Job Ref: 18-678-L2
Date: 14th May 2026

FAO Daniel Germani
HG Construction Ltd
4 Hunting Gate
Hitchin
Hertfordshire
SG4 0TJ

By Email

PLANNING RESPONSE LETTER
PLYMOUTH GROVEE, MANCHESTER

1. BACKGROUND & OBJECTIVES

E3P have been instructed by HG Construction Ltd (the client) to provide a formal response to queries raised with respect the Planning Condition No. 10 by the Manchester City Council (MMC).

The formal response in relation to Planning Condition No. 10 is presented below:

On this occasion we are unable to recommend discharge of the condition 10 as we believe that further investigation and assessment of the historic well feature is required along with additional groundwater sampling as a single sampling round is not sufficient to confirm the conditions on site.

We advise that this well feature is needed to understand any possible contamination pathway risk which may be present.

We further advise that a suitably detailed remediation strategy is required and that it includes specifics as to how the historic well feature will be decommissioned in line with current regulatory and industry guidance.

Based on the matters raised in the above correspondence, E3P has prepared a formal response addressing the following three key elements:

- Well / Manhole Decommissioning
- Supplementary Groundwater Analysis
- Environmental Monitoring Wells BH01 and BH02.

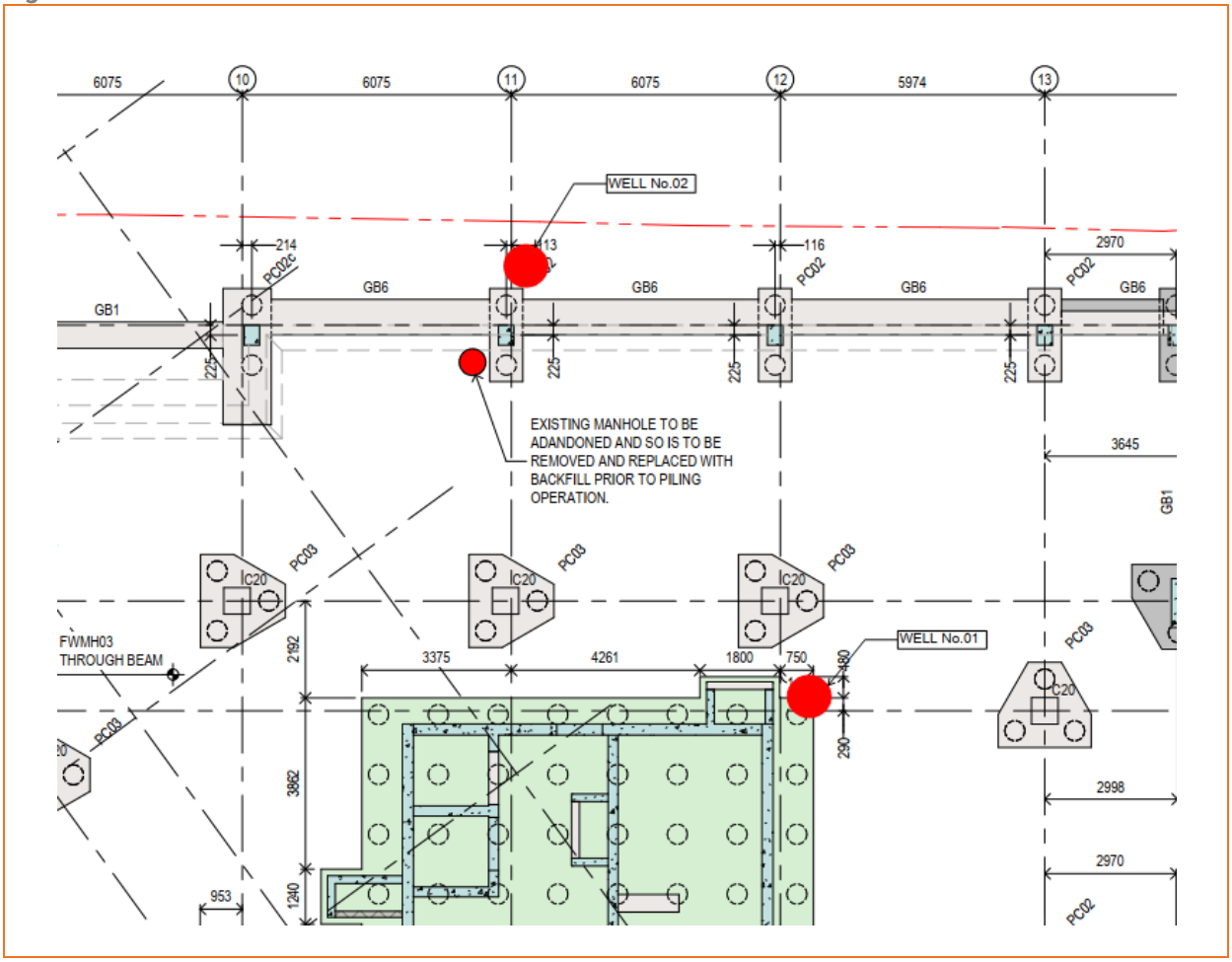
The formal response to each of the aforementioned items is presented overleaf.

