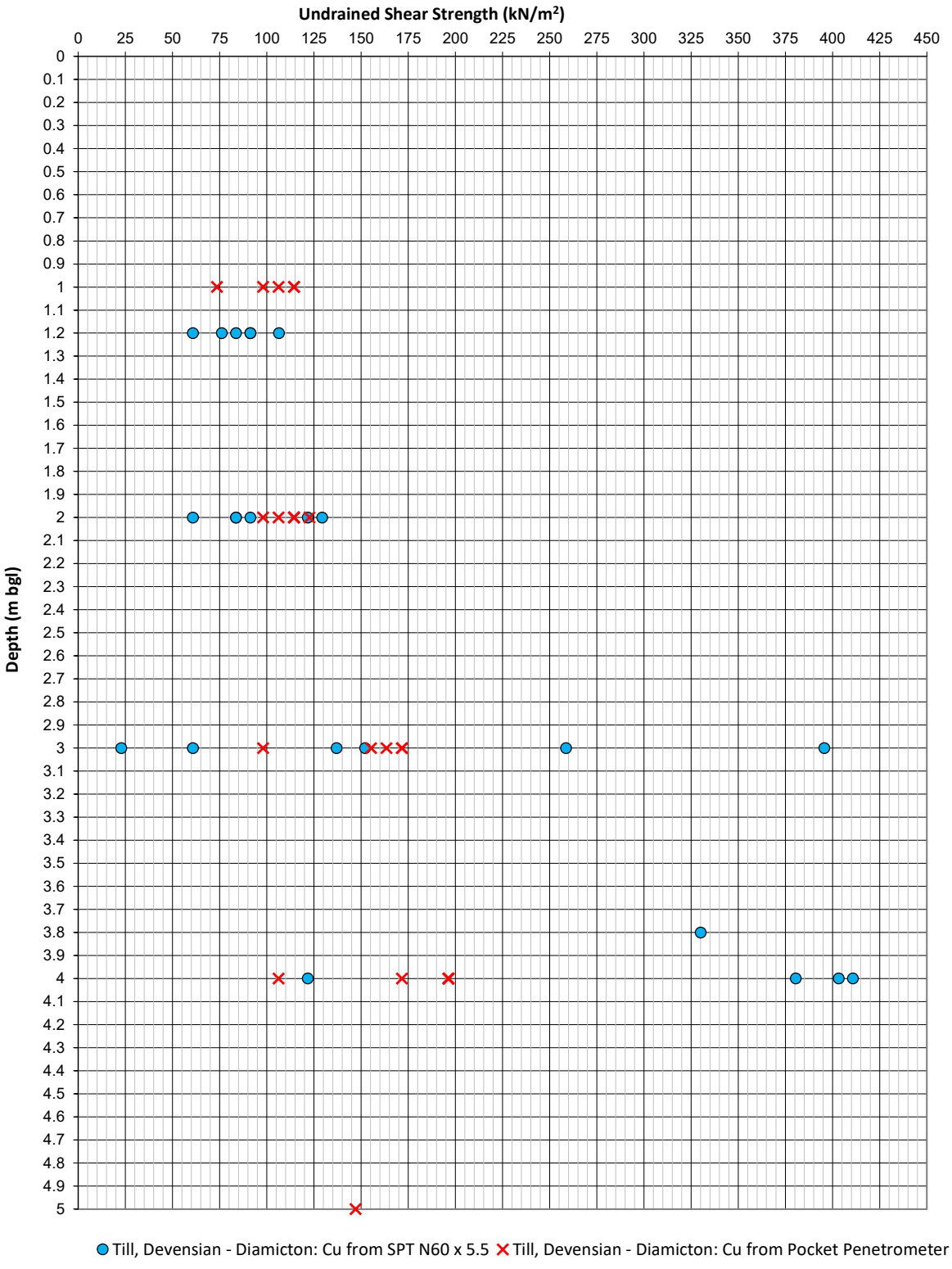
Soil type labels: C = Clay, M = Silt, O = Organic, SF / SC = Very silty or clayey sand
Plasticity labels: L = Low, I = Intermediate, H = High, V = Very high, E = Extremely high



Title:	Plot of Plasticity by Geology					**Project:**	Viscount Drive, Manchester Airport
						Project No.	720961.0000.0000
Figure No.:	7	**Author:**	KP	**Date:**	18/05/2026	**Location:**	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ
Revision:	1	**Checker:**		**Date:**		**Client:**	CGG MLI (REIT) PROPCO 1 LIMITED

Undrained Shear Strength Vs Depth

Client	CGG MLI (REIT) PROPCO 1 LIMITED	Job No.	720961.0000.0000
Site	Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Date Drawn	18/05/2026



TRC Companies Limited 20 Red Lion Street, London WC1R 4PS	Status	F	Fig:
	Rev.	A	8

Annex B: Site Photographs

Photograph Log - Viscount Drive SI

Client:	Site Location:	Project No.:
CGG MLI (REIT) PROPCO 1 LIMITED	Manchester Airport	720961

Photo No.	Date
1	14/04/26 - 15/04/26

Description
Concrete coring at WS101



Photo No.	Date
2	14/04/26 - 15/04/26

Description
WS101 1.20-5.00m



Photograph Log - Viscount Drive SI

Client:	Site Location:	Project No.:
CGG MLI (REIT) PROPCO 1 LIMITED	Manchester Airport	720961

Photo No.	Date
3	14/04/26 - 15/04/26

Description
WS102 inspection pit



Photo No.	Date
4	14/04/26 - 15/04/26

Description
WS102 1.2-4.0m



Photograph Log - Viscount Drive SI

Client:	Site Location:	Project No.:
CGG MLI (REIT) PROPCO 1 LIMITED	Manchester Airport	720961

Photo No.	Date
1	15/04/26

Description
WS103 Concrete Core



Photo No.	Date
2	15/04/26

Description
WS103 1.2 - 4.0m



Photograph Log - Viscount Drive SI

Client:	Site Location:	Project No.:
CGG MLI (REIT) PROPCO 1 LIMITED	Manchester Airport	720961

Photo No.	Date
3	15/04/26

Description
WS105 Concrete Coring



Photo No.	Date
4	15/04/26

Description
WS105 1.2 - 3.00m



Annex C: Exploratory Hole Logs

Key to Exploratory Hole Logs

Composite Materials and Lithology

Legend	Code	Description
	101	Topsoil
	102	Made Ground or Fill
	103	Asphalt
	104	Concrete
	201	Clay
	301	Silt
	401	Sand
	501	Gravel
	601	Peat
	701	Cobbles

Legend	Code	Description
	730	Boulders
	801	Mudstone
	802	Siltstone
	803	Sandstone
	804	Limestone or Dolomite
	805	Chalk
	806	Coal
	807	Breccia
	808	Conglomerate
	809	Fine Grained Igneous

Legend	Code	Description
	810	Medium Grained Igneous
	811	Coarse Grained Igneous
	812	Fine Grained Metamorphic
	813	Medium Grained Metamorphic
	814	Coarse Grained Metamorphic
	815	Pyroclastic
	816	Gypsum or Rocksalt
	817	Shale
	998 999	No recovery Void

Backfill

Legend	Code	Description
	901	Sand Filter
	902 908	Gravel Filter Ballast
	903	Bentonite
	904	Grout
	905	Arisings
	906 912	Concrete Paving Slab
	907	Asphalt
	999	Void

NB: Composite soil types are represented by combined legends. Each type will have its own code within the AGS data.

In-Situ Testing

Prefix	Type	Comments
SPT(S) SPT(C)	Standard Penetration Test (S) Split Spoon (C) Solid Cone	Uncorrected test results at relevant start depth. Hammer ID and Energy Ratio reported on log and in relevant AGS fields
HV	Hand Vane Test	Undrained Shear Strength reported in kPa.
PP	Hand Penetrometer Test	Unconfined Compressive Strength reported in kPa
PID	On-Site Volatile Headspace Testing by Photo Ionization Detector	Screening reported as ppmv. Headspace testing undertaken as per contract documents
PPM	In-Situ Permeability Test	Permeability (k) reported in m/s. Please refer to individual test sheets for data and methodology

Rotary Boreholes:

T.C.R. - Total Core Recovery %

S.C.R. - Solid Core Recovery %

R.Q.D. - Rock Quality Designation %

F.I. - Fracture Index

Sampling

Prefix	Type	Comments
D	Small Disturbed Sample	Nominally 1kg
B	Bulk Disturbed Sample	Nominally 5kg
LB	Large Bulk Disturbed Sample	25kg to 60kg depending on material type, for compaction related tests
U	Undisturbed sample - thick wall driven tube	For CP, nominally 100mm diameter, 450mm length. For WS, nominally 38mm diameter, 100mm length. Blows to drive tube and recovery found in remarks
UT	Undisturbed Sample – Thin wall driven tube	Nominally 100mm diameter, 450mm length. Blows to drive tube and recovery found in remarks
P	Pushed piston sample	Nominally 100mm diameter, 1000mm length. Recovery found in remarks
C	Core sample	-
AMAL	Amalgamated Sample	Details of samples used noted in remarks as well as relevant AGS field
W	Water sample	Not for environmental testing purposes
ES	Environmental sample	Multiple containers used where appropriate
EW	Environmental water sample	Multiple containers used where appropriate

Installations

Legend	Description
	Piezometer Plain Pipe Piezometer Slotted Pipe

Water Observations

Legend	Description
	Water strike
	Standing water level after specified time

Details are provided on each log through the Water Strike Table

All soil and rock descriptions in general accordance with BS5930, BS EN ISO 14688 and BS EN ISO 14689

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 14/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380743.68 N385303.15
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS101	WS	66.24m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
								Light grey concrete.
		0.30	ES		0.23	66.01		MADE GROUND: Greyish brown very sandy GRAVEL. Sand is fine to coarse grained. Gravel is very angular to rounded, fine to coarse grained of limestone and concrete.
		0.60	ES					
		1.00	PP	147.10	1.00	65.24		Firm becoming very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to rounded, fine to medium grained of sandstone. [TILL, DEVENSIAN - DIAMICTON].
		1.20	D					
		1.20	SPT	N=8 (1,3/2,2,2,2)				
		2.00	D					
		2.00	D					
		2.00	PP	196.13				
		2.00	SPT	N=8 (3,2/2,2,2,2)				
	▼	3.00	D					
		3.00	PP	196.13				
		3.00	SPT	N=8 (1,2/2,2,2,2)				
		4.00	D					
		4.00	PP	212.48				
		4.00	SPT	N=16 (2,5/5,3,4,4)				
		5.00	PP	294.20	5.00	61.24		End of Borehole at 5.000m

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
4.00	75										
5.00	65										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated at target depth of 5.00m bgl.
4. Groundwater was encountered at 3.00m bgl with no rise observed in 30 minutes.
5. Location was installed with a standpipe response zone between 1.00m and 5.00m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 14/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380730.01 N385230.57
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS102	WS	66.14m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES		0.20	65.94		MADE GROUND: Dark brown slightly silty sandy silty CLAY. Sand is fine to coarse grained. [POSSIBLE TOPSOIL].
		0.40	ES					MADE GROUND: Brown sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to rounded, fine to coarse grained of brick, concrete, mudstone and sandstone.
		0.80	ES		0.90	65.24		
		1.00	D					Stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-angular, fine to medium grained of quartz and sandstone. [TILL, DEVENSIAN - DIAMICTON].
		1.00	D					
		1.00	PP	196.13				
		1.20	SPT	N=10 (3,4/3,2,2,3)				
		1.50	D					
		2.00	PP	212.48				
		2.00	SPT	N=11 (2,3/3,2,3,3)				
		2.70	D					
		2.70	D					
		3.00	D		3.00	63.14		
		3.00	D					Very loose brown slightly clayey SAND. Sand is fine to medium grained. [TILL, DEVENSIAN - DIAMICTON].
		3.00	SPT	N=3 (0,0/0,1,1,1)				
					3.50	62.64		
								Very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to rounded, fine to medium grained of sandstone. [TILL, DEVENSIAN - DIAMICTON].
		4.00	PP	392.27				
		4.00	SPT	N=53 (0,0/1,3,26,23)				
					4.45	61.69		End of Borehole at 4.450m

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
4.00	75										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated above target depth of 5.00m bgl at 4.45m bgl due to refusal.
4. Groundwater was encountered at 4.00m bgl rising to 3.90m bgl in 30 minutes.
5. Location was installed with a standpipe response zone between 1.00m and 4.00m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 15/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380807.78 N385231.04
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS103	WS	66.18m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
								Light grey concrete with rebar.
		0.30	ES		0.23	65.95		MADE GROUND: Light grey slightly clayey sandy GRAVEL. Sand is fine to coarse grained. Gravel is very angular to sub-rounded, fine to medium grained of limestone and concrete.
		0.60	ES		0.80	65.38		
		1.00	PP	212.48				Stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to rounded, fine to medium grained of mudstone and sandstone. [TILL, DEVENSIAN - DIAMICTON].
		1.20	SPT	N=12 (3,2/4,2,3,3)				
		1.50	D					
		2.00	PP	228.82				
		2.00	SPT	N=11 (1,1/2,2,4,3)				
		2.20	D					
		2.20	D		2.30	63.88		Loose brown slightly clayey gravelly SAND. Sand is fine to coarse grained. Gravel is angular to sub-rounded, fine to medium grained of sandstone. [TILL, DEVENSIAN - DIAMICTON].
					2.50	63.68		Very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-rounded, fine to medium grained of sandstone. [TILL, DEVENSIAN - DIAMICTON].
	▼	3.00	PP	326.89				
		3.00	SPT	N=20 (5,5/6,5,4,5)				
		3.50	B					
		3.50	B					
		4.00	PP	392.66				
		4.00	SPT	50 (18,12/50 for 75mm)				
		4.45	D		4.45	61.73		End of Borehole at 4.450m
		4.50	D					

