

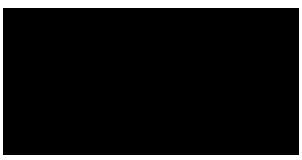
GROUNDTECH
CONSULTING

DIDSBURY POINT

COVER SYSTEM VALIDATION REPORT

BRIDGESTONE CONSTRUCTION

AUGUST 2026

Document Control Form	
PROJECT	*DIDSBURY POINT*
REPORT NAME	*COVER SYSTEM VALIDATION REPORT*
REPORT REFERENCE	*GRO-20064-6812*
STATUS	*FINAL*
ISSUE DATE	*28 AUGUST 2026*
REVISION	
CLIENT	*BRIDGESTONE CONSTRUCTION*
CLIENT CONTACT	*ROY ELSTON*
For and Behalf of Groundtech Consulting	
SIGNATURE	
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CHECKED	Connor Hastings BSc (Hons) FGS
SIGNATURE	
REVIEWED	James Doyle BSc (Hons) CGeol FGS

Introduction

Groundtech Consulting visited the residential development at Didsbury Point in Didsbury to validate the depth of the cover system placed areas of soft landscaping as outlined in the approved Remedial Specification *ref. GRO-20064-4035.* An extract showing the validated cover system is presented below.



Proposed Development

Please find below the Cover System Validation Report in accordance with the agreed scope of works.

Site Works

Groundtech Consulting carried out the following site visits:

- *16th March 2026 - to obtain samples of Topsoil and undertake geo-environmental testing for suitability for use at the site.*
- *10th August 2026 - to validate the depth of Cover in areas of soft landscaping.*

Geo-Environmental Testing Results

The topsoil used at the site was clean imported material from Huperade LTD as extra fine topsoil. Five samples of Topsoil were sampled and tested by Groundtech Consulting in March 2026. The soils were tested for the following suite of determinants in accordance with Manchester City Council Guidance - Verification Requirements for Cover Systems Version 3.4 dated February 2021.:

- *Arsenic, Cadmium, Chromium (total), Chromium (Hexavalent), Copper, Mercury, Nickel, Lead, Selenium, Zinc and pH.*
- *Speciated Polycyclic Aromatic Hydrocarbons (PAHs).*
- *Total Petroleum Hydrocarbons (TPHs).*
- *Asbestos Screening.*

All concentrations recorded for the Contaminants of Concern tested for were below the relevant screening values for residential end use with plant uptake. No asbestos was detected in any of the samples screened.

The results of the topsoil testing are appended to the rear of the report.

Cover System Depth Validation

The depth of cover specified at the site in the remedial specification produced *ref. GRO-20064-4035* specified that 600mm of clean topsoil material underlain by 100mm of hard dig subsoil or a demarcation membrane was required in areas of soft landscaping at the site.

Soft landscaping areas at the site are not utilised as private gardens, the soft landscaping comprises small POS areas in the southern areas associated with the carpark at the site. As the soft landscaping areas are not utilised under the residential with plant uptake end use the previously specified depth of cover is not required and the depth of cover installed is in accordance with the planting requirements for the site.

During the enabling works undertaken at the site a hard dig layer was placed across the entire site to form the piling matt which was left insitu. Following this topsoil has been placed at between 140mm and 550mm in the soft landscaped areas in line with the planting requirements in these areas.

No frequency of inspection pits is outlined in the Remedial Specification and so validation has been undertaken generally across the POS Area.

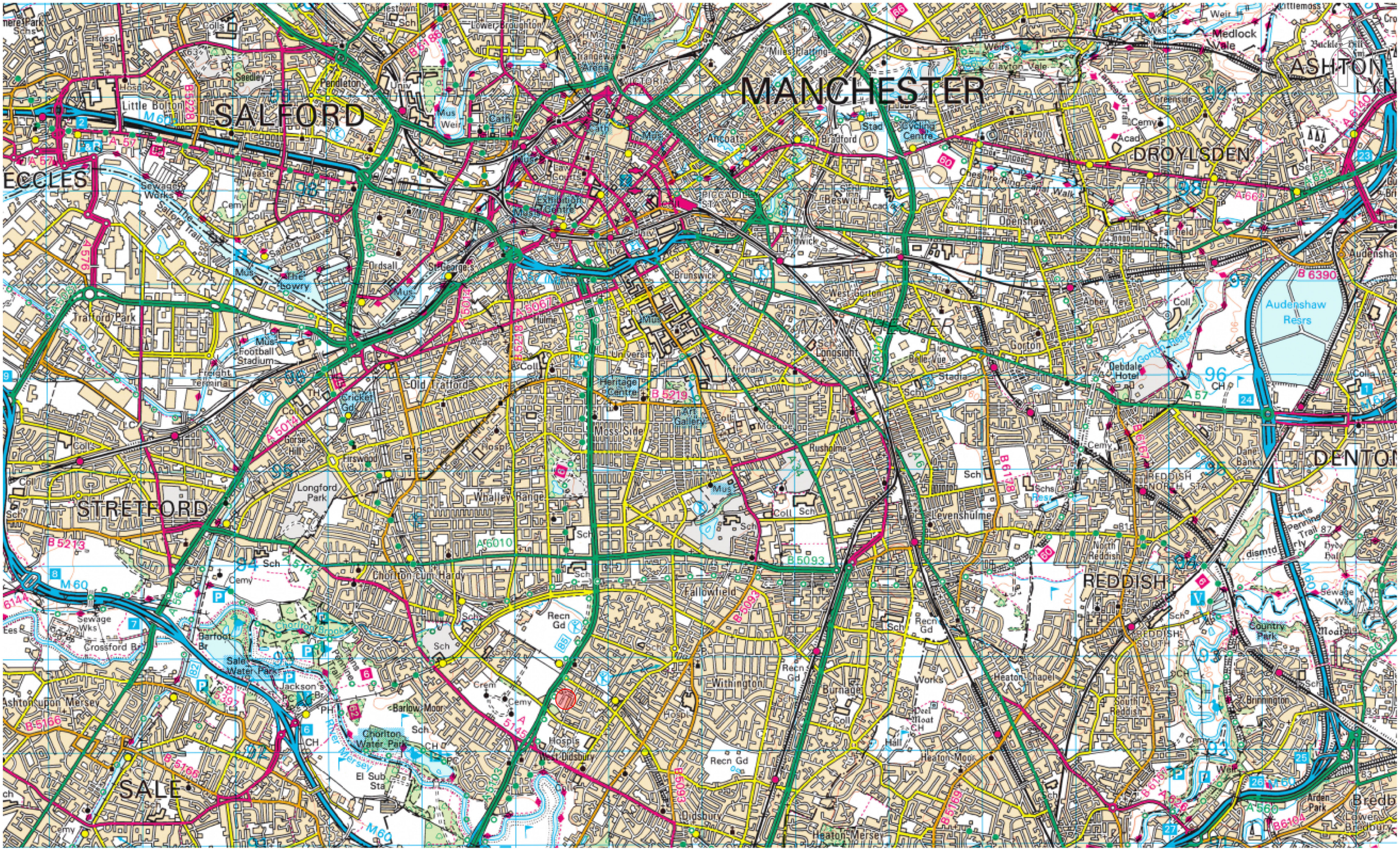
Photographs are appended to this report which verify the presence of the cover system in soft landscaping areas at the site.