Historic Wells / Inspection Chambers Decommissioned

During the Made Ground turnover and reduced level excavations, HG Construction identified two subsurface features originally interpreted as historic wells, however on inspection these features were later confirmed to be drainage inspection chambers. The features appeared to be brick-lined and capped with concrete rings.

The structures were recorded to depths of approximately 11.00m bgl (Well01) and 8.30m bgl (Well02), respectively. The location of the chambers are denoted in the Figure 1 below and Foundation General Arrangement Plan (Ref: P662-ROS-ZZ-FN-GA-S-1600) appended to this letter.

Figure 1 Manhole Location Plan



E3P understand that Soil Engineer Ltd were appointed to decommission the inspection chambers.

The chambers were grouted and sealed between 30th April and 4th May 2026 and the grouting records are appended to this letter.

Supplementary Groundwater Analysis

E3P attended site on 16th April to collect a sample of the water from within the base of the chamber labelled as Well02 in the Foundation General Arrangement Plan (Ref: P662-ROS-ZZ-FN-GA-S-1600).

No additional groundwater samples could be collected from the wider site without the installation of supplementary monitoring wells, which was not feasible within the available timeframe.

The analysis results (Ref: 26-020160-2) did not record any exceedances for any contaminants of concern when compared against the thresholds for Drinking Water Standards (DWS). The DWS thresholds relate to the protection of potable water supply.

Based on the most recent E3P groundwater analysis and Ground Risk results (2024), the concentration are considered to be of little significance.

The site is underlain by in excess of approximately 6m of cohesive soils overlying the bedrock stratum. Accordingly, the potential for mobile contaminants within the shallow Made Ground to migrate to the underlying aquifer is considered to be very low.

Furthermore, the historic wells/inspection chambers, which may previously have represented potential preferential pathways for contaminant migration, have since been decommissioned.

In the absence of significant concentrations of contaminants of concern or a viable contaminant migration pathway the overall risk to the underlying aquifer is considered to be low.

Environmental Monitoring Wells in BH01 & BH02

Two deep environmental monitoring wells were installed as part of the site investigation completed by Ground Risk in February 2024.

The wells were installed to depths of 19.50m bgl and 13.00m bgl, respectively.

HG Construction undertook an extensive search for both monitoring wells using the coordinates provided by Ground Risk (site investigation contractor) with an off-set of ~3.00m. The investigation involved reduced level excavations to expose the natural soils and identify any remaining wellhead pipework.

No evidence of either monitoring well was identified at the recorded locations. It is therefore assumed that the wells were removed by Ground Risk following completion of the gas and groundwater monitoring programme.

Yours sincerely,
For and on behalf of E3P Ltd

Written By
Alex Smith
Associate Director

Enclosed:

- Drawing - Foundation General Arrangement Plan (Ref: P662-ROS-ZZ-FN-GA-S-1600
- Grouting Logs
- Chemical Analysis (Ref: 26-020160-2) – Groundwater

DO NOT SCALE

GENERAL NOTES:

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE LATEST EDITION OF ARCHITECTS, ENGINEERS AND SPECIALIST DRAWINGS.
2. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST EDITION OF BUILDING REGULATIONS, BSI CODES OF PRACTICE AND LOCAL AUTHORITY REQUIREMENTS.
3. ARCHITECT IS TO CONFIRM ALL SETTING OUT
4. FOR SUBSTRUCTURE DETAILS REFER TO DRAWING **P662-ROS-ZZ-FN-DT-S-1601**

