



3842-03 / JH

11th December 2025

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COVER SYSTEM VALIDATION REPORT – FORMER BURY POLICE STATION, BURY

This Remediation Validation Report has been prepared at the request of Firecrest Construction Ltd. Instructions to proceed with this report were received in November 2025.

This report pertains to a c. 0.7Ha site, located to the south of Lower Bank Street, Bury, at the approximate postcode BL9 0JW. The National Ordnance Survey grid reference for the centre of the site is 380096E, 410680N.

This report follows, and should be read in conjunction with, the following reports:

- IGE Consulting 'Combined Phase 1 Desk Study and Phase 2 Geo-Environmental Ground Investigation Report' (Ref. 3842-01 Rev A, April 2023).
- IGE Consulting 'Remedial Strategy Report' (Ref. 3842-02, November 2024).

This Validation Report concerns the cover system validation of the soft landscaping areas.

Ground gas protection measures are not required for this site.

Remedial Requirements

During the ground investigation works undertaken as part of the IGE Consulting Phase 2 Report, GAC exceedances were recorded within Made Ground and a single targeted Glaciofluvial deposits sample. The proposed development is to include areas of soft landscaping. Consequently, the above referenced IGE Consulting Remedial Strategy Report specified the installation of a clean cover system in areas of soft landscaping in order to break any pathways between the existing site soils and the end user due to GAC exceedances recorded in the existing site soils.

The following Landscaping Plans highlight the areas of soft landscaping on site. This cover system validation report will refer to the landscaping designations detailed in the below extract.



IGE Consulting Ltd
Registered in England No 10780128



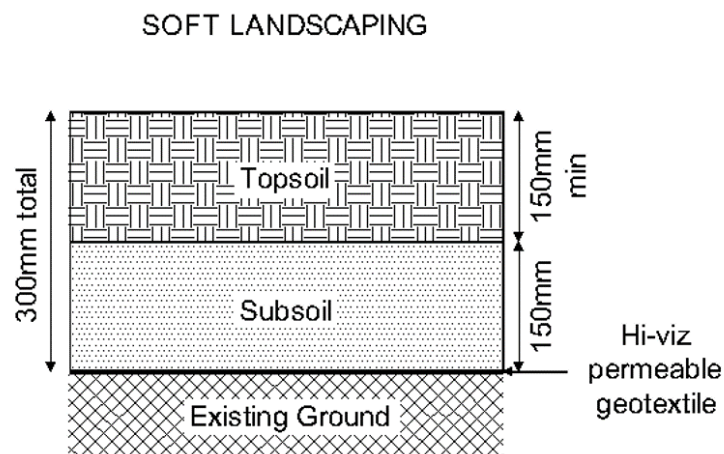
Cover System Requirements

Made Ground containing exceeding GACs with respect to human health is present below finalised garden levels at depths greater than 300mm in areas of proposed soft landscaping across the site. The following procedure is outlined for use in all areas of soft landscaping:

The cover system for the soft landscaping is to be 300mm thick, due to the presence of human health GAC exceedances on site, and consist of:

- A minimum of 150mm suitable topsoil, underlain by;
- Suitable subsoil, to a total thickness of 300mm.

This is shown diagrammatically below:



Where Made Ground is shallower than 300mm below finalised levels in soft landscaping areas, excavating to the required depth for a cover system in these areas would constitute source removal. Therefore, where this is the case, the following procedure is proposed:

1. Excavate to the base of the Made Ground (less than 300mm in areas of soft landscaping areas).
A clean cover system is not necessary.
2. Add suitable subsoil and topsoil to create a garden or soft landscaping to Client's standard specification.

Soils for use in the above recommended cover system must be validated as detailed below to ensure their suitability for use.

Validation of Clean Cover System

Once the 300mm clean cover system is installed to break contaminative linkages, validation requirements include:

- Details of the source of the cover material;
- Chemical test results to demonstrate that the soil is free from contamination and 'suitable for use' in-line with the below chemical testing suites and rates.
- Waste transfer notes to provide evidence of source; and
- Confirmation of cover depth by either measurement tape or topographical survey with photographs at a frequency of one pit per three plots.

