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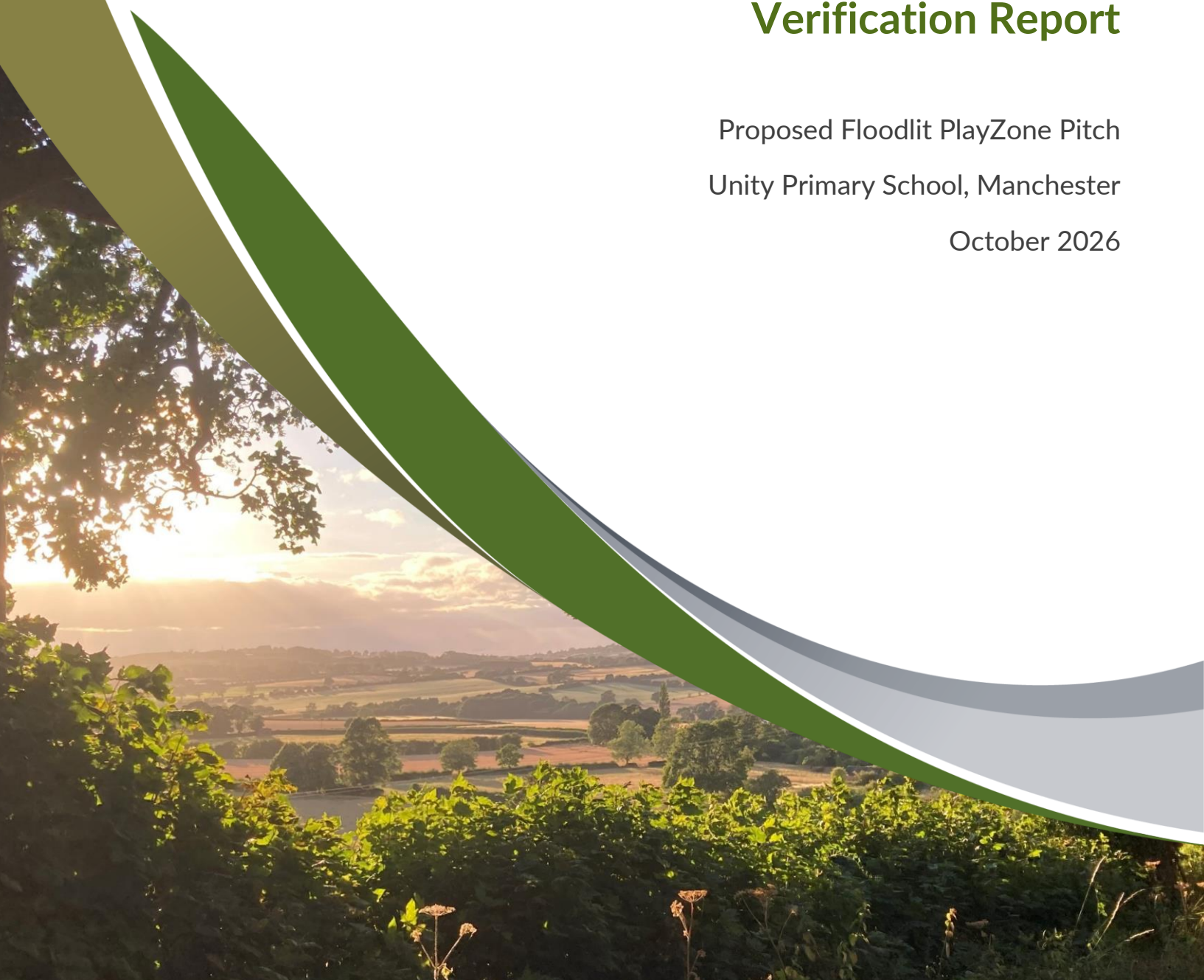
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Verification Report

Proposed Floodlit PlayZone Pitch

Unity Primary School, Manchester

October 2026



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Project Details

Site:	Unity Primary School, Manchester
Document Title:	Verification Report
Document no.:	STY7549-R01-Rev_B
Date:	October 2026
Client:	The Football Foundation
Issuing office:	Soiltechnics Ltd Unit 9, Clarence Avenue, Westpoint Enterprise Park, Trafford Park, Manchester M17 1QS Tel: 01604 781 877 E-mail: mail@soiltechnics.net