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
4.00	75										
4.45	50										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated above target depth of 5.00m bgl at 4.45m bgl due to refusal.
4. Groundwater was encountered at 3.00m bgl with no rise observed in 30 minutes.
5. Location was installed with a standpipe response zone between 1.00m and 4.00m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 16/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380857.64 N385178.84
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS104	WS	66.13m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing Depth (m)	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
					0.23	65.90		Light grey concrete.
		0.30	ES					MADE GROUND: Light grey slightly clayey slightly sandy GRAVEL. Sand is fine to coarse grained. Gravel is angular to sub-rounded, fine to medium grained of limestone and concrete.
		0.70	ES		0.80	65.33		
		1.00	D					Stiff becoming very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-angular, fine to medium grained of mudstone and sandstone. [TILL, DEVENSIAN - DIAMICTON].
		1.00	PP	228.82				
		1.20	SPT	N=14 (2,4/3,4,4,3)				
		2.00	D					
		2.00	PP	228.82				
		2.00	SPT	N=16 (1,3/5,3,3,5)				
	▼	3.00	D					
		3.00	PP	343.24				
		3.00	SPT	N=34 (4,4/5,5,12,12)				
		3.80	D					
		3.80	SPT	60 (10,14/12,23,25,)				
		4.00	PP	392.66				
					4.17	61.96		End of Borehole at 4.170m

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
4.00	75										
4.17	50										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated above target depth of 5.00m bgl at 4.17m bgl due to refusal.
4. Groundwater was encountered at 3.00m bgl with no rise observed in 30 minutes.
5. Location was installed with a standpipe response zone between 1.00m and 3.70m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 15/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380864.82 N385112.26
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS105	WS	66.96m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
					0.15	66.81		Dark grey bituminous surfacing.
		0.20	ES					MADE GROUND: Light brown slightly clayey sandy GRAVEL. Sand is fine to coarse grained. Gravel is angular to rounded, fine to medium grained of limestone and concrete.
		0.60	ES					
		0.80	ES					
		1.20	D		1.20	65.76		
		1.20	SPT	N=12 (3,3/2,3,3,4)				Very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-rounded, fine to medium grained of sandstone.
		1.50	D					
		2.00	D					
		2.00	D					
		2.00	PP	245.17				
		2.00	SPT	N=17 (1,3/4,3,5,5)				
		2.80	D					
		2.80	D					
		3.00	PP	343.23				
		3.00	SPT	N=52 (3,4/6,6,16,24)				
					3.45	63.51		End of Borehole at 3.450m

1 2 3 4 5 6

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
3.45	50										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated above target depth of 5.00m bgl at 3.45m bgl due to refusal.
4. Groundwater was not encountered.
5. Location was installed with a standpipe response zone between 1.00m and 3.00m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

Windowless Sample Log

Project Name: Viscount Drive, Manchester Airport	Client: CGG MLI (REIT) PROPCO 1 LIMITED	Date: 16/04/2026
Location: Viscount Drive, Manchester Airport, World Freight Terminal, Manchester, M90 5UJ	Subcontractor: Geo-Enviro Solutions	Co-ords: E380908.15 N385099.65
Project No. : 720961.0000.0000	Crew Name: MT & BJ	Drilling Equipment: Tracked Archway Dart Rig

Borehole Number	Hole Type	Level	Logged By	Scale	Page Number
WS106	WS	67.39m AoD	Alex Horne	1:30	Sheet 1 of 1

Well	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
		Depth (m)	Type	Results				
		0.10	ES					MADE GROUND: Dark brown slightly silty sandy silty CLAY. Sand is fine to coarse grained. [POSSIBLE TOPSOIL].
		0.30	ES		0.40	66.99		
		0.80	ES					MADE GROUND: Dark brown slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-rounded, fine to coarse grained of asphalt, brick and sandstone.
		1.00	PP	228.82	1.00	66.39		
		1.20	SPT	N=11 (1,2/3,3,2,3)				Stiff becoming very stiff brown slightly silty slightly sandy slightly gravelly CLAY. Sand is fine to coarse grained. Gravel is angular to sub-angular, fine to medium grained of mudstone and sandstone. [TILL, DEVENSIAN - DIAMICTON].
		1.50	B					
		1.50	D					
		2.00	D					
		2.00	PP	228.82				
		2.00	SPT	N=12 (2,2/3,3,3,3)				
		2.50	D					
		3.00	PP	310.54				
		3.00	SPT	N=18 (3,3/3,5,5,5)				
		3.50	D					
		4.00	PP	343.23				
		4.00	SPT	N=54 (10,10/13,13,12,16)				
					4.45	62.94		End of Borehole at 4.450m

1 2 3 4 5 6

Hole Diameter		Casing Diameter		Chiselling				Inclination and Orientation			
Depth Base	Diameter	Depth Base	Diameter	Depth Top	Depth Base	Duration	Tool	Depth Top	Depth Base	Inclination	Orientation
2.00	102										
3.00	87										
4.00	75										
4.45	50										

Remarks

1. Location was cleared by a utilities clearance surveyor ahead of drilling.
2. Location hand-pitted to 1.20m bgl.
3. Location was terminated above target depth of 5.00m bgl at 4.45m bgl due to refusal.
4. Groundwater was not encountered.
5. Location was installed with a standpipe response zone between 1.00m and 4.00m bgl with gravel filter used around slotted pipe and bentonite between ground level and 1.00m bgl. Gas bung and flush cover installed.

SPT Hammer Energy Test Report

in accordance with BSEN ISO 22476-3:2005

Borehole Calibration & Testing Solutions Ltd

Unit 5
Thames Court
Yaxley
Peterborough
PE7 3GU

SPT Hammer Ref:	331
Test Date:	12/01/2026
Report Date:	12/01/2026
File Name:	331.spt
Test Operator:	PR

Instrumented Rod Data

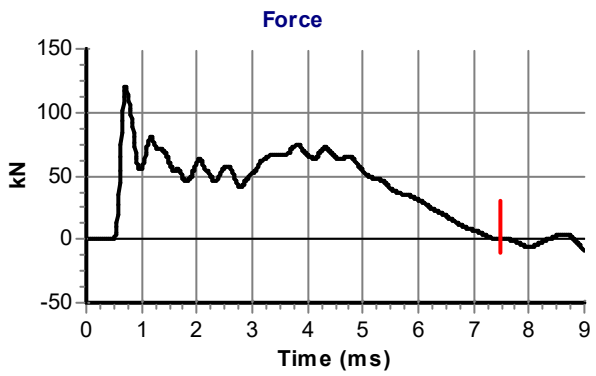
Diameter d_r (mm):	54
Wall Thickness t_r (mm):	6.5
Assumed Modulus E_a (GPa):	208
Accelerometer No.1:	79097
Accelerometer No.2:	10332

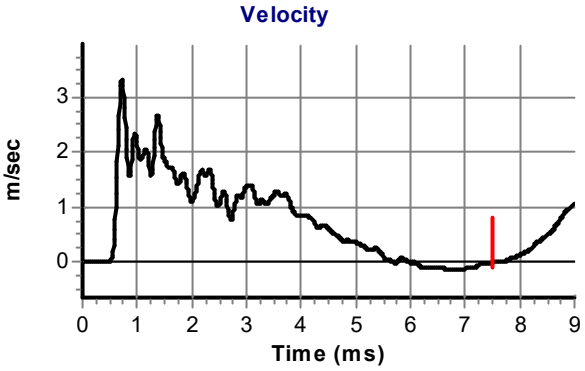
SPT Hammer Information

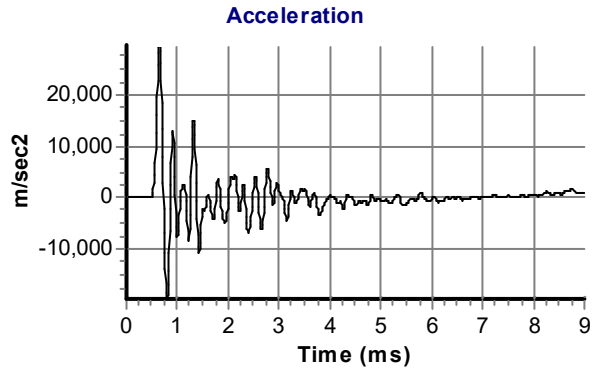
Hammer Mass m (kg):	63.5
Falling Height h (mm):	760
SPT String Length L (m):	15.0

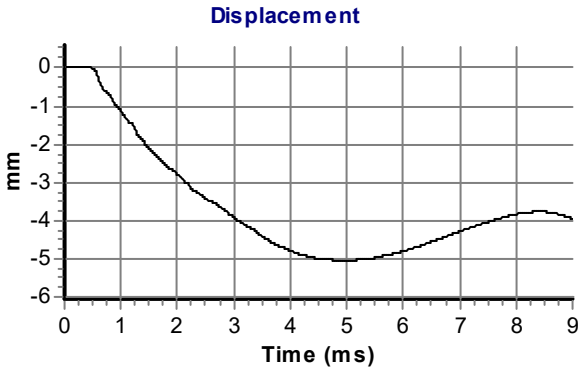
Comments / Location

Maximum calibration interval is 12 months
Archway Dart S/N 331









Calculations

Area of Rod A (mm2):	970
Theoretical Energy E_{theor} (J):	473
Measured Energy E_{meas} (J):	391

Energy Ratio E_r (%): **83**



Si

Title: Mr

SPTMAN ver.2.00 All rights reserved, Testconsult ©2010

Annex D: Field Data

Ground Gas and Groundwater Monitoring Record Sheet

JOB DETAILS:

Client: TRC
Site: Viscount Drive
Date: 24/04/2026

Quote No:
Visit No: 1 **of** 4
Operator: J Sander **Project Manager:** J Sander

Monitoring Point	GAS CONCENTRATIONS												VOLATILES		FLOW DATA				WELL AND WATER DATA		Comments
	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	Flow rate (l/hr)		Differential borehole Pressure (Pa)	Time for flow to equalise (secs)	Water level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Min.	Steady			Peak	Steady					
WS101	ND	ND	ND	ND	0.0	0.0	ND	ND	ND	ND	20.7	20.1	ND	NA	0.0	0.0	0	30			Gas data to follow
WS102	ND	ND	ND	ND	1.1	1.1	ND	ND	ND	ND	17.0	16.6	ND	NA	0.0	0.0	0	30			Gas data to follow
WS103	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	ND	NA	0.0	0.0	0	30			Well flooded, not accessible
WS104	ND	ND	ND	ND	0.9	0.9	ND	ND	ND	ND	20.8	21.5	ND	NA	0.0	0.0	0	30			Gas data to follow
WS105	ND	ND	ND	ND	0.0	0.0	ND	ND	ND	ND	20.7	20.8	ND	NA	0.0	0.0	0	30			Gas data to follow
WS106	ND	ND	ND	ND	0.5	0.5	ND	ND	ND	ND	18.9	21.1	ND	NA	0.0	0.0	0	30			Gas data to follow
Max	**ND**	**ND**	**ND**	**ND**	**1.1**	**1.1**	**ND**	**ND**	**ND**	**ND**	**20.8**	**21.5**	**NA**	**NA**	**0.0**	**0.0**	**0**	**30**	**DRY**	**NR**	
Min	**ND**	**ND**	**ND**	**ND**	**0.0**	**0.0**	**ND**	**ND**	**ND**	**ND**	**17.0**	**16.6**	**NA**	**NA**	**0.0**	**0.0**	**0.2**	**30**	**0.00**	**0.00**	

ND - Not detected
NR - Not recorded
NA - Non applicable

METEOROLOGICAL AND SITE INFORMATION: (Select correct box with X or enter data, as applicable)

State of ground:	x	Dry		Moist		Wet		Snow		Frozen
Wind:		Calm		Light	X	Moderate		Strong		
Cloud cover:		None	X	Slight		Cloudy		Overcast		
Precipitation:	x	None		Slight		Moderate		Heavy		
Time monitoring performed:			13:45	Start			15:45	End		
Barometric pressure (mbar):			1017	Start			1015	End		
Pressure trend (Daily):			x	Falling		Steady		Rising		
Source:	Online									
Air Temperature (Deg. C):			13	Before			13	After		

INSTRUMENTATION TECHNICAL SPECIFICATIONS:

Ground gas meter:

Gas Range: **CH_4** 0 - 100% **CO_2** 0 - 100% **O_2** 0 - 25%
Gas Flow range: +100/-50 l/hour
Differential Pressure: (+/-) 1000 Pa

Ambient air check: **CH_4** 0.0 **CO_2** 0.1 **O_2** 20.9

Gas-GW Monitoring

Site: Viscount Drive

Project Manager: Jonny Sander **Project Number:** 720961

VISIT NUMBER: 2 OF 4 **DATE:** 2026-04-30 **OPERATOR:** ALEX HORNE

Monitoring Point	GAS CONCENTRATIONS												VOLATILES		FLOW DATA				WELL AND WATER DATA		COMMENTS
	Methane (% v/v)		%LEL		Carbon dioxide (% v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (% v/v)		PID Peak (ppm)	Product Thickness (mm)	Flow rate (l/hr)		Differential Borehole Pressure (Pa)	Time for flow to equalise (secs)	Water Level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Min.	Steady			Peak	Steady					
WS101	ND	ND	ND	ND	0.1	ND	ND	ND	ND	ND	20.8	20.8	0		ND	ND	1016	0	1.85	3.73	
WS102	ND	ND	ND	ND	1.9	1.7	ND	ND	ND	ND	17.5	17.7	ND	NA	0.1	0.1	1013	1013	1.76	3.77	
WS103	ND	ND	ND	ND	0.2	ND	ND	ND	ND	ND	20.7	20.8	ND	NA	ND	ND	1016	NA	-	-	Unable to remove bung from well
WS104	ND	ND	ND	ND	0.2	0.2	ND	ND	ND	ND	20.8	20.8	ND	NA	ND	ND	1014	NA	1.21	3.56	
WS105	ND	ND	ND	ND	0.4	0	ND	ND	ND	ND	20.8	20.8	ND	NA	ND	ND	1016	NA	1.88	2.95	
WS106	ND	ND	0	ND	0.8	0.6	ND	ND	ND	ND	19.5	19.8	ND	NA	ND	ND	1016	NA	1.93	4.10	

ND - Not detected NR - Not recorded NA - Not applicable

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:		Dry		Moist		Wet		Snow		Frozen
Wind:		Calm		Light	X	Moderate		Strong		
Cloud cover:	X	None		Slight		Cloudy		Overcast		
Precipitation:	X	None		Slight		Moderate		Heavy		
Time monitoring performed:			13:25	Start				End		
Barometric pressure (mbar):			1015	Start			1016	End		
Pressure trend (daily):				Falling		Steady	X	Rising		
Air Temperature (Deg C):			17	Before				After		

