GeoAssist Limited

Civil, Environmental & Geotechnical

Client:
Renaker Build Ltd.
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Contractor:

Verification and Validation Report

Great Jackson Street Plot F2, Manchester, Earthworks & Soils Verification

Unit 4
Sheffield Street
Heaton Norris
Stockport
Cheshire
SK4 1RU
Telephone : 0161 480 8885
e-mail : info@geoassist.co.uk

September 2026 Site Ref: 6131/VJS V1.00 VRTF2

Client:
Renaker Build Limited
Renaker Build Ltd.
1st Floor, NQ Building
47 Bengal Street
Ancoats
Manchester
M4 6BB

Contractor:

Verification and Validation Report

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Client:
Renaker Build Limited
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1st Floor, NQ Building
47 Bengal Street
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Manchester
M4 6BB

Contractor:

Verification and Validation Report

1. Introduction

This report has been produced in order to provide information to verify the efficacy of the minor remediation measures (imported landscaping soils) as detailed within the GeoAssist Limited Remediation Strategy and deployment plan for the development at Plot F2 Great Jackson Street.

The report presents the verification evidence for the earthworks measures implemented across the Plot F2 site area, as demarked by the redline on the plan in Appendix A, and the validation of soils imported to site as part of the landscaping scheme for building F2 also demarked by the red line on the plan in Appendix A to this report. The evidence provided will demonstrate that the soft landscaping on plot F2 is suitable for the intended use. A Plan of the soft landscaping scheme forms Appendix C2.

The approximate grid reference for the centre of the site is 383460, 397240 and the total area of the site is approximately 4,000m^2. The area of the site is outlined with a red line on the site plan in Appendix A1.

2. Description of the Site

2.1 Present Development

The development for Plot F2 incorporates:

· A new 51 storey hi rise structure with a two-tiered basement carpark and public realm podium structure.

· It is understood that the basement and podium levels will tie in with a similar proposed development to the west (Plot F1).

3. Background Information

3.1 History of the Site

More comprehensive information regarding the historical use of the site can be found in the Phase I report for the site undertaken by Coffey.

3.2 Previous Investigations

The following site investigation reports and advice notes are known to have been produced for this site and have been referenced where considered appropriate. A very brief description of the information contained within is also provided.

Author	Date	Ref	Title / description
Coffey	Jan 2022	03558AA_R_002B_CT - GIR.docx	Geotechnical and Geo-environmental Interpretative Report
GeoAssist Ltd	Jan 2022	6069/CGJ- FGI-v1.1 FINAL	Factual Report incorporating geotechnical testing and analytical testing
GeoAssist Ltd	05/09/2023	Technical Note 050923	Further information as requested by MCC Environmental Health internal memorandum section dated 14 August 2023 planning reference 776371 – A way forward
GeoAssist Ltd	Sept 2023	6131VJS ACM-F	Ground Investigation – Targeted Asbestos/ACMSoil Sampling
GeoAssist Ltd	06/10/2023	Technical Note 051023	Results of additional Exploratory Holes and analytical testing across plots F1 and F2 – CSM remains unchanged

4. Remediation

4.1 Methodology

A simple and controlled civil engineering removal of made ground as part of site preparation and enabling works has been utilised on this site.

The final proposed scheme for the site involved the significant removal of near surface soils over the entire area of the site and replacement at a reduced level with standard construction materials such as crushed rock sub-base and waterproof concrete slabs, or hardstanding. This has removed any made ground and hence precludes any possibility of sources of contamination impacting receptors.

The remediation methodology pursued on this site follows a relatively direct engineering approach involving the removal of significant quantity of subsoils in order to form the basement carpark levels of the site. The earthworks phase of the construction has reduced the site levels to bedrock and removed the made ground. Moreover, the final landscape plan is constructed mainly of hardstanding with newly formed planters within concrete slabs utilising imported topsoil as a growth medium.

4.2 Remediation Objectives

The objectives of the remediation is to ensure that risks from isolated occurrences of Asbestos Fibres /ACM and elevated levels PAH identified in the Coffey Ground Investigation in the upper made ground in localised pockets are removed and as a consequence the residual risks are reduced to an acceptable level for residential (without home Grown Produce) use following implementation of the final landscaping plan.

4.3 Verification Plan

The nature of the development has precluded the requirement for validation sampling once reduced levels were achieved, as the final scheme is constructed almost entirely of hardstanding with only very limited planting normally in raised planters or sunken beds in suspended concrete slabs. It is documented that over 20,000m^3 of made ground, natural drift deposits and bedrock have been removed from site as part of the site preparation and earthworks.

5. Verification

5.1 Volumes of Soils Removed from Site.

In total Circa 26,000m^3 of subsoils and bedrock have been removed from site by Licenced Subcontractor.

PP O'Connor Ltd.

Contractor	Disposal Facility	Volume m^3	Carriers Licence	Waste Code	EPR No for Disposal Facility
PP O'Connor	PP O'Connor Salford, M50 1DA / Pilsworth	11000	CBDU101751	17-05-04 Non Haz	EPRBB3001BN EPR/BS7951IB
PP O'Connor	Area 2 Manchester City Airport DoW CoP	15000	CBDU101751	17-05-04 Non Haz	EPR/LB3407UX DoW CoP Documentation
	Total	26,000			
PP O'Connor	Edwin Richards Landfill, Portway Road, Rowley Regis, West Midlands, B65 9BT	78.6	CBDU101751	17 05 03*	Permit reference: EPR/HP3632RP

WTNs and the Waste Carriers Licence and Permits for disposal sites, where available, form appendix B1 to this report.

5.2 Volumes of Imported Soils.

The final landscaping of the scheme for building F2 (outlined in red in appendix A1) has been undertaken as construction and fit out is ongoing on Plot F1. Approximately 1000m^3 of topsoil has been imported for the Landscaping and planters within the areas highlighted in Magenta (Appendix A1) in the vicinity of building F2.

The soils were cleared for import based on the supplier declared certification (Appendix C1). Soils as imported were then sampled on 24/07/2026 and subsequently tested. All but one of the samples of imported topsoils were found to conform with the generic assessment criteria for residential without homegrown produce land use. The soils in TP10 were noted to contain elevated levels of PAH compounds and chrysotile asbestos fibres was noted to be present. Consequently, a decision was made to remove all of the soil in the planter and replace with new soils. Two further samples TP11 and TP12 were obtained on 16/09/2026 following the remedial action to confirm that the soils were suitable. Photographic evidence of the soil removal and replacement in the affected planter is provided in appendix C2.

Photographic evidence of the soils sampling and earth works stage are provided in Appendix C2 along with a plan of the soils sampling locations in Appendix A1 to this report. The Soils laboratory analytical results form appendix C3, the soils risk assessment forms appendix C4 to this report and the trial pit logs form appendix C5.

5.3 Chemical & Physical Testing to Confirm Compliance with Objectives

Other than the afore mentioned soil testing certification for confirmation that the soils are low risk no additional chemical or physical test results were required to be undertaken for the earthworks phase of the planning permission.

5.4 Ongoing Monitoring

There is no ongoing monitoring programme associated with any remedial measures for this site.

6. Final Site Conditions

Evidence provided herein demonstrates that the made ground materials have been removed and suitable growth medium has been imported for the final landscaping scheme. Insitu testing of imported soils has demonstrated that the soils are suitable for incorporation into the development and that they do not pose a risk to site end users by means of substances within. The site has been developed in accordance with the planning requirements for contaminated land. A further report will follow as the second stage Plot F1 of the development is completed and staged applications are made for partial discharge of conditions.

The developer and all contractors employed by the developer were required to monitor for, and report any, evidence of contamination found during construction. None was encountered or reported.

The evidence presented herein demonstrates that all reasonably practicable steps as set out in the Remediation Plan have been taken to ensure the site is fit for residential purposes and the risk to the occupiers from ground contamination is low to negligible in all reasonably foreseeable circumstances.

Matthew Benson BSc
Geotechnical/Environmental Engineer

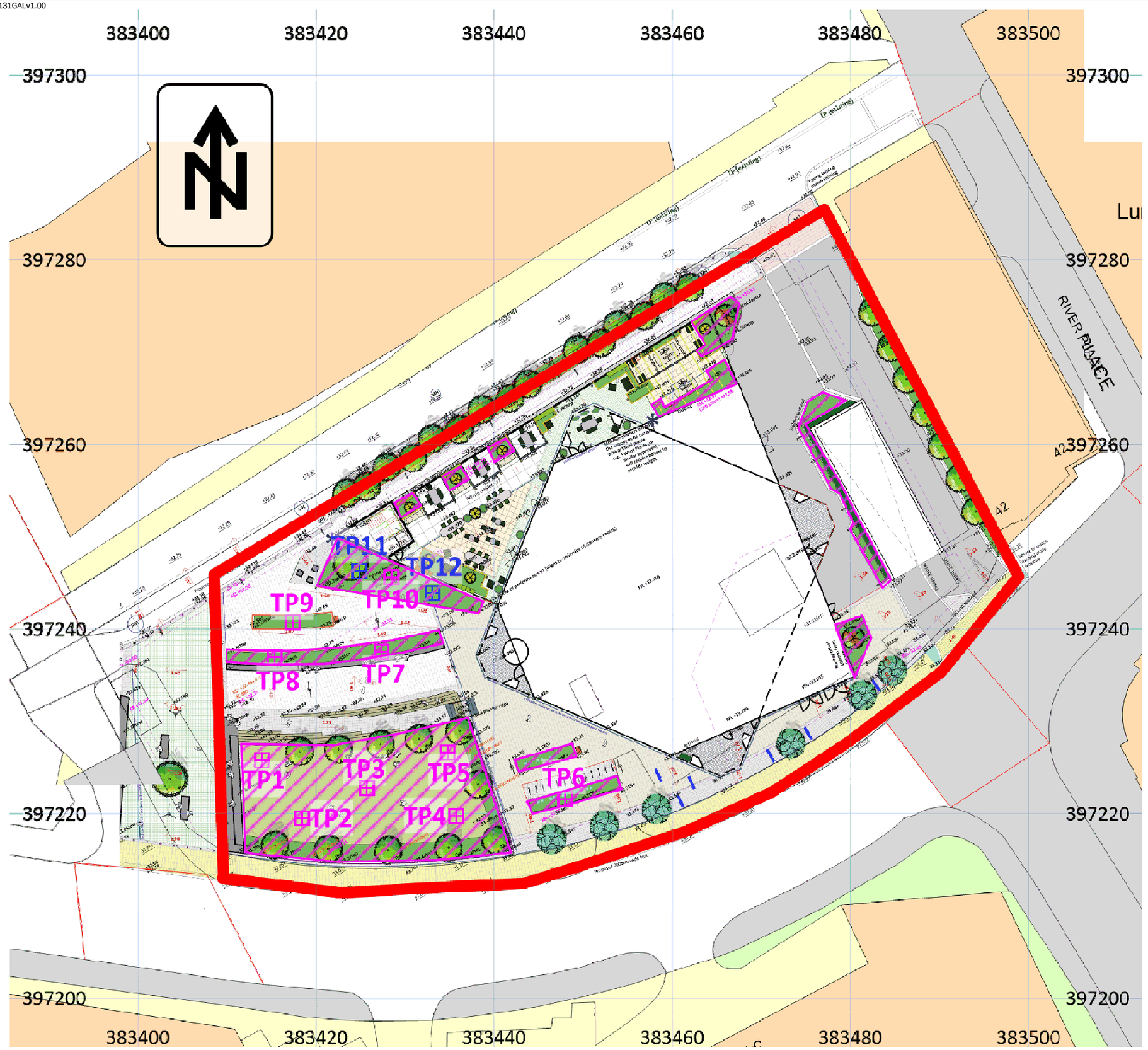
Mark Richardson MSc CEng MICE
Technical Director

This report has been prepared by GeoAssist Limited with all reasonable professional skill and care within the terms of the contract with Renaker Build Limited. The report is confidential to Renaker Build Limited, their/the named persons advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved, and unauthorised use is prohibited. Renaker Build Limited may use the report for their/her/his own purposes. GeoAssist are not liable for any errors, omissions or facts contained within data provided by third parties.