Conclusions

The material used for the cover system of the soft landscaping areas is deemed suitable for use by laboratory testing adhering to the Remedial Specification produced by Groundtech Consulting. The depth validation excavations in soft landscaping areas confirms the presence of between 140mm and 550mm cover in line with the planting requirements at the site.

Based on the recent site visit and laboratory testing, the cover system installed in soft landscaping areas is suitable for the proposed end use.

Plans



GROUNDTECH CONSULTING	CLIENT	DATE			Status
	SOUTHWAY HOUSING	APRIL 2021			Preliminary
	PROJECT TITLE	SCALE			Draft
	DIDSBURY POINT	NTS			Issued
	PLAN TITLE	PLAN NUMBER			For Comment
	PROJECT LOCATION PLAN	GRO-20064-P01	Rev.	Details / Date	Approved

Notes

SITE LOCATION



GROUNDTECH CONSULTING

CLIENT	BRIDGESTONE CONSTRUCTION
PROJECT TITLE	DIDSBURY POINT
PLAN TITLE	COVER SYSTEM VALIDATION LOCATIONS PLAN
DATE	AUGUST 2026
SCALE	NTS
PLAN NUMBER	GRO-20064-P04

Rev.	Details	Date

Status	
Preliminary	
Draft	
Issued	●
For Comment	
Approved	

Notes

Cover System Validation Location

Laboratory Testing Results (Topsoil)

Element Materials Technology
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Zone 3
Deeside Industrial Park
Deeside
CH5 2UA

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Groundtech Consulting Limited
PO Box 499
Manchester
United Kingdom
M28 8EE

Attention :	Chloe Cocker
Date :	1st September, 2026
Your reference :	GRO-20064
Our reference :	Test Report 26/4556 Batch 1
Location :	Didsbury Point
Date samples received :	24th March, 2026
Status :	Final report
Issue :	202609010953

Three samples were received for analysis on 24th March, 2026 of which three were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 18.896 kg of CO2

Scope 1&2&3 emissions - 44.657 kg of CO2

Authorised By:

[redacted]

Bruce Leslie
Project Manager

Element Materials Technology Environmental UK Limited
Registered in England and Wales
Registered Office: 3rd Floor Davidson Building, 5 Southampton Street, London WC2E 7HA
Company Registration No: 11371415

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker
EMT Job No: 26/4556

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	7-9	16-18									
Sample ID	TS.1	TS.3	TS.6									
Depth										Please see attached notes for all abbreviations and acronyms		
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	16/03/2026	16/03/2026	16/03/2026									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1							LOD/LOR	Units	Method No.
Date of Receipt	24/03/2026	24/03/2026	24/03/2026									
Arsenic #	10.7	9.0	11.3							<0.5	mg/kg	TM30/PM15
Cadmium #	<0.3	<0.3	<0.3							<0.3	mg/kg	TM30/PM15
Chromium #	49.0	41.9	45.4							<0.5	mg/kg	TM30/PM15
Copper #	46	34	43							<1	mg/kg	TM30/PM15
Lead #	101	92	105							<5	mg/kg	TM30/PM15
Mercury #	0.5	0.4	0.4							<0.1	mg/kg	TM30/PM15
Nickel #	17.6	13.4	16.0							<0.7	mg/kg	TM30/PM15
Selenium #	2	1	<1							<1	mg/kg	TM30/PM15
Zinc #	99	83	96							<5	mg/kg	TM30/PM15
PAH MS												
Naphthalene #	0.08	0.05	<0.04							<0.04	mg/kg	TM4/PM8
Acenaphthylene	0.08	0.06	<0.03							<0.03	mg/kg	TM4/PM8
Acenaphthene #	0.20	0.17	<0.05							<0.05	mg/kg	TM4/PM8
Fluorene #	0.14	0.13	<0.04							<0.04	mg/kg	TM4/PM8
Phenanthrene #	1.79	1.98	0.24							<0.03	mg/kg	TM4/PM8
Anthracene #	0.49	0.57	0.07							<0.04	mg/kg	TM4/PM8
Fluoranthene #	3.77	3.54	0.49							<0.03	mg/kg	TM4/PM8
Pyrene #	3.36	3.47	0.43							<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	1.64	1.55	0.22							<0.06	mg/kg	TM4/PM8
Chrysene #	1.80	1.67	0.24							<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	2.88	2.50	0.34							<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	1.95	1.73	0.24							<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	1.05	0.89	0.14							<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	0.22	0.21	<0.04							<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	0.98	0.81	0.13							<0.04	mg/kg	TM4/PM8
PAH 16 Total	20.4	19.3	2.5							<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	2.07	1.80	0.24							<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	0.81	0.70	0.10							<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	98	89	91							<0	%	TM4/PM8
TPH CWG												
Aliphatics												
>C5-C6 (HS_1D_AL) #	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) #	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL) #	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) #	-	1.6	-							<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) #	-	<4	-							<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) #	-	<7	-							<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) #	-	12	-							<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	-	<19	-							<19	mg/kg	TM5/TM36/PM8/PM12/PM16