INSTRUMENTATION TECHNICAL SPECIFICATIONS:

Ground gas meter:

Gas Range: **CH_4** 0 to 100% **CO_4** 0 to 100% **O_2** 0 to 25%

Gas Flow Range: +100 / -50 l/hour

Differential Presure: (+/-) 1000 Pa

Ambient Air Check: **CH_4** 0 **CO_2** 0 **O_2** 20.8

Gas-GW Monitoring

Site: Viscount Drive

Project Manager: Jonny Sander **Project Number:** 720961

WS101



WS102



WS103



Gas-GW Monitoring

Site: Viscount Drive

Project Manager: Jonny Sander **Project Number:** 720961

WS104



WS105



WS106



Ground Gas and Groundwater Monitoring Record Sheet

JOB DETAILS:

Client: TRC
Site: Viscount Drive
Date: 08/05/2026

Quote No:
Visit No: 3 **of** 4
Operator: J Sander **Project Manager:** J Sander

Monitoring Point	GAS CONCENTRATIONS												VOLATILES		FLOW DATA				WELL AND WATER DATA		Comments
	Methane (%v/v)		%LEL		Carbon dioxide (%v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (%v/v)		PID Peak (ppm)	Product thickness (mm)	Flow rate (l/hr)		Differential borehole Pressure (Pa)	Time for flow to equalise (secs)	Water level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Min.	Steady			Peak	Steady					
WS101	ND	ND	ND	ND	0.0	0.0	ND	ND	ND	ND	20.8	21.4	ND	NA	0.0	0.0	0	30	1.86		
WS102	ND	ND	ND	ND	3.0	3.0	ND	ND	ND	ND	19.5	17.0	ND	NA	0.0	0.0	0	30	1.85		
WS103	ND	ND	ND	ND	0.0	0.0	ND	ND	ND	ND	3.2	2.9	ND	NA	0.0	0.0	0	30	NR		Well seemed flooded and possibly had a clogged gas tap
WS104	ND	ND	ND	ND	1.0	1.0	ND	ND	ND	ND	19.0	20.6	ND	NA	0.0	0.0	0	30	1.20		
WS105	ND	ND	ND	ND	0.0	0.0	ND	ND	ND	ND	20.6	20.7	ND	NA	0.0	0.0	0	30	1.80		
WS106	ND	ND	ND	ND	1.1	1.1	ND	ND	ND	ND	19.3	20.5	ND	NA	0.0	0.0	0	30	1.90		
Max	**ND**	**ND**	**ND**	**ND**	**3.0**	**3.0**	**ND**	**ND**	**ND**	**ND**	**20.8**	**21.4**	**NA**	**NA**	**0.0**	**0.0**	**0**	**30**	**1.90**	**NR**	
Min	**ND**	**ND**	**ND**	**ND**	**0.0**	**0.0**	**ND**	**ND**	**ND**	**ND**	**3.2**	**2.9**	**NA**	**NA**	**0.0**	**0.0**	**0.2**	**30**	**1.20**	**0.00**	

ND - Not detected
NR - Not recorded
NA - Non applicable

METEOROLOGICAL AND SITE INFORMATION: (Select correct box with X or enter data, as applicable)

State of ground:	X	Dry		Moist		Wet		Snow		Frozen
Wind:		Calm		Light	X	Moderate		Strong		
Cloud cover:		None	X	Slight		Cloudy		Overcast		
Precipitation:		None		Slight		Moderate		Heavy		
Time monitoring performed:			14:05	Start			16:30	End		
Barometric pressure (mbar):			1016	Start			1016	End		
Pressure trend (Daily):				Falling	X	Steady		Rising		
Source:	Online									
Air Temperature (Deg. C):			16	Before			16	After		

INSTRUMENTATION TECHNICAL SPECIFICATIONS:

Ground gas meter:

Gas Range: **CH_4** 0 - 100% **CO_2** 0 - 100% **O_2** 0 - 25%
Gas Flow range: +100/-50 l/hour
Differential Pressure: (+/-) 1000 Pa

Ambient air check: **CH_4** 0.0 **CO_2** 0.1 **O_2** 20.9

Gas-GW Monitoring

Site: Viscount Drive

Project Manager: Jonny Sander **Project Number:** 720961

VISIT NUMBER: 4 OF 4 **DATE:** 2026-05-13 **OPERATOR:** ALEX HORNE

Monitoring Point	GAS CONCENTRATIONS												VOLATILES		FLOW DATA				WELL AND WATER DATA		COMMENTS
	Methane (% v/v)		%LEL		Carbon dioxide (% v/v)		Carbon monoxide (ppmv)		Hydrogen sulphide (ppmv)		Oxygen (% v/v)		PID Peak (ppm)	Product Thickness (mm)	Flow rate (l/hr)		Differential Borehole Pressure (Pa)	Time for flow to equalise (secs)	Water Level (mbgl)	Depth of well (m)	
	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Min.	Steady			Peak	Steady					
WS104	ND	ND	ND	ND	0.6	0.1	ND	ND	ND	ND	20.2	20.4	ND	NA	ND	ND	995	NA	1.10	3.56	
WS105	ND	ND	ND	ND	ND	ND	ND	ND	ND	ND	20.5	20.5	ND	NA	ND	ND	994	ND	1.74	2.96	
WS106	ND	ND	ND	ND	0.2	ND	ND	ND	ND	ND	20.4	20.4	ND	NA	ND	ND	995	NA	1.84	4.10	

ND - Not detected NR - Not recorded NA - Not applicable

METEOROLOGICAL AND SITE INFORMATION:

(Select correct box with X or enter data, as applicable)

State of ground:		Dry		Moist	X	Wet		Snow		Frozen
Wind:		Calm		Light	X	Moderate		Strong		
Cloud cover:		None		Slight		Cloudy		Overcast		
Precipitation:		None		Slight		Moderate		Heavy		
Time monitoring performed:			16:44	Start			17:30	End		
Barometric pressure (mbar):			994	Start				End		
Pressure trend (daily):				Falling		Steady		Rising		
Air Temperature (Deg C):			10	Before			9	After		

INSTRUMENTATION TECHNICAL SPECIFICATIONS:

Ground gas meter:

Gas Range: CH_4 0 to 100% CO_4 0 to 100% O_2 0 to 25%

Gas Flow Range: +100 / -50 l/hour

Differential Presure: (+/-) 1000 Pa

Ambient Air Check: CH_4 0 CO_2 0 O_2 20.2

Gas-GW Monitoring

Site: Viscount Drive

Project Manager: Jonny Sander **Project Number:** 720961

WS104



WS105



WS106



Annex E: Laboratory Geotechnical Data

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022, cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022,cl 5.2 and 6

4041

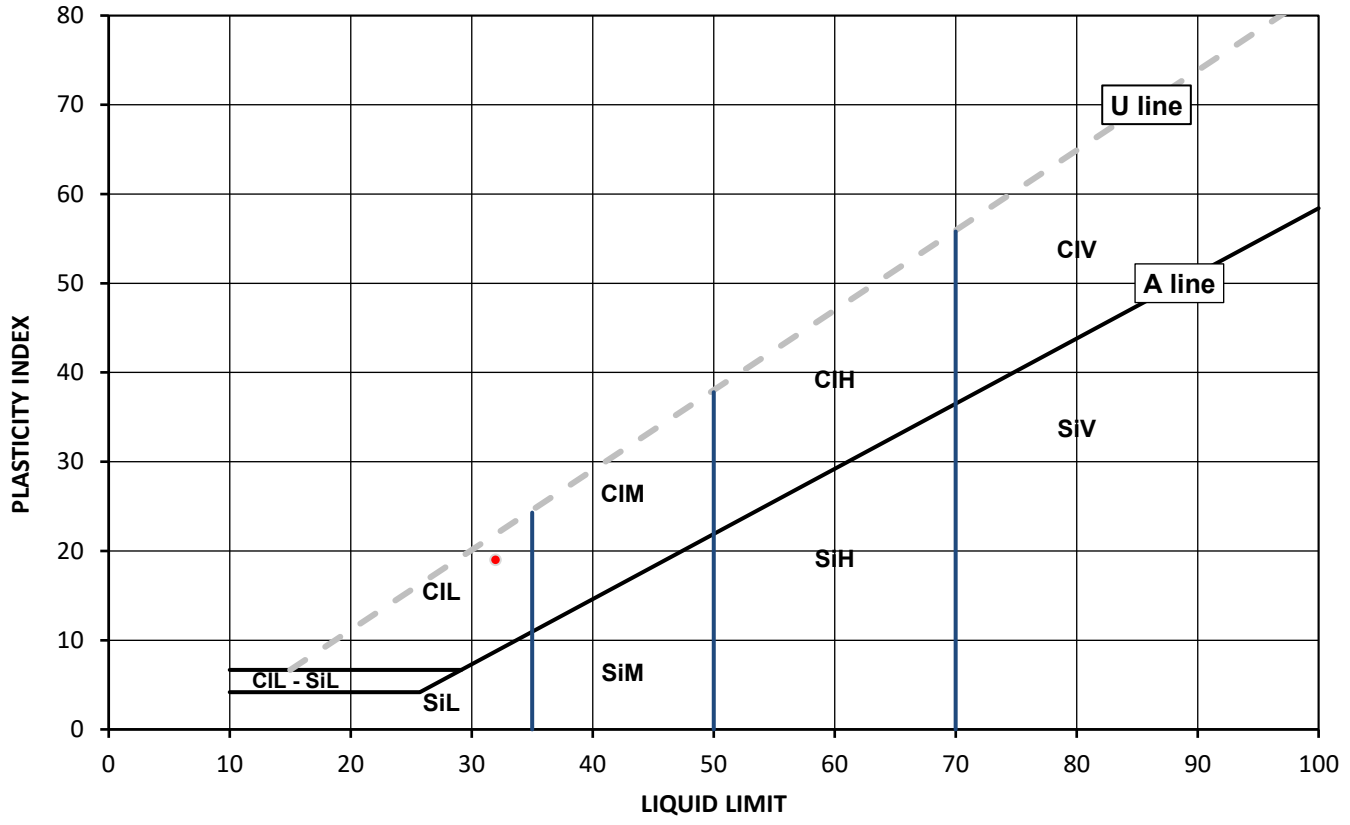
Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901672	Depth Top [m]:	2.00
Hole No.:	WS101	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown slightly gravelly very sandy CLAY		
Sample Preparation:	Tested after >0.425mm removed by hand; The water content in the sample was increased		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
16.8	32	13	19	0.20	0.80	97



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

[redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

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Date Reported: 18/05/2026

GF 337.17

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB

TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022, cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022,cl 5.2 and 6

4041

Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

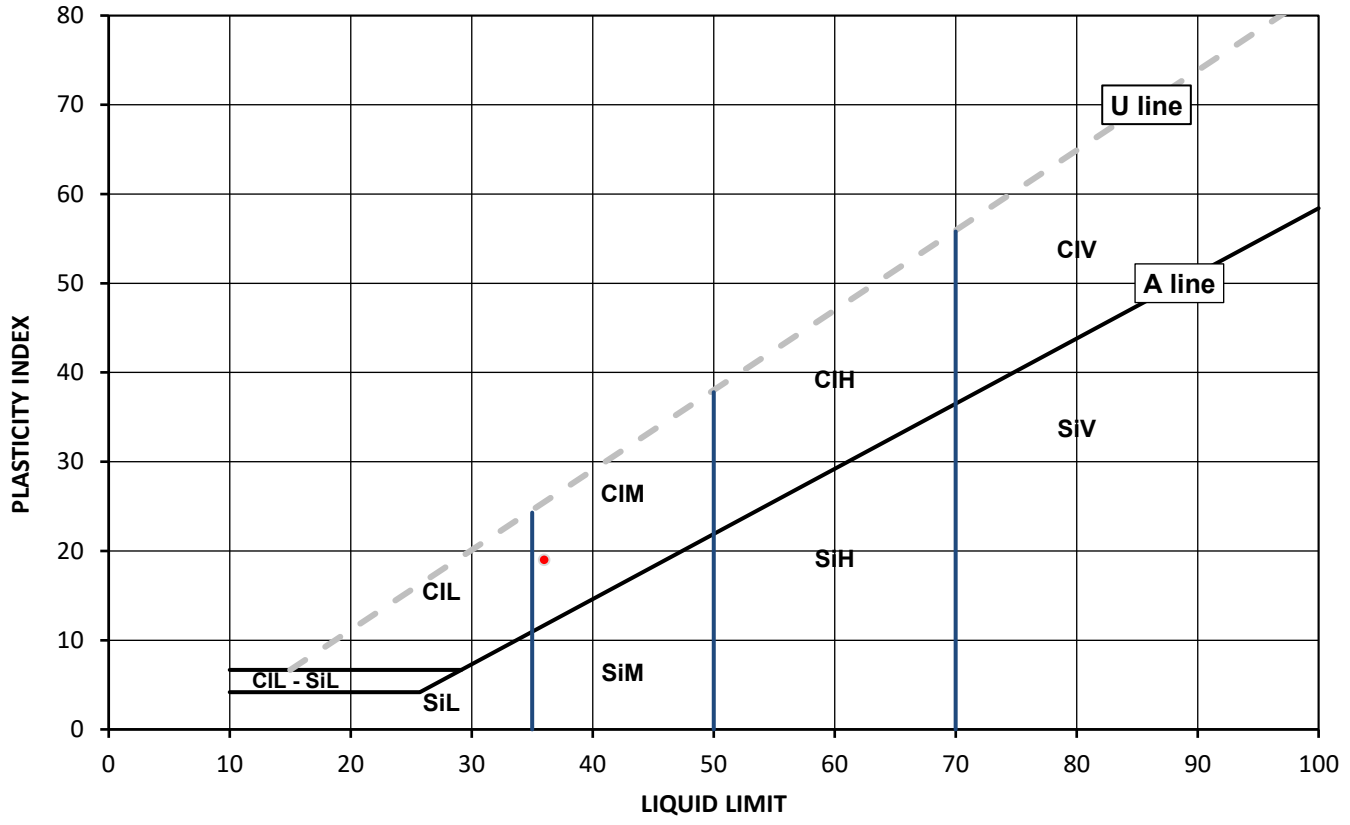
Test Results:

Laboratory Reference:	901673	Depth Top [m]:	1.00
Hole No.:	WS102	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown sandy CLAY		

Sample Preparation: Tested in natural condition; The water content in the sample was increased

Cone Type: 80g/30deg

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
18.5	36	17	19	0.08	0.92	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

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Signed: [redacted]

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for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

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DETERMINATION OF LIQUID AND PLASTIC LIMITS

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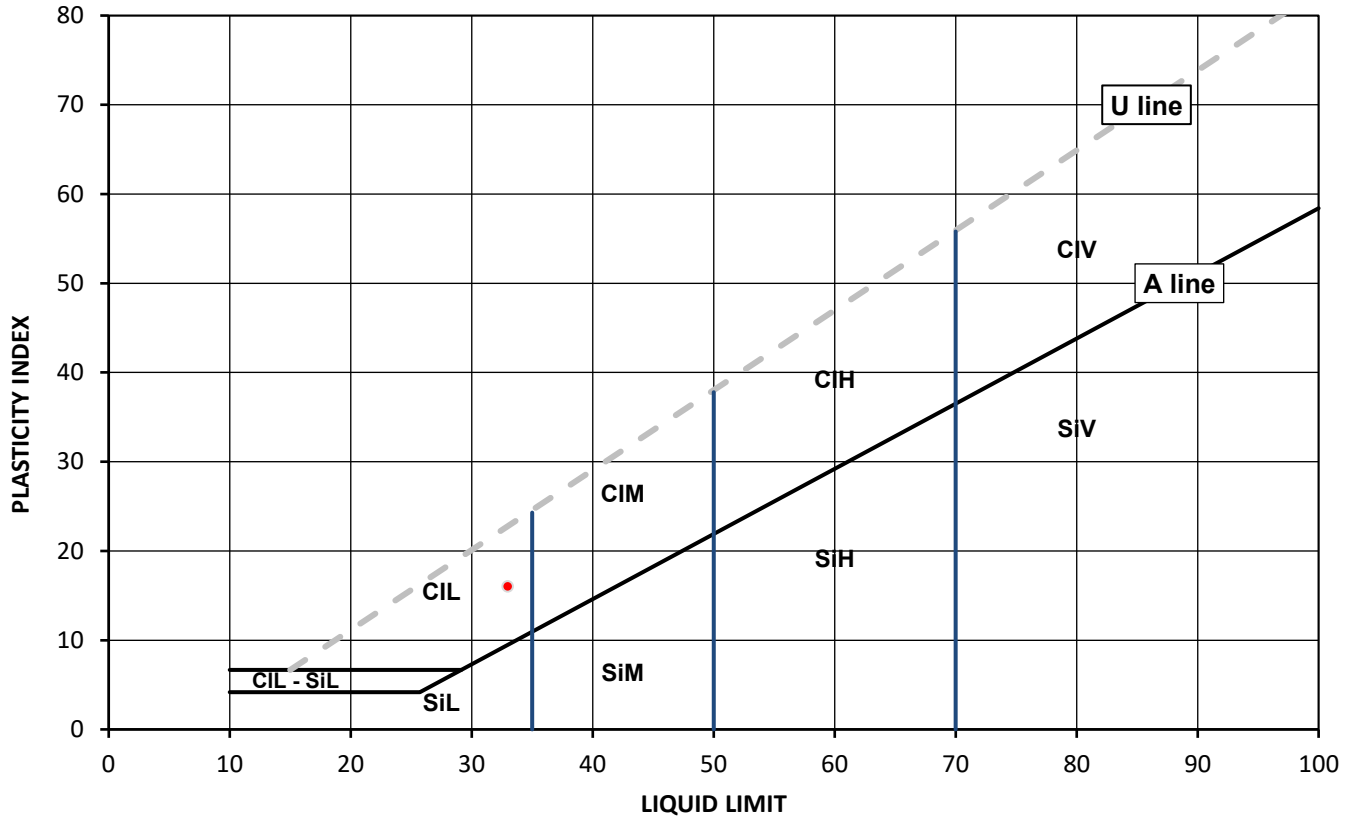
Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901674	Depth Top [m]:	2.70
Hole No.:	WS102	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey very sandy CLAY		
Sample Preparation:	Tested in natural condition; The water content in the sample was increased		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
22.6	33	17	16	0.35	0.65	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

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[redacted]

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Date Reported: 18/05/2026

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4041

Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

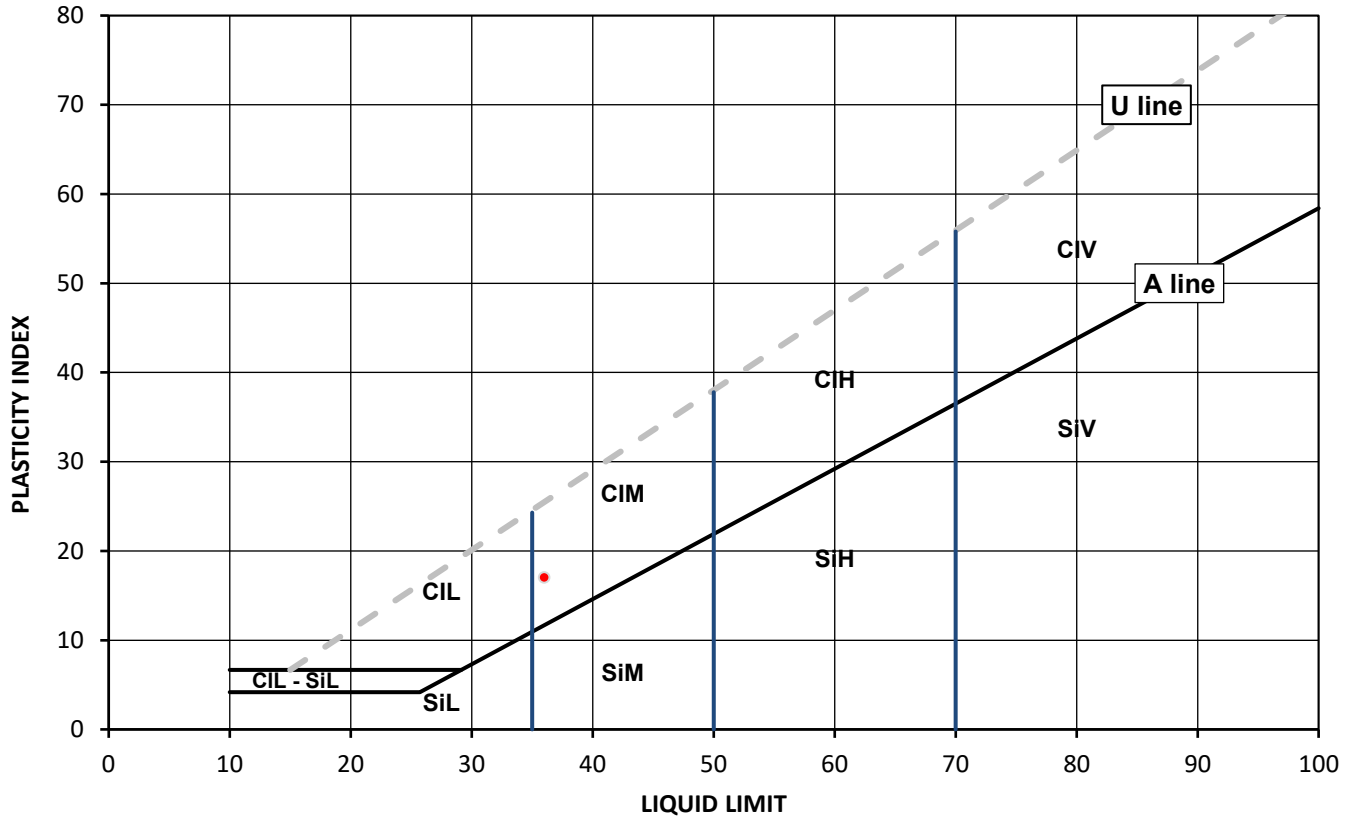
Test Results:

Laboratory Reference:	901676	Depth Top [m]:	1.50
Hole No.:	WS103	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown sandy CLAY		

Sample Preparation: Tested in natural condition; The water content in the sample was increased

Cone Type: 80g/30deg

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
21.2	36	19	17	0.13	0.87	100



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks: Replaces Analytical Report Number 26-022075, issue no. 1; Hole No. amended

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Date Reported: 18/05/2026

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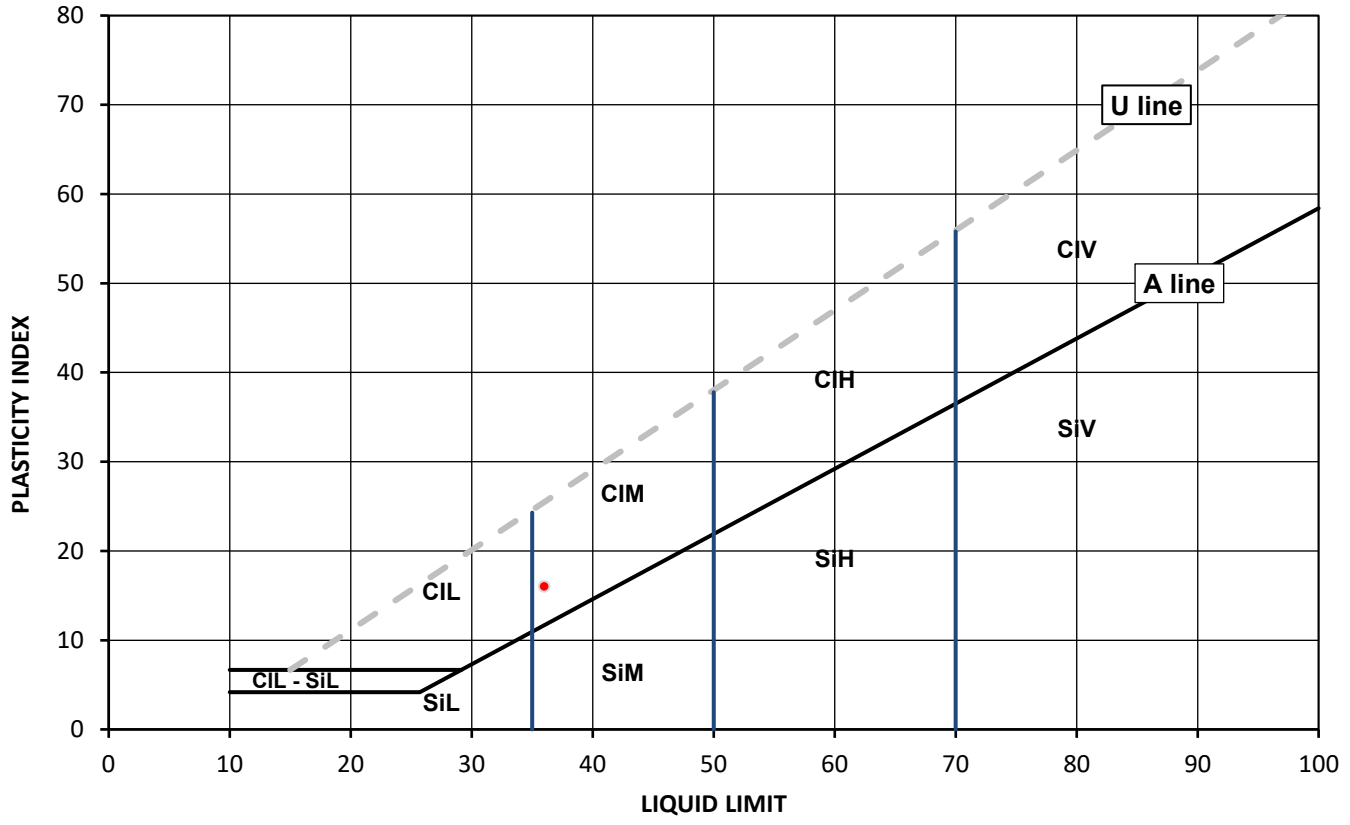
Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901677	Depth Top [m]:	2.20
Hole No.:	WS103	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly gravelly sandy CLAY		
Sample Preparation:	Tested after >0.425mm removed by hand; The water content in the sample was increased		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
28.4	36	20	16	0.53	0.48	92



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

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[redacted]

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Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

GF 337.17

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TEST CERTIFICATE

DETERMINATION OF LIQUID AND PLASTIC LIMITS

Tested in Accordance with: BS EN ISO 17892-12:2018+A2:2022, cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022,cl 5.2 and 6