No topsoil or subsoil is present on-site therefore all topsoil and subsoil will need to be imported and this must be validated as detailed below to ensure its suitability for use (i.e., no glass or plastic is to be included and meets chemical testing acceptability criteria). The local Contaminated Land Strategy is under review by the Bury Met Borough Council at the time of writing, so the below testing regime is proposed.

Imported topsoil and subsoil is required to be tested at source prior to import to confirm suitability. All topsoil and subsoil, whether site-won or imported is required to be tested at the following frequency:

Source	Material End Use	Sampling Frequency ¹	Testing Suites ³ (see below)
Greenfield Source:	Topsoil	1 per 200m ³	A, B, C, D, F
	Subsoil	1 per 200m ³	A, B, C, D, F
Brownfield Source:	Topsoil	1 per 50m ³	A, B, C, D, F, H
	Subsoil	1 per 50m ³	A, B, C, D, F
	General Fill ²	1 per 1000m ³	A, B, C, E, G

1) Minimum 3 samples regardless of volume.

2) 'General Fill' is material used primarily to raise levels, specifically not within areas of private gardens, public open space, or soft landscaping, e.g. 6F2.

3) In addition to the standard suites given, the laboratory testing suite should include any additional contaminants of concern based on the source of the samples.

Suitability of Imported Topsoil

The topsoil for the clean cover system was sourced from Peel Hall Farm, Warrington, Cheshire, WA2 0TA, which is a greenfield source. Chemical testing of the imported topsoil was provided by the supplier which confirms that the topsoil is suitable for use on development sites and acceptable for import. The chemical test results at source are contained in Appendix 2.

The topsoil was visually assessed and found to contain no plastics, glass, metals, or other deleterious anthropogenic materials and appeared to be a suitable growing medium. The material was sampled for chemical testing at site by IGE and was analysed by i2 Analytical and subsequently assessed by IGE

Consulting. The area of the soft landscaping around the buildings equates to approximately 1,850m². Utilising a depth of topsoil of 0.30m this equates to a volume of 555m³, consequently 3 No. soil samples were tested, which meets the above requirements – 1 per 200m³ (or minimum 3). An appropriate suite of contaminants was analysed for comparison to GACs for a 'POS - res' end use.

No concentrations were present in exceedance of their respective GACs. Therefore, the topsoil was deemed suitable for use. The chemical test results at site are included in Appendix 3.

Waste transfer tickets for the topsoil are available upon request.

Thickness of Clean Cover

Six small holes were dug within soft landscaping areas. Photographs were taken of the cover system thickness in these areas, which were found to be equal to or greater than the required thickness. The photographs and confirmation of cover depth for the soft landscaping are contained in the Verification Logs in Appendix 4.

A development site layout plan, showing the location of the soft landscaping areas, is contained in Appendix 1.

Cover System Validation Summary

On the basis of the information provided, it is confirmed that the clean cover system remediation objectives have been met for the soft landscaping areas on-site.

If any additional information is needed, do not hesitate to ask.

Yours sincerely,

James Harley MSci SGPV FGS
Geo-Environmental Engineer

Appendix 1 – Site Layout Plan
Appendix 2 – Chemical test results at source
Appendix 3 – Chemical test results at site
Appendix 4 – Verification Logs

APPENDIX 1

EXEMPLAR HEALTH CARE
BURY, BL9 0HD

AMENITYTREE
Landscape & Planning Consultancy

KEY

- TREE PLANTING
SEE SCHEDULE FOR DETAILS
- MULTISTEM / FEATURE SHRUBS
SEE SCHEDULE FOR DETAILS
- NATIVE HEDGE
SEE SCHEDULE FOR DETAILS
- SHRUB / ORNAMENTAL GRASSES
SEE SCHEDULE FOR DETAILS
- WILDFLOWER
SEE SCHEDULE FOR DETAILS
- ASTRO TURF
30mm COMPACT PILE WITH CUSHION MATT
- AMENITY LAWN