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker
EMT Job No: 26/4556

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	1-3	7-9	16-18									
Sample ID	TS.1	TS.3	TS.6									
Depth										Please see attached notes for all abbreviations and acronyms		
COC No / misc												
Containers	V J T	V J T	V J T									
Sample Date	16/03/2026	16/03/2026	16/03/2026									
Sample Type	Soil	Soil	Soil									
Batch Number	1	1	1							LOD/LOR	Units	Method No.
Date of Receipt	24/03/2026	24/03/2026	24/03/2026									
TPH CWG												
Aromatics												
>C5-EC7 (HS_1D_AR)#	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR)#	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR)#	-	<0.1	-							<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR)#	-	<0.2	-							<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR)#	-	<4	-							<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR)#	-	14	-							<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR)#	-	89	-							<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR)#	-	103	-							<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH_CU+HS_1D_Total)	-	103	-							<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE#	-	<5	-							<5	ug/kg	TM36/PM12
Benzene#	-	<5	-							<5	ug/kg	TM36/PM12
Toluene#	-	<5	-							<5	ug/kg	TM36/PM12
Ethylbenzene#	-	<5	-							<5	ug/kg	TM36/PM12
m/p-Xylene#	-	<5	-							<5	ug/kg	TM36/PM12
o-Xylene#	-	<5	-							<5	ug/kg	TM36/PM12
Natural Moisture Content	17.2	15.4	31.2							<0.1	%	PM4/PM0
Hexavalent Chromium#	<0.3	<0.3	<0.3							<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext)#	0.1374	0.0945	0.0972							<0.0015	g/l	TM38/PM20
Organic Matter	6.9	4.9	6.6							<0.2	%	TM21/PM24
pH#	7.74	7.47	7.46							<0.01	pH units	TM73/PM11

Client Name: Groundtech Consulting Limited

Reference: GRO-20064

Location: Didsbury Point

Contact: Chloe Cocker

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	EPH Interpretation
26/4556	1	TS.3		7-9	PAH's & possible naturally occurring compounds

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/4556	1	TS.1		3	Kieran Hubbard	25/03/2026	**General Description (Bulk Analysis)**	brown soil
					Kieran Hubbard	25/03/2026	**Asbestos Fibres**	NAD
					Kieran Hubbard	25/03/2026	**Asbestos Fibres (2)**	NAD
					Kieran Hubbard	25/03/2026	**Asbestos ACM**	NAD
					Kieran Hubbard	25/03/2026	**Asbestos ACM (2)**	NAD
					Kieran Hubbard	25/03/2026	**Asbestos Type**	NAD
					Kieran Hubbard	25/03/2026	**Asbestos Type (2)**	NAD
26/4556	1	TS.3		9	Charlotte Taylor	25/03/2026	**General Description (Bulk Analysis)**	brown soil/stones
					Charlotte Taylor	25/03/2026	**Asbestos Fibres**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Fibres (2)**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos ACM**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos ACM (2)**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Type**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Type (2)**	NAD
26/4556	1	TS.6		18	Miriam Silverlock	25/03/2026	**General Description (Bulk Analysis)**	Brown soil, stones
					Miriam Silverlock	25/03/2026	**Asbestos Fibres**	NAD
					Miriam Silverlock	25/03/2026	**Asbestos ACM**	NAD
					Miriam Silverlock	25/03/2026	**Asbestos Type**	NAD

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
No deviating sample report results for job 26/4556						

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

Please include all sections of this report if it is reproduced

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/4556

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

Date

The dates of the performance of laboratory activity are available on request.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

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

EMT Job No: 26/4556

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes

EMT Job No: 26/4556

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No

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Groundtech Consulting Limited
PO Box 499
Manchester
United Kingdom
M28 8EE

Attention :	Chloe Cocker
Date :	1st September, 2026
Your reference :	GRO-20064
Our reference :	Test Report 26/4556 Batch 1
Location :	Didsbury Point
Date samples received :	24th March, 2026
Status :	Final report
Issue :	202609010957

Two samples were received for analysis on 24th March, 2026 of which two were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 18.896 kg of CO2

Scope 1&2&3 emissions - 44.657 kg of CO2

Authorised By:

[redacted]

Bruce Leslie
Project Manager

Element Materials Technology Environmental UK Limited
Registered in England and Wales
Registered Office: 3rd Floor Davidson Building, 5 Southampton Street, London WC2E 7HA
Company Registration No: 11371415