4041

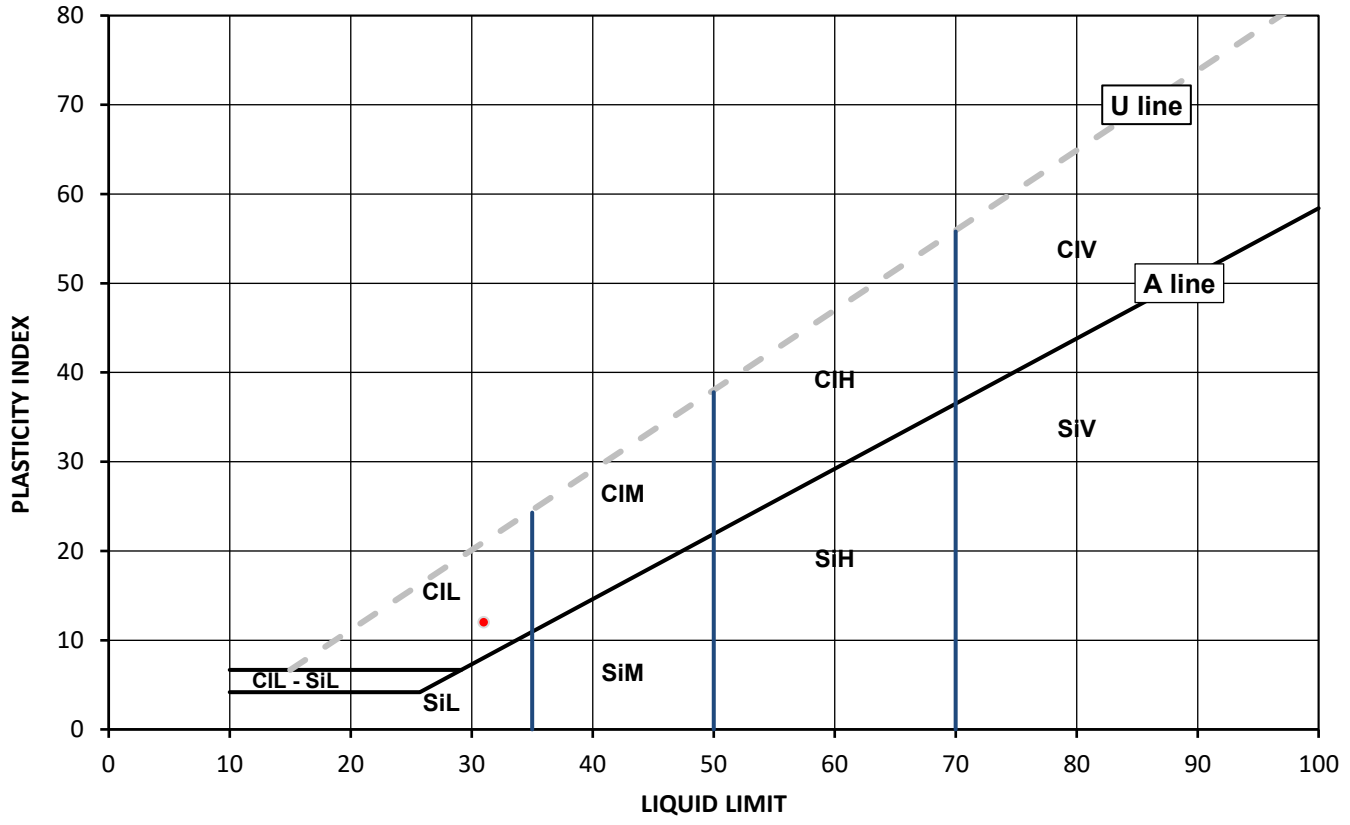
Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901679	Depth Top [m]:	4.50
Hole No.:	WS103	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown slightly gravelly very sandy CLAY		
Sample Preparation:	Tested after >0.425mm removed by hand; The water content in the sample was increased		
Cone Type:	80g/30deg		

As Received Water Content [W] %	Liquid Limit [WL] %	Plastic Limit [Wp] %	Plasticity Index [Ip] %	Liquidity Index [IL] #	Consistency Index [IC] #	% Passing 425µm BS Test Sieve
25.2	31	19	12	0.52	0.48	92



Legend, based on BS EN ISO 14688 2:2018 Geotechnical investigation and testing – Identification and classification of soil

		Plasticity		Liquid Limit
Cl	Clay	L	Low	below 35
Si	Silt	M	Medium	35 to 50
		H	High	50 to 70
		V	Very high	exceeding 70
		O	Organic	append to classification for organic material (eg ClHO)

Note: Water Content by BS EN ISO 17892-1:2014+A1:2022, BS 1377-2:2022; # Non accredited

Remarks:

Signed: [redacted]

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for and on behalf of i2 Analytical Ltd

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Date Reported: 18/05/2026

GF 337.17

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB

SUMMARY REPORT

SUMMARY OF CLASSIFICATION TEST RESULTS

Tested in Accordance with:

BS EN ISO 17892-12:2018+A2:2022 cl 5.3 and 5.5, Fall Cone Method, 4 Pt Test, BS 1377-2:2022, cl 5.2 and 6. W by BS EN ISO 17892-1:2014+A1:2022.

Normec i2 Analytical

4041

Client: TRC Companies Ltd

Client Address: 20 Red Lion Street, London, WC1R 4PQ

Contact: Kirsty Paterson

Site Address: Viscount Drive, Manchester

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: 720961
Job Number: 26-022075-2
Date Sampled: 14/04/2026
Date Received: 28/04/2026
Date Tested: 05/05/2026
Sampled By: Not Given

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	W	Liquid & Plastic Limit							Density		
		Reference	Depth Top m	Depth Base m	Type			%	% Passing 425um %	WL* %	Correlation Factor	Wp %	Ip %	Cone type	Sample Preparation	bulk Mg/m3	dry Mg/m3	PD Mg/m3
901672	WS101	Not Given	2.00	Not Given	D	Brown slightly gravelly very sandy CLAY	Atterberg 4 Point	16.8	97	32	-	13	19	80g/30 deg	R / I			
901673	WS102	Not Given	1.00	Not Given	D	Brown sandy CLAY	Atterberg 4 Point	18.5	100	36	-	17	19	80g/30 deg	N / I			
901674	WS102	Not Given	2.70	Not Given	D	Brownish grey very sandy CLAY	Atterberg 4 Point	22.6	100	33	-	17	16	80g/30 deg	N / I			
901675	WS102	Not Given	3.00	Not Given	D	Brown clayey SAND		18.8										
901676	WS103	Not Given	1.50	Not Given	D	Brown sandy CLAY	Atterberg 4 Point	21.2	100	36	-	19	17	80g/30 deg	N / I			
901677	WS103	Not Given	2.20	Not Given	D	Brownish grey slightly gravelly sandy CLAY	Atterberg 4 Point	28.4	92	36	-	20	16	80g/30 deg	R / I			
901679	WS103	Not Given	4.50	Not Given	D	Brown slightly gravelly very sandy CLAY	Atterberg 4 Point	25.2	92	31	-	19	12	80g/30 deg	R / I			

Note: # Non accredited; NP - Non plastic; N - Tested in natural condition, R - Tested after >0,425mm removed by hand, WR - Tested after washing to remove >425mm; I - The water content in the sample was increased , D - The water content in the sample was decreased; * - One point liquid limit corrected as per the report Correlation Factor by Clayton C.R.I and Jukes A.W (1978)

Comments: Replaces Analytical Report Number 26-022075, issue no. 1; Hole No. amended - sample 901676

Signed: [redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Opinions and interpretations expressed herein are outside of the scope of the UKAS Accreditation. This report may not be reproduced other than in full without the prior written approval of the issuing laboratory. The results included within the report relate only to the sample(s) submitted for testing.

Date Reported: 18/05/2026 **GF 362.17**

SUMMARY REPORT

DETERMINATION OF WATER CONTENT

Tested in Accordance with: BS EN ISO 17892-1:2014+A1:2022, BS 1377-2: 2022, clause 4.1

4041

Client: TRC Companies Ltd

Client Address:

20 Red Lion Street, London, WC1R 4PQ

Contact: Kirsty Paterson

Site Address: Viscount Drive, Manchester

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Client Reference: 720961

Job Number: 26-022075-2

Date Sampled: 14/04/2026

Date Received: 28/04/2026

Date Tested: 05/05/2026

Sampled By: Not Given

Test results

Laboratory Reference	Hole No.	Sample				Description	Remarks	WC											
		Reference	Depth Top m	Depth Base m	Type			%											
901672	WS101	Not Given	2.00	Not Given	D	Brown slightly gravelly very sandy CLAY		16.8											
901673	WS102	Not Given	1.00	Not Given	D	Brown sandy CLAY		18.5											
901674	WS102	Not Given	2.70	Not Given	D	Brownish grey very sandy CLAY		22.6											
901675	WS102	Not Given	3.00	Not Given	D	Brown clayey SAND		18.8											
901676	WS103	Not Given	1.50	Not Given	D	Brown sandy CLAY		21.2											
901677	WS103	Not Given	2.20	Not Given	D	Brownish grey slightly gravelly sandy CLAY		28.4											
901679	WS103	Not Given	4.50	Not Given	D	Brown slightly gravelly very sandy CLAY		25.2											

Comments: Replaces Analytical Report Number 26-022075, issue no. 1; Hole No. amended - sample 901676

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[redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

GF 126.20

4041

TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS EN ISO 17892-4:2016, BS 1377-2:2022 cl. 10

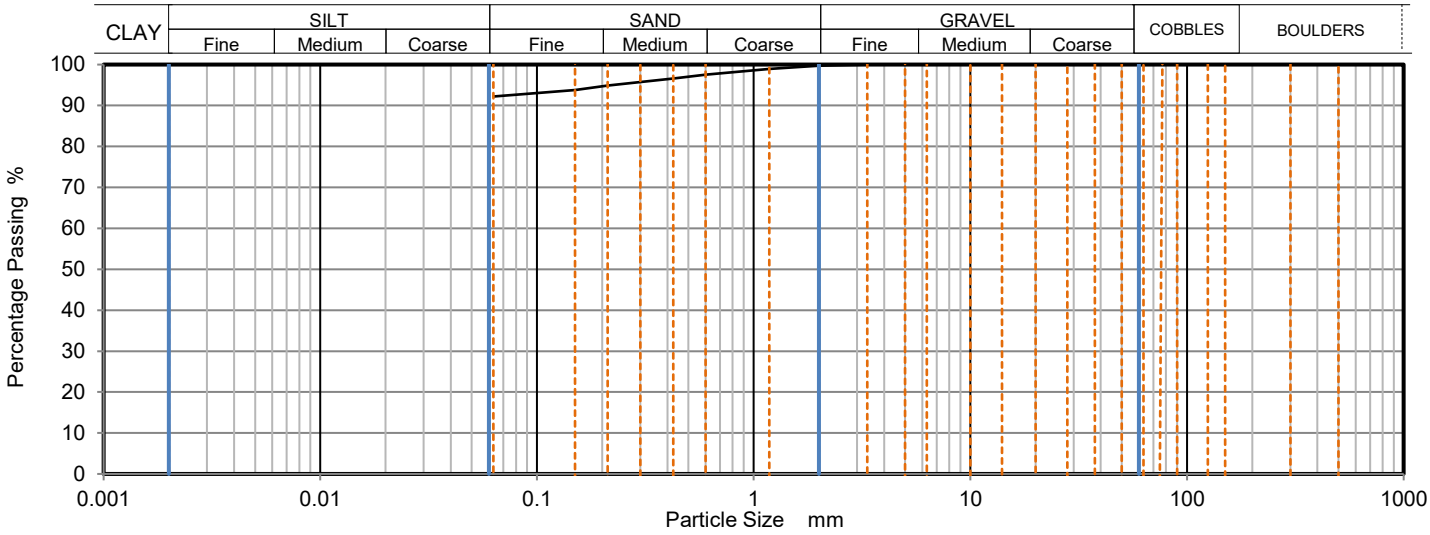
Normec i2 Analytical

Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	07/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901678	Depth Top [m]:	3.50
Hole No.:	WS103	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	B
Sample Description:	Orangish brown slightly sandy CLAY		
Sample Preparation:	Sample was quartered, oven dried at 106.0 °C and broken down by hand.		



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	100		
5	100		
3.35	100		
2	100		
1.18	99		
0.6	98		
0.425	97		
0.3	96		
0.212	95		
0.15	94		
0.063	92		

Sample Proportions	% dry mass
Very coarse	0
Gravel	0
Sand	8
Fines <0.063 mm	92

Grading Analysis		
D100	mm	3.35
D60	mm	
D30	mm	
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with ISO 17892 -4, by sieving on as received or wet sample

Remarks:

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Signed: [redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

GF 366.13

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB

TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS EN ISO 17892-4:2016, BS 1377-2:2022 cl. 10

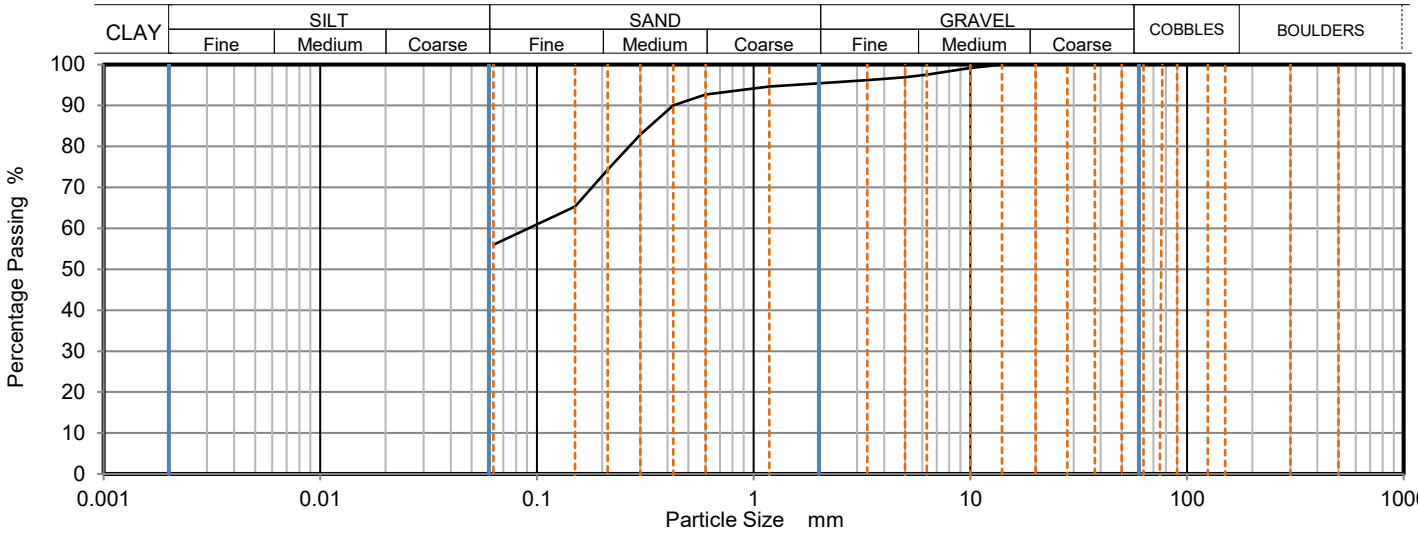
4041

Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901680	Depth Top [m]:	2.00
Hole No.:	WS105	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brownish grey slightly gravelly sandy CLAY		
Sample Preparation:	Sample was quartered, oven dried at 108.0 °C and broken down by hand.		