Document history and status

Revision	Date	Description	Author	Checker	Reviewer
A	July 2026	First Issue	Anna palmer MESci (Hons) Graduate Consultant	Jonny Beer BSc (Hons), MSc, FGS Senior Consultant	Mark Hamill SiLC, SQP, CEnv, DoWCoP QP Technical Director
B	October 2026	Update to address local authority comments	Jonny Beer BSc (Hons), MSc, FGS Senior Consultant	Mark Hamill SiLC, SQP, CEnv, DoWCoP QP Technical Director	Mark Hamill SiLC, SQP, CEnv, DoWCoP QP Technical Director

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Title	Produced by	Date	Reference
Development Layout	Labosport	20/02/2025	24-0479 03P

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1 Introduction

1.1 Scheme Outline

1.1.1 The planning application details are summarised below, as stated on the local planning portal. A proposed layout is provided within Appendix A.

Topic	Detail
Local Authority	Manchester City Council
Planning application reference	141932/FO/2025
Address	41 Allesley Drive, Cheetwood, Manchester M7 4YE
Proposal	Creation of a Play Zone including floodlighting and landscaping
Relevant Condition	Condition 5b – Completion/Verification report

Table 1-A: Planning Application Summary

1.1.2 The site is located within the northern part of the grounds of Unity Primary School which lies within Manchester, approximately 2.4km north of the city centre. The proposed development comprises of a LED floodlit sand dressed PlayZone pitch (measuring approximately 30m x 25m in size) for football, basketball and cricket use.

1.1.3 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

1.2 Brief

1.2.1 No risks associated with chemical or gaseous contamination were identified within the Tier 1 Preliminary Risk Assessment (Report ref: STX7023-R01-Rev_A), therefore a formal Remediation Strategy was not required.

1.2.2 No further works were recommended on the basis that suitable topsoil cover is present above all Made Ground in proposed landscaping/maintained grass areas and a Discovery Strategy to facilitate the safe development of the scheme.

1.2.3 The aim of this Verification Report is to present all relevant lines of evidence obtained directly by Soiltechnics and those provided by 3rd parties, to demonstrate compliance with the recommendations in the Tier 1 Preliminary Risk Assessment, and the site is suitable and safe for use, in terms of the risks from contaminated land.

1.3 Report Revisions

1.3.1 Following comments from the local authority regarding the absence of depth verification evidence for location TS04, the report has been updated to address this comment. Updates are denoted by a solid green line in the left hand margin.

1.4 Investigation Standards

1.4.1 The investigation followed the principles of BS10175:2011+A2:2017 *'Investigation of potentially Contaminated Sites – Code of Practice'*. The investigation was also undertaken with reference to the Environment Agency's online publication *'Land contamination risk management (LCRM)'.*

1.5 Limitations

1.5.1 Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

2 Site Conditions and Remedial Strategy

2.1.1 Reference has been made to the following sources of information. Full copies of all documents can be provided upon request.

Author	Document Title	Date & Document Reference	Report Context
Integra Consulting Environmental	Phase 1 Geo-Environmental Ground Investigation	August 2015 2898	A Phase 1 Geo-Environmental ground investigation for the wider school development including reference to soil testing previously completed at the site.
	Preliminary Factual Ground Investigation	September 2015, 2898 Rev A	Preliminary Ground Investigation Report produced for the wider school development as part of Feasibility Stage for the project.
Soiltechnics	Desktop Study: Site Review	December 2023 STV6309-DS01	Included a basic site description and desk study with recommendations for further investigations to support design of the proposed PlayZone pitch.
	Ground Investigation Report	March 2024 STV6309-R01 Rev_A	Included an assessment of Topsoil suitability for reuse and waste disposal and an engineering assessment for foundation design to support deign of the proposed PlayZone pitch.
Soiltechnics	Tier 1 Preliminary Risk Assessment	May 2025 STX7023-R01-Rev_A	A desk study review of the site assessing potential risks from land contamination. No formal remediation strategy required.

Table 2-A: Summary of Previous Reports

2.2 Outline of Recommended Works

2.2.1 No relevant contaminant linkages which pose an unacceptable risk to the proposed development were identified within the desk study.