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker
EMT Job No: 26/4556

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

EMT Sample No.	10-12	13-15									LOD/LOR	Units	Method No.
Sample ID	TS.4	TS.5											
Depth													
COC No / misc													
Containers	V J T	V J T											
Sample Date	16/03/2026	16/03/2026											
Sample Type	Soil	Soil											
Batch Number	1	1											
Date of Receipt	24/03/2026	24/03/2026											
Arsenic #	12.0	10.7									<0.5	mg/kg	TM30/PM15
Cadmium #	<0.3	<0.3									<0.3	mg/kg	TM30/PM15
Chromium #	44.8	55.1									<0.5	mg/kg	TM30/PM15
Copper #	48	42									<1	mg/kg	TM30/PM15
Lead #	105	194									<5	mg/kg	TM30/PM15
Mercury #	0.4	0.4									<0.1	mg/kg	TM30/PM15
Nickel #	16.3	14.6									<0.7	mg/kg	TM30/PM15
Selenium #	1	<1									<1	mg/kg	TM30/PM15
Zinc #	101	93									<5	mg/kg	TM30/PM15
PAH MS													
Naphthalene #	<0.04	<0.04									<0.04	mg/kg	TM4/PM8
Acenaphthylene	<0.03	0.04									<0.03	mg/kg	TM4/PM8
Acenaphthene #	<0.05	<0.05									<0.05	mg/kg	TM4/PM8
Fluorene #	<0.04	<0.04									<0.04	mg/kg	TM4/PM8
Phenanthrene #	0.22	0.41									<0.03	mg/kg	TM4/PM8
Anthracene #	0.08	0.12									<0.04	mg/kg	TM4/PM8
Fluoranthene #	0.54	0.88									<0.03	mg/kg	TM4/PM8
Pyrene #	0.51	0.82									<0.03	mg/kg	TM4/PM8
Benzo(a)anthracene #	0.28	0.43									<0.06	mg/kg	TM4/PM8
Chrysene #	0.28	0.45									<0.02	mg/kg	TM4/PM8
Benzo(bk)fluoranthene #	0.46	0.72									<0.07	mg/kg	TM4/PM8
Benzo(a)pyrene #	0.31	0.45									<0.04	mg/kg	TM4/PM8
Indeno(123cd)pyrene #	0.15	0.26									<0.04	mg/kg	TM4/PM8
Dibenzo(ah)anthracene #	<0.04	<0.04									<0.04	mg/kg	TM4/PM8
Benzo(ghi)perylene #	0.15	0.24									<0.04	mg/kg	TM4/PM8
PAH 16 Total	3.0	4.8									<0.6	mg/kg	TM4/PM8
Benzo(b)fluoranthene	0.33	0.52									<0.05	mg/kg	TM4/PM8
Benzo(k)fluoranthene	0.13	0.20									<0.02	mg/kg	TM4/PM8
PAH Surrogate % Recovery	91	92									<0	%	TM4/PM8
TPH CWG													
Aliphatics													
>C5-C6 (HS_1D_AL) #	-	<0.1 SV									<0.1	mg/kg	TM36/PM12
>C6-C8 (HS_1D_AL) #	-	<0.1 SV									<0.1	mg/kg	TM36/PM12
>C8-C10 (HS_1D_AL) #	-	<0.1 SV									<0.1	mg/kg	TM36/PM12
>C10-C12 (EH_CU_1D_AL) #	-	<0.2									<0.2	mg/kg	TM5/PM8/PM16
>C12-C16 (EH_CU_1D_AL) #	-	<4									<4	mg/kg	TM5/PM8/PM16
>C16-C21 (EH_CU_1D_AL) #	-	<7									<7	mg/kg	TM5/PM8/PM16
>C21-C35 (EH_CU_1D_AL) #	-	9									<7	mg/kg	TM5/PM8/PM16
Total aliphatics C5-35 (EH_CU+HS_1D_AL)	-	<19									<19	mg/kg	TM5/TM36/PM8/PM12/PM16

Please see attached notes for all abbreviations and acronyms

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker
EMT Job No: 26/4556

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

Please see attached notes for all abbreviations and acronyms

EMT Sample No.	10-12	13-15	LOD/LOR	Units	Method No.
Sample ID	TS.4	TS.5			
Depth					
COC No / misc					
Containers	V J T	V J T			
Sample Date	16/03/2026	16/03/2026			
Sample Type	Soil	Soil			
Batch Number	1	1			
Date of Receipt	24/03/2026	24/03/2026			
TPH CWG					
Aromatics					
>C5-EC7 (HS_1D_AR)#	-	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC7-EC8 (HS_1D_AR)#	-	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC8-EC10 (HS_1D_AR)#	-	<0.1 SV	<0.1	mg/kg	TM36/PM12
>EC10-EC12 (EH_CU_1D_AR)#	-	<0.2	<0.2	mg/kg	TM5/PM8/PM16
>EC12-EC16 (EH_CU_1D_AR)#	-	<4	<4	mg/kg	TM5/PM8/PM16
>EC16-EC21 (EH_CU_1D_AR)#	-	32	<7	mg/kg	TM5/PM8/PM16
>EC21-EC35 (EH_CU_1D_AR)#	-	115	<7	mg/kg	TM5/PM8/PM16
Total aromatics C5-35 (EH_CU+HS_1D_AR)#	-	147	<19	mg/kg	TM5/TM36/PM8/PM12/PM16
Total aliphatics and aromatics(C5-35) (EH_CU+HS_1D_Total)	-	147	<38	mg/kg	TM5/TM36/PM8/PM12/PM16
MTBE#	-	<5 SV	<5	ug/kg	TM36/PM12
Benzene#	-	<5 SV	<5	ug/kg	TM36/PM12
Toluene#	-	<5 SV	<5	ug/kg	TM36/PM12
Ethylbenzene#	-	<5 SV	<5	ug/kg	TM36/PM12
m/p-Xylene#	-	<5 SV	<5	ug/kg	TM36/PM12
o-Xylene#	-	<5 SV	<5	ug/kg	TM36/PM12
Natural Moisture Content	28.0	22.0	<0.1	%	PM4/PM0
Hexavalent Chromium#	<0.3	<0.3	<0.3	mg/kg	TM38/PM20
Sulphate as SO4 (2:1 Ext)#	0.0839	0.0766	<0.0015	g/l	TM38/PM20
Organic Matter	7.4	6.4	<0.2	%	TM21/PM24
pH#	7.53	7.33	<0.01	pH units	TM73/PM11

Please include all sections of this report if it is reproduced
All solid results are expressed on a dry weight basis unless stated otherwise.