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	99		
6.3	98		
5	97		
3.35	96		
2	95		
1.18	95		
0.6	93		
0.425	90		
0.3	83		
0.212	74		
0.15	65		
0.063	56		

Sample Proportions	% dry mass
Very coarse	0
Gravel	5
Sand	39
Fines <0.063 mm	56

Grading Analysis		
D100	mm	14
D60	mm	0.0919
D30	mm	
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with ISO 17892 -4, by sieving on as received or wet sample

Remarks:

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[redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

GF 366.13

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB

4041

TEST CERTIFICATE

DETERMINATION OF PARTICLE SIZE DISTRIBUTION

Tested in Accordance with: BS EN ISO 17892-4:2016, BS 1377-2:2022 cl. 10

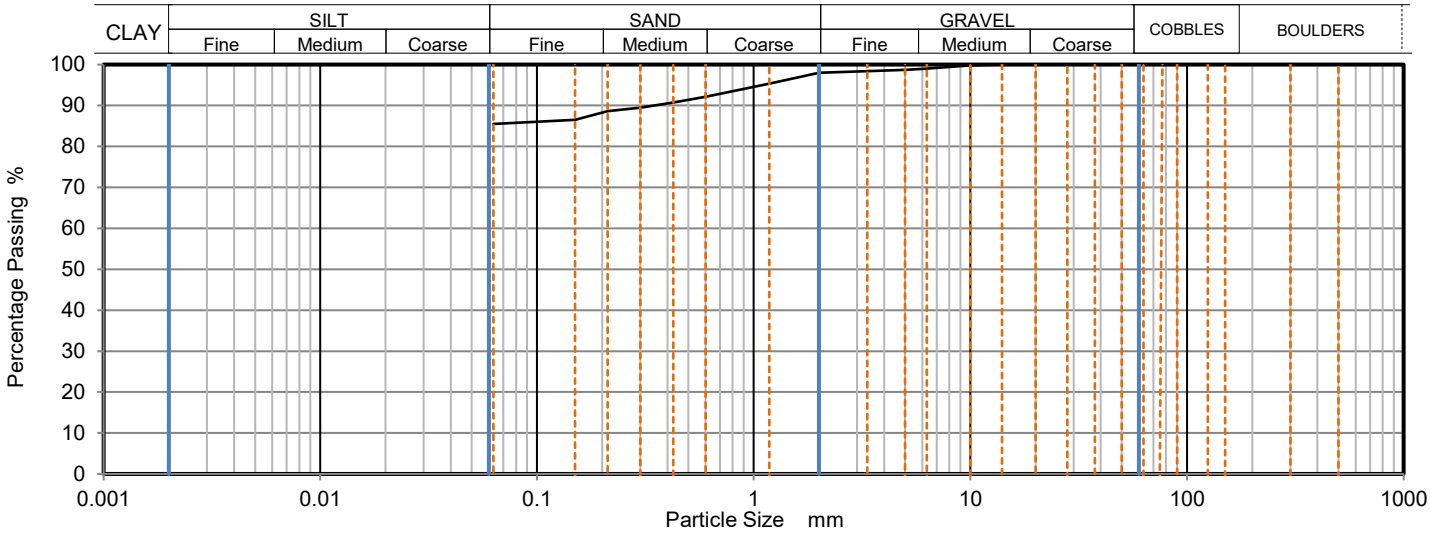
Normec i2 Analytical

Client:	TRC Companies Ltd	Client Reference:	720961
Client Address:		Job Number:	26-022075-2
	20 Red Lion Street, London, WC1R 4PQ	Date Sampled:	14/04/2026
		Date Received:	28/04/2026
Contact:	Kirsty Paterson	Date Tested:	05/05/2026
Site Address:	Viscount Drive, Manchester	Sampled By:	Not Given

Testing carried out at i2 Analytical Limited, ul. Pionierow, 41-711 Ruda Slaska, Poland

Test Results:

Laboratory Reference:	901681	Depth Top [m]:	2.80
Hole No.:	WS105	Depth Base [m]:	Not Given
Sample Reference:	Not Given	Sample Type:	D
Sample Description:	Brown slightly gravelly slightly sandy CLAY		
Sample Preparation:	Sample was quartered, oven dried at 108.6 °C and broken down by hand.		



Sieving		Sedimentation	
Particle Size mm	% Passing	Particle Size mm	% Passing
500	100		
300	100		
150	100		
125	100		
90	100		
75	100		
63	100		
50	100		
37.5	100		
28	100		
20	100		
14	100		
10	100		
6.3	99		
5	99		
3.35	98		
2	98		
1.18	95		
0.6	92		
0.425	91		
0.3	90		
0.212	89		
0.15	87		
0.063	86		

Sample Proportions	% dry mass
Very coarse	0
Gravel	2
Sand	13
Fines <0.063 mm	85

Grading Analysis		
D100	mm	14
D60	mm	
D30	mm	
D10	mm	
Uniformity Coefficient		
Curvature Coefficient		

Uniformity and Curvature Coefficient calculated in accordance with BS EN ISO 14688-2:2018

Note: Tested in Accordance with ISO 17892 -4, by sieving on as received or wet sample

Remarks:

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[redacted]

Monika Siewior
Senior Reporting Specialist
for and on behalf of i2 Analytical Ltd

Date Reported: 18/05/2026

GF 366.13

i2 Analytical Ltd, Unit 8, Harrowden Road, Brackmills Industrial Estate, Northampton, NN4 7EB

TRC Companies Ltd
20 Red Lion Street, London
WC1R 4PQ

t:

e: UKLabResults@trccompanies.com; [redacted]

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

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

Analytical Report Number : 26-022076

Project / Site name:	Viscount Drive, Manchester	**Samples received on:**	28/04/2026
Your job number:	720961	**Samples instructed on/ Analysis started on:**	28/04/2026
Your order number:	720961	**Analysis completed by:**	11/05/2026
Report Issue Number:	1	**Report issued on:**	11/05/2026
Samples Analysed:	5 soil samples		

[redacted]

Signed:

Rachel Chappell
Key Account Manager
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

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

Analytical Report Number: 26-022076
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				901682	901683	901684	901685	901686
Sample Reference				WS101	WS101	WS102	WS105	WS105
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				1.20	4.00	3.00	1.20	1.50
Date Sampled				14/04/2026	14/04/2026	14/04/2026	14/04/2026	14/04/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	13	14	14	14	13
Total mass of sample received	kg	0.1	NONE	0.8	0.8	0.3	0.7	0.8

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.5	8.3	8.7	7.8	8.1
Total Sulphate as SO_4	%	0.005	MCERTS	0.024	0.03	0.041	0.018	0.018
Water Soluble Sulphate as SO_4 16hr extraction (2:1)	mg/kg	2.5	MCERTS	76	120	49	95	78
Water Soluble SO_4 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	38.2	58.1	24.2	47.7	38.8
Water Soluble Chloride (2:1) (leachate equivalent)	mg/l	0.5	MCERTS	13	5	27	19	13
Total Sulphur	mg/kg	50	MCERTS	110	160	140	76	80
Total Sulphur	%	0.005	MCERTS	0.011	0.016	0.014	0.008	0.008
Nitrate as NO_3 (Water Soluble) (2:1)	mg/kg	0.9	NONE	1.39	< 0.90	< 0.90	< 0.90	< 0.90
Water Soluble Nitrate (2:1) as NO_3 (leachate equivalent)	mg/l	0.9	N/A	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90

Heavy Metals / Metalloids

Magnesium (leachate equivalent)	mg/l	2.5	NONE	10	12	7.8	7.9	6
Magnesium (water soluble)	mg/kg	5	NONE	20	24	16	16	12

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

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

Analytical Report Number : 26-022076
Project / Site name: Viscount Drive, Manchester

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
901682	WS101	None Supplied	1.2	Brown clay and sand
901683	WS101	None Supplied	4	Brown clay
901684	WS102	None Supplied	3	Brown clay and sand
901685	WS105	None Supplied	1.2	Brown clay
901686	WS105	None Supplied	1.5	Brown clay

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

Analytical Report Number : 26-022076
Project / Site name: Viscount Drive, Manchester

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Magnesium, water soluble, in soil	Determination of water soluble magnesium by extraction with water followed by ICP-OES	In-house method based on TRL 447	L038B	D	NONE
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Chloride, water soluble, in soil	Determination of Chloride colorimetrically by discrete analyser	In-house method	L082B	D	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Water Soluble Nitrate (2:1) as NO3 in soil	Determination of nitrate as NO3 in soil by discrete method	In-house method by discrete analyzer based on TON as N, Total Oxidized Nitrogen (Vanadium Chloride reduction), Thermo Fisher Scientific, MANUAL 2015-0	L082B	W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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

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

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

Analytical Report Number : 26-022076
Project / Site name: Viscount Drive, Manchester

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

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

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
WS101	None Supplied	S	901682	c	Water Soluble Nitrate (2:1) as N in soil	L082B	c
WS101	None Supplied	S	901682	c	pH in soil (automated)	L099-PL	c
WS101	None Supplied	S	901683	c	Water Soluble Nitrate (2:1) as N in soil	L082B	c
WS101	None Supplied	S	901683	c	pH in soil (automated)	L099-PL	c
WS102	None Supplied	S	901684	c	Water Soluble Nitrate (2:1) as N in soil	L082B	c
WS102	None Supplied	S	901684	c	pH in soil (automated)	L099-PL	c
WS105	None Supplied	S	901685	c	Water Soluble Nitrate (2:1) as N in soil	L082B	c
WS105	None Supplied	S	901685	c	pH in soil (automated)	L099-PL	c
WS105	None Supplied	S	901686	c	Water Soluble Nitrate (2:1) as N in soil	L082B	c
WS105	None Supplied	S	901686	c	pH in soil (automated)	L099-PL	c

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

Annex F: Laboratory Chemical Data

TRC Companies Ltd
20 Red Lion Street, London
WC1R 4PQ

t: [redacted]

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

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

Analytical Report Number : 26-020723

Project / Site name:	Viscount Drive, Manchester	**Samples received on:**	20/04/2026
Your job number:	720961	**Samples instructed on/ Analysis started on:**	20/04/2026
Your order number:	720961	**Analysis completed by:**	29/04/2026
Report Issue Number:	1	**Report issued on:**	30/04/2026
Samples Analysed:	12 soil samples		

[redacted]

Signed:

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

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

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

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

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

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

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

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

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

Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895328	895329	895330	895331	895332
Sample Reference				WS101	WS101	WS102	WS102	WS103
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.30	0.60	0.10	0.40	0.30
Date Sampled				14/04/2026	14/04/2026	14/04/2026	14/04/2026	15/04/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Mass of stone >10mm	%	0.1	NONE	35.9	53.5	< 0.1	< 0.1	7.9
Moisture Content	%	0.01	NONE	4.7	3.3	14	14	8.6
Total mass of sample received	kg	0.1	NONE	1.2	1.3	1.2	1.2	1.4
Whole Sample Crushed	N/A	N/A	NONE	-	Crushed	-	-	-
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	Not-detected	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DSA	-	DSA	-	DSA
Analysis completed	N/A	N/A	N/A	28/04/2026	-	28/04/2026	-	28/04/2026
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	10.5	9.9	7.4	8.4	11.5
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.25	1.2	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	0.44	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	1	10	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	1.1	11	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	6.8	80	0.17	0.07	0.1
Anthracene	mg/kg	0.05	MCERTS	2.2	32	0.09	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	8.6	150	0.25	0.11	0.21
Pyrene	mg/kg	0.05	MCERTS	7.1	120	0.25	0.11	0.18
Benzo(a)anthracene	mg/kg	0.05	MCERTS	3	54	0.17	0.06	0.1
Chrysene	mg/kg	0.05	MCERTS	2.8	48	0.17	0.07	0.06
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2.7	53	0.18	0.09	0.09
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	1.4	22	0.08	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.6	51	0.15	0.07	0.06
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.3	24	0.08	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.23	4.1	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.5	26	0.09	< 0.05	< 0.05
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	42.5	687	1.68	< 0.80	0.81
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	1.7	1.9	6	9.7	1.7
Boron (water soluble)	mg/kg	0.2	MCERTS	0.4	0.4	0.6	0.5	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	1.5	1.1	< 0.2	0.2	0.8
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	7.1	6.5	17	22	8.5
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	7.1	6.5	17	22	8.5
Copper (aqua regia extractable)	mg/kg	1	MCERTS	31	21	27	22	16
Lead (aqua regia extractable)	mg/kg	1	MCERTS	23	23	18	35	19
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	14	9.3	15	18	11
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	1.1
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	44	37	52	58	32

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

Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895328	895329	895330	895331	895332
Sample Reference				WS101	WS101	WS102	WS102	WS103
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.30	0.60	0.10	0.40	0.30
Date Sampled				14/04/2026	14/04/2026	14/04/2026	14/04/2026	15/04/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Petroleum Hydrocarbons								
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	1.4	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	2.6	6.1	< 2.0	< 2.0	3.2
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	17	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	8.6	52	< 8.0	< 8.0	22
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	13	75	< 10	< 10	25
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	13	75	< 10	< 10	25
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	1.2	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	6.9	56	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	37	610	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	51	760	13	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	63	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	95	1400	13	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	95	1500	13	< 10	< 10
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	110	1600	13	< 10	25
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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

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Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895333	895334	895335	895336	895337
Sample Reference				WS103	WS104	WS104	WS105	WS105
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.60	0.30	0.70	0.60	0.80
Date Sampled				15/04/2026	16/04/2026	16/04/2026	16/04/2026	16/04/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Mass of stone >10mm	%	0.1	NONE	24.5	39.9	12.5	31.8	68.1
Moisture Content	%	0.01	NONE	6.7	9.8	7.7	5	5.5
Total mass of sample received	kg	0.1	NONE	1.2	1.5	1.4	1.4	1.4
Whole Sample Crushed	N/A	N/A	NONE	-	-	-	-	Crushed
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	-	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	-	DSA	-	DSA	-
Analysis completed	N/A	N/A	N/A	-	28/04/2026	-	28/04/2026	-
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	10.6	11.3	11.3	8.5	8.5
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05	0.13
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.09	< 0.05	< 0.05	< 0.05	0.25
Pyrene	mg/kg	0.05	MCERTS	0.11	< 0.05	< 0.05	< 0.05	0.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.08	< 0.05	< 0.05	< 0.05	0.13
Chrysene	mg/kg	0.05	MCERTS	0.06	< 0.05	< 0.05	< 0.05	0.14
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.08	< 0.05	< 0.05	< 0.05	0.15
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05	0.08
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.13
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.07
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	0.1
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80	1.38
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	3.8	1.6	2.5	1.2	1.8
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	0.7	0.5	< 0.2	< 0.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	2.2	0.4	0.5	1	0.8
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	14	7.1	7.9	4.6	4.9
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	14	7.1	7.9	4.6	4.9
Copper (aqua regia extractable)	mg/kg	1	MCERTS	25	29	15	23	21
Lead (aqua regia extractable)	mg/kg	1	MCERTS	51	11	12	19	15
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	31	9	9.2	9.8	8.7
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.2	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	83	29	37	34	30