2.2.2 No further ground investigation works or remedial works were recommended, on the proviso that:

- Suitable topsoil cover with a minimum thickness of 200-300mm is present above all Made Ground in proposed landscaping/maintained grass areas.
- A discovery strategy is prepared in the event of encountering unexpected or previously unencountered contamination.

3 Unexpected Contamination

3.1 Compliance Requirements

3.1.1 As with the development of any site, there was the potential to encounter unexpected contamination.

3.1.2 It was recommended that the Principal Contractor develop a contamination discovery protocol and the developer to communicate and distribute through their workforce.

3.2 Verification Works

3.2.1 Soiltechnics have not been informed of any contamination discovery event throughout the enabling and construction works programme. The contractor has provided a statement confirming that no unexpected contamination has been encountered, included in Appendix B.

4 Topsoil Suitability and Compliance

4.1 Compliance Requirements

4.1.1 It was recommended that in all soft landscaped areas, a suitable topsoil cover with a minimum thickness of between 200-300mm should be placed above the Made Ground, in order to provide a suitable growing medium.

4.1.2 A Remediation Strategy was not required and a specific testing or inspection frequency was not provided.

4.2 Soil Sources and Volume

4.2.1 Soiltechnics understands that no growing medium soils have been imported or removed from site.

4.2.2 During the installation of an artificial grass pitch (AGP), soils were left in-situ as well as small-scale re-use of soils onsite around the surrounds of the AGP.

4.3 Topsoil Inspection

4.3.1 On site inspection was undertaken to confirm compliance with the minimum thickness of topsoil. Based on the overall development proposals the area of soft landscaping is approximately 600m^2. Using a judgemental approach, a total of six inspection pits were considered adequate to determine compliance.

4.3.2 A total of six verification pits were dug, approximately three within each area where soft landscaping had been retained / refurbished as part of the development scheme. An exploratory hole plan outlining inspection pits completed by Soiltechnics to date is presented below. The pit inspection records are provided within Appendix C.



Figure 4-A: Summary of inspection pits

4.4 Contamination Observations

4.4.1 No visual or olfactory evidence of contamination was noted within the soils, and no suspected ACMs were identified.

4.5 Depth Verification

4.5.1 Within the six inspection pits undertaken, topsoils were observed to be of sufficient depth in all cases (200-300mm).

4.5.2 No Remediation Strategy was available to determine the required frequency of inspection, nor to detail what records were necessary. Six inspections pits were chosen to be completed, with records including logging of material and photographic evidence. These records are included in Appendix C.

4.5.3 For each pit, photographs show the arisings (to confirm material type) and the pit profile (to confirm strata depth). The pit profile photograph of TS04 is missing from the record due to a data collection error on site. However, a top-down photo is available as shown below. The contrast and brightness has been adjusted to increase the visibility of the pit, which shows a consistent topsoil strata is present throughout the pit excavation.



Figure 4-B: TS04 verification inspection pit

4.5.4 Overall, the records show a consistent and suitable depth of topsoil across the landscaped area.

4.5.5 Considering the above, the topsoil is considered to be of sufficient depth to provide a suitable growing medium.

4.6 Physical Verification

4.6.1 No undesirable or injurious artefacts were observed within the topsoil, such as over-sized materials, sharps, or plastics. With the exception of the occasional brick fragment and a glass fragment within TS05.

4.7 Chemical Verification

4.7.1 Six topsoil samples were obtained for testing in order to suitably assess the topsoil. The below table details testing undertaken to date and resulting frequency.

Material	Total tests	Volume used to date	Required frequency	Frequency achieved
Topsoil	6	~180m^3	N/A	≈ 1 per 30m^3

4.7.2 Samples obtained from site were sent to an independent accredited laboratory for chemical analysis, and the samples were handled in accordance with BS ISO 18400-105:2017 *'Soil quality — Sampling Part 105: Packaging, transport, storage and preservation of samples'*.

4.7.3 The chemical laboratory test results for the topsoil and subsoil tested from gardens are presented in Appendix D, and the GQRA screening assessment is presented in Appendix E.

4.7.4 The results have been screened using the C4SL and S4UL generic assessment criteria, under a residential with plant uptake scenario at 2.5% SOM.