Appendix A

A1 Site Plan

6131GALv1.00



GeoAssist Limited
Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

A1 Site Plan

Site Name	Great Jackson Street Plot F2
Location	Manchester
GeoAssist Ref	6131VJS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	
Production Date	September 2026
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do not scale

ace
consultancy engineering business environment

Appendix B

B1 Waste Transfer Notes,

P.P. O'CONNOR
Committed To Excellence

DUTY OF CARE CONTROLLED WASTE TRANSFER NOTE

E – FORM • 12
Issue 2.0 : 26/06/2018
Page 1 of 1
Review Annually

P.P. O'Connor | ~~Wyndyke Way | Thames Trading Estate Eccles~~ Manchester | ~~M30 0NG | tel: 0161 7760833 | fax: 0161 7760300~~

Ticket № 006238

Section A – Waste Description

A1 - How is the waste contained: ☐ Skip ☑ Tipper ☐ Other (specify).....

A2 - Quantity of waste: 16 BGD Tonnes

A3 - EWC Codes:

Construction and Demolition Waste (tick box if present):			
170101	Concrete	170201	Wood
170102	Brick	170202	Glass
170103	Tiles and Ceramics	170203	Plastic
170107 ✓	Non-hazardous mixtures of Concrete, Brick, Tiles and Ceramics	170302	Bituminous Mixtures (coal tar free)
170504 ✓	Non-hazardous Soil and Stone	170407	Mixed Metals
170508	Non-hazardous Track Ballast	170411	Cables
	Others		

Section B- Waste Producer:

B1 – Name and Address of Company: RENAKER BUILD LTD, NQ BUILDING, 47 BENGAL STREET, ANCOATS, MANCHESTER, M4 6BB.

B2 – SIC Code 2007; (Tick One Only):

41.20/1	Construction of Commercial Buildings	43.11	Demolition
41.20/2	Construction of Domestic Buildings	43.12	Demolition – Site Preparation
42.11	Construction of Roads and Motorways		Others
42.12	Construction of Railways		
42.13	Construction of Bridges and Tunnels	82990 ✓	OTHER BUSINESS SERVICES
42.91	Construction of Water Projects		
42.99	Construction of other Civil Engineering Projects N.E.C		

B3 – Name and Address of Site to collect from: PLOT F2, GREAT JACKSON STREET, MANCHESTER, M15 4PA.

B4 – Date of transfer from: 21-8-23 – 20-8-24

B5 – I can confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011;

Name (print) MATTHEW PINGUEY **Sign** M.J. Pinguey **Date** 30/08/2023

Section C – Carrier of Waste:

C1 – Waste Carrier: P.P. O'Connor Group Ltd, The Exchange, 5 Bank Street, Bury BL9 0DN

C2 – Registration Number: CBDU101751

Name (print) A. J. BARRY **Sign** A J B **Date** .....

Section D – Waste Disposer/Recycler:

D1 – I can confirm I have brought the waste to a permitted or exempt facility on behalf of the person named in section B

Name (print) A. J. BARRY **Sign** A J B **Date** .....

D2 – Name of Facility: ☐ Permit EPR/BB3001kN 659 Eccles New Road, Salford M501DA ☑ Other;

☐ Permit EPR/AB3205FD Sharston Recycling Centre, Longley Lane, Sharston M224SS

Address of Site: PEEL NRE, LIVERPOOL ROAD, ECCLES, M30 7RX

D3 – I acknowledge Receipt of the above waste on behalf of permit number: EPR/LB3407UX

Name (print) ANTHONY MCLEAN **Sign** [signature] **Date** 18/08/23

Holder Copy – White : Carrier Copy - Yellow : Disposer Copy – Pink

P.P. O'CONNOR
Committed To Excellence

DUTY OF CARE CONTROLLED WASTE TRANSFER NOTE

E – FORM - 12
Issue 2.0 : 26/06/2018
Page 1 of 1
Review Annually

P.P. O'Connor | ~~Woodrow Way | Thames Trading Estate | Main~~ **Ticket № 005488**
~~Manchester | M44 6NN | Tel: 0161 778 8395 | Fax: 0161 2760203~~

Section A – Waste Description

A1 - How is the waste contained: ☐ Skip ☑ Tipper ☐ Other (specify).....

A2 - Quantity of waste: 40.00 Tonnes

A3 - EWC Codes:

Construction and Demolition Waste (tick box if present):			
170101	Concrete	170201	Wood
170102	Brick	170202	Glass
170103	Tiles and Ceramics	170203	Plastic
170107	Non-hazardous mixtures of Concrete, Brick, Tiles and Ceramics	170302	Bituminous Mixtures (coal tar free)
170504 ✓	Non-hazardous Soil and Stone	170407	Mixed Metals
170508	Non-hazardous Track Ballast	170411	Cables
	Others		

Section B- Waste Producer:

B1 – Name and Address of Company: RENAKER BUILD LTD, NQ BUILDING, 47 BENGAL STREET, ANCOATS, MANCHESTER, M4 6BB.

B2 – SIC Code 2007; (Tick One Only):

41.20/1	Construction of Commercial Buildings	43.11	Demolition
41.20/2	Construction of Domestic Buildings	43.12	Demolition – Site Preparation
42.11	Construction of Roads and Motorways		Others
42.12	Construction of Railways		
42.13	Construction of Bridges and Tunnels	82990 ✓	OTHER BUSINESS SUPPORT
42.91	Construction of Water Projects		
42.99	Construction of other Civil Engineering Projects N.E.C		

B3 – Name and Address of Site to collect from: PLOT F2, GREAT JACKSON ST, MANCHESTER, M15 4PA.

B4 – Date of transfer from: 17-11-23 – 30-12-23

B5 – I can confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011;

Name (print) ..... **Sign** ..... **Date** .....

Section C – Carrier of Waste:

C1 – Waste Carrier: P.P. O'Connor Group Ltd, The Exchange, 5 Bank Street, Bury BL9 0DN

C2 – Registration Number: CBDU401751

Name (print) A. J. BARRY **Sign** A J B **Date** 17-11-23.

Section D – Waste Disposer/Recycler:

D1 – I can confirm I have brought the waste to a permitted or exempt facility on behalf of the person named in section B

Name (print) A. J. BARRY. **Sign** A J B **Date** 17-11-23.

D2 – Name of Facility: ☐ Permit EPR/BB3001kN 659 Eccles New Road, Salford M501DA ☑ Other;

☐ Permit EPR/AB3207FD Sharston Recycling Centre, Longley Lane, Sharston M22 4SS

Address of Site: PEEL NRE, LIVERPOOL ROAD, ECCLES, M30 7RX.

D3 – I acknowledge Receipt of the above waste on behalf of permit number: EPR/LB3407UX

Name (print) A Dunleavy **Sign** [signature] **Date** 17/11/23

Holder Copy – White : Carrier Copy - Yellow : Disposer Copy – Pink

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name	Environment Agency
Address	National Customer Contact Centre 99 Parkway Avenue Sheffield S9 4WF
Telephone number	03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier	P P O'CONNOR GROUP LTD
Registered as	An upper tier waste carrier, broker and dealer
Registration number	CBDU101751
Address of place of business	P P O'CONNOR MOSLEY ROAD MANCHESTER M17 1GJ
Telephone number	0161 7760333
Date of registration	28 March 2022
Expiry date of registration (unless revoked)	7 May 2025

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

DoW CoP
Sustainable Reuse of Soils
A CL:AIRE Initiative

2023-10-12 14:01:01

Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Barton Airport Ph 7-1 Donor 8 Renaker New Jersey St- QP Declaration
Related declaration references	2023-01-05 15:21:11, 2023-01-30 11:56:31, 2023-02-08 11:28:01, 2023-04-28 14:02:58, 2023-05-09 10:59:44; 2023-05-12 13:59:24
3. Site of Origin	N/A
4. Direct Transfer	Checked
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A

2. Proposed Volumes	
Proposed Volumes in m³	15000
Additional comments on Proposed Volumes	

4. Direct Transfer	
4a. Route A: Direct use of clean naturally occurring soils with elevated levels of naturally occurring substances on another development site.	N/A
4b. Route B: Direct use of clean naturally occurring soils on another development site.	Checked

CL:AIRE Initiatives Ltd
Reading Business Centre, Fountain House 8th Floor,
2 Queens Walk, Reading, Berkshire RG1 7QF
Company Registration No. 13628954
dowcop.declarations@claireinitiatives.com

4c. Donor Sites	
Donor Site #1	
Site Address	Donor 8 – Renaker, Plot F New Jersey Street – 15,000 m3 Plot F, New Jersey Street/Great Jackson Street/Owen Street, Manchester, M15 4QT NGR 383398E, 397227N (SJ 833972).
Company	Renaker Build Limited
Developer company address	First Floor NQ Building, 47 Bengal Street Manchester M4 6BB
Name	Contact via P P O'Connor: Peter O'Connor
Email	peter.oconnor@ppoconnor.co.uk
Telephone	07973 509259
4d. Receiver Sites	
Receiver Site #1	
Site Address	Area 2 - Manchester City Airport and Heliport Liverpool Road, Barton, Eccles, Manchester, M30 7SA NGR: 373366 397197
Company	City Airport Ltd C/O Peel Land & Property Ltd
Developer company address	Venus Building, 1 Old Park Lane, Traffordcity, Manchester, M41 7HA
Name	Liam Chadbond, Airport Manager
Email	liam.chadbond@cityairportltd.co.uk
Telephone	0161 629 8335

6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Salford City Council
Local Authority Address	Urban Vision, Salford City Council Salford Civic Centre, Chorley Road, Swinton, Manchester M27 5AW
Lead Contact Name	Caroline Wilcox

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Lead Contact Role	Environmental Protection Officer
Lead Contact Address (if different from above)	
Lead Contact Email	caroline.wilcox@urbanvision.org.uk
Lead Contact Telephone	0161 779 4800
Receiver Site Agency	Warrington
Agency Address	Richard Fairclough House Knutsford Lane, Latchford, Warrington, Cheshire, WA4 1HT
Contact Telephone	0203 025 1354
Contact Email	Waste Team: GMMCWasteEnquiries@environment-agency.gov.uk

7. Lines of Evidence	
Reference for the Materials Management Plan	PPOC: City Airport Phase 2 2023 MMP7 D8 Renaker New Jersey St 11/10/23
Reference for the Risk Assessment	Receiver: Peel Report: Phase 1 Desk Study - City Airport, Barton 2020. Dated 5 June 2020. Donor 8: Coffey: Plot F, Great Jackson Street, Manchester, Geotechnical and Geo-environmental Interpretative Report (GIR) Including Remediation & Verification Strategy. Reference 03558AA_R_002B_CT – GIR. Date 13 January 2022.
Reference for either Remediation Strategy or Design Statement	Design Statement - Sirius Environmental: Specification for Airfield Safety Scheme at Barton City Airport, Manchester. Specification Reference: PEL1012/04/02 August 2019
Reference for the Verification Plan	Peel Report: Chemical Acceptance & Verification Reporting for Soils Imported and Reused on Site in accordance with CL:AIRE DoWCoP City Airport, Barton 2020 - Dated 10 June 2020.
Company	Peel NRE Ltd
Address	Venus Building 1 Old Park Lane Urmston Trafford City, M41 7HA