PLANTING NOTES

- All planting shall be in accordance with BS 4428, 1986/57.
- Trees shall conform to BS 3598:1 1992.
- Tree pits shall be 1200x1200x750mm.
- Multi stem pits shall be 1000x1000x600mm.
- Backfill material 70% certified sandy loam / 30% Approved tree compost (by volume).
- No peat products permitted.
- Staking as indicated in plant schedules.
- Install GreenTech Moma watering systems to trees.
- Shrub planting - 450mm depth of free draining topsoil to BS 3882.
- Lawns - 150mm 450mm depth of free draining topsoil to BS 3882.
- Wildflower - On to clean unimproved free draining subsoil to BS 8601.

REF.	TREE PLANTING	NO.	GIRTH cm	%	HEIGHT m	TYPE	DENSITY per m2	NOTES
T1	Acer campestre	2	10-20	NA	400-450	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.
T2	Betula pendula	6	10-20	NA	275-425	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.
T3	Prunus pennsylvanica	7	10-20	NA	400-450	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.
T4	Prunus spinosa	3	10-20	NA	400-450	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.
T5	Corylus avellana	1	10-20	NA	375-425	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.
T6	Prunus lauro	8	10-20	NA	400-450	RB	NA	Underground piped / GreenTech - Aqualux & Aquasafe Systems to be installed as specified.

REF.	SHRUBS / GROUND COVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS	NO.	GIRTH cm	%	HEIGHT m	TYPE	DENSITY per m2	NOTES
H1	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H2	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H3	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H4	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H5	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H6	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H7	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H8	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H9	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H10	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H11	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H12	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H13	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H14	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H15	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H16	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H17	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H18	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H19	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H20	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H21	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H22	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H23	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H24	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H25	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H26	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H27	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H28	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H29	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H30	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H31	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H32	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H33	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H34	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H35	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H36	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H37	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H38	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H39	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H40	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H41	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H42	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H43	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H44	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H45	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H46	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H47	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H48	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H49	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H50	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H51	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H52	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H53	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H54	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H55	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H56	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H57	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H58	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H59	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H60	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H61	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H62	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H63	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H64	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H65	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H66	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H67	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H68	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H69	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H70	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H71	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H72	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H73	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H74	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H75	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H76	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H77	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H78	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H79	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H80	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H81	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H82	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H83	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H84	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H85	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H86	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H87	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H88	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H89	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H90	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H91	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H92	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H93	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H94	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H95	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H96	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H97	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H98	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H99	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H100	Cornus alba	100	NA	100	100	BR	NA	125cm Black / grow tube / stake.

REF.	MULTISTEM SHRUBS	NO.	GIRTH cm	%	HEIGHT m	TYPE	DENSITY per m2	NOTES
M51	Acer palmatum Blood Red	1	NA	NA	100-175	RB	NA	Underground piped / Mts. 9 Breaks.
M52	Betula jacquemontii Domestica	3	NA	NA	100-175	RB	NA	Underground piped / Mts. 9 Breaks.
M53	Prunus serotina Baccata	2	NA	NA	100-175	RB	NA	Underground piped / Mts. 9 Breaks.

4.5 SHRUBS / GROUND COVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS.							
REF.	PLANT	NO.	GIRTH cm	%	HEIGHT m	TYPE	DENSITY per m2
S1	Cornus alba autumn fire.	100	NA	NA	45	SL	4
S2	Eunonymus fortunei Silver Queen.	100	NA	NA	25	SL	5
S3	Heuchera Purple Patebolt.	118	NA	NA	45	SL	5
S4	Levandula stoechas Phoenicifolia.	181	NA	NA	20	SL	5
S5	Penstemon villosus.	167	NA	NA	20	SL	5
S6	Stipa tenuissima.	339	NA	NA	30	SL	4
S7	Verbena bonariensis.	85	NA	NA	30	SL	7



EXEMPLAR HEALTH CARE
BURY, BL9 0HD

AMENITYTREE

LANDSCAPE ARCHITECTS

KEY

URBAN SEALED SURFACES

URBAN INTRODUCED SHRUBS

ASTRO - SEMI SEALED SURFACES

NEUTRAL GRASSLAND

NATIVE HEDGE (1M WIDE)

TREE PLANTING

REV NO. DD.MM.YY DESCRIPTION OF REVISION INITIALS

PREPARED BY

AMENITY TREE

STATUS

FOR COMMENT

TITLE

SITE 2
EXTERNAL WORKS / BNG.