4.7.5 No exceedances have been identified within the tested samples and the material is deemed suitable for use as subsoil within the cover system.

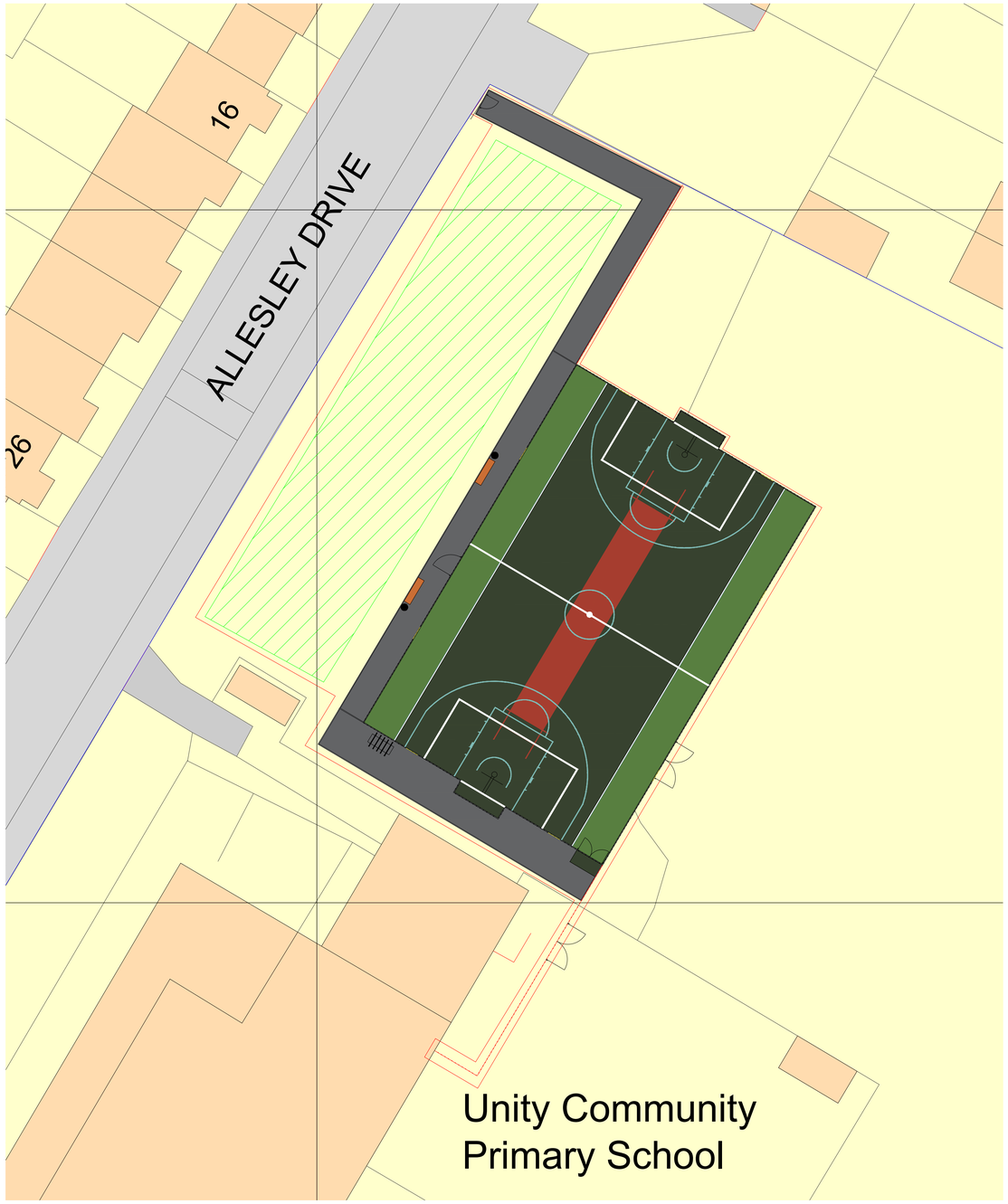
4.8 Conclusion

4.8.1 Overall, the soils are considered to be suitable for use, in terms of the risks from land contamination, and placed at a sufficient thickness to provide a suitable growing medium.