Name	John Peaker
Email	jpeaker@peellandp.co.uk
Telephone	07436 832873
Expected production date for the Verification Report.	2024-05-31 00:00:00
7gi. Location plans	Drawings By Axis PED MMP Appendix 1: -2388-01-010 Site Location Plan -2388-01-010 Site -2388-01-010 Existing site Layout -2388-01-010 General Arrangement -2388-01-010 Landscape Reinstatement -2388-01-010 Indicative sections -2388-01-017 Tree Removals -2388-01-020 Phasing 1a 1 of 7 -2388-01-020 Phasing 1b 2 of 7 -2388-01-020 Phasing 1c 3 of 7 -2388-01-020 Phasing 1d 4 of 7 -2388-01-020 Phasing 2a 5 of 7 -2388-01-020 Phasing 2b 6 of 7 -2388-01-020 Phasing 2c 7 of 7 Drawings by Sirius Environmental MMP Appendix A: -PEL1012/1/002 Existing Known Services -PEL1012/1/003 General Arrangement of Works -PEL1012/1/004 Proposed Ditch, Fill Levels & Existing Known Services -PEL1012/1/005 Section Details Sheet 1 of 2 -PEL1012/1/006 Section Details Sheet 2 of 2 -PEL1012/1/007 Proposed Design Levels Drawing by Peel MMP Appendix A: Cut-Fill Assessment. For Donor 8 Location in MMP Appendix 11-8 with plans showing location of soils at the donors.
7gii. Schematics	Schematic is presented in MMP Appendix 3
7giii. Desk Top Study	Receiver: Peel Report: Phase 1 Desk Study - City Airport, Barton 2020. Dated 5 June 2020. Donor 8: GeoAssist: Phase 1 Desk Study Plot F, Great Jackson Street, Manchester Report Number 6069/CGJ- FGI v1.1 FINAL of January 2022
7giv. Mass balance calculations	Mass balance calculations see Sirius Specification Appendix E
7gv. Contingency arrangements	MMP Box 21a to 21d, this meets the requirements of DoWCoP

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Company Registration No. 13628954
dowcop.declarations@claireinitiatives.com

7gvi. Tracking system	MMP Box 22a to 223, Box 23 plus Material Tracking Form in MMP Appendix B. This meets the requirements of the MMP Manual
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Reference the correspondence with the Local Authority	E-mail sent to Urban Vision/Salford City Council: Caroline Wilcox by J Peaker of Peel NRE Ltd 26th April 2021 informing them of proposal to use DoWCoP for import and no response in more than 21 days so deemed no objection (see MMP Appendix 6). Re-notification on 9th May 2022 by J Peaker of Peel NRE Ltd and again no response.
Reference the correspondence with the Environment Agency	E-mail sent to EA NW Waste team by J Peaker of Peel NRE Ltd 26 April 2021 informing them of proposal to use DoWCoP for import and no response in 21 days with email indicating “no objection” from the EA on 20th May 2021 (see MMP Appendix 7). Re-notification of EA on 9th May 2022 by J Peaker of Peel NRE Ltd but no response
I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	19/73681/FUL of: 14 November 2019
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A
Please list correspondence reviewed above	See Boxes 7h above. there were no contaminated land type conditions on the planning permission.

Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Chris Eccles
8b. QP Number	QP020
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked
8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked

8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked

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Reading Business Centre, Fountain House 8th Floor,
2 Queens Walk, Reading, Berkshire RG1 7QF
Company Registration No. 13628954
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...Limited, registe... as agent...
...tipping re-uses... and conditions, whic... the address overleaf.

Quarry
wley Regis
B65 9BT

...win Richards Quarry
Portway Road - Rowley Regis
West Midlands - B65 9BT

36554

Permit Number - EPR/HP3632RP

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Ref: DW2239126

Environment Agency

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

PART A Notification details

1 Consignment note code: RENAKE/12403

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, PLOT F2 NEW PERSEY ST, MANCHESTER, M15 4PA. SAM SOLEY - 07894 987042 SamSoley@renaker.com

3 The waste will be taken to (name, address and postcode):
WRG (CENTRAL) LTD, EDWIN RICHARDS QUARRY - SOIL TREATMENT CENTRE, PORTWAY RD, ROWLEY REGIS, WARLEY, W MIDLANDS, B65 9BT

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, NQ BUILDING, 147 BENGAL ST, ANCOATS, MANCHESTER, M4 6BB

PART B Description of the waste

If continuation sheet used, tick here ☐

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

2 SIC (2007) for the process giving rise to the waste: 82.9901

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

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
HAZARDOUS SOIL STRUCTURE	170503	20000	ASBESTOS	>0.1%	SOLID	HP5 HP7	8WT

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

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

PART C Carrier's certificate

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

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

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

1 Carrier name: PP O'CONNOR LTD

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
61 MOSLEY ROAD, TRAFFORD PARK, MANCHESTER, M17 1EJ.

2 Carrier registration no./reason for exemption: CBDU101751

3 Vehicle registration no. (or mode of transport, if not road): MV73 WZO

Signature G.MORSHALL

Date 5/12/23 Time 1600

PART D Consignor's certificate

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

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

1 Consignor name: TONY BARRY

On behalf of (name, address, postcode, telephone, e-mail, facsimile): AS 1 PART C
tony.barry@pporconnor.co.uk.

Signature

Date 23/11/2023 Time 1535

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503		ACC.	R05.

1 I received this waste at the address given in A3 on: Date 06.12.2023 Time 0739

2 Vehicle registration no. (or mode of transport if not road): MV73 WZO.

3 Where waste is rejected please provide details:

Name: C Wright.

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

Prevectus Remediation Ltd
Edwin Richards Quarry, Portway Road
Rowley Regis, Birmingham, B65 9DN

I certify that waste permit/exempt waste operation number: HP 36 32 RP

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

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

Signature

Date 6/12/2023 Time 0739

36553

Form HWCN01v112

The Hazardous Waste Regulations 2005: Ref : DW2239126
Consignment Note

Environment Agency

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

PART A Notification details

1 Consignment note code: RENAKE/12104

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, PLOT F2 NEW PERSEVST, MANCHESTER, M15 4PA. SAM SOLEY - 07894 987042 SamSoley@renaker.com

3 The waste will be taken to (name, address and postcode):
WRG (CENTRAL) LTD, EDWIN RICHARDS QUARRY - SOIL TREATMENT CENTRE, PORTWAY RD, ROWLEY REGIS, WARLEY, W MIDLANDS B65 9BT

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, NQ BUILDING, 147 BENGAL ST, ANCOATS, MANCHESTER, M4 6BB

PART B Description of the waste

If continuation sheet used, tick here ☐

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

2 SIC (2007) for the process giving rise to the waste: 82.9901

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

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
HAZARDOUS SOIL/STONE	17 05 03	20000	ASBESTOS	>0.1%	SOLID	HP5 HP7	8WT

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

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
17 05 03	N/A	N/A	N/A	N/A	PPE

PART C Carrier's certificate

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

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

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

1 Carrier name: PP O'HANLON LTD

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
61 MOSLEY ROAD, TRAFFORD PARK, MANCHESTER, M17 1EJ.

2 Carrier registration no./reason for exemption: CBDM101751

3 Vehicle registration no. (or mode of transport, if not road): MV73 OZO

Signature G. MARSHALL

Date 06/12/23 Time 1600

PART D Consignor's certificate

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

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

1 Consignor name: TONY BARRY

On behalf of (name, address, postcode, telephone, e-mail, facsimile): AS 1 PART C
tony.barry@ppconnor.co.uk

Signature

Date 23/11/2023 Time 1535

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503	19.560	ACC	R05

1 I received this waste at the address given in A3 on: Date 07.12.2023 Time 0731

2 Vehicle registration no. (or mode of transport if not road): MV73 OZO

3 Where waste is rejected please provide details:

Name: C Wright.

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
Provectus Remediation Ltd
Edwin Richards Quarry, Portway Road
Rowley Regis, Birmingham, B65 9BN

I certify that waste permit/exempt waste operation number: HP 36 32 RP

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

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

Signature

Date 07.12.2023 Time 0731

36552

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Ref : DW2239126

Environment Agency

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

PART A Notification details

1 Consignment note code: RENAKE/1241 05

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, Plot F2 NEW PARSONS, MANCHESTER, M15 4PA. SAM SOLEY - 07894 987042 SamSoley@renaker.com

3 The waste will be taken to (name, address and postcode):
WRG (CENTRAL) LTD, EDWIN RICHARDS QUARRY - SOIL TREATMENT CENTRE, PORTWAY RD, ROWLEY REGIS, WARLEY, W MIDLANDS, B65 9BT

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):
RENAKER BUILD LTD, NQ BUILDING, 147 BENGAL ST, ANCOATS, MANCHESTER, M4 6BB

PART B Description of the waste

If continuation sheet used, tick here ☐

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

2 SIC (2007) for the process giving rise to the waste: 82.9901

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

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
HAZARDOUS SOIL STORAGE	17 06 05	20000	ASBESTOS	> 0.1%	SOLID	HP4 HP7	8 WT

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

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
17 06 05	N/A	N/A	N/A	N/A	PPE

PART C Carrier's certificate

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

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

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

/

1 Carrier name: PP O'Connor Ltd

On behalf of (name, address, postcode, telephone, e-mail, facsimile):
61 Morley Road, Trafford Park, Manchester, M17 1EJ

2 Carrier registration no./reason for exemption: CBDN101751

3 Vehicle registration no. (or mode of transport, if not road): MV73 WZO

Signature G. Marshall

Date 07/12/23 Time 1600

PART D Consignor's certificate

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

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

1 Consignor name: Tony Barry

On behalf of (name, address, postcode, telephone, e-mail, facsimile): As 1 Part C
tony.barry@ppoconnor.co.uk

Signature

Date 23/11/2023 Time 1535

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170605	18840	ACC	D09

1 I received this waste at the address given in A3 on: Date 08.12.2023 Time 0736

2 Vehicle registration no. (or mode of transport if not road): MV73 WZO

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number:

HP 36 32 RP

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

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

Name: T. COOPER

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

Provectus Remediation Ltd
Edwin Richards Quarry, Portway Road,
Rowley Regis, Birmingham, B65 9DN

Signature

Date 08.12.2023 Time 0736

C0575

Form HWCN01v112

The Hazardous Waste Regulations 2005: Consignment Note

Ref : DW2239126

Environment Agency

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

PART A Notification details

1 Consignment note code: RENAKE/241102

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile): Waste Recycling Group (Central) Edwin Richards Quarry Portway Road - Rowley Regis Soil Treatment Facility Permit Number - EPR/HP3632RP
RENAKER BUILD LTD, 1 Bridgewater Pl, Water Ln, Manchester, M15 4PA. Sam Solgy @ renaker. com 07384 952242

3 The waste will be taken to (name, address and postcode): WRG (CENTRAL) LTD, EDWIN RICHARDS QUARRY - SOIL TREATMENT CENTRE, PORTWAY RD, ROWLEY REGIS, WARLEY, W MIDLANDS, B65 9BT

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile): RENAKER BUILD LTD, NQ BUILDING, 147 BENGAL ST, ANCOATS, MANCHESTER, M4 6BB

PART B Description of the waste

If continuation sheet used, tick here ☐

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

2 SIC (2007) for the process giving rise to the waste: 82.9901

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

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are: Component	Concentration (% or mg/kg)	Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
HAZARDOUS SOIL STOCK	170503	20000	ASBESTOS	>0.1%	SOLID	HP5 HP7	8WT

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

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

PART C Carrier's certificate

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

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

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

1 Carrier name: PP O'HANLON LTD

On behalf of (name, address, postcode, telephone, e-mail, facsimile): 61 MOSLEY RD, TRAFFORD PARK, MANCHESTER, M17 1RJ.