FOUNDATION NOTE

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ROSCOE SPECIFICATION.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CDM RISK ASSESSMENTS AND SPECIALIST SUPPLIERS DRAWINGS.
3. REFER TO CONCRETE NOTES FOR CONCRETE GRADES.
4. ALL HORIZONTAL STRUCTURE IN CONTACT WITH THE GROUND TO BE LAID ON CONCRETE BLINDING TO CONCRETE SPECIFICATION MINIMUM 75mm THICK U.N.O
5. CONCRETE TEST CUBES SHALL BE MADE AND TESTED IN ACCORDANCE WITH ROSCOE SPECIFICATION SECTION E10.
6. REFER TO SPECIFICATION FOR ALL DETAILS OF CONCRETE MIX, AGGREGATE SIZE, THE USE OF ADMIXTURES & DESIGN CHEMICAL CLASS.
7. ALL FOUNDATIONS MUST BE CAST AT LEAST 7 DAYS PRIOR TO ERECTION OF SUPERSTRUCTURE.
8. CONTRACTORS ATTENTION IS DRAWN TO RESIDUAL RISKS IDENTIFIED ON DRAWING
9. ALL GROUND BEAMS CENTRED ON GRID LINE UNO.
10. ALL WORKS TO BE CARRIED OUT IN LINE WITH RECOMMENDATIONS GIVEN IN GROUND RISK PHASE 2 REPORT REF : GR00119-G1-1.2
11. FORMATIONS WHICH ARE TO BE LEFT EXPOSED OVERNIGHT PRIOR TO CONCRETING SHALL RECEIVE GRADE ST3 BLINDING TO BS 5328 PART 2 1991.

GROUND INVESTIGATION NOTES

ALL PILES TO VERTICAL STRUCTURE HAVE BEEN DESIGNED ASSUMING A 450mm DIA.
PILE ACHIEVING 1250kN BASED UPON SPECIALIST ADVICE FROM CENTRAL PILING.

SUBSTATION & LV SWITCH ROOM AREAS AT GROUND FLOOR TO BE FORMED WITH RC WALLS DOWN TO LOWER-LEVEL FOUNDATION. REFER TO DRAWNG No. **P662-ROS-ZZ-XX-DT-S-1604**

WELL No.02

WELL No.01

EXISTING MANHOLE TO BE ADANDONED AND SO IS TO BE REMOVED AND REPLACED WITH BACKFILL PRIOR TO PILING OPERATION.

LOCATIONS OF PENETRATIONS REQUIRED THROUGH GROUND BEAM.

FWMH03 +39.980 THROUGH BEAM

SWMH01 +39.982 THROUGH BEAM

CONSTRUCTION OF THE COREBASE VERY LIKLEY TO ENCROACH INTO ADJACENT SITE. THEREFORE SUITABLE ALOWANCES SHOULD BE PRIOR TO EXCAVATION.

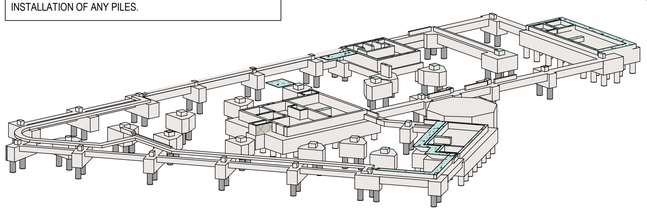
FOR CRANE SETTING OUT REFER TO DWG No. **P662-ROS-ZZ-FN-GA-S-1702**

TOC +39.585

DUE TO THE PRESENCE OF EXISTING TREES AND CLAY SOILS. ALLOWANCES SHOULD BE MADE FOR SUITABLE GROUND WORK IN THIS AREA TO ENSURE SUFFICIENT DEPTH OF CLAY SOILS ARE REPLACED WITH A GRANULAR MATERIAL.

EXISTING FOUNDATIONS

WHERE EXISTING RETAINING WALL AND FOUNDATIONS ARE FOUND, THESE ARE TO BE REMOVED PRIOR TO INSTALLATION OF ANY PILES.