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Appendix A Drawings

DEVELOPMENT LAYOUT



0 5M 10M 15M 20M 25M

FACILITY TYPE
FOOTBALL / BASKETBALL / CRICKET
SAND DRESSED SYNTHETIC TURF SURFACED PLAYZONE WITH PERIMETER FENCING, FLOODLIGHTING, HARD-STANDING AREA AND EQUIPMENT

CONSTRUCTION
FORMATION LAYER
STONE SUB BASE LAYER
POROUS ASPHALT (MACADAM) LAYER
IN-SITU SHOCKPAD LAYER
SAND DRESSED SYNTHETIC TURF LAYER

DIMENSIONS
FENCE TO FENCE = 30 X 20M
2NR GOAL RECESSES = 3.66 X 1M
HARD STANDING SPECTATOR AREA = 30 X 2M
ACCESS ROUTES =
NEW PATHWAY CREATED TO NORTH FOR PUBLIC ACCESS
NEW PATHWAY AROUND SOUTH END TO ALLOW TOILET ACCESS AND SCHOOL ACCESS ROUTE

LINE MARKING
FOOTBALL GOAL BOXES = 10.0 X 5.0M
CRICKET PITCH MARKING
BASKETBALL COURT MARKINGS

PERIMETER FENCING
3.0M HIGH TWIN BAR PANEL FENCING (RAL 6005 - DARK GREEN)
AND 4.0M HIGH TWIN BAR PANEL FENCING (RAL 9016 - WHITE OR SIMILAR)

3NR DOUBLE GATE(S) *(1NR FOR PLAYZONE MAINTENANCE ACCESS, 1NR FOR STORAGE AREA AND 1NR FOR ACCESS BETWEEN SCHOOL AND PLAYZONE AREA)*

1NR SINGLE GATE MOUNTING FRAME FOR CIA / CLUBSPARK GATE
1NR SINGLE GATE FOR COMMUNITY ACCESS FROM ALLESLEY DRIVE

ADDITIONAL FENCING REQUIRED TO SEPARATE NEW PLAYZONE FROM THE SCHOOL, TO ALLOW SUFFICIENT SAFEGUARDING FOR THE SCHOOL FROM EXTERNAL USERS OF THE FACILITY

LED FLOODLIGHTING
AVERAGE LUX = 200LUX / UNIFORMITY = 0.65

EQUIPMENT
2NR GOALS (INTEGRAL TO FENCING)
2NR BENCHES
2NR WASTE BINS
1NR STORAGE CONTAINER
8NR ADDITIONAL CRICKET WICKET SIGNAGE INTEGRAL TO FENCING
2NR BASKETBALL HOOP SYSTEMS

BIODIVERSITY GAIN
0.04HA OF WILDFLOWER TYPE SPECIES RICH GRASSLAND
9 SPECIES PER M2

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CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK

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NOTES

- SYNTHETIC TURF
- HARD STANDING AREAS
- PLAYZONE PERIMETER FENCING
- NEW BOUNDARY FENCING
- BENCHES
- BINS
- SINGLE GATE
- DOUBLE GATE
- BIODIVERSITY GAIN AREA
- STORAGE AREA
- BICYCLE RACK

N

LEGEND / KEY

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AUTHOR

CLIENT
THE FOOTBALL FOUNDATION / SIS (UK) LTD

PROJECT
UNITY SCHOOL
PLAYZONE FACILITY DEVELOPMENT

DRAWING
DEVELOPMENT LAYOUT

STATUS: PLANNING	CREATED BY: MD	VERSION: 02
PROJECT: LSUK 24-0479	ISSUE DATE: 20/02/2025	DRAWING: 24-0479 03P
PAPER SIZE: A1	SCALE: 1:200	

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Appendix B Contractor Statement

SIS PITCHES

Manchester City Council
Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA

17th July 2026

To whom it may concern

Re: Confirmation of No Contamination Encountered On Site at Unity Primary School

We write to confirm that, during the court of the works undertaken at Unity Primary School no contamination has been encountered.