2 Carrier registration no./reason for exemption: CBDU101751

3 Vehicle registration no. (or mode of transport, if not road): MV73WZO

Signature G. MARSHALL

Date 04/12/23 Time 17:00

PART D Consignor's certificate

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

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

1 Consignor name: TONY BARRY

On behalf of (name, address, postcode, telephone, e-mail, facsimile): AS 1 PART C
tony.barry@ppconnor.co.uk

Signature

Date 23/11/2023 Time 1535

PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
170503		ACC	R05

1 I received this waste at the address given in A3 on: Date 05-12-2023 Time 0809

2 Vehicle registration no. (or mode of transport if not road): MV73WZO

3 Where waste is rejected please provide details:

I certify that waste permit/exempt waste operation number: HP 3632 RP

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

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

Name: T. COOPER

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

Provectus Remediation Ltd
Edwin Richards Quarry, Portway Road,
Rowley Regis, Birmingham, B65 9DN

Signature T Cooper

Date 05.12.2023 Time 0809

Appendix C

C1 Supplier Declared Soils Analysis
C2 Site Photographs Insitu soils testing July 2026
C3 Imported Soils Analytical Test Results i2
C4 Assessment of Analytical Test Results
C5 Trial Pit Logs Sept 2026

envirolab
Units 7 & 8 Sandpits Business Park
Mottram Road, Hyde, Cheshire, SK14 3AR

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 23/11352
Issue Number: 1 **Date:** 17 November, 2023

Client:
PP O'Connor Ltd
61 Mosley Road
Trafford Park
Manchester
M17 1GJ

Project Manager: Tony Barry
Project Name: New Jersey Street
Project Ref: Not specified
Order No: PO M-C0575/000001
Date Samples Received: 16/11/23
Date Instructions Received: 16/11/23
Date Analysis Completed: 17/11/23

Approved by:



Richard Wong
Client Manager

UKAS TESTING
1247

Envirolab Job Number: 23/11352

Client Project Name: New Jersey Street

Client Project Ref: Not specified

Lab Sample ID	23/11352/1	23/11352/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	S1	S2								
Depth to Top										
Depth To Bottom										
Date Sampled	16-Nov-23	16-Nov-23								
Sample Type	SOLID - BULK	SOLID - BULK								
Sample Matrix Code	8	8								
Bulk Fibre ID (inc. matrix)										
Bulk Fibre Identification$_{D}^{\#}$	Chrysotile	Chrysotile								A-T-045
Bulk Fibre Identification Matrix (visual)$_{D}$	Cement	Cement								A-T-045
Bulk Fibre Identification - Suitable for Water Absorption Test?$_{D}$	Yes	Yes								A-T-045

Report Notes

General
This report shall not be reproduced, except in full, without written approval from Envirolab.
The results reported herein relate only to the material supplied to the laboratory.
The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **six weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
Analytical results reflect the quality of the sample at the time of analysis only.
Opinions and Interpretations expressed are outside our scope of accreditation.
The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client.
A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.

Key

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

Asbestos
Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing, and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Assigned Matrix Codes

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

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

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

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

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

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

Envirolab Deviating Samples Report

Units 7&8 Sandpits Business Park, Mottram Road, Hyde, SK14 3AR
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client:	PP O'Connor Ltd, 61 Mosley Road, Trafford Park, Manchester, M17 1GJ	**Project No:**	23/11352
		Date Received:	16/11/2023 (pm)
Project:	New Jersey Street	**Cool Box Temperatures (°C):**	8.2
Clients Project No:			

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	23/11352/1	23/11352/2
Client Sample No		
Client Sample ID/Depth	S1	S2
Date Sampled	16/11/23	16/11/23
A-T-045	17/11/2023	17/11/2023

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

End of Report

TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Chris Byatte
Marchington Stone Ltd
105 Buxton Road
High Lane
SK6 8DX

16th April 2026
Our Ref: TOHA/26/7226/SS/Rev1
Your Ref: see below

Marchington Stone Ltd

Dear Sirs

Topsoil Analysis Report: Marchington Topsoil (Crown Farm)

We have completed the analysis of the soil sample recently submitted, referenced *Marchington Topsoil (Crown Farm),* and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the sample for general landscape purposes (trees, shrubs, amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil *(BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil).*

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification or validation testing or waste designation purposes, especially after the topsoil has left the Marchington Stone Ltd site.

SAMPLE EXAMINATION

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, very slightly calcareous LOAMY SAND with a weakly developed, fine to coarse granular structure*. The sample was slightly stony and contained a moderate proportion of organic fines and frequent woody fragments. No unusual odours or deleterious materials were observed.

*This appraisal of soil structure was made from examination of a disturbed sample. Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

ANALYTICAL SCHEDULE

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

- detailed particle size analysis (% 5 sands, silt, clay);
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX);
- asbestos screen.

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

RESULTS OF ANALYSIS

Detailed Particle Size Analysis and Stone Content

The sample fell into the *loamy sand* texture class. Further detailed particle size analysis found the sample to have a very high proportion of particles in the *very fine sand* (0.05-0.15mm), fine *sand* (0.15-0.25mm) and *medium sand* (0.25-0.50mm) fractions. Topsoils such as this are prone to self-compaction when initially placed in a landscape environment, which can lead to limited drainage and poor aeration, particularly if the soil has no developed structure. Placing the topsoil to a maximum depth of 300mm can help reduce the impact, which is in line with BS3882:2015, section A.3.

The stone content of the sample was low, comprising primarily of stones <20mm in size, and, as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was strongly alkaline in reaction (pH 8.3). This pH value would be considered suitable for general landscape purposes provided plant species with a wide pH tolerance or those known to prefer alkaline soils are selected for planting, turfing and seeding.

The electrical conductivity (salinity) value (water extract) was moderate, which indicates that soluble salts should not be present at levels that would be harmful to plants.

The electrical conductivity value by $CaSO_4$ extract of the sample (*BS3882* requirement) fell below the maximum specified value (3300 µS/cm) given in *BS3882:2015 – Table 1*.

Organic Matter and Fertility Status

The sample was adequately supplied with organic matter and all major plant nutrients.

The C:N ratio of the sample was acceptable for general landscape purposes.

Marchington Stone Ltd

Potential Contaminants

With reference to *BS3882:2015 - Table 1*: Notes 3 and 4, there is a requirement to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific assessment criteria, the concentrations that affect human health have been compared with the *residential with homegrown produce* land use in the Suitable For Use Levels (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels* (C4SLs) *for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

Of the potential contaminants determined, none were found at levels that exceeded their guideline values.

Note: Due to the dark colour of the sample, the colorimetry analysis of hexavalent chromium could not be performed in this instance (noted as U/S - Unsuitable Sample on the certificate). Instead, the laboratory has provided additional unaccredited testing for hexavalent chromium in this sample by ion chromatography, which was reported to be less than the limit of detection (<1.80 mg/kg).

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none were found at levels that exceeded the maximum permissible levels specified in *BS3882:2015 – Table 1*.

CONCLUSION

The purpose of the analysis was to determine the suitability of the sample for general landscape purposes (trees, shrubs and amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil *(BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil).*

From the soil examination and subsequent laboratory analysis, the sample was described as a strongly alkaline, non-saline, very slightly calcareous *loamy sand* with a weakly developed structure and low stone content. The sample was adequately supplied with organic matter and all major plant nutrients. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided plant species with a wide pH tolerance or those known to prefer alkaline soils are selected and the physical condition of the soil is satisfactory.

To minimise the risk of self-compaction, we recommend that this soil is not placed thicker than a maximum depth of **300**mm.

The sample was fully compliant with the requirements of the British Standard for Topsoil *(BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil).*

Soil Handling Recommendations

It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, respreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is reasonably dry and non-plastic (friable) in consistency.

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

Further details on soil handling are provided in Annex A of *BS3882:2015*.

Marchington Stone Ltd

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully

Harriet MacRae
BSc MSc
Soil Scientist

Aaron Cross
BSc MSc MISoilSci
Senior Soil Scientist

For & on behalf of Tim O'Hare Associates LLP

Marchington Stone Ltd

TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	**Marchington Stone Ltd**
Project:	**Marchington Topsoil (Crown Farm)**
Job:	**Topsoil Analysis - BS3882:2015**
Date:	**16/04/2026**
Job Ref No:	**TOHA/26/7226/SS/Rev1**

Sample Reference			**Marchington Topsoil (Crown Farm)**
		Accreditation	
Clay (<0.002mm)	%	UKAS	5
Silt (0.002-0.05mm)	%	UKAS	8
Very Fine Sand (0.05-0.15mm)	%	UKAS	21
Fine Sand (0.15-0.25mm)	%	UKAS	28
Medium Sand (0.25-0.50mm)	%	UKAS	30
Coarse Sand (0.50-1.0mm)	%	UKAS	5
Very Coarse Sand (1.0-2.0mm)	%	UKAS	3
Total Sand (0.05-2.0mm)	%	UKAS	87
Texture Class (UK Classification)	--	UKAS	LS
Stones (2-20mm)	% DW	GLP	4
Stones (20-50mm)	% DW	GLP	1
Stones (>50mm)	% DW	GLP	0
pH Value (1:2.5 water extract)	units	UKAS	8.3
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS	879
Electrical Conductivity (1:2 $CaSO_4$ extract)	uS/cm	UKAS	2954
Exchangeable Sodium Percentage	%	UKAS	3.5
Organic Matter (LOI)	%	UKAS	4.7
Total Nitrogen (Dumas)	%	UKAS	0.18
C : N Ratio	ratio	UKAS	15
Extractable Phosphorus	mg/l	UKAS	60
Extractable Potassium	mg/l	UKAS	986
Extractable Magnesium	mg/l	UKAS	166
Total Arsenic (As)	mg/kg	MCERTS	3
Total Cadmium (Cd)	mg/kg	MCERTS	< 0.2
Total Chromium (Cr)	mg/kg	MCERTS	12
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS	U/S
Total Copper (Cu)	mg/kg	MCERTS	19
Total Lead (Pb)	mg/kg	MCERTS	17
Total Mercury (Hg)	mg/kg	MCERTS	< 0.3
Total Nickel (Ni)	mg/kg	MCERTS	9
Total Selenium (Se)	mg/kg	MCERTS	1
Total Zinc (Zn)	mg/kg	MCERTS	50
Water Soluble Boron (B)	mg/kg	MCERTS	1
Total Cyanide (CN)	mg/kg	MCERTS	< 1.0
Total (mono) Phenols	mg/kg	MCERTS	< 1.0
Naphthalene	mg/kg	MCERTS	< 0.05
Acenaphthylene	mg/kg	MCERTS	< 0.05
Acenaphthene	mg/kg	MCERTS	< 0.05
Fluorene	mg/kg	MCERTS	< 0.05
Phenanthrene	mg/kg	MCERTS	< 0.05
Anthracene	mg/kg	MCERTS	< 0.05
Fluoranthene	mg/kg	MCERTS	0.11
Pyrene	mg/kg	MCERTS	0.09
Benzo(a)anthracene	mg/kg	MCERTS	0.06
Chrysene	mg/kg	MCERTS	0.06
Benzo(b)fluoranthene	mg/kg	MCERTS	0.07
Benzo(k)fluoranthene	mg/kg	MCERTS	< 0.05
Benzo(a)pyrene	mg/kg	MCERTS	0.05
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS	< 0.05
Dibenzo(a,h)anthracene	mg/kg	MCERTS	< 0.05
Benzo(g,h,i)perylene	mg/kg	MCERTS	< 0.05
Total PAHs (sum USEPA16)	mg/kg	MCERTS	< 0.80
Aliphatic TPH >C5 - C6	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C6 - C8	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C8 - C10	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C10 - C12	mg/kg	MCERTS	< 1.0
Aliphatic TPH >C12 - C16	mg/kg	MCERTS	< 2.0
Aliphatic TPH >C16 - C21	mg/kg	MCERTS	< 8.0
Aliphatic TPH >C21 - C35	mg/kg	MCERTS	< 8.0
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS	< 10
Aromatic TPH >C5 - C7	mg/kg	MCERTS	< 0.010
Aromatic TPH >C7 - C8	mg/kg	MCERTS	< 0.010
Aromatic TPH >C8 - C10	mg/kg	MCERTS	< 0.020
Aromatic TPH >C10 - C12	mg/kg	MCERTS	< 1.0
Aromatic TPH >C12 - C16	mg/kg	MCERTS	< 2.0
Aromatic TPH >C16 - C21	mg/kg	MCERTS	< 10
Aromatic TPH >C21 - C35	mg/kg	MCERTS	< 10
Aromatic TPH (C5 - C35)	mg/kg	MCERTS	< 10
Benzene	mg/kg	MCERTS	< 0.005
Toluene	mg/kg	MCERTS	< 0.005
Ethylbenzene	mg/kg	MCERTS	< 0.005
o-xylene	mg/kg	MCERTS	< 0.008
p&m-xylene	mg/kg	MCERTS	< 0.005
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS	< 0.005
Asbestos	ND/D	ISO 17025	Not-detected

LS = LOAMY SAND
U/S = Unsuitable Sample

Visual Examination

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, very slightly calcareous LOAMY SAND with a weakly developed, fine to coarse granular structure. The sample was slightly stony and contained a moderate proportion of organic fines and frequent woody fragments. No unusual odours or deleterious materials were observed.