DWG.NO

AT.24.11879.103

REVISION

R.01

SCALE

1:200 @ A1

DRAWN

AC

APPROVED

SD

DATE

29.07.24

APPENDIX 2



Final Report

Report No.: 25-29605-1

Initial Date of Issue: 20-Sep-2025

Re-Issue Details:

Client E3P

Client Address: Taylor Road
Trafford Park
Urmston
Manchester
M41 7JQ

Contact(s): bwhalley@e3p.co.uk;
kkierans@e3p.co.uk

Project Peel Hall - L

Quotation No.: Q23-31421 **Date Received:** 10-Sep-2025

Order No.: 012234 **Date Instructed:** 10-Sep-2025

No. of Samples: 3

Turnaround (Wkdays): 5 **Results Due:** 16-Sep-2025

Date Approved: 20-Sep-2025

Approved By:

Details: David Smith, Technical Director

For details about application of accreditation to specific matrix types, please refer to the Table at the back of this report

Results - Soil

Project: Peel Hall - L

Client: E3P		Chemtest Job No.:				25-29605	25-29605	25-29605
Quotation No.: Q23-31421		Chemtest Sample ID.:				2026372	2026373	2026374
		Client Sample ID.:				EXP TOPSOIL-101	EXP TOPSOIL-102	EXP TOPSOIL-103
		Sample Type:				SOIL	SOIL	SOIL
		Date Sampled:				09-Sep-2025	09-Sep-2025	09-Sep-2025
		Time Sampled:				12:00	12:00	12:00
		Asbestos Lab:				DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD			
ACM Type		N	2192		N/A	-	-	-
Asbestos Identification		U	2192		N/A	No Asbestos Detected	No Asbestos Detected	No Asbestos Detected
Moisture		N	2030	%	0.020	16	15	15
Soil Colour		N	2030		N/A	Brown	Brown	Brown
Other Material		N	2030		N/A	Stones and Roots	Stones and Roots	Stones and Roots
Soil Texture		N	2030		N/A	Loam	Loam	Loam
pH at 20C		M	2010		4.0	7.1	7.2	7.0
Sulphate (2.1 water soluble) as SO ₄		M	2120	g/l	0.010	0.020	0.019	0.020
Total Sulphur		U	2175	%	0.010	0.051	0.043	0.049
Cyanide (Total)		M	2300	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Sulphide (Easily Liberatable)		N	2325	mg/kg	0.50	2.4	1.9	2.5
Sulphate (Total)		U	2430	%	0.010	0.078	0.056	0.058
Arsenic		M	2455	mg/kg	0.5	9.5	6.8	8.2
Cadmium		M	2455	mg/kg	0.10	0.20	0.16	0.15
Chromium		M	2455	mg/kg	0.5	14	11	13
Copper		M	2455	mg/kg	0.50	36	28	31
Mercury		M	2455	mg/kg	0.05	0.22	0.14	0.16
Nickel		M	2455	mg/kg	0.50	12	8.6	9.9
Lead		M	2455	mg/kg	0.50	71	53	58
Selenium		M	2455	mg/kg	0.25	< 0.25	< 0.25	< 0.25
Zinc		M	2455	mg/kg	0.50	67	55	58
Chromium (Hexavalent)		N	2490	mg/kg	0.50	< 0.50	< 0.50	< 0.50
Organic Matter		M	2625	%	0.40	3.9	4.0	4.3
Total Organic Carbon		M	2625	%	0.20	2.2	2.3	2.5
TPH >C6-C8	CH_10_Tota	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C8-C10	CH_10_Tota	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C10-C12	CH_10_Tota	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C12-C16	CH_10_Tota	N