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Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895333	895334	895335	895336	895337
Sample Reference				WS103	WS104	WS104	WS105	WS105
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.60	0.30	0.70	0.60	0.80
Date Sampled				15/04/2026	16/04/2026	16/04/2026	16/04/2026	16/04/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Petroleum Hydrocarbons								
TPHCWG - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 $_{EH_CU_1D_AL}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 $_{EH_CU_1D_AL}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 $_{EH_CU_1D_AL}$	mg/kg	8	MCERTS	< 8.0	26	< 8.0	9.5	19
TPHCWG - Aliphatic >EC35 - EC40 $_{EH_CU_1D_AL}$	mg/kg	10	NONE	< 10	< 10	< 10	20	21
TPHCWG - Aliphatic >EC5 - EC35 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	26	< 10	< 10	19
TPHCWG - Aliphatic >EC5 - EC40 $_{EH_CU+HS_1D_AL}$	mg/kg	10	NONE	< 10	26	< 10	30	39
TPHCWG - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 $_{EH_CU_1D_AR}$	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 $_{EH_CU_1D_AR}$	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 $_{EH_CU_1D_AR}$	mg/kg	10	MCERTS	< 10	< 10	< 10	18	19
TPHCWG - Aromatic >EC35 - EC40 $_{EH_CU_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	36	32
TPHCWG - Aromatic >EC5 - EC35 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	18	19
TPHCWG - Aromatic >EC5 - EC40 $_{EH_CU+HS_1D_AR}$	mg/kg	10	NONE	< 10	< 10	< 10	54	51
TPH Total >EC5 - EC40 $_{EH_CU+HS_1D_TOTAL}$	mg/kg	10	NONE	< 10	26	< 10	84	91
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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

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Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895338	895339
Sample Reference				WS106	WS106
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				0.10	0.80
Date Sampled				16/04/2026	16/04/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Mass of stone >10mm	%	0.1	NONE	48.5	< 0.1
Moisture Content	%	0.01	NONE	17	15
Total mass of sample received	kg	0.1	NONE	1.1	1
Whole Sample Crushed	N/A	N/A	NONE	-	-
Asbestos					
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	DSA	-
Analysis completed	N/A	N/A	N/A	28/04/2026	-
General Inorganics					
pH (L099)	pH Units	N/A	MCERTS	7.9	8.3
Speciated PAHs					
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	0.11
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.31
Fluorene	mg/kg	0.05	MCERTS	< 0.05	0.34
Phenanthrene	mg/kg	0.05	MCERTS	0.35	1.8
Anthracene	mg/kg	0.05	MCERTS	0.11	0.49
Fluoranthene	mg/kg	0.05	MCERTS	0.9	4.3
Pyrene	mg/kg	0.05	MCERTS	0.88	3.8
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.48	1.9
Chrysene	mg/kg	0.05	MCERTS	0.54	2
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.59	2.8
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.3	0.92
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.53	2.4
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.33	1.4
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	0.28
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.32	1.3
Total PAH					
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	5.31	24.1
Heavy Metals / Metalloids					
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.7	9.9
Boron (water soluble)	mg/kg	0.2	MCERTS	< 0.2	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8
Chromium (III)	mg/kg	1	NONE	27	26
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	27	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	40	50
Lead (aqua regia extractable)	mg/kg	1	MCERTS	42	31
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	20	28
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	86	130

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Analytical Report Number: 26-020723
Project / Site name: Viscount Drive, Manchester
Your Order No: 720961

Lab Sample Number				895338	895339
Sample Reference				WS106	WS106
Sample Number				None Supplied	None Supplied
Water Matrix				N/A	N/A
Depth (m)				0.10	0.80
Date Sampled				16/04/2026	16/04/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Petroleum Hydrocarbons					
TPHCWG - Aliphatic >EC5 - EC6 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_1D_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_1D_AL	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_1D_AL	mg/kg	2	MCERTS	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_1D_AL	mg/kg	8	MCERTS	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 EH_CU_1D_AL	mg/kg	10	NONE	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 EH_CU+HS_1D_AL	mg/kg	10	NONE	< 10	< 10
TPHCWG - Aromatic >EC5 - EC7 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_1D_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_1D_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_1D_AR	mg/kg	1	MCERTS	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_1D_AR	mg/kg	2	MCERTS	< 2.0	2.5
TPHCWG - Aromatic >EC16 - EC21 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	20
TPHCWG - Aromatic >EC21 - EC35 EH_CU_1D_AR	mg/kg	10	MCERTS	< 10	62
TPHCWG - Aromatic >EC35 - EC40 EH_CU_1D_AR	mg/kg	10	NONE	< 10	15
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	84
TPHCWG - Aromatic >EC5 - EC40 EH_CU+HS_1D_AR	mg/kg	10	NONE	< 10	100
TPH Total >EC5 - EC40 EH_CU+HS_1D_TOTAL	mg/kg	10	NONE	< 10	100
VOCs					
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0

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

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Analytical Report Number : 26-020723
Project / Site name: Viscount Drive, Manchester

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
895328	WS101	None Supplied	0.3	Brown clay and sand with stones and gravel
895329	WS101	None Supplied	0.6	Brown clay and sand with stones and gravel
895330	WS102	None Supplied	0.1	Brown loam and clay with vegetation and gravel
895331	WS102	None Supplied	0.4	Brown clay and sand with vegetation and gravel
895332	WS103	None Supplied	0.3	Brown clay and sand with stones and gravel
895333	WS103	None Supplied	0.6	Brown clay and sand with stones and gravel
895334	WS104	None Supplied	0.3	Light brown clay and sand with gravel and stones
895335	WS104	None Supplied	0.7	Brown clay and sand with stones and gravel
895336	WS105	None Supplied	0.6	Light brown clay and sand with gravel and stones
895337	WS105	None Supplied	0.8	Light brown clay and sand with gravel and stones
895338	WS106	None Supplied	0.1	Brown clay and loam with stones and vegetation
895339	WS106	None Supplied	0.8	Brown clay and sand with gravel and vegetation

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Analytical Report Number : 26-020723
Project / Site name: Viscount Drive, Manchester

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Chromium III in soil	In-house method by calculation from total Cr and Cr VI	In-house method by calculation	L080-PL/L130B	W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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Analytical Report Number : 26-020723
Project / Site name: Viscount Drive, Manchester

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Whole Sample Crushed	Either: Client specific preparation instructions - sample(s) crushed whole prior to analysis OR Sample unsuitable for standard preparation and therefore crushed whole prior to analysis	In house method, applicable to dry samples only	L019B	D	NONE

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

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

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[redacted]

Analytical Report Number : 26-025980

Project / Site name:	Viscount Drive	**Samples received on:**	15/05/2026
Your job number:	720961	**Samples instructed on/ Analysis started on:**	15/05/2026
Your order number:	720961	**Analysis completed by:**	27/05/2026
Report Issue Number:	1	**Report issued on:**	27/05/2026
Samples Analysed:	5 water samples		

[redacted]

Signed:

Caterina Bentley
Customer service Advisor
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

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Analytical Report Number: 26-025980
Project / Site name: Viscount Drive

Your Order No: 720961

Lab Sample Number				920774	920775	920776	920777	920778
Sample Reference				WS01	WS02	WS04	WS05	WS06
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				Other water	Other water	Other water	Other water	Other water
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				13/05/2026	13/05/2026	13/05/2026	13/05/2026	13/05/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Water Analysis)	Units	Test Limit of detection	Test Accreditation Status					
General Inorganics								
pH (L099)	pH Units	N/A	NONE	7.3	7.6	9.5	7.6	7.1
Sulphate as SO_4	mg/l	0.045	NONE	145	273	466	227	111
Speciated PAHs								
Naphthalene	µg/l	0.01	NONE	<0.02 ^^	<0.02 ^^	0.3	<0.02 ^^	< 0.01
Acenaphthylene	µg/l	0.01	NONE	0.05	0.42	0.4	0.24	< 0.01
Acenaphthene	µg/l	0.01	NONE	0.09	0.19	1	0.29	< 0.01
Fluorene	µg/l	0.01	NONE	0.1	0.18	0.62	0.25	< 0.01
Phenanthrene	µg/l	0.01	NONE	1.1	2.2	6.2	3.1	< 0.01
Anthracene	µg/l	0.01	NONE	0.4	1.4	3.4	1.5	< 0.01
Fluoranthene	µg/l	0.01	NONE	4	11	30	12	< 0.01
Pyrene	µg/l	0.01	NONE	3.5	14	26	11	< 0.01
Benzo(a)anthracene	µg/l	0.01	NONE	1.7	6.9	13	6	< 0.01
Chrysene	µg/l	0.01	NONE	1.7	6.3	12	5.8	< 0.01
Benzo(b)fluoranthene	µg/l	0.01	NONE	2	8.7	15	8.7	< 0.01
Benzo(k)fluoranthene	µg/l	0.01	NONE	0.77	3.3	5.5	3	< 0.01
Benzo(a)pyrene	µg/l	0.01	NONE	1.6	7.6	12	7.2	< 0.01
Indeno(1,2,3-cd)pyrene	µg/l	0.01	NONE	0.98	3.6	6.4	3.4	< 0.01
Dibenz(a,h)anthracene	µg/l	0.01	NONE	<0.02 ^^	0.63	1.3	<0.02 ^^	< 0.01
Benzo(ghi)perylene	µg/l	0.01	NONE	1.1	4.2	6.6	3.9	< 0.01
Total PAH								
Total EPA-16 PAHs	µg/l	0.16	NONE	19.1	70.9	139	66.1	< 0.16
Heavy Metals / Metalloids								
Arsenic (dissolved)	µg/l	0.15	NONE	1.67	8.2	3.68	1.04	1.11
Cadmium (dissolved)	µg/l	0.02	NONE	0.07	0.09	< 0.02	0.04	0.08
Chromium (dissolved)	µg/l	0.2	NONE	0.8	1	2.2	0.4	0.5
Copper (dissolved)	µg/l	0.5	NONE	1.3	7	4.3	3.2	4
Lead (dissolved)	µg/l	0.2	NONE	< 0.2	2.9	< 0.2	< 0.2	0.4
Mercury (dissolved)	µg/l	0.05	NONE	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Nickel (dissolved)	µg/l	0.5	NONE	4.3	8	1.8	2.8	2.4
Selenium (dissolved)	µg/l	0.6	NONE	1.6	< 0.6	0.8	7.7	0.7
Zinc (dissolved)	µg/l	0.5	NONE	140	34	0.9	5.4	5.7
Boron (dissolved)	µg/l	10	NONE	72	160	42	77	150
Chromium (hexavalent)	µg/l	5	NONE	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Chromium (III)	µg/l	5	NONE	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

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Analytical Report Number: 26-025980
Project / Site name: Viscount Drive

Your Order No: 720961

Lab Sample Number				920774	920775	920776	920777	920778
Sample Reference				WS01	WS02	WS04	WS05	WS06
Sample Number				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix				Other water	Other water	Other water	Other water	Other water
Depth (m)				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled				13/05/2026	13/05/2026	13/05/2026	13/05/2026	13/05/2026
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Water Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Petroleum Hydrocarbons								
TPH - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aliphatic >EC10 - EC12 $_{EH_1D_AL_MS}$	µg/l	10	NONE	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
TPH - Aliphatic >EC12 - EC16 $_{EH_1D_AL_MS}$	µg/l	10	NONE	210	220	35	<20 ^^	< 10
TPH - Aliphatic >EC16 - EC21 $_{EH_1D_AL_MS}$	µg/l	10	NONE	630	480	95	23	< 10
TPH - Aliphatic >EC21 - EC35 $_{EH_1D_AL_MS}$	µg/l	10	NONE	2100	560	710	300	< 10
TPH - Aliphatic >EC5 - EC35 $_{HS+EH_1D_AL_MS}$	µg/l	10	NONE	2900	1300	840	330	< 10
TPH - Aliphatic >EC35 - EC40 $_{EH_1D_AL_MS}$	µg/l	10	NONE	240	<20 ^^	200	140	< 10
TPH - Aliphatic >EC5 - EC40 $_{HS+EH_1D_AL_MS}$	µg/l	10	NONE	3200	1300	1000	470	< 10
TPH - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
TPH - Aromatic >EC10 - EC12 $_{EH_1D_AR_MS}$	µg/l	10	NONE	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
TPH - Aromatic >EC12 - EC16 $_{EH_1D_AR_MS}$	µg/l	10	NONE	35	110	23	<20 ^^	< 10
TPH - Aromatic >EC16 - EC21 $_{EH_1D_AR_MS}$	µg/l	10	NONE	320	300	250	85	< 10
TPH - Aromatic >EC21 - EC35 $_{EH_1D_AR_MS}$	µg/l	10	NONE	64	350	460	270	< 10
TPH - Aromatic >EC5 - EC35 $_{HS+EH_1D_AR_MS}$	µg/l	10	NONE	420	760	720	360	< 10
TPH - Aromatic >EC35 - EC40 $_{EH_1D_AR_MS}$	µg/l	10	NONE	<20 ^^	<20 ^^	93	86	< 10
TPH - Aromatic >EC5 - EC40 $_{HS+EH_1D_AR_MS}$	µg/l	10	NONE	420	760	820	440	< 10
TPH Total (>EC5 - EC40) $_{HS+EH_1D_TOTAL_MS}$	µg/l	10	NONE	3600	2000	1900	920	< 10
VOCs								
MTBE (Methyl Tertiary Butyl Ether)	µg/l	3	NONE	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Benzene	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Toluene	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Ethylbenzene	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
p & m-xylene	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
o-xylene	µg/l	1	NONE	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

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

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Analytical Report Number : 26-025980
Project / Site name: Viscount Drive