H.MacRae

Harriet MacRae
BSc MSc
Soil Scientist

Results of analysis should be read in conjunction with the report they were issued with

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Tim O'Hare Associates LLP Howbery Park Wallingford Oxfordshire OX10 8BA www.toha.co.uk

Marchington Stone Ltd



















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Civil, Environmental & Geotechnical
Telephone: +44 (0) 161 480 8885 e-mail : info@geoassist.co.uk

C2 Photographs

Site Name	Great Jackson Street Plot F2
Location	Manchester
GeoAssist Ref	6131VJS
Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	
Production Date	September 2026
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

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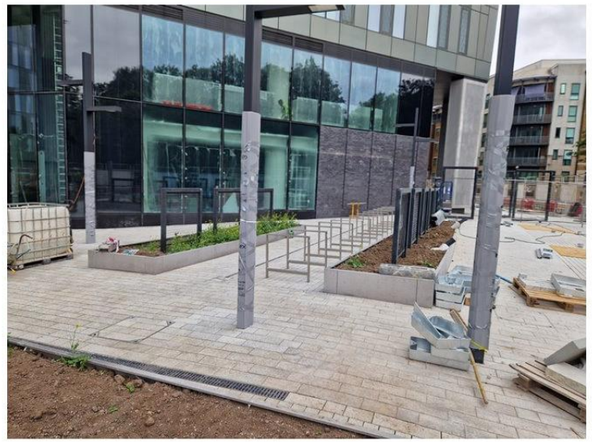
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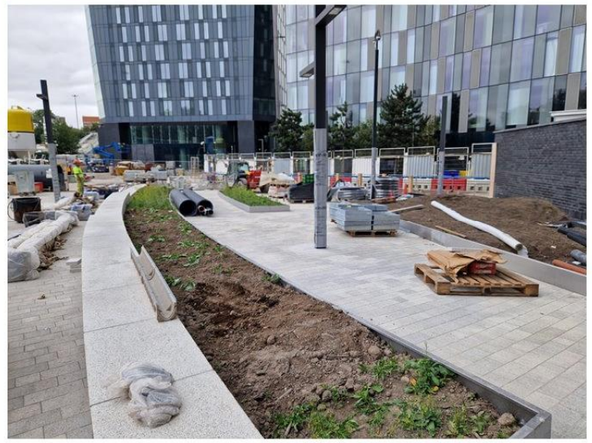


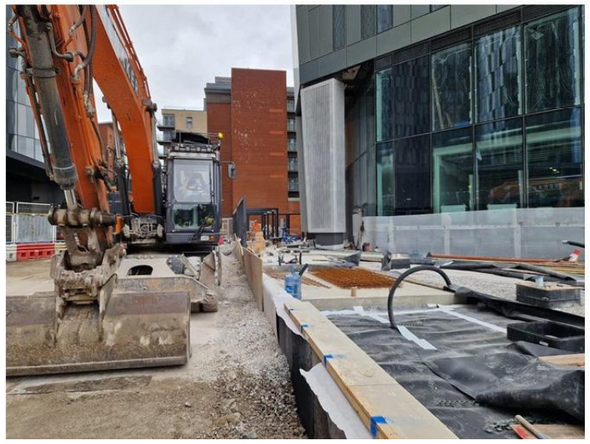












P1. TP10	P2. TP10	P3. TP10
P4. General Area of TP1 to TP5	P5. General Area of TP6	P6. General Area of TP7, TP8 & TP9 (far right)
P7. Planters to the North of the building Awaiting Soil		

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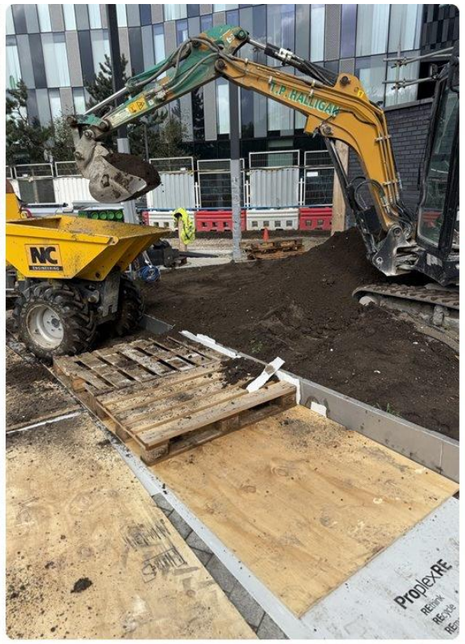
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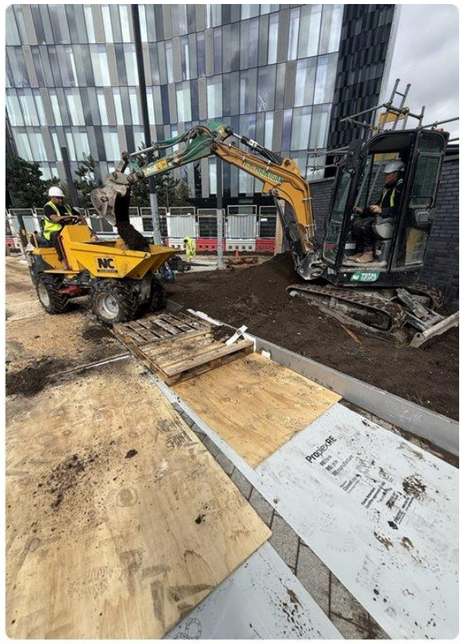
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Client	Renaker Build Limited
	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
NGR (centre of site)	
Production Date	September 2026
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36



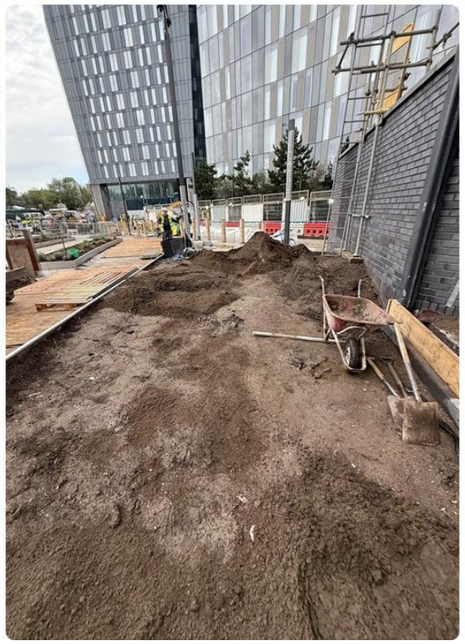














P1. Removal of all soils in planter (TP10)	P2. Removal of all soils in planter (TP10)	P3. Removal of all soils in planter (TP10)	P4. Removal of all soils in planter (TP10)
P5. Imported replacement soil in planter (TP10) samples TP11 &TP12 from the newly imported soils	P6. Imported replacement soil in planter (TP10) samples TP11 &TP12 from the newly imported soils	P7. Imported replacement soil in planter (TP10) samples TP11 &TP12 from the newly imported soils	P8. Imported replacement soil in planter (TP10) samples TP11 &TP12 from the newly imported soils

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P1. Site strip stage pre-piling works	P2. Bulk Earthworks excavations into bedrock to form basement carpark levels
P2. Bulk Earthworks excavations into bedrock to form basement carpark levels	

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C2 Photographs

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GeoAssist Ref	6131VJS
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	Renaker Build Ltd. 1st Floor, NQ Building 47 Bengal Street Ancoats Manchester M4 6BB
Planning Consultant	
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Production Date	September 2026
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Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

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i2 Analytical Ltd.
7 Woodshots Meadow,
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Analytical Report Number : 26-040844

Project / Site name:	Plot F2 Great Jackson Street	**Samples received on:**	28/07/2026
Your job number:	6131 VJS	**Samples instructed on/ Analysis started on:**	28/07/2026
Your order number:	2260727	**Analysis completed by:**	05/08/2026
Report Issue Number:	1	**Report issued on:**	05/08/2026
Samples Analysed:	13 soil samples		

Signed:

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

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

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

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

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

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

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

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

Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997569	997570	997571	997572	997573
Sample Reference				TP1	TP1	TP2	TP3	TP4
Sample Number				C1	C2	C1	C1	C1
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.20	0.50	0.20	0.20	0.20
Date Sampled				Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	9.7	13	14	13	13
Total mass of sample received	kg	0.1	NONE	1.1	1.2	1.1	1.2	1.2
Asbestos								
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	-	-	-	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WIK	-	-	-	WIK
Analysis completed	N/A	N/A	N/A	04/08/2026	-	-	-	04/08/2026
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	-
General Inorganics								
pH (L099)	pH Units	N/A	MCERTS	7.9	8	7.4	7.2	7
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.1	0.073	0.039	0.041	0.038
Sulphide	mg/kg	1	MCERTS	5.1	2.5	< 1.0	< 1.0	< 1.0
Total Sulphur	mg/kg	50	MCERTS	560	430	280	310	270
Total Sulphur	%	0.005	MCERTS	0.056	0.043	0.028	0.031	0.027
Total Phenols								
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

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

Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997569	997570	997571	997572	997573
Sample Reference				TP1	TP1	TP2	TP3	TP4
Sample Number				C1	C2	C1	C1	C1
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.20	0.50	0.20	0.20	0.20
Date Sampled				Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.22	0.13	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.29	0.25	< 0.05	< 0.05	0.06
Fluorene	mg/kg	0.05	MCERTS	0.19	0.21	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.7	1.5	0.13	0.11	0.33
Anthracene	mg/kg	0.05	MCERTS	0.36	0.4	< 0.05	< 0.05	0.07
Fluoranthene	mg/kg	0.05	MCERTS	2.1	2.2	0.2	0.24	0.39
Pyrene	mg/kg	0.05	MCERTS	2.1	1.9	0.19	0.22	0.4
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.1	0.98	0.1	0.13	0.22
Chrysene	mg/kg	0.05	MCERTS	1	0.92	0.12	0.14	0.23
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.4	1.2	0.15	0.19	0.25
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.42	0.39	< 0.05	0.07	0.1
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.1	0.92	0.1	0.14	0.21
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.54	0.45	0.06	0.09	0.1
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.09	0.11	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.64	0.52	0.08	0.1	0.13
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	13.1	12	1.13	1.43	2.49
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	9.1	6.9	11	9.6	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	99	97	98	96	100
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.63	0.61	0.68	0.68	0.68
Boron (water soluble)	mg/kg	0.2	MCERTS	0.7	1	0.9	1	1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	18	17	24	23	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	28	26	34	28	30
Lead (aqua regia extractable)	mg/kg	1	MCERTS	59	46	43	49	45
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	14	14	16	15	16
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	22	21	29	27	29
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	73	59	63	59	67