Client Name: Groundtech Consulting Limited

Reference: GRO-20064

Location: Didsbury Point

Contact: Chloe Cocker

Matrix : Solid

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	EPH Interpretation
26/4556	1	TS.5		13-15	PAH's

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker

Note:

Asbestos Screen analysis is carried out in accordance with our documented in-house methods PM042 and TM065 and HSG 248 by Stereo and Polarised Light Microscopy using Dispersion Staining Techniques and is covered by our UKAS accreditation. Detailed Gravimetric Quantification and PCOM Fibre Analysis is carried out in accordance with our documented in-house methods PM042 and TM131 and HSG 248 using Stereo and Polarised Light Microscopy and Phase Contrast Optical Microscopy (PCOM). Asbestos sub-samples are retained for not less than 6 months from the date of analysis unless specifically requested.

The LOQ of the Asbestos Quantification is 0.001% dry fibre of dry mass of sample.

Where the sample is not taken by a Element Materials Technology consultant, Element Materials Technology cannot be responsible for inaccurate or unrepresentative sampling.

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analyst Name	Date Of Analysis	Analysis	Result
26/4556	1	TS.4		12	Charlotte Taylor	31/03/2026	**General Description (Bulk Analysis)**	brown soil/stones
					Charlotte Taylor	31/03/2026	**Asbestos Fibres**	NAD
					Charlotte Taylor	31/03/2026	**Asbestos Fibres (2)**	NAD
					Charlotte Taylor	31/03/2026	**Asbestos ACM**	NAD
					Charlotte Taylor	31/03/2026	**Asbestos ACM (2)**	NAD
					Charlotte Taylor	31/03/2026	**Asbestos Type**	NAD
					Charlotte Taylor	31/03/2026	**Asbestos Type (2)**	NAD
26/4556	1	TS.5		15	Charlotte Taylor	25/03/2026	**General Description (Bulk Analysis)**	brown soil/stones
					Charlotte Taylor	25/03/2026	**Asbestos Fibres**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Fibres (2)**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos ACM**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos ACM (2)**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Type**	NAD
					Charlotte Taylor	25/03/2026	**Asbestos Type (2)**	NAD

Client Name: Groundtech Consulting Limited
Reference: GRO-20064
Location: Didsbury Point
Contact: Chloe Cocker

EMT Job No.	Batch	Sample ID	Depth	EMT Sample No.	Analysis	Reason
No deviating sample report results for job 26/4556						

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

Please include all sections of this report if it is reproduced

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/4556

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overesitimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.
Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.
Laboratory records are kept for a period of no less than 6 years.

Date

The dates of the performance of laboratory activity are available on request.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).
Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitively, with a matrix specific limit of detection. Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

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

EMT Job No: 26/4556

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.			AR	Yes
TM4	Modified USEPA 8270D v5:2014 method for the solvent extraction and determination of PAHs by GC-MS.	PM8	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required.	Yes		AR	Yes
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM16	Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.			AR	
TM5	Modified 8015B v2:1996 method for the determination of solvent Extractable Petroleum Hydrocarbons (EPH) within the range C8-C40 by GCFID. For waters the solvent extracts dissolved phase plus a sheen if present.	PM8/PM16	End over end extraction of solid samples for organic analysis. The solvent mix varies depending on analysis required/Fractionation into aliphatic and aromatic fractions using a Rapid Trace SPE.	Yes		AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details			AR	Yes
TM5/TM36	please refer to TM5 and TM36 for method details	PM8/PM12/PM16	please refer to PM8/PM16 and PM12 for method details	Yes		AR	Yes
TM21	Modified BS 7755-3:1995, ISO10694:1995 Determination of Total Organic Carbon or Total Carbon by combustion in an Eltra TOC furnace/analyser in the presence of oxygen. The CO2 generated is quantified using infra-red detection. Organic Matter (SOM) calculated as per EA MCERTS Chemical Testing of Soil.	PM24	Preparation of Soil and Marine Sediment Samples for Total Organic Carbon.			AD	Yes
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
TM36	Modified US EPA method 8015B v2:1996. Determination of Gasoline Range Organics (GRO) in the carbon chain range of C4-12 by headspace GC-FID. MTBE by GCFID co-elutes with 3-methylpentane if present and therefore can give a false positive. Positive MTBE results will be re-run using GC-MS to double check, when requested.	PM12	Modified US EPA method 5021A v2:2014. Preparation of solid and liquid samples for GC headspace analysis.	Yes		AR	Yes

EMT Job No: 26/4556

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/SANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AD	Yes
TM38	Soluble Ion analysis using Discrete Analyser. Modified US EPA methods: Chloride 325.2 (1978), Sulphate 375.4 (Rev.2 1993), o-Phosphate 365.2 (Rev.2 1993), TON 353.1 (Rev.2 1993), Nitrite 354.1 (1971), Hex Cr 7196A (1992), NH4+ 350.1 (Rev.2 1993) - All anions comparable to BS ISO 15923-1: 2013I	PM20	Extraction of dried and ground or as received samples with deionised water in a 2:1 water to solid ratio using a reciprocal shaker for all analytes except hexavalent chromium. Extraction of as received sample using 10:1 ratio of 0.2M sodium hydroxide to soil for hexavalent chromium using a reciprocal shaker.	Yes		AR	Yes
TM65	Asbestos Bulk Identification method based on HSG 248 Second edition (2021)	PM42	Modified SCA Blue Book V.12 draft 2017 and WM3 1st Edition v1.1:2018. Solid samples undergo a thorough visual inspection for asbestos fibres prior to asbestos identification using TM065.	Yes		AR	
TM73	Modified US EPA methods 150.1 (1982) and 9045D Rev. 4 - 2004) and BS1377-3:1990. Determination of pH by Metrohm automated probe analyser.	PM11	Extraction of as received solid samples using one part solid to 2.5 parts deionised water.	Yes		AR	No

Remedial Target Values

Generic Assessment Criteria (GAC)