FOUNDATION 3D

FOUNDATION LAYOUT

1 : 100

PILING PLATFORM DESIGN AND LEVELS BY OTHER TO BE CONFIRMED

Pile Cap Schedule

Type Mark	Type	Count
PC02	750 x 2100 x 1200mm	9
PC02a	1080 x 2100 x 1200mm	2
PC02b	880 x 3078 x 1200mm	6
PC02c	3078 x 1090 x 1200mm	1
PC02d	880 x 2100 x 1200mm	1
PC03	1919 x 2100 x 1200mm	14
PC03a	2085 x 2100 x 1200mm	1
PC03b	880 x 3976 x 1200mm	1
PC04	2100x2100x1200mm PILE CAP	1

GROUND BEAM SCHEDULE

GB1	-	600x600mm GROUND BEAM
GB2	-	750x600mm GROUND BEAM
GB3	-	450x450mm GROUND BEAM
GB4	-	600x880mm GROUND BEAM
GB6	-	600x800mm GROUND BEAM
GB7	-	800x800mm GROUND BEAM

KEY TO HEALTH & SAFETY SYMBOLS

- WARNING RISK — INDICATES A RESIDUAL RISK AS A WARNING.
- COMPULSORY RISK — INDICATES A RESIDUAL RISK REQUIRING A COMPULSORY ACTION.
- PROHIBITIVE RISK — INDICATES A RESIDUAL RISK REQUIRING A PROHIBITIVE ACTION.
- INFORMATION RISK — INDICATES A RESIDUAL RISK FOR INFORMATION.

LEVELS KEY:

- TOC = +39.950m
- TOC = +39.750m
- TOC = +39.325m
- TOC = +39.125m

CONCRETE SPECIFICATION NOTES:

1. CONCRETE GRADES ARE TO BE AS FOLLOWS:

ELEMENT	CONCRETE GRADE	ROSCOE STRUCTURAL SPEC. CLAUSE	REBAR ESTIMATES
BLINDING	GEN 3	E10/132C	
FOUNDATIONS (ALL)	C28/35	E10/132B	ALLOW FOR 135kg/m³ REINFORCEMENT FOR PILECAPS AND 220kg/m³ GROUND BEAM
GROUND FLOOR SLAB	C35/45	E10/132B	250mm SLAB - ALLOW FOR 130kg/m3 , PLUS 10 PROPRIETARY PUNHCING SHEAR RAILS PER INTERNAL COLUMN
SUSPENDED SLABS	C35/45	E10/132D	250mm SLABS - ALLOW FOR 130kg/m³,PLUS 10 PROPRIETARY PUNCHING SHEAR RAILS PER COLUMN
COLUMNS	C35/45	E10/132E	COLUMNS - ALLOW FOR 225kg/m³ REINFORCEMENT
CORE WALLS & LINK BEAMS	C35/45	E10/132A	ALLOW FOR 120kg/m³ IF CORES ARE TO SLIP OR JUMPFORMED THEN ALLOWANCE NEEDS TO BE MADE FOR PULL-OUT BARS TO FLOOR SLABS AND LANDINGS

2. FOR NOMINAL COVER TO REINFORCEMENT REFER TO ROSCOE REINFORCEMENT DRAWINGS
3. MAXIMUM AGGREGATE SIZE 20mm.
4. CONCRETE TEST CUBES SHALL BE MADE AND TESTED IN ACCORDANCE WITH ROSCOE SPECIFICATION SECTION E10.
5. ALL CONCRETE TO BE IN ACCORDANCE WITH NATIONAL STRUCTURAL CONCRETE SPECIFICATION FOR BUILDING CONSTRUCTION.
6. HI-VIS REBAR PROTECTORS TO BE PLACED ON ENDS OF EXPOSED BARS AND ALL OPERATIVES TO WEAR EYE PROTECTORS (GOGGLES) TO AVOID INJURY.
7. ALL BURIED CONCRETE IS ASSUMED TO HAVE DESIGN SULPHATE CLASS DS-1 AND AGGRESSIVE CHEMICAL ENVIRONMENT CONCRETE AC-1. THIS IS CONFIRMED IN THE PHASE 2 GROUND INVESTIGATION UNDERTAKEN BY GROUND RISK.

REV	DATE	BY	DESCRIPTION	CHK	APP
P05	06.03.26	GMT	CRANE BASE ADDED	JB	AW
P04	11.12.25	HM	UPDATED STAGE 4 ISSUE	TG	AW
P03	05.12.25	HM	STAGE 4 ISSUE	TG	AW
P02	24.09.25	GMT	UPDATED STAGE 3 ISSUE	TG	AW
P01	30.06.25	GMT	STAGE 3 ISSUE	TG	AW