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

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Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997574	997575	997576	997577	997578
Sample Reference				TP4	TP5	TP6	TP7	TP7
Sample Number				C2	C1	C1	C1	C2
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.50	0.20	0.20	0.20	0.50
Date Sampled				Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	11	13	13	15	15
Total mass of sample received	kg	0.1	NONE	1.1	1.3	1.1	1	1.4

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	-	-	Not-detected	-
Asbestos Analyst ID	N/A	N/A	N/A	-	-	-	WIK	-
Analysis completed	N/A	N/A	N/A	-	-	-	04/08/2026	-
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-	-
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-	-

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	7.9	7.1	6.9	7.1	7.3
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.095	0.046	0.04	0.035	0.082
Sulphide	mg/kg	1	MCERTS	2	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphur	mg/kg	50	MCERTS	450	280	240	230	460
Total Sulphur	%	0.005	MCERTS	0.045	0.028	0.024	0.023	0.046

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0

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Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997574	997575	997576	997577	997578
Sample Reference				TP4	TP5	TP6	TP7	TP7
Sample Number				C2	C1	C1	C1	C2
Water Matrix				N/A	N/A	N/A	N/A	N/A
Depth (m)				0.50	0.20	0.20	0.20	0.50
Date Sampled				Deviating	Deviating	Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status					
Speciated PAHs								
Naphthalene	mg/kg	0.05	MCERTS	0.19	< 0.05	< 0.05	< 0.05	0.12
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.41	< 0.05	< 0.05	< 0.05	0.09
Fluorene	mg/kg	0.05	MCERTS	0.23	< 0.05	< 0.05	< 0.05	0.06
Phenanthrene	mg/kg	0.05	MCERTS	2	0.15	0.1	0.08	0.65
Anthracene	mg/kg	0.05	MCERTS	0.42	< 0.05	< 0.05	< 0.05	0.14
Fluoranthene	mg/kg	0.05	MCERTS	2.5	0.31	0.17	0.15	1.1
Pyrene	mg/kg	0.05	MCERTS	2.3	0.31	0.16	0.15	1.1
Benzo(a)anthracene	mg/kg	0.05	MCERTS	1.1	0.18	0.09	0.08	0.57
Chrysene	mg/kg	0.05	MCERTS	1.1	0.18	0.1	0.09	0.55
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	1.4	0.22	0.12	0.1	0.74
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.47	0.1	0.05	< 0.05	0.25
Benzo(a)pyrene	mg/kg	0.05	MCERTS	1.2	0.18	0.11	0.08	0.59
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.57	0.1	0.06	0.05	0.31
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.14	< 0.05	< 0.05	< 0.05	0.09
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.68	0.12	0.07	0.06	0.35
Total PAH								
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	14.6	1.85	1.03	0.86	6.68
Heavy Metals / Metalloids								
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	7.9	8.5	8.2	9.6	9.9
Barium (aqua regia extractable)	mg/kg	1	MCERTS	100	87	86	85	110
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.54	0.6	0.58	0.59	0.63
Boron (water soluble)	mg/kg	0.2	MCERTS	1.1	0.7	0.7	1	1.1
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	15	20	21	22	20
Copper (aqua regia extractable)	mg/kg	1	MCERTS	22	25	24	25	26
Lead (aqua regia extractable)	mg/kg	1	MCERTS	55	39	36	39	44
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	12	14	14	13	14
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	18	23	24	25	24
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	60	62	52	53	58

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

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

Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997579	997580	997581
Sample Reference				TP8	TP9	TP10
Sample Number				C1	C1	C1
Water Matrix				N/A	N/A	N/A
Depth (m)				0.20	0.20	0.20
Date Sampled				Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	9.4	8.8	13
Total mass of sample received	kg	0.1	NONE	1.1	1	1
Asbestos						
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	-	Detected
Asbestos Analyst ID	N/A	N/A	N/A	-	-	WIK
Analysis completed	N/A	N/A	N/A	-	-	04/08/2026
Actinolite detected	Type	N/A	ISO 17025	-	-	Not-detected
Amosite detected	Type	N/A	ISO 17025	-	-	Not-detected
Anthophyllite detected	Type	N/A	ISO 17025	-	-	Not-detected
Chrysotile detected	Type	N/A	ISO 17025	-	-	Detected
Crocidolite detected	Type	N/A	ISO 17025	-	-	Not-detected
Tremolite detected	Type	N/A	ISO 17025	-	-	Not-detected
Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	Loose Fibrous Debris
General Inorganics						
pH (L099)	pH Units	N/A	MCERTS	7.1	7.4	8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.042	0.044	0.434
Sulphide	mg/kg	1	MCERTS	1.3	< 1.0	2.8
Total Sulphur	mg/kg	50	MCERTS	280	290	2200
Total Sulphur	%	0.005	MCERTS	0.028	0.029	0.223
Total Phenols						
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0

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Analytical Report Number: 26-040844
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260727

Lab Sample Number				997579	997580	997581
Sample Reference				TP8	TP9	TP10
Sample Number				C1	C1	C1
Water Matrix				N/A	N/A	N/A
Depth (m)				0.20	0.20	0.20
Date Sampled				Deviating	Deviating	Deviating
Time Taken				None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			
Speciated PAHs						
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.29
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.09
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.71
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.45
Phenanthrene	mg/kg	0.05	MCERTS	0.11	0.1	4.5
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	1.1
Fluoranthene	mg/kg	0.05	MCERTS	0.36	0.23	9.4
Pyrene	mg/kg	0.05	MCERTS	0.41	0.23	8.9
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.29	0.12	4.8
Chrysene	mg/kg	0.05	MCERTS	0.38	0.14	4.4
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.71	0.17	6.7
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.21	0.07	1.9
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.5	0.13	5.3
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.32	0.08	2.7
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.08	< 0.05	0.63
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.34	0.09	3.1
Total PAH						
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	3.73	1.35	54.9
Heavy Metals / Metalloids						
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	11	5.1	11
Barium (aqua regia extractable)	mg/kg	1	MCERTS	100	85	98
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.71	0.89	0.69
Boron (water soluble)	mg/kg	0.2	MCERTS	0.9	0.7	0.5
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	24	34	23
Copper (aqua regia extractable)	mg/kg	1	MCERTS	29	11	28
Lead (aqua regia extractable)	mg/kg	1	MCERTS	43	5.5	42
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	17	32	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	28	34	27
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	63	44	60

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

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Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
997569	TP1	C1	0.2	Brown loam and clay with gravel and vegetation
997570	TP1	C2	0.5	Brown loam and clay with gravel and brick
997571	TP2	C1	0.2	Brown clay and sand with gravel and vegetation
997572	TP3	C1	0.2	Brown loam and clay with gravel and vegetation
997573	TP4	C1	0.2	Brown loam and clay with gravel and vegetation
997574	TP4	C2	0.5	Brown loam and clay with gravel and vegetation
997575	TP5	C1	0.2	Brown loam and clay with gravel and vegetation
997576	TP6	C1	0.2	Brown loam and clay with gravel and vegetation
997577	TP7	C1	0.2	Brown loam and clay with gravel and vegetation
997578	TP7	C2	0.5	Brown clay and sand with gravel
997579	TP8	C1	0.2	Brown sandy loam with gravel and vegetation
997580	TP9	C1	0.2	Brown sandy loam with gravel and vegetation
997581	TP10	C1	0.2	Brown loam and clay with gravel and vegetation

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Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil (low level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

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Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

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.

Where coal tar is reported as "indicative/not indicative", PAH source attribution has been assessed using the ratio of parent PAHs to alkylated PAHs to indicate a likely pyrogenic (coal tar–related) or petrogenic (bitumen-related) origin. This assessment is independent of total residue and/or benzo(a)pyrene concentrations and is provided for indicative purposes only; it represents a single line of evidence and does not, in isolation, constitute confirmation or classification as hazardous under WM3 guidance.

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

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Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

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

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP1	C1	S	997569	a	Asbestos identification in Soil	A001B	a
TP1	C1	S	997569	a	Boron, water soluble, in soil	L038B	a
TP1	C1	S	997569	a	Free cyanide in soil	L080-PL	a
TP1	C1	S	997569	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP1	C1	S	997569	a	Metals in soil by ICP-OES	L038B	a
TP1	C1	S	997569	a	Monohydric phenols in soil	L080-PL	a
TP1	C1	S	997569	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP1	C1	S	997569	a	Sulphide in soil	L010-PL	a
TP1	C1	S	997569	a	Total Sulphur in soil	L038B	a
TP1	C1	S	997569	a	Total cyanide in soil	L080-PL	a
TP1	C1	S	997569	a	Total sulphate (as SO4 in soil)	L038B	a
TP1	C1	S	997569	a	pH in soil (automated)	L099-PL	a
TP1	C2	S	997570	a	Boron, water soluble, in soil	L038B	a
TP1	C2	S	997570	a	Free cyanide in soil	L080-PL	a
TP1	C2	S	997570	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP1	C2	S	997570	a	Metals in soil by ICP-OES	L038B	a
TP1	C2	S	997570	a	Monohydric phenols in soil	L080-PL	a
TP1	C2	S	997570	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP1	C2	S	997570	a	Sulphide in soil	L010-PL	a
TP1	C2	S	997570	a	Total Sulphur in soil	L038B	a
TP1	C2	S	997570	a	Total cyanide in soil	L080-PL	a
TP1	C2	S	997570	a	Total sulphate (as SO4 in soil)	L038B	a
TP1	C2	S	997570	a	pH in soil (automated)	L099-PL	a
TP10	C1	S	997581	a	Asbestos identification in Soil	A001B	a
TP10	C1	S	997581	a	Boron, water soluble, in soil	L038B	a
TP10	C1	S	997581	a	Free cyanide in soil	L080-PL	a
TP10	C1	S	997581	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP10	C1	S	997581	a	Metals in soil by ICP-OES	L038B	a
TP10	C1	S	997581	a	Monohydric phenols in soil	L080-PL	a
TP10	C1	S	997581	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP10	C1	S	997581	a	Sulphide in soil	L010-PL	a
TP10	C1	S	997581	a	Total Sulphur in soil	L038B	a
TP10	C1	S	997581	a	Total cyanide in soil	L080-PL	a
TP10	C1	S	997581	a	Total sulphate (as SO4 in soil)	L038B	a
TP10	C1	S	997581	a	pH in soil (automated)	L099-PL	a
TP2	C1	S	997571	a	Boron, water soluble, in soil	L038B	a
TP2	C1	S	997571	a	Free cyanide in soil	L080-PL	a
TP2	C1	S	997571	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP2	C1	S	997571	a	Metals in soil by ICP-OES	L038B	a
TP2	C1	S	997571	a	Monohydric phenols in soil	L080-PL	a
TP2	C1	S	997571	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP2	C1	S	997571	a	Sulphide in soil	L010-PL	a
TP2	C1	S	997571	a	Total Sulphur in soil	L038B	a
TP2	C1	S	997571	a	Total cyanide in soil	L080-PL	a
TP2	C1	S	997571	a	Total sulphate (as SO4 in soil)	L038B	a
TP2	C1	S	997571	a	pH in soil (automated)	L099-PL	a
TP3	C1	S	997572	a	Boron, water soluble, in soil	L038B	a
TP3	C1	S	997572	a	Free cyanide in soil	L080-PL	a
TP3	C1	S	997572	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP3	C1	S	997572	a	Metals in soil by ICP-OES	L038B	a
TP3	C1	S	997572	a	Monohydric phenols in soil	L080-PL	a
TP3	C1	S	997572	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP3	C1	S	997572	a	Sulphide in soil	L010-PL	a
TP3	C1	S	997572	a	Total Sulphur in soil	L038B	a
TP3	C1	S	997572	a	Total cyanide in soil	L080-PL	a
TP3	C1	S	997572	a	Total sulphate (as SO4 in soil)	L038B	a