Proposed End Use	Unit	Residential with Plant Uptake			Commercial			Source
SOM	%	1	2.5	6	1	2.5	6	
Arsenic	*mg/kg*	*37*	*37*	*37*	*640*	*640*	*640*	*LQM S4ULs*
Beryllium	*mg/kg*	*1.7*	*1.7*	*1.7*	*12*	*12*	*12*	*LQM S4ULs*
Boron (water soluble)	*mg/kg*	*290*	*290*	*290*	*240000*	*240000*	*240000*	*LQM S4ULs*
Cadmium	*mg/kg*	*11*	*11*	*11*	*190*	*190*	*190*	*LQM S4ULs*
Chromium (Total)	*mg/kg*	*910*	*910*	*910*	*8600*	*8600*	*8600*	*LQM S4ULs*
Chromium (VI)	*mg/kg*	*6*	*6*	*6*	*33*	*33*	*33*	*LQM S4ULs*
Copper	*mg/kg*	*2400*	*2400*	*2400*	*68000*	*68000*	*68000*	*LQM S4ULs*
Lead	*mg/kg*	*200*	*200*	*200*	*2300*	*2300*	*2300*	*DEFRA C4SLs*
Organic Mercury	*mg/kg*	*1.2*	*1.2*	*1.2*	*26*	*26*	*26*	*LQM S4ULs*
Nickel	*mg/kg*	*130*	*130*	*130*	*980*	*980*	*980*	*LQM S4ULs*
Selenium	*mg/kg*	*250*	*250*	*250*	*12000*	*12000*	*12000*	*LQM S4ULs*
Vanadium	*mg/kg*	*410*	*410*	*410*	*9000*	*9000*	*9000*	*LQM S4ULs*
Zinc	*mg/kg*	*3700*	*3700*	*3700*	*730000*	*730000*	*730000*	*LQM S4ULs*
Aliphatic EC 5 - 6	*mg/kg*	*42*	*78*	*160*	*3200 (304) sol*	*5900 (558) sol*	*12000 (1150) sol*	*LQM S4ULs*
Aliphatic EC 6 - 8	*mg/kg*	*100*	*230*	*530*	*7800 (144) sol*	*17000 (322) sol*	*40000 (736) sol*	*LQM S4ULs*
Aliphatic EC 8 - 10	*mg/kg*	*27*	*65*	*150*	*2000 (78) sol*	*4800 (190) sol*	*11000 (451) vap*	*LQM S4ULs*
Aliphatic EC 10 - 12	*mg/kg*	*130 (48) vap*	*330 (118) vap*	*760 (283) vap*	*9700 (48) sol*	*23000 (118) vap*	*47000 (283) vap*	*LQM S4ULs*
Aliphatic EC 12 - 16	*mg/kg*	*1100 (24) sol*	*2400 (59) sol*	*4300 (142) sol*	*59000 (24) sol*	*82000 (59) sol*	*90000 (142) sol*	*LQM S4ULs*
Aliphatic EC 16 - 35	*mg/kg*	*65000 (8.48) f,sol*	*92000 (21) f,sol*	*110000 f*	*1600000 f*	*1700000 f*	*1800000 f*	*LQM S4ULs*
Aliphatic EC 35 - 44	*mg/kg*	*65000 (8.48) f,sol*	*92000 (21) f,sol*	*110000 f*	*1600000 f*	*1700000 f*	*1800000 f*	*LQM S4ULs*
Aromatic EC 5 - 7	*mg/kg*	*70*	*140*	*300*	*26000 (1220) sol*	*46000 (2260) sol*	*86000 (4710) sol*	*LQM S4ULs*
Aromatic EC 7 - 8	*mg/kg*	*130*	*290*	*660*	*56000 (869) vap*	*110000 (1920)*	*180000 (4360)*	*LQM S4ULs*
Aromatic EC 8 - 10	*mg/kg*	*34*	*83*	*190*	*3500 (613) vap*	*8100 (1500) vap*	*17000 (3580)*	*LQM S4ULs*
Aromatic EC 10 - 12	*mg/kg*	*74*	*180*	*380*	*16000 (364) sol*	*28000 (899) sol*	*34000 (2150) sol*	*LQM S4ULs*
Aromatic EC 12 -16	*mg/kg*	*140*	*330*	*660*	*36000 (169) sol*	*37000*	*38000*	*LQM S4ULs*
Aromatic EC 16 - 21	*mg/kg*	*260 f*	*540 f*	*930 f*	*28000 f*	*28000 f*	*28000 f*	*LQM S4ULs*
Aromatic EC 21 - 35	*mg/kg*	*1100 f*	*1500 f*	*1700 f*	*28000 f*	*28000 f*	*28000 f*	*LQM S4ULs*
Aromatic EC 35 - 44	*mg/kg*	*1100 f*	*1500 f*	*1700 f*	*28000 f*	*28000 f*	*28000 f*	*LQM S4ULs*
Benzene	*mg/kg*	*0.087*	*0.17*	*0.37*	*27*	*47*	*90*	*LQM S4ULs*
Toluene	*mg/kg*	*130*	*130*	*130*	*56000 (869)*	*110000 (1920)*	*180000 (4360)*	*LQM S4ULs*
Ethyl Benzene	*mg/kg*	*47*	*110*	*260*	*5700*	*13000*	*27000*	*LQM S4ULs*
Xylene - o	*mg/kg*	*60*	*140*	*330*	*6600*	*15000*	*33000*	*LQM S4ULs*
Xylene - m	*mg/kg*	*59*	*140*	*320*	*6200*	*14000*	*31000*	*LQM S4ULs*
Xylene - p	*mg/kg*	*56*	*130*	*310*	*5900*	*14000*	*30000*	*LQM S4ULs*
MTBE (methyl tert-butyl ether)	*mg/kg*	*49*	*84*	*160*	*7900*	*13000*	*24000*	*CL:AIRE 2010*
Acenaphthene	*mg/kg*	*210*	*510*	*1100*	*84000 (57) sol*	*97000 (141) sol*	*100000*	*LQM SAULs*
Acenaphthylene	*mg/kg*	*170*	*420*	*920*	*83000 (86.1) sol*	*97000 (212) sol*	*100000*	*LQM S4ULs*
Anthracene	*mg/kg*	*2400*	*5400*	*11000*	*520000*	*540000*	*540000*	*LQM S4ULs*
Benzo(a)anthracene	*mg/kg*	*7.2*	*11*	*13*	*170*	*170*	*180*	*LQM S4ULs*
Benzo(a)pyrene	*mg/kg*	*2.2*	*2.7*	*3*	*35*	*35*	*36*	*LQM S4ULs*
Benzo(b)fluoranthene	*mg/kg*	*2.6*	*3.3*	*3.7*	*44*	*44*	*45*	*LQM S4ULs*
Benzo(ghi)perylene	*mg/kg*	*320*	*340*	*350*	*3900*	*4000*	*4000*	*LQM S4ULs*
Benzo(k)fluoranthene	*mg/kg*	*77*	*93*	*100*	*1200*	*1200*	*1200*	*LQM S4ULs*
Chrysene	*mg/kg*	*15*	*22*	*27*	*350*	*350*	*350*	*LQM S4ULs*
Dibenzo(ah)anthracene	*mg/kg*	*0.24*	*0.28*	*0.3*	*3.5*	*3.6*	*3.6*	*LQM S4ULs*
Fluoranthene	*mg/kg*	*280*	*560*	*890*	*23000*	*23000*	*23000*	*LQM S4ULs*
Fluorene	*mg/kg*	*170*	*400*	*860*	*63000 (30.9) sol*	*68000*	*71000*	*LQM S4ULs*
Indeno(123-cd)pyrene	*mg/kg*	*27*	*36*	*41*	*500*	*510*	*510*	*LQM S4ULs*
Naphthalene	*mg/kg*	*15 f*	*36 f*	*85 f*	*1600 f*	*3700 f*	*8400 f*	*LQM S4ULs*
Phenanthrene	*mg/kg*	*95*	*220*	*440*	*22000*	*22000*	*23000*	*LQM S4ULs*
Pyrene	*mg/kg*	*620*	*1200*	*2000*	*54000*	*54000*	*54000*	*LQM S4ULs*