DRAWING STATUS: STAGE 4

Roscoe
CIVIL & STRUCTURAL ENGINEERS
INSPIRING BUILT ENVIRONMENTS

CLIENT: HG CONSTRUCTION

ARCHITECT: DAY

PROJECT: PLYMOUTH GROVE

TITLE: FOUNDATION GENERAL ARRANGEMENT

SCALE @ A1:	CHECKED:	APPROVED:
1:100	AW	DJG

PROJECT NUMBER:	DESIGNED:	DRAWN:	DATE:
25406	TG	GMT	JUN '25

DRAWING No: P662-ROS-ZZ-FN-GA-S-1600 REV: P05

Project Name	Plymouth Grove	**Daily Grouting Record**	Date 30/04/2026
Project No.	TD8883		Report No. 1
Engineer			Seam/Location
Client	HG Construction	**Type:** **Perimeter**	Great

Start of Shift	End of Shift	Hours

Hole ID	Depth (m)	Pressure (Bar)	Material (Tonne)				Gravel (Tonne)	Remarks	Complete
			Cement	Bentonite	Sand	Total			
Well 01	11 to 10		0.125	0.125		0.250			Yes
	10 to 9		0.125	0.125		0.250			Yes
	9 to 8		0.100	0.100		0.200			Yes
	8 to 7		0.100	0.100		0.200			Yes
	7 to 6		0.125	0.125		0.250			Yes
	6 to 5		0.150	0.150		0.300			Yes
	5 to 4		0.100	0.100		0.200			Yes
		Totals	0.825	0.825		1.650			

Signed	Checked	For Client	SOIL ENGINEERING

Project Name	Plymouth Grove	**Daily Grouting Record**	Date 01/05/2026
Project No.	TD8883		Report No. 2
Engineer			Seam/Location
Client	HG Construction	**Type:** **Perimeter**	Great

Start of Shift	End of Shift	Hours

Hole ID	Depth (m)	Pressure (Bar)	Material (Tonne)				Gravel (Tonne)	Remarks	Complete
			Cement	Bentonite	Sand	Total			
Well 01	4 to3		0.125	0.125		0.250		Grout Surfaced	Yes
			0.100	0.100		0.200		Topped Up to surface	
Well 2	7.0 to 8.3		0.013	0.013		0.026			Yes
	6.0 to 7.0		0.012	0.012		0.024			Yes
	5.0 to 6.0		0.025	0.025		0.050			Yes
	4.0 to 5.0		0.075	0.075		0.150			Yes
		Totals	0.350	0.350		0.700			

Signed	Checked	For Client	
			SOIL ENGINEERING
Form No. SE-GES-F-001	Revision No. 2.06	Issue Date 01/03/2019	Part of the Bachy Soletanche Group

Project Name	Plymouth Grove	**Daily Grouting Record**	Date 04/05/2026
Project No.	TD8883		Report No. 3
Engineer			Seam/Location
Client	HG Construction	**Type:** **Perimeter**	Great

Start of Shift	End of Shift	Hours

Hole ID	Depth (m)	Pressure (Bar)	Material (Tonne)				Gravel (Tonne)	Remarks	Complete
			Cement	Bentonite	Sand	Total			
Well 02	4.0 to 3.0m		0.050	0.050		0.100		Grout Surfaced	Yes
	3.0 to 2.0m		0.100	0.100		0.200		Grout Surfaced	
			0.100	0.100		0.200		Topped Up to surface	
		Totals	0.250	0.250		0.500			

Signed	Checked	For Client	SOIL ENGINEERING

e3p
Taylor Road
Urmston
Manchester

t:

e: asmith@e3p.co.uk

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 : 26-020160

Replaces Analytical Report Number: 26-020160, issue no. 1
Client sampling date amended.

Project / Site name:	Plymouth Grove	**Samples received on:**	17/04/2026
Your job number:	18 678	**Samples instructed on/ Analysis started on:**	17/04/2026
Your order number:	13928	**Analysis completed by:**	27/04/2026
Report Issue Number:	2	**Report issued on:**	01/05/2026
Samples Analysed:	1 water sample		

Signed:

Adan Cazas Garcia
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.