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Metals in water by ICP-MS (dissolved)	Determination of metals in water by acidification followed by ICP-MS. Accredited matrices: SW, PW, GW, except B - SW,GW, Hg - SW,PW, Al - SW,PW	In-house method based on USEPA Method 6020 & 200.8 for the determination of trace elements in water by ICP-MS	L012B	W	NONE
Metals in water by ICP-OES (dissolved)	Determination of metals in water by acidification followed by ICP-OES. Accredited matrices: SW, PW, GW, FSE, LL; PrW, DI PrW (Al, Cu, Fe,Zn)	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L039B	W	NONE
Total Petroleum Hydrocarbons with carbon banding in water by GC-MS	Determination of total petroleum hydrocarbons in water by GC-MS with carbon banding aliphatic and aromatic	In-house method	L070B	W	NONE
Total Petroleum Hydrocarbons with carbon banding in water by GC-MS/HS-GC-MS	Determination of total petroleum hydrocarbons in water by GC-MS/HS-GC-MS with carbon banding aliphatic and aromatic (Summed Bands)	Calculation	L070B/L088-PL	W	NONE
BTEX and/or Volatile Organic Compounds in water	Determination of volatile organic compounds in water by headspace GC-MS. Accredited matrices: SW, PW, GW	In-house method based on USEPA 8260	L073B	W	NONE
Chromium(III) in water	In-house method by calculation from total Cr and Cr(VI)	In-house method by calculation	L080-PL	W	NONE
Hexavalent chromium in water	Determination of hexavalent chromium in water by acidification, addition of 1,5-diphenylcarbazide, followed by colorimetry. Accredited matrices: SW, PW, GW, FSE, LL	In-house method by continuous flow analyser	L080-PL	W	NONE
Total Petroleum Hydrocarbons in water by HS-GC/MS	Determination of total petroleum hydrocarbons in water by headspace HS-GC/MS . Accredited matrices: SW, PW, GW	In-house method	L088-PL	W	NONE
pH of water at 20°C (automated)	Determination of pH of water by electrochemical measurement. Accredited matrices: SW, PW, GW, FSE, LL	In-house method	L099-PL	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in water	Determination of semi-volatile organic compounds (including PAHs) in water by extraction in dichloromethane followed by GC-MS. Accredited matrices (PAHs): SW, PW, GW	In-house method based on USEPA 8270	L102B	W	NONE

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Analytical Report Number : 26-025980
Project / Site name: Viscount Drive

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Sulphate in water	Determination of sulphate in water after filtration by acidification followed by ICP-OES. Accredited matrices: SW, PW, GW, PrW, DI PrW, FSE, LL	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L039B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Information in Support of Analytical Results

List of HWOL Acronyms and Operators

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

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

^^- Sample required dilution within the concentration range for the procedure due to matrix effect/ analyte concentration/ sample volume. The method limit of detection has been raised in line with the dilution.

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Annex G: Screening Criteria

TRC Companies Ltd - Chemical Assessment Record	
Contract Engineer	Alex Horne
Project/Site Name	Viscount Drive
Project Number	720961

Sample Reference	WS01	WS02	WS04	WS05	WS06
Depth	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	13/05/2026	13/05/2026	13/05/2026	13/05/2026	13/05/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied

Determinand	Unit	Source	Screening Criteria	Min	Max					
General Inorganics										
pH	Units	N/A	N/A	0.00	9.50	7.3	7.6	9.5	7.6	7.1
Sulphate as SO_4	mg/l	WSR 18	250	0.00	466.00	145	273	466	227	111
Speciated PAHs										
Naphthalene	ug/l	DWI 17	0.1	0.00	0.30	<0.02 ^^	<0.02 ^^	0.3	<0.02 ^^	< 0.01
Acenaphthylene	ug/l	DWI 17	0.1	0.00	0.42	0.05	0.42	0.4	0.24	< 0.01
Acenaphthene	ug/l	DWI 17	0.1	0.00	1.00	0.09	0.19	1	0.29	< 0.01
Fluorene	ug/l	DWI 17	0.1	0.00	0.62	0.1	0.18	0.62	0.25	< 0.01
Phenanthrene	ug/l	DWI 17	0.1	0.00	6.20	1.1	2.2	6.2	3.1	< 0.01
Anthracene	ug/l	DWI 17	0.1	0.00	3.40	0.4	1.4	3.4	1.5	< 0.01
Fluoranthene	ug/l	DWI 17	0.1	0.00	30.00	4	11	30	12	< 0.01
Pyrene	ug/l	DWI 17	0.01	0.00	26.00	3.5	14	26	11	< 0.01
Benzo(a)anthracene	ug/l	DWI 17	0.1	0.00	13.00	1.7	6.9	13	6	< 0.01
Chrysene	ug/l	DWI 17	0.1	0.00	12.00	1.7	6.3	12	5.8	< 0.01
Benzo(b)fluoranthene	ug/l	DWI 17	0.1	0.00	15.00	2	8.7	15	8.7	< 0.01
Benzo(k)fluoranthene	ug/l	DWI 17	0.1	0.00	5.50	0.77	3.3	5.5	3	< 0.01
Benzo(a)pyrene	ug/l	DWI 17	0.1	0.00	12.00	1.6	7.6	12	7.2	< 0.01
Indeno(1,2,3-cd)pyrene	ug/l	DWI 17	0.1	0.00	6.40	0.98	3.6	6.4	3.4	< 0.01
Dibenz(a,h)anthracene	ug/l	DWI 17	0.1	0.00	1.30	<0.02 ^^	0.63	1.3	<0.02 ^^	< 0.01
Benzo(ghi)perylene	ug/l	DWI 17	0.1	0.00	6.60	1.1	4.2	6.6	3.9	< 0.01
Total EPA-16 PAHs	ug/l	DWI 17	0.1	0.00	139.00	19.1	70.9	139	66.1	< 0.16
Heavy Metals / Metalloids										
Arsenic (dissolved)	ug/l	WSR 18	10	0.00	8.20	1.67	8.2	3.68	1.04	1.11
Cadmium (dissolved)	ug/l	WSR 18	5	0.00	0.09	0.07	0.09	< 0.02	0.04	0.08
Chromium (dissolved)	ug/l	WSR 18	50	0.00	2.20	0.8	1	2.2	0.4	0.5
Copper (dissolved)	ug/l	WSR 18	2,000	0.00	7.00	1.3	7	4.3	3.2	4
Lead (dissolved)	ug/l	WSR 18	10	0.00	2.90	< 0.2	2.9	< 0.2	< 0.2	0.4
Mercury (dissolved)	ug/l	WSR 18	1	0.00	0.00	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Nickel (dissolved)	ug/l	WSR 18	20	0.00	8.00	4.3	8	1.8	2.8	2.4
Selenium (dissolved)	ug/l	WSR 18	10	0.00	7.70	1.6	< 0.6	0.8	7.7	0.7
Zinc (dissolved)	ug/l	US EPA	5000	0.00	140.00	140	34	0.9	5.4	5.7
Boron (dissolved)	ug/l	WSR 18	1,000	0.00	160.00	72	160	42	77	150
Chromium (hexavalent)	ug/l	WHO/US EPA RfD	5.4	0.00	0.00	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Chromium (III)	ug/l	NA	NA	0.00	0.00	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Petroleum Hydrocarbons										
Aliphatic >C5 - C6	ug/l	PHG 17	15000	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C6 - C8	ug/l	PHG 17	15000	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C8 - C10	ug/l	PHG 17	300	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C10 - C12	ug/l	PHG 17	300	0.00	0.00	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
Aliphatic >C12 - C16	ug/l	PHG 17	300	0.00	220.00	210	220	35	<20 ^^	< 10
Aliphatic >C16 - C21	ug/l	PHG 17	300	0.00	630.00	630	480	95	23	< 10
Aliphatic >C21 - C35	ug/l	PHG 17	300	0.00	2100.00	2100	560	710	300	< 10
Aliphatic (C5 - C35)	ug/l	N/A	N/A	0.00	2900.00	2900	1300	840	330	< 10
Petroleum Hydrocarbons										
Aromatic >C5 - C7	ug/l	PHG 17	10	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C7 - C8	ug/l	PHG 17	700	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C8 - C10	ug/l	PHG 17	300	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C10 - C12	ug/l	PHG 17	90	0.00	0.00	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
Aromatic >C12 - C16	ug/l	PHG 17	90	0.00	110.00	35	110	23	<20 ^^	< 10
Aromatic >C16 - C21	ug/l	PHG 17	90	0.00	320.00	320	300	250	85	< 10
Aromatic >C21 - C35	ug/l	PHG 17	90	0.00	460.00	64	350	460	270	< 10
Total >C5 - C35	ug/l	N/A	N/A	0.00	760.00	420	760	720	360	< 10

TRC Companies Ltd - Chemical Assessment Record	
Contract Engineer	Alex Horne
Project/Site Name	Viscount Drive
Project Number	720961

Sample Reference	WS01	WS02	WS04	WS05	WS06
Depth	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Date Sampled	13/05/2026	13/05/2026	13/05/2026	13/05/2026	13/05/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied

Determinand	Unit	Source	Screening Criteria	Min	Max					
General Inorganics										
pH	Units	N/A	N/A	0.00	9.50	7.3	7.6	9.5	7.6	7.1
Sulphate as SO_4	mg/l	GUK 22	400	0.00	466.00	145	273	466	227	111
Speciated PAHs										
Naphthalene	ug/l	GUK 22	2	0.00	0.30	<0.02 ^^	<0.02 ^^	0.3	<0.02 ^^	< 0.01
Acenaphthylene	ug/l	N/A	N/A	0.00	0.42	0.05	0.42	0.4	0.24	< 0.01
Acenaphthene	ug/l	N/A	N/A	0.00	1.00	0.09	0.19	1	0.29	< 0.01
Fluorene	ug/l	NA	NA	0.00	0.62	0.1	0.18	0.62	0.25	< 0.01
Phenanthrene	ug/l	NA	NA	0.00	6.20	1.1	2.2	6.2	3.1	< 0.01
Anthracene	ug/l	GUK 22	0.1	0.00	3.40	0.4	1.4	3.4	1.5	< 0.01
Fluoranthene	ug/l	GUK 22	0.0063	0.00	30.00	4	11	30	12	< 0.01
Pyrene	ug/l	N/A	N/A	0.00	26.00	3.5	14	26	11	< 0.01
Benzo(a)anthracene	ug/l	N/A	N/A	0.00	13.00	1.7	6.9	13	6	< 0.01
Chrysene	ug/l	N/A	N/A	0.00	12.00	1.7	6.3	12	5.8	< 0.01
Benzo(b)fluoranthene	ug/l	GUK 22	0.00017	0.00	15.00	2	8.7	15	8.7	< 0.01
Benzo(k)fluoranthene	ug/l	GUK 22	0.00017	0.00	5.50	0.77	3.3	5.5	3	< 0.01
Benzo(a)pyrene	ug/l	GUK 22	0.00017	0.00	12.00	1.6	7.6	12	7.2	< 0.01
Indeno(1,2,3-cd)pyrene	ug/l	GUK 22	0.00017	0.00	6.40	0.98	3.6	6.4	3.4	< 0.01
Dibenz(a,h)anthracene	ug/l	NA	NA	0.00	1.30	<0.02 ^^	0.63	1.3	<0.02 ^^	< 0.01
Benzo(ghi)perylene	ug/l	GUK 22	0.00017	0.00	6.60	1.1	4.2	6.6	3.9	< 0.01
Total EPA-16 PAHs	ug/l	N/A	N/A	0.00	139.00	19.1	70.9	139	66.1	< 0.16
Heavy Metals / Metalloids										
Arsenic (dissolved)	ug/l	GUK 22	50	0.00	8.20	1.67	8.2	3.68	1.04	1.11
Cadmium (dissolved)	ug/l	GUK 22	0.08	0.00	0.09	0.07	0.09	< 0.02	0.04	0.08
Chromium (dissolved)	ug/l	GUK 22	4.7	0.00	2.20	0.8	1	2.2	0.4	0.5
Copper (dissolved)	ug/l	GUK 22	1	0.00	7.00	1.3	7	4.3	3.2	4
Lead (dissolved)	ug/l	GUK 22	1.2	0.00	2.90	< 0.2	2.9	< 0.2	< 0.2	0.4
Mercury (dissolved)	ug/l	GUK 22	0.07	0.00	0.00	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Nickel (dissolved)	ug/l	GUK 22	4	0.00	8.00	4.3	8	1.8	2.8	2.4
Selenium (dissolved)	ug/l	N/A	N/A	0.00	7.70	1.6	< 0.6	0.8	7.7	0.7
Zinc (dissolved)	ug/l	GUK 22	10.9	0.00	140.00	140	34	0.9	5.4	5.7
Boron (dissolved)	ug/l	GUK 22	2,000	0.00	160.00	72	160	42	77	150
Chromium (hexavalent)	ug/l	GUK 22	3.4	0.00	0.00	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Chromium (III)	ug/l	NA	NA	0.00	0.00	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
Petroleum Hydrocarbons										
Aliphatic >C5 - C6	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C6 - C8	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C8 - C10	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic >C10 - C12	ug/l	N/A	N/A	0.00	0.00	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
Aliphatic >C12 - C16	ug/l	N/A	N/A	0.00	220.00	210	220	35	<20 ^^	< 10
Aliphatic >C16 - C21	ug/l	N/A	N/A	0.00	630.00	630	480	95	23	< 10
Aliphatic >C21 - C35	ug/l	N/A	N/A	0.00	2100.00	2100	560	710	300	< 10
Aliphatic (C5 - C35)	ug/l	N/A	N/A	0.00	2900.00	2900	1300	840	330	< 10
Petroleum Hydrocarbons										
Aromatic >C5 - C7	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C7 - C8	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C8 - C10	ug/l	N/A	N/A	0.00	0.00	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic >C10 - C12	ug/l	N/A	N/A	0.00	0.00	<20 ^^	<20 ^^	<20 ^^	<20 ^^	< 10
Aromatic >C12 - C16	ug/l	N/A	N/A	0.00	110.00	35	110	23	<20 ^^	< 10
Aromatic >C16 - C21	ug/l	N/A	N/A	0.00	320.00	320	300	250	85	< 10
Aromatic >C21 - C35	ug/l	N/A	N/A	0.00	460.00	64	350	460	270	< 10
Total >C5 - C35	ug/l	N/A	N/A	0.00	760.00	420	760	720	360	< 10