All excavations and associated activities have been carried out in accordance with the project requirements, and no visual evidence of contamination materials has been identified.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,



Hayley Wilson
Technical Director
SIS (UK) Ltd

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Appendix C Verification Pit Records

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area	-	**Exploratory Hole ID**	TS01
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for a few fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (depth)



Photograph (arisings):



Photograph (spatial)



Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area		**Exploratory Hole ID**	TS02
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for a few fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (depth)



Photograph (arisings):



Photograph (spatial)



Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area	-	**Exploratory Hole ID**	TS03
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3m		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for a few fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (depth)



Photograph (arisings):



Photograph (spatial)



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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area	-	**Exploratory Hole ID**	TS04
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3m		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for a few fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (arisings):



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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area	-	**Exploratory Hole ID**	TS05
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3m		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	One fragment of glass found. No other undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for a few fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (depth)



Photograph (arisings):



Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Verification Action Undertaken

Plot No. / Area	-	**Exploratory Hole ID**	TS06
General Comment	Excavated an inspection pit to inspect depth and physical suitability of clean cover system, and collect chemical samples to assess chemical suitability of cover system soils.		
Samples Taken	ES – 0.3m		
No-Dig / Demarcation Layers	N/A		
Physical Suitability	No undesirable or injurious objects were observed within any of the materials inspected, such as sharps, metals, plastics or over-sized materials, except for fragments of brick.		

Remediation Requirement		**Observed Conditions (if applicable)**	
Minimum Total Thickness:	≥ 300mm	**Minimum Thickness:**	Pit dug to 0.30m
Topsoil:	300mm	**Topsoil:**	300mm
Subsoil:	N/A	**Subsoil:**	N/A
Geotextile Marker:	N/A	**Geotextile Marker:**	N/A
No-Dig Layer:	N/A	**No-Dig Layer:**	N/A

Photographs Overleaf

Verification Outcome

Conclusion	The aspects considered under this inspection record have **passed** verification.
Exclusions	Where chemical analysis has been undertaken, please refer to the Verification Report for a discussion on the results and confirmation of compliance and chemical suitability.

Cover System Verification Record

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General Site Details

Site Name	**Unity Primary School**	**Development Use**	**PlayZone**
Date	**15.06.2026**	**Groundwork Contractor**	
Engineer	**TT**	**Developer**	**Football Foundation**

Photograph (in-situ soils):



Photograph (depth)



Photograph (arisings):



Photograph (spatial)



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Appendix D Chemical Testing Results

Certificate of Analysis

Certificate Number	26-14682	*Issued:*	07-Jul-26

Client Soiltechnics Ltd
White Lodge
Cedar Barn
Walgrave
NN6 9PY

Our Reference	26-14682
Client Reference ~	STV6309
Order No ~	POR026011
Contract Title ~	Unity Primary School
Description	6 Soil samples.
Date Received	17-Jun-26
Date Started	17-Jun-26
Date Completed	07-Jul-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

2139

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-14682
Client Ref ~ STV6309
Contract Title ~ Unity Primary School

Sample ID	Lab No	Completed	Matrix Description
TS01	2703962	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets
TS02	2703963	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets
TS03	2703964	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets
TS04	2703965	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets
TS05	2703966	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets
TS06	2703967	07/07/2026	Dark brown very gravelly, sandy CLAY including odd rootlets