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: 26-020160
Project / Site name: Plymouth Grove

Your Order No: 13928

Lab Sample Number				892694
Sample Reference				Historic Well
Sample Number				None Supplied
Water Matrix				Other water
Depth (m)				None Supplied
Date Sampled				16/04/2026
Time Taken				None Supplied
Analytical Parameter (Water Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
General Inorganics				
pH (L099)	pH Units	N/A	NONE	8.1
Total Cyanide (Low Level 1 µg/l)	µg/l	1	NONE	2.1
Dissolved Organic Carbon (DOC)	mg/l	0.1	NONE	4.42
Total Phenols				
Total Phenols (Monohydric) Low Level	µg/l	1	NONE	< 1.0
Speciated PAHs				
Naphthalene	µg/l	0.01	NONE	< 0.01
Acenaphthylene	µg/l	0.01	NONE	< 0.01
Acenaphthene	µg/l	0.01	NONE	< 0.01
Fluorene	µg/l	0.01	NONE	< 0.01
Phenanthrene	µg/l	0.01	NONE	0.03
Anthracene	µg/l	0.01	NONE	< 0.01
Fluoranthene	µg/l	0.01	NONE	0.1
Pyrene	µg/l	0.01	NONE	0.11
Benzo(a)anthracene	µg/l	0.01	NONE	0.05
Chrysene	µg/l	0.01	NONE	0.05
Benzo(b)fluoranthene	µg/l	0.01	NONE	0.06
Benzo(k)fluoranthene	µg/l	0.01	NONE	0.02
Benzo(a)pyrene	µg/l	0.01	NONE	0.05
Indeno(1,2,3-cd)pyrene	µg/l	0.01	NONE	< 0.01
Dibenz(a,h)anthracene	µg/l	0.01	NONE	< 0.01
Benzo(ghi)perylene	µg/l	0.01	NONE	< 0.01

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Analytical Report Number: 26-020160
Project / Site name: Plymouth Grove

Your Order No: 13928

Lab Sample Number	892694
Sample Reference	Historic Well
Sample Number	None Supplied
Water Matrix	Other water
Depth (m)	None Supplied
Date Sampled	16/04/2026
Time Taken	None Supplied

Analytical Parameter (Water Analysis)	Units	Test Limit of detection	Test Accreditation Status	
Heavy Metals / Metalloids				
Arsenic (dissolved)	µg/l	0.15	NONE	1.9
Cadmium (dissolved)	µg/l	0.02	NONE	0.03
Chromium (dissolved)	µg/l	0.2	NONE	0.8
Copper (dissolved)	µg/l	0.5	NONE	6.7
Lead (dissolved)	µg/l	0.2	NONE	5.9
Manganese (dissolved)	µg/l	0.05	NONE	3.3
Mercury (dissolved)	µg/l	0.05	NONE	< 0.05
Nickel (dissolved)	µg/l	0.5	NONE	1.4
Selenium (dissolved)	µg/l	0.6	NONE	< 0.6
Zinc (dissolved)	µg/l	0.5	NONE	6.7
Calcium (dissolved)	mg/l	0.012	NONE	160
Chromium (hexavalent)	µg/l	5	NONE	< 5.0
Petroleum Hydrocarbons				
TPH - Aliphatic >EC5 - EC6 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0
TPH - Aliphatic >EC6 - EC8 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0
TPH - Aliphatic >EC8 - EC10 $_{HS_1D_AL}$	µg/l	1	NONE	< 1.0
TPH - Aliphatic >EC10 - EC12 $_{EH_1D_AL_MS}$	µg/l	10	NONE	< 10
TPH - Aliphatic >EC12 - EC16 $_{EH_1D_AL_MS}$	µg/l	10	NONE	< 10
TPH - Aliphatic >EC16 - EC21 $_{EH_1D_AL_MS}$	µg/l	10	NONE	< 10
TPH - Aliphatic >EC21 - EC35 $_{EH_1D_AL_MS}$	µg/l	10	NONE	< 10
TPH - Aliphatic >EC5 - EC35 $_{HS+EH_1D_AL_MS}$	µg/l	10	NONE	< 10
TPH - Aromatic >EC5 - EC7 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0
TPH - Aromatic >EC7 - EC8 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0
TPH - Aromatic >EC8 - EC10 $_{HS_1D_AR}$	µg/l	1	NONE	< 1.0
TPH - Aromatic >EC10 - EC12 $_{EH_1D_AR_MS}$	µg/l	10	NONE	< 10
TPH - Aromatic >EC12 - EC16 $_{EH_1D_AR_MS}$	µg/l	10	NONE	< 10
TPH - Aromatic >EC16 - EC21 $_{EH_1D_AR_MS}$	µg/l	10	NONE	< 10
TPH - Aromatic >EC21 - EC35 $_{EH_1D_AR_MS}$	µg/l	10	NONE	< 10
TPH - Aromatic >EC5 - EC35 $_{HS+EH_1D_AR_MS}$	µg/l	10	NONE	< 10
TPH (EC10 - EC40) $_{EH_1D_TOTAL_MS}$	µg/l	10	NONE	< 10
VOCs				
Chloromethane	µg/l	3	NONE	< 3.0
Chloroethane	µg/l	3	NONE	< 3.0
Bromomethane	µg/l	3	NONE	< 3.0
Vinyl Chloride	µg/l	3	NONE	< 3.0
Trichlorofluoromethane	µg/l	3	NONE	< 3.0
1,1-Dichloroethene	µg/l	3	NONE	< 3.0
1,1,2-Trichloro-1,2,2-trifluoroethane	µg/l	3	NONE	< 3.0
Trans 1,2-dichloroethylene	µg/l	3	NONE	< 3.0
MTBE (Methyl Tertiary Butyl Ether)	µg/l	3	NONE	< 3.0
1,1-Dichloroethane	µg/l	3	NONE	< 3.0
2,2-Dichloropropane	µg/l	3	NONE	< 3.0