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

Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

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

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP3	C1	S	997572	a	pH in soil (automated)	L099-PL	a
TP4	C1	S	997573	a	Asbestos identification in Soil	A001B	a
TP4	C1	S	997573	a	Boron, water soluble, in soil	L038B	a
TP4	C1	S	997573	a	Free cyanide in soil	L080-PL	a
TP4	C1	S	997573	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP4	C1	S	997573	a	Metals in soil by ICP-OES	L038B	a
TP4	C1	S	997573	a	Monohydric phenols in soil	L080-PL	a
TP4	C1	S	997573	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP4	C1	S	997573	a	Sulphide in soil	L010-PL	a
TP4	C1	S	997573	a	Total Sulphur in soil	L038B	a
TP4	C1	S	997573	a	Total cyanide in soil	L080-PL	a
TP4	C1	S	997573	a	Total sulphate (as SO4 in soil)	L038B	a
TP4	C1	S	997573	a	pH in soil (automated)	L099-PL	a
TP4	C2	S	997574	a	Boron, water soluble, in soil	L038B	a
TP4	C2	S	997574	a	Free cyanide in soil	L080-PL	a
TP4	C2	S	997574	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP4	C2	S	997574	a	Metals in soil by ICP-OES	L038B	a
TP4	C2	S	997574	a	Monohydric phenols in soil	L080-PL	a
TP4	C2	S	997574	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP4	C2	S	997574	a	Sulphide in soil	L010-PL	a
TP4	C2	S	997574	a	Total Sulphur in soil	L038B	a
TP4	C2	S	997574	a	Total cyanide in soil	L080-PL	a
TP4	C2	S	997574	a	Total sulphate (as SO4 in soil)	L038B	a
TP4	C2	S	997574	a	pH in soil (automated)	L099-PL	a
TP5	C1	S	997575	a	Boron, water soluble, in soil	L038B	a
TP5	C1	S	997575	a	Free cyanide in soil	L080-PL	a
TP5	C1	S	997575	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP5	C1	S	997575	a	Metals in soil by ICP-OES	L038B	a
TP5	C1	S	997575	a	Monohydric phenols in soil	L080-PL	a
TP5	C1	S	997575	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP5	C1	S	997575	a	Sulphide in soil	L010-PL	a
TP5	C1	S	997575	a	Total Sulphur in soil	L038B	a
TP5	C1	S	997575	a	Total cyanide in soil	L080-PL	a
TP5	C1	S	997575	a	Total sulphate (as SO4 in soil)	L038B	a
TP5	C1	S	997575	a	pH in soil (automated)	L099-PL	a
TP6	C1	S	997576	a	Boron, water soluble, in soil	L038B	a
TP6	C1	S	997576	a	Free cyanide in soil	L080-PL	a
TP6	C1	S	997576	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP6	C1	S	997576	a	Metals in soil by ICP-OES	L038B	a
TP6	C1	S	997576	a	Monohydric phenols in soil	L080-PL	a
TP6	C1	S	997576	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP6	C1	S	997576	a	Sulphide in soil	L010-PL	a
TP6	C1	S	997576	a	Total Sulphur in soil	L038B	a
TP6	C1	S	997576	a	Total cyanide in soil	L080-PL	a
TP6	C1	S	997576	a	Total sulphate (as SO4 in soil)	L038B	a
TP6	C1	S	997576	a	pH in soil (automated)	L099-PL	a
TP7	C1	S	997577	a	Asbestos identification in Soil	A001B	a
TP7	C1	S	997577	a	Boron, water soluble, in soil	L038B	a
TP7	C1	S	997577	a	Free cyanide in soil	L080-PL	a
TP7	C1	S	997577	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP7	C1	S	997577	a	Metals in soil by ICP-OES	L038B	a
TP7	C1	S	997577	a	Monohydric phenols in soil	L080-PL	a
TP7	C1	S	997577	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP7	C1	S	997577	a	Sulphide in soil	L010-PL	a
TP7	C1	S	997577	a	Total Sulphur in soil	L038B	a

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Analytical Report Number : 26-040844
Project / Site name: Plot F2 Great Jackson Street

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

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

Sample ID	Other ID	Sample Type	Lab Sample Number	Sample Deviation	Test Name	Test Ref	Test Deviation
TP7	C1	S	997577	a	Total cyanide in soil	L080-PL	a
TP7	C1	S	997577	a	Total sulphate (as SO4 in soil)	L038B	a
TP7	C1	S	997577	a	pH in soil (automated)	L099-PL	a
TP7	C2	S	997578	a	Boron, water soluble, in soil	L038B	a
TP7	C2	S	997578	a	Free cyanide in soil	L080-PL	a
TP7	C2	S	997578	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP7	C2	S	997578	a	Metals in soil by ICP-OES	L038B	a
TP7	C2	S	997578	a	Monohydric phenols in soil	L080-PL	a
TP7	C2	S	997578	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP7	C2	S	997578	a	Sulphide in soil	L010-PL	a
TP7	C2	S	997578	a	Total Sulphur in soil	L038B	a
TP7	C2	S	997578	a	Total cyanide in soil	L080-PL	a
TP7	C2	S	997578	a	Total sulphate (as SO4 in soil)	L038B	a
TP7	C2	S	997578	a	pH in soil (automated)	L099-PL	a
TP8	C1	S	997579	a	Boron, water soluble, in soil	L038B	a
TP8	C1	S	997579	a	Free cyanide in soil	L080-PL	a
TP8	C1	S	997579	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP8	C1	S	997579	a	Metals in soil by ICP-OES	L038B	a
TP8	C1	S	997579	a	Monohydric phenols in soil	L080-PL	a
TP8	C1	S	997579	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP8	C1	S	997579	a	Sulphide in soil	L010-PL	a
TP8	C1	S	997579	a	Total Sulphur in soil	L038B	a
TP8	C1	S	997579	a	Total cyanide in soil	L080-PL	a
TP8	C1	S	997579	a	Total sulphate (as SO4 in soil)	L038B	a
TP8	C1	S	997579	a	pH in soil (automated)	L099-PL	a
TP9	C1	S	997580	a	Boron, water soluble, in soil	L038B	a
TP9	C1	S	997580	a	Free cyanide in soil	L080-PL	a
TP9	C1	S	997580	a	Hexavalent chromium in soil (low level)	L080-PL	a
TP9	C1	S	997580	a	Metals in soil by ICP-OES	L038B	a
TP9	C1	S	997580	a	Monohydric phenols in soil	L080-PL	a
TP9	C1	S	997580	a	Speciated PAHs and/or Semi-volatile organic compounds in soil	L064B	a
TP9	C1	S	997580	a	Sulphide in soil	L010-PL	a
TP9	C1	S	997580	a	Total Sulphur in soil	L038B	a
TP9	C1	S	997580	a	Total cyanide in soil	L080-PL	a
TP9	C1	S	997580	a	Total sulphate (as SO4 in soil)	L038B	a
TP9	C1	S	997580	a	pH in soil (automated)	L099-PL	a

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Analytical Report Number : 26-051547

Project / Site name:	Plot F2 Great Jackson Street	**Samples received on:**	17/09/2026
Your job number:	6131 VJS	**Samples instructed on/ Analysis started on:**	17/09/2026
Your order number:	2260916	**Analysis completed by:**	01/10/2026
Report Issue Number:	1	**Report issued on:**	01/10/2026
Samples Analysed:	2 soil samples		

Gabriela Slupik

Signed:

Gabriela Slupik
Junior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

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

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

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

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

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

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

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

Analytical Report Number: 26-051547
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260916

Lab Sample Number				1053539	1053540
Sample Reference				TP11	TP12
Sample Number				C1	C1
Water Matrix				N/A	N/A
Depth (m)				0.20	0.20
Date Sampled				16/09/2026	16/09/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	16	14
Total mass of sample received	kg	0.1	NONE	0.9	0.8
Asbestos					
Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	MLO	MLO
Analysis completed	N/A	N/A	N/A	30/09/2026	30/09/2026
General Inorganics					
pH (L099)	pH Units	N/A	MCERTS	8.2	8.3
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0
Total Sulphate as SO_4	%	0.005	MCERTS	0.058	0.055
Sulphide	mg/kg	1	MCERTS	1.6	3.2
Total Sulphur	mg/kg	50	MCERTS	480	390
Total Sulphur	%	0.005	MCERTS	0.048	0.039
Total Phenols					
Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0
Speciated PAHs					
Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.08	< 0.05
Pyrene	mg/kg	0.05	MCERTS	0.07	< 0.05
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05
Total PAH					
Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80

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Analytical Report Number: 26-051547
Project / Site name: Plot F2 Great Jackson Street
Your Order No: 2260916

Lab Sample Number				1053539	1053540
Sample Reference				TP11	TP12
Sample Number				C1	C1
Water Matrix				N/A	N/A
Depth (m)				0.20	0.20
Date Sampled				16/09/2026	16/09/2026
Time Taken				None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		
Heavy Metals / Metalloids					
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5.4	7
Barium (aqua regia extractable)	mg/kg	1	MCERTS	40	36
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.28	0.23
Boron (water soluble)	mg/kg	0.2	MCERTS	3	2.2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	8.9	7.5
Copper (aqua regia extractable)	mg/kg	1	MCERTS	65	15
Lead (aqua regia extractable)	mg/kg	1	MCERTS	19	17
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	7	5.8
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	12	11
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	52	49

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

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Analytical Report Number : 26-051547
Project / Site name: Plot F2 Great Jackson Street

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

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

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
1053539	TP11	C1	0.2	Brown sand with vegetation
1053540	TP12	C1	0.2	Brown loam and sand with vegetation

Analytical Report Number : 26-051547
Project / Site name: Plot F2 Great Jackson Street

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

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Hexavalent chromium in soil (low level)	Determination of hexavalent chromium in soil by extraction in water then by acidification, addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	NONE
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

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Analytical Report Number : 26-051547
Project / Site name: Plot F2 Great Jackson Street

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

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.

Where coal tar is reported as "indicative/not indicative", PAH source attribution has been assessed using the ratio of parent PAHs to alkylated PAHs to indicate a likely pyrogenic (coal tar–related) or petrogenic (bitumen-related) origin. This assessment is independent of total residue and/or benzo(a)pyrene concentrations and is provided for indicative purposes only; it represents a single line of evidence and does not, in isolation, constitute confirmation or classification as hazardous under WM3 guidance.