Summary of Chemical Analysis
Soil Samples

Our Ref 26-14682
Client Ref ~ STV6309
Contract Title ~ Unity Primary School

	Lab No	2703962	2703963	2703964	2703965	2703966	2703967
	Sample ID ~	TS01	TS02	TS03	TS04	TS05	TS06
	Depth ~						
	Other ID ~						
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	15/06/2026	15/06/2026	15/06/2026	15/06/2026	15/06/2026	15/06/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Preparation							
Moisture Content	DETSC 1004	0.1	%	10	8.1	8.8	12	10	11
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	4.0	4.9	4.9	6.3	6.8	5.4
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1	0.1	0.1	0.3	0.2	0.1
Chromium	DETSC 2301#	0.15	mg/kg	8.1	10	7.6	9.7	11	25
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	19	38	24	31	32	26
Lead	DETSC 2301#	0.3	mg/kg	23	35	27	63	44	45
Mercury	DETSC 2325#	0.05	mg/kg	0.10	0.07	0.09	0.14	0.11	0.13
Nickel	DETSC 2301#	1	mg/kg	14	9.2	8.4	9.2	9.8	8.5
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	29	41	33	72	59	49
Inorganics							
pH	DETSC 2008#		pH	7.9	7.7	7.6	7.7	7.4	8.0
Organic matter	DETSC 2002#	0.1	%	2.2	1.8	2.5	3.4	2.3	2.7
Petroleum Hydrocarbons							
VPH (C6-C8): HS_1D_Total	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
VPH (C8-C10): HS_1D_Total	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EPH (C10-C12): EH_1D_Total	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
EPH (C12-C16): EH_1D_Total	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10
EPH (C16-C21): EH_1D_Total	DETSC 3311	10	mg/kg	< 10	< 10	< 10	38	< 10	< 10
EPH (C21-C40): EH_1D_Total	DETSC 3311	10	mg/kg	44	10	18	120	32	30
TPH (C6-C40): EH+HS_1D_Total	DETSC 3311*	10	mg/kg	46	12	22	160	37	36
PAHs							
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	0.40	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	0.47	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.22	< 0.10	< 0.10	3.1	0.17	0.24
Anthracene	DETSC 3301	0.1	mg/kg	0.16	< 0.10	0.12	0.85	0.16	0.20
Fluoranthene	DETSC 3301	0.1	mg/kg	0.47	0.25	0.23	5.3	0.43	0.51
Pyrene	DETSC 3301	0.1	mg/kg	0.37	0.23	0.13	4.6	0.36	0.42
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	0.29	0.14	0.16	2.0	0.29	0.21
Chrysene	DETSC 3301	0.1	mg/kg	0.22	0.12	< 0.10	2.0	0.26	0.19
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	0.24	0.26	0.17	1.6	0.25	0.17
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	0.13	0.14	0.16	0.88	0.17	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	0.21	0.25	0.19	2.0	0.24	0.30
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	0.35	0.29	< 0.10	1.7	0.39	0.51
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	0.19	0.19	< 0.10	0.18	0.19	0.18
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	0.22	< 0.10	< 0.10	1.1	0.12	0.17
PAH 16 Total	DETSC 3301	1.6	mg/kg	2.7	1.9	< 1.6	23	2.8	2.9

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-14682
Client Ref ~ STV6309
Contract Title ~ Unity Primary School

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2703962	TS01	SOIL	NAD	none	Lee Kerridge
2703963	TS02	SOIL	NAD	none	Lee Kerridge
2703964	TS03	SOIL	NAD	none	Lee Kerridge
2703965	TS04	SOIL	NAD	none	Lee Kerridge
2703966	TS05	SOIL	NAD	none	Lee Kerridge
2703967	TS06	SOIL	NAD	none	Lee Kerridge

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Information in Support of the Analytical Results

Our Ref 26-14682
Client Ref ~ STV6309
Contract ~ Unity Primary School

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2703962	TS01 SOIL	15/06/26	GJ 250ml, PT 1L x2		
2703963	TS02 SOIL	15/06/26	GJ 250ml, PT 1L x2		
2703964	TS03 SOIL	15/06/26	GJ 250ml, PT 1L x2		
2703965	TS04 SOIL	15/06/26	GJ 250ml, PT 1L x2		
2703966	TS05 SOIL	15/06/26	GJ 250ml, PT 1L x2		
2703967	TS06 SOIL	15/06/26	GJ 250ml, PT 1L x2		

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
VPH (C6-C8)	HS_1D_Total

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

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Appendix E GQRA

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GQRA Screening

Assessments	Status	Date	Created by	Reviewed By
Acute human health risk - Soils	*Not undertaken*			
Chronic human health risk - Soils	Complete	09.07.2026	JB	MOH
Chronic human health risk - Groundwater vapour	*Not undertaken*			
Controlled waters risk - Surface water	*Not undertaken*			
Controlled waters risk - Drinking water	*Not undertaken*			
Controlled waters - Free phase indicator	*Not undertaken*			
Phytotoxicity	*Not undertaken*			
Ecotoxicity	*Not undertaken*			

Key

Assessment	Abbr.	GQRA Source (in order of preference)	Last Update
All	NGA	No guideline value available	-
Chronic human health risk - Soils	C4SL	Category 4 Screening Levels (DEFRA)	May 2021
	S4UL	Suitable 4 Use Levels (LQM)	August 2015
	ATK	Atrisk Soil Screening Values (Atkins)	June 2017
	CL:AIRE	Generic Assessment Criteria (CL:AIRE)	Jan 2010