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Analytical Report Number: 26-020160
Project / Site name: Plymouth Grove

Your Order No: 13928

Lab Sample Number				892694
Sample Reference				Historic Well
Sample Number				None Supplied
Water Matrix				Other water
Depth (m)				None Supplied
Date Sampled				16/04/2026
Time Taken				None Supplied
Analytical Parameter (Water Analysis)	Units	Test Limit of detection	Test Accreditation Status	
Chloroform	µg/l	3	NONE	< 3.0
1,1,1-Trichloroethane	µg/l	3	NONE	< 3.0
1,2-Dichloroethane	µg/l	3	NONE	< 3.0
1,1-Dichloropropene	µg/l	3	NONE	< 3.0
Cis-1,2-dichloroethene	µg/l	3	NONE	< 3.0
Benzene	µg/l	1	NONE	< 1.0
Carbontetrachloride	µg/l	3	NONE	< 3.0
1,2-Dichloropropane	µg/l	3	NONE	< 3.0
Trichloroethene	µg/l	3	NONE	< 3.0
Dibromomethane	µg/l	3	NONE	< 3.0
Bromodichloromethane	µg/l	3	NONE	< 3.0
Cis-1,3-dichloropropene	µg/l	3	NONE	< 3.0
Trans-1,3-dichloropropene	µg/l	3	NONE	< 3.0
Toluene	µg/l	1	NONE	< 1.0
1,1,2-Trichloroethane	µg/l	3	NONE	< 3.0
1,3-Dichloropropane	µg/l	3	NONE	< 3.0
Dibromochloromethane	µg/l	3	NONE	< 3.0
Tetrachloroethene	µg/l	3	NONE	< 3.0
1,2-Dibromoethane	µg/l	3	NONE	< 3.0
Chlorobenzene	µg/l	3	NONE	< 3.0
1,1,1,2-Tetrachloroethane	µg/l	3	NONE	< 3.0
Ethylbenzene	µg/l	1	NONE	< 1.0
p & m-xylene	µg/l	1	NONE	< 1.0
Styrene	µg/l	3	NONE	< 3.0
Bromoform	µg/l	3	NONE	< 3.0
o-xylene	µg/l	1	NONE	< 1.0
Isopropylbenzene	µg/l	3	NONE	< 3.0
1,1,2,2-Tetrachloroethane	µg/l	3	NONE	< 3.0
Bromobenzene	µg/l	3	NONE	< 3.0
n-Propylbenzene	µg/l	3	NONE	< 3.0
2-Chlorotoluene	µg/l	3	NONE	< 3.0
4-Chlorotoluene	µg/l	3	NONE	< 3.0
1,3,5-Trimethylbenzene	µg/l	3	NONE	< 3.0
tert-Butylbenzene	µg/l	3	NONE	< 3.0
1,2,4-Trimethylbenzene	µg/l	3	NONE	< 3.0
sec-Butylbenzene	µg/l	3	NONE	< 3.0
1,3-Dichlorobenzene	µg/l	3	NONE	< 3.0
p-Isopropyltoluene	µg/l	3	NONE	< 3.0
1,4-Dichlorobenzene	µg/l	3	NONE	< 3.0
1,2-Dichlorobenzene	µg/l	3	NONE	< 3.0
Butylbenzene	µg/l	3	NONE	< 3.0
1,2-Dibromo-3-chloropropane	µg/l	3	NONE	< 3.0
1,2,4-Trichlorobenzene	µg/l	3	NONE	< 3.0
Hexachlorobutadiene	µg/l	3	NONE	< 3.0
1,2,3-Trichlorobenzene	µg/l	3	NONE	< 3.0