Generic Assessment Criteria (GAC)

Proposed End Use	Unit	Residential with Plant Uptake			Commercial			Source
SOM	%	1	2.5	6	1	2.5	6	
Phenol	*mg/kg*	*120*	*200*	*380*	*440*	*690*	*1300*	*LQM S4ULs*
Chlorophenols	*mg/kg*	*0.87* [g]	*2*	*4.5*	*3500*	*4000*	*4300*	*LQM S4ULs*
Pentachlorophenol	*mg/kg*	*0.22*	*0.52*	*1.2*	*400*	*400*	*400*	*LQM S4ULs*
Carbon disulphide	*mg/kg*	*0.14*	*0.29*	*0.62*	*11*	*22*	*47*	*LQM S4ULs*
Hexachlorobutadiene	*mg/kg*	*0.29*	*0.7*	*1.6*	*31*	*66*	*120*	*LQM S4ULs*
1,1,1,2 Tetrachloroethane	*mg/kg*	*1.6*	*3.4*	*7.5*	*270*	*550*	*1100*	*LQM S4ULs*
1,1,1 Trichloroethane	*mg/kg*	*8.8*	*18*	*39*	*660*	*1300*	*3000*	*LQM S4ULs*
Trichloroethene	*mg/kg*	*0.016*	*0.034*	*0.075*	*1.2*	*2.6*	*5.7*	*LQM S4ULs*
Tetrachoromethane (Carbon Tetrachloride)	*mg/kg*	*0.026*	*0.056*	*0.13*	*2.9*	*6.3*	*14*	*LQM S4ULs*
1,2-Dichloroethane	*mg/kg*	*0.0071*	*0.011*	*0.019*	*0.67*	*0.97*	*1.7*	*LQM S4ULs*
Chloroethene (Vinyl chloride)	*mg/kg*	*0.00064*	*0.00087*	*0.0014*	*0.059*	*0.077*	*0.12*	*LQM S4ULs*
Trichloromethane (Chloroform)	*mg/kg*	*0.91*	*1.7*	*3.4*	*99*	*170*	*350*	*LQM S4ULs*
Tetrachloroethene	*mg/kg*	*0.18*	*0.39*	*0.9*	*19*	*42*	*95*	*LQM S4ULs*
Hexachlorobenzene	*mg/kg*	*1.8 (0.2)* [vap]	*3.3 (0.5)* [vap]	*4.9*	*110 (0.2)* [vap]	*120*	*120*	*LQM S4ULs*
Pentachlorobenzene	*mg/kg*	*5.8*	*12*	*22*	*640 (43)* [sol]	*770 (107)* [sol]	*830*	*LQM S4ULs*
1,2,4,5-Tetrachlorobenzene	*mg/kg*	*0.33*	*0.77*	*1.6*	*42 (19.7)* [sol]	*72 (49.1)* [sol]	*96*	*LQM S4ULs*
1,2,3,5-Tetrachlorobenzene	*mg/kg*	*0.66*	*1.69*	*3.7*	*49 (39.4)* [vap]	*120 (98.1)* [vap]	*240 (235)* [vap]	*LQM S4ULs*
1,2,3,4-Tetrachlorobenzene	*mg/kg*	*15*	*36*	*78*	*1700 (122)* [vap]	*3080 (304)* [vap]	*4400 (728)* [vap]	*LQM S4ULs*
1,3,5-Trichlorobenzene	*mg/kg*	*0.33*	*0.81*	*1.9*	*23*	*55*	*130*	*LQM S4ULs*
1,2,4-Trichlorobenzene	*mg/kg*	*2.6*	*6.4*	*15*	*220*	*530*	*1300*	*LQM S4ULs*
1,2,3-Trichlorobenzene	*mg/kg*	*1.5*	*3.6*	*8.6*	*102*	*250*	*590*	*LQM S4ULs*
1,4-dichlorobenzene	*mg/kg*	*61* [f]	*150* [f]	*350* [f]	*4400* [f] *(224)* [vap]	*10000* [f] *(540)*	*25000* [f] *(1280)*	*LQM S4ULs*
1,3-dichlorobenzene	*mg/kg*	*0.4*	*1*	*2.3*	*30*	*73*	*170*	*LQM S4ULs*
1,2-Dichlorobenzene	*mg/kg*	*23*	*55*	*130*	*2000 (571)* [sol]	*4800 (1370)* [sol]	*11000 (3240)* [sol]	*LQM S4ULs*
Chlorobenzene	*mg/kg*	*0.46*	*1*	*2.4*	*56*	*130*	*290*	*LQM S4ULs*
Gamma-Hexachlorocyclohexane	*mg/kg*	*0.06*	*0.14*	*0.33*	*67*	*69*	*70*	*LQM S4ULs*
Beta-Hexachlorocyclohexane	*mg/kg*	*0.085*	*0.2*	*0.46*	*65*	*65*	*65*	*LQM S4ULs*
Alpha -Hexachlorocyclohexane	*mg/kg*	*0.23*	*0.55*	*1.2*	*170*	*180*	*180*	*LQM S4ULs*
Beta -Endosulfan	*mg/kg*	*7*	*17*	*39*	*6300 (0.00007)*	*7800 (0.0002)*	*8700*	*LQM S4ULs*
Alpha-Endosulfan	*mg/kg*	*7.4*	*18*	*41*	*5600 (0.003)* [vap]	*7400 (0.007)* [vap]	*8400 (0.016)* [vap]	*LQM S4ULs*
Dichlorvos	*mg/kg*	*0.032*	*0.066*	*0.14*	*140*	*140*	*140*	*LQM S4ULs*
Atrazine	*mg/kg*	*3.3*	*7.6*	*17.4*	*9300*	*9400*	*9400*	*LQM S4ULs*
Dieldrin	*mg/kg*	*0.97*	*2*	*3.5*	*170*	*170*	*170*	*LQM S4ULs*
Aldrin	*mg/kg*	*5.7*	*6.6*	*7.1*	*170*	*170*	*170*	*LQM S4ULs*
HMX	*mg/kg*	*5.7*	*13*	*26*	*110000*	*110000*	*110000*	*LQM S4ULs*
2,4,6-Trinitrotoulene	*mg/kg*	*1.6*	*3.7*	*8.1*	*1000*	*1000*	*1000*	*LQM S4ULs*
RDX	*mg/kg*	*120*	*250*	*540*	*210000*	*210000*	*210000*	*LQM S4ULs*