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Chronic human health risk (soils)

Scenario	
End user	Proposed site user
Receptor	POS (Residential)
SOM	2.50%
GAC Preference	C4SLs over S4ULs
Unspeciated TPH GAC	Worst-case aliphatic/aromatic

Contaminant	Guideline source	Guideline value (mg/kg)	Max value (mg/kg)	Location	TS01	TS02	TS03	TS04	TS05	TS06
				Depth (m)	0.30	0.30	0.30	0.30	0.30	0.30
				Date	15/06/26	15/06/26	15/06/26	15/06/26	15/06/26	15/06/26
Inorganics - Metals										
Arsenic	C4SL	79	6.8		4	4.9	4.9	6.3	6.8	5.4
Cadmium	C4SL	220	0.3		< 0.1	0.1	0.1	0.3	0.2	0.1
Chromium (III)	S4UL	1500	25		8.1	10	7.6	9.7	11	25
Chromium (VI)	C4SL	21	<LoD		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	S4UL	12000	38		19	38	24	31	32	26
Lead	C4SL	630	63		23	35	27	63	44	45
Mercury	S4UL	120	0.14		0.1	0.07	0.09	0.14	0.11	0.13
Nickel	S4UL	230	14		14	9.2	8.4	9.2	9.8	8.5
Selenium	S4UL	1100	<LoD		< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	S4UL	81000	72		29	41	33	72	59	49
Inorganics - Asbestos										
Asbestos Screen		N/A			NAD	NAD	NAD	NAD	NAD	NAD
Inorganics - Soil Parameters										
Organic matter		N/A			2.2	1.8	2.5	3.4	2.3	2.7
Organics - PAH & Phenol										
Acenaphthene	S4UL	15000	0.4		< 0.10	< 0.10	< 0.10	0.4	< 0.10	< 0.10
Acenaphthylene	S4UL	15000	<LoD		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Anthracene	S4UL	74000	0.85		0.16	< 0.10	0.12	0.85	0.16	0.2
Benzo(a)anthracene	S4UL	29	2		0.29	0.14	0.16	2	0.29	0.21
Benzo(a)pyrene	C4SL	10	2		0.21	0.25	0.19	2	0.24	0.3
Benzo(b)fluoranthene	S4UL	7.2	1.6		0.24	0.26	0.17	1.6	0.25	0.17
Benzo(ghi)perylene	S4UL	640	1.1		0.22	< 0.10	< 0.10	1.1	0.12	0.17
Benzo(k)fluoranthene	S4UL	190	0.88		0.13	0.14	0.16	0.88	0.17	< 0.10
Chrysene	S4UL	57	2		0.22	0.12	< 0.10	2	0.26	0.19
Dibenz(a,h)anthracene	S4UL	0.57	0.19		0.19	0.19	< 0.10	0.18	0.19	0.18
Fluoranthene	S4UL	3100	5.3		0.47	0.25	0.23	5.3	0.43	0.51
Fluorene	S4UL	9900	0.47		< 0.10	< 0.10	< 0.10	0.47	< 0.10	< 0.10
Indeno(1,2,3-cd)pyrene	S4UL	82	1.7		0.35	0.29	< 0.10	1.7	0.39	0.51
Naphthalene	C4SL	15000	<LoD		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	S4UL	3100	3.1		0.22	< 0.10	< 0.10	3.1	0.17	0.24
Pyrene	S4UL	7400	4.6		0.37	0.23	0.13	4.6	0.36	0.42
Organics - Banded TPH (unspeciated)										
EC >7-EC8 (unspeciated)	S4UL	56000	<LoD		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EC >08-EC10 (unspeciated)	S4UL	5000	<LoD		< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EC >10-EC12 (unspeciated)	S4UL	5000	<LoD		< 10	< 10	< 10	< 10	< 10	< 10
EC >12-EC16 (unspeciated)	S4UL	5100	<LoD		< 10	< 10	< 10	< 10	< 10	< 10
EC >16-EC21 (unspeciated)	S4UL	3800	38		< 10	< 10	< 10	38	< 10	< 10
EC >21-EC40 (unspeciated)	S4UL	3800	120		44	10	18	120	32	30