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Analytical Report Number: 26-020160
Project / Site name: Plymouth Grove

Your Order No: 13928

Lab Sample Number				892694
Sample Reference				Historic Well
Sample Number				None Supplied
Water Matrix				Other water
Depth (m)				None Supplied
Date Sampled				16/04/2026
Time Taken				None Supplied
Analytical Parameter (Water Analysis)	**Units**	**Test Limit of detection**	**Test Accreditation Status**	
SVOCs				
Aniline	µg/l	0.05	NONE	< 0.05
Phenol	µg/l	0.05	NONE	< 0.05
2-Chlorophenol	µg/l	0.05	NONE	< 0.05
Bis(2-chloroethyl)ether	µg/l	0.05	NONE	< 0.05
1,3-Dichlorobenzene	µg/l	0.05	NONE	< 0.05
1,2-Dichlorobenzene	µg/l	0.05	NONE	< 0.05
1,4-Dichlorobenzene	µg/l	0.05	NONE	< 0.05
Bis(2-chloroisopropyl)ether	µg/l	0.05	NONE	< 0.05
2-Methylphenol	µg/l	0.05	NONE	< 0.05
Hexachloroethane	µg/l	0.05	NONE	< 0.05
Nitrobenzene	µg/l	0.05	NONE	< 0.05
4-Methylphenol	µg/l	0.05	NONE	< 0.05
Isophorone	µg/l	0.05	NONE	< 0.05
2-Nitrophenol	µg/l	0.05	NONE	< 0.05
2,4-Dimethylphenol	µg/l	0.05	NONE	< 0.05
Bis(2-chloroethoxy)methane	µg/l	0.05	NONE	< 0.05
1,2,4-Trichlorobenzene	µg/l	0.05	NONE	< 0.05
2,4-Dichlorophenol	µg/l	0.05	NONE	< 0.05
4-Chloroaniline	µg/l	0.05	NONE	< 0.05
Hexachlorobutadiene	µg/l	0.05	NONE	< 0.05
4-Chloro-3-methylphenol	µg/l	0.05	NONE	< 0.05
2,4,6-Trichlorophenol	µg/l	0.05	NONE	< 0.05
2,4,5-Trichlorophenol	µg/l	0.05	NONE	< 0.05
2-Methylnaphthalene	µg/l	0.05	NONE	< 0.05
2-Chloronaphthalene	µg/l	0.05	NONE	< 0.05
Dimethylphthalate	µg/l	0.05	NONE	< 0.05
2,6-Dinitrotoluene	µg/l	0.05	NONE	< 0.05
2,4-Dinitrotoluene	µg/l	0.05	NONE	< 0.05
Dibenzofuran	µg/l	0.05	NONE	< 0.05
4-Chlorophenyl phenyl ether	µg/l	0.05	NONE	< 0.05
Diethyl phthalate	µg/l	0.05	NONE	< 0.05
4-Nitroaniline	µg/l	0.05	NONE	< 0.05
Azobenzene	µg/l	0.05	NONE	< 0.05
Bromophenyl phenyl ether	µg/l	0.05	NONE	< 0.05
Hexachlorobenzene	µg/l	0.05	NONE	< 0.05
Carbazole	µg/l	0.05	NONE	< 0.05
Dibutyl phthalate	µg/l	0.05	NONE	< 0.05
Anthraquinone	µg/l	0.05	NONE	< 0.05
Butyl benzyl phthalate	µg/l	0.05	NONE	< 0.05

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

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Analytical Report Number : 26-020160
Project / Site name: Plymouth Grove

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
Dissolved Organic Carbon in water	Determination of dissolved organic carbon in water by TOC/DOC NDIR Analyser. Accredited matrices: SW, PW, GW, FSE, LL	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L037B	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
Total Petroleum Hydrocarbons in water by GC-MS	Determination of total petroleum hydrocarbons in water by GC-MS. Accredited matrices (TPH C12-C35): SW, PW, GW	In-house method	L070B	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
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
Monohydric phenols (low level) in water	Determination of phenols in water by continuous flow analyser	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	NONE
Total cyanide (low level) in water	Determination of total cyanide in water by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	NONE
Total 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

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Project / Site name: Plymouth Grove

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
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
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

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

Information in Support of Analytical Results

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