[sol] S4UL exceeds the solubility saturation limit (which is presented in brackets)

[vap] S4ULS presented exceeds the vapour saturation limit, which is presented in brackets

[f] For naphthalene, the S4UL is based on a comparison of inhalation exposure with the TDI_{inhal} for localised affects

[f] S4UL based on comparison of inhalation exposure with inhalation TDI for localised effects

[dir] S4ULs based on a threshold protecive direct skin contact with phenol (guideline in brackets based on health effects following long term exposure provided for illustation only

Depth Validation Photographs



Photograph 1 – Topsoil Placed



Photograph 2 – Imported Topsoil



Photograph 3 – Hard Dig layer across entire site



Photograph 4 – CS1 Validation Depth 0.55m



Photograph 5 – CS2 Validation Depth 0.14m



Photograph 6 – CS3Validation Depth 0.26m

Limitations

Limitations

This report (Report) forms part of the Services and if applicable Additional Services undertaken by Groundtech Consulting Ltd pursuant to a written contract (Agreement) which contains detailed provisions including express limitations of the liability of Groundtech Consulting Ltd.

This Report was prepared using reasonable skill and care as stated in the Agreement for the purpose including intended end use stated by the Client (Purpose) and the liability of Groundtech Consulting Ltd in respect of the form and content of this Report is no greater than its liability under the Agreement. All records, measurements notes, or any other data (Data) obtained by or for the benefit of the Consultant were obtained at a specific point in time and it may not be assumed by the Client or any person relying on this Report that the Data will remain unaffected by the passage of time, the seasons, weather conditions, changes in the water table or the carrying out and completion of works at the Site.

Unless otherwise agreed this Report has been prepared exclusively for the use and reliance of the Client and may not be relied upon, by any other party except as provided for in the Agreement. A third party who relies on this Report, does so at their own and sole risk and Groundtech Consulting Ltd has no liability to such parties.

Groundtech Consulting Ltd that this Report is to be used for the Purpose. The Purpose was instrumental in determining the scope and of the Services provided. If the Purpose should change, the Client may not be able to rely on the Report without the separate agreement of Groundtech Consulting Ltd.

Since the Report was written, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change (see below) and should be investigated if there is any significant delay in acting on the findings of this Report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the Report inaccurate or unreliable. The information and conclusions in this Report should not be relied upon in the future without written confirmation from Groundtech Consulting Ltd that it is safe to do so.

The observations and conclusions outlined in this Report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting Ltd.

Groundtech Consulting Ltd is not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The Report is based upon Groundtech Consulting Ltd's observations of existing physical conditions at the Site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the Client on the history and usage of the Site. The findings and recommendations contained in this Report are based in part upon information provided by third parties, and Groundtech Consulting Ltd have relied upon such information assuming it to be correct.

Groundtech Consulting Ltd accepts no responsibility for errors or inaccuracies in third party information presented in this Report. Groundtech Consulting Ltd was not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services or Additional Services. Groundtech Consulting Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting Ltd and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions may also vary due to the ground's heterogeneous properties and because investigation exploratory locations only allow examination of the ground at discrete

locations. The potential exists for ground conditions to be encountered which are different to those considered in this Report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. If so stipulated in the Agreement, geo-environmental testing was carried out for a limited number of parameters based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

Any groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and groundwater levels may occur at other times of the year which are higher than were recorded during this investigation.

Any site drawings provided in this Report are preliminary and used to present the general relative locations of features on, and surrounding, the Site.