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

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Soils Risk Assessment

Site Reference: 6131 VJS
Project Site: Great Jackson Street Plot F2
Project Location: Manchester
Client: Renaker Build Limited

i2 Reference	Residential	TP1	TP1	TP2	TP3	TP4	TP4	TP5	TP6	TP7	TP7	TP8	TP9	TP10	TP11	TP12
Customer Sample Ref:	C4SL / S4UL	C1 - 0.20m	C2 - 0.50m	C1 - 0.20m	C1 - 0.20m	C1 - 0.20m	C2 - 0.50m	C1 - 0.20m	C1 - 0.20m	C1 - 0.20m	C2 - 0.50m	C1 - 0.20m	C1 - 0.20m	C1 - 0.20m	C1 - 0.20m	C1 - 0.20m
	SOM 1% GAC	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	24/07/2026	16/09/2026	16/09/2026
Determinand																
Arsenic	37	9.1	6.9	11	9.6	11	7.9	8.5	8.2	9.6	9.9	11	5.1	11	5.4	7
	1300															
Boron (water-soluble)	290	0.7	1	0.9	1	1	1.1	0.7	0.7	1	1.1	0.9	0.7	0.5	3	2.2
Cadmium	22	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Chromium*	910	18	17	24	23	25	15	20	21	22	20	24	34	23	8.9	7.5
Chromium VI	21	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Copper	2400	28	26	34	28	30	22	25	24	25	26	29	11	28	65	15
Cyanide(Total)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Cyanide(free)**	34	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Lead	200	59	46	43	49	45	55	39	36	39	44	43	5.5	42	19	17
Mercury[1]	200	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Nickel	130	14	14	16	15	16	12	14	14	13	14	17	32	15	7	5.8
pH	-	7.9	8	7.4	7.2	7	7.9	7.1	6.9	7.1	7.3	7.1	7.4	8	8.2	8.3
Phenols(Mono)	120	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Selenium	250	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
SO4(Total)	-	0.1	0.073	0.039	0.041	0.038	0.095	0.046	0.04	0.035	0.082	0.042	0.044	0.434	0.058	0.055
Sulphide	-	5.1	2.5	1	1	1	2	1	1	1	1	1.3	1	2.8	1.6	3.2
Sulphur(Free)	-	560	430	280	310	270	450	280	240	230	460	280	290	2200	480	390
Thiocyanate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0
Zinc	3700	73	59	63	59	67	60	62	52	53	58	63	44	60	52	49
Acenaphthene	210	0.29	0.25	0.05	0.05	0.06	0.41	0.05	0.05	0.05	0.09	0.05	0.05	0.71	0.05	0.05
Acenaphthylene	170	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.09	0.05	0.05
Anthracene	2400	0.36	0.4	0.05	0.05	0.07	0.42	0.05	0.05	0.05	0.14	0.05	0.05	1.1	0.05	0.05
Benzo(a)Anthracene	7.2	1.1	0.98	0.1	0.13	0.22	1.1	0.18	0.09	0.08	0.57	0.29	0.12	4.8	0.05	0.05
Benzo(a)Pyrene [SM]	5	1.1	0.92	0.1	0.14	0.21	1.2	0.18	0.11	0.08	0.59	0.5	0.13	5.3	0.05	0.05
Benzo(b)Fluoranthene	2.6	1.4	1.2	0.15	0.19	0.25	1.4	0.22	0.12	0.1	0.74	0.71	0.17	6.7	0.05	0.05
Benzo(ghi)Perylene	320	0.64	0.52	0.08	0.1	0.13	0.68	0.12	0.07	0.06	0.35	0.34	0.09	3.1	0.05	0.05
Benzo(k)Fluoranthene	77	0.42	0.39	0.05	0.07	0.1	0.47	0.1	0.05	0.05	0.25	0.21	0.07	1.9	0.05	0.05
Chrysene	15	1	0.92	0.12	0.14	0.23	1.1	0.18	0.1	0.09	0.55	0.38	0.14	4.4	0.05	0.05
Dibenzo(ah)Anthracene	0.24	0.09	0.11	0.05	0.05	0.05	0.14	0.05	0.05	0.05	0.09	0.08	0.05	0.63	0.05	0.05
Fluoranthene	280	2.1	2.2	0.2	0.24	0.39	2.5	0.31	0.17	0.15	1.1	0.36	0.23	9.4	0.08	0.05
Fluorene	170	0.19	0.21	0.05	0.05	0.05	0.23	0.05	0.05	0.05	0.06	0.05	0.05	0.45	0.05	0.05
Indeno(123-cd)Pyrene	27	0.54	0.45	0.06	0.09	0.1	0.57	0.1	0.06	0.05	0.31	0.32	0.08	2.7	0.05	0.05
Naphthalene	2.3	0.22	0.13	0.05	0.05	0.05	0.19	0.05	0.05	0.05	0.12	0.05	0.05	0.29	0.05	0.05
Phenanthrene	95	1.7	1.5	0.13	0.11	0.33	2	0.15	0.1	0.08	0.65	0.11	0.1	4.5	0.05	0.05
Pyrene	620	2.1	1.9	0.19	0.22	0.4	2.3	0.31	0.16	0.15	1.1	0.41	0.23	8.9	0.07	0.05
PAH(total)	500	13.1	12	1.13	1.43	2.49	14.6	1.85	1.03	0.86	6.68	3.73	1.35	54.9	0.8	0.8
Asbestos	Not-detected	Not-detected	-	-	-	Not-detected	-	-	-	Not-detected	-	-	-	Detected	Not-detected	Not-detected
SOM[#]	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

All Units mg/kg unless otherwise stated — Indicates Exceedance of Applicable Level

Where no SOM is reported 1% SOM Criteria are used. For individual samples SOM value is used to adjust the assessment crieteria accordingly that that sample.

*Criteria Assumes Chromium III [SM] = Surrogate Marker Approach Culp *et al*

**Criteria is derrived considering acute effects on 1-2yo Female Receptor ingesting a single dose of 3g of soil

***Criteria is derrived considering Total TPH (C10 to C35) is formed entirley of a 50:50 Aliphatic and Aromatic Split C8-C10 range

[1] GAC for inorganic mercury can normally be compared with chemical analysis for total mercury content because the equilbrium concentrations of elemental and methylmercury are likely to be very low

[#] Criteria reported to zero decimal places

Basis of Assessment Criteria:	CLEA v1.071	EA 2005 WAC (Human Health Value)	C4SL
		LQM S4UL	Atrisk 06

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Exploratory Hole Record Sheet

Ref: TP1
Sheet: 1

Consultant:
0

Client:
Renaker Build Limited

Project: Great Jackson Street Plot F2
Location: Manchester

Equipment:
Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m)
Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Dark brown sandy TOPSOIL	(0.80)			0.20	C1		
				0.50	C2		
	0.80	#N/A					24/07/2026: On completion of trial pit at 0.80m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.80m							

-0.5 -1 -1.5 -2 -2.5 -3 -3.5 -4 -4.5 -5

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP2
Sheet: 1

Consultant: 0

Client: Renaker Build Limited

Project: Great Jackson Street Plot F2
Location: Manchester

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly SAND	(0.70)			0.20	C1		
0.5				0.50	C2		24/07/2026: On completion of trial pit at 0.70m. Standing water level Nil. Exploratory hole backfilled and reinstated.
0.70 Exploratory Hole complete at 0.70m							
1							
1.5							
2							
2.5							
3							
3.5							
4							
4.5							
5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP3
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION

Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly SAND with rootlets			0.20	C1		
(0.90)			0.50	C2		24/07/2026: On completion of trial pit at 0.80m. Standing water level Nil. Exploratory hole backfilled and reinstated.
0.90 Exploratory Hole complete at 0.80m						

0 -0.5 -1 -1.5 -2 -2.5 -3 -3.5 -4 -4.5 -5

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP4
Sheet: 1

Consultant:
0

Client:
Renaker Build Limited

Project: Great Jackson Street Plot F2
Location: Manchester

Equipment:
Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m)
Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL	(0.75)			0.20	C1		
				0.50	C2		
0.5	0.75						24/07/2026: On completion of trial pit at 0.75m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.75m							
1							
1.5							
2							
2.5							
3							
3.5							
4							
4.5							
5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP5
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from	to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL with roots	(0.85)			0.20		C1		
				0.50		C2		
0.85 Exploratory Hole complete at 0.85m								24/07/2026: On completion of trial pit at 0.85m. Standing water level Nil. Exploratory hole backfilled and reinstated.

-0.5 -1 -1.5 -2 -2.5 -3 -3.5 -4 -4.5 -5

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP6
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL	(0.75)			0.20	C1		
				0.50	C2		
0.5	0.75						24/07/2026: On completion of trial pit at 0.75m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.75m							
1							
1.5							
2							
2.5							
3							
3.5							
4							
4.5							
5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP7
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL membrane at base	(0.60)			0.20	C1		
-0.5	0.60			0.50	C2		24/07/2026: On completion of trial pit at 0.60m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.60m							
-1							
-1.5							
-2							
-2.5							
-3							
-3.5							
-4							
-4.5							
-5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP8
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION

Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL membrane at base						
(0.45)			0.20	C1		24/07/2026: On completion of trial pit at 0.45m. Standing water level Nil. Exploratory hole backfilled and reinstated.
0.45 Exploratory Hole complete at 0.45m			0.40	C2		

-0.5
-1
-1.5
-2
-2.5
-3
-3.5
-4
-4.5
-5

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP9
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL membrane at base	(0.55)			0.20	C1		
-0.5	0.55			0.50	C2		24/07/2026: On completion of trial pit at 0.55m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.55m							
-1							
-1.5							
-2							
-2.5							
-3							
-3.5							
-4							
-4.5							
-5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP10
Sheet: 1

Consultant: 0

Client: Renaker Build Limited

Project: Great Jackson Street Plot F2
Location: Manchester

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 24/07/2026 to 24/07/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL membrane at base	(0.70)			0.20	C1		
-0.5				0.50	C2		24/07/2026: On completion of trial pit at 0.70m. Standing water level Nil. Exploratory hole backfilled and reinstated.
	0.70	#N/A					
Exploratory Hole complete at 0.70m							
-1							
-1.5							
-2							
-2.5							
-3							
-3.5							
-4							
-4.5							
-5							

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 24/07/2026
Checked: M Richardson
Date: 27/07/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP11
Sheet: 1

Consultant:
0

Client:
Renaker Build Limited

Project: Great Jackson Street Plot F2
Location: Manchester

Equipment:
Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m)
Northing: (m)
Dates: 16/09/2026 to 16/09/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION

Depth (m)	Description	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Samples/Tests: Sample Type/No	Samples/Tests: Blow Count N/(U)	Field Records
0	Brown gravelly sandy TOPSOIL	0.30	#N/A		0.20	C1		16/09/2026: On completion of trial pit at 0.30m. Standing water level Nil. Exploratory hole backfilled and reinstated.
	Exploratory Hole complete at 0.30m							
0.5								
1								
1.5								
2								
2.5								
3								
3.5								
4								
4.5								
5								

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 16/09/2026
Checked: M Richardson
Date: 16/09/2026
Site Ref: 6131/VJS
Scale 1:25

GeoAssist Limited

Exploratory Hole Record Sheet

Ref: TP12
Sheet: 1

Project: Great Jackson Street Plot F2
Location: Manchester

Consultant: 0

Client: Renaker Build Limited

Equipment: Hand Excavation Methods

Ground Level: m.AOD
Co-ordinates: Easting: (m) Northing: (m)
Dates: 16/09/2026 to 16/09/2026

Drilling Foreman: M Walton
Engineer/Geologist: M Benson

STRATUM DESCRIPTION	Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests: Depth (m) from to	Samples/Tests: Sample Type/No	Samples/Tests: Blow Count N/(U)	Field Records
0 Brown gravelly sandy TOPSOIL	0.30	#N/A		0.20	C1		16/09/2026: On completion of trial pit at 0.30m. Standing water level Nil. Exploratory hole backfilled and reinstated.
Exploratory Hole complete at 0.30m							

0.5
1
1.5
2
2.5
3
3.5
4
4.5
5

Remarks:

The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken.
Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.

Logged: M Benson
Date: 16/09/2026
Checked: M Richardson
Date: 16/09/2026
Site Ref: 6131/VJS
Scale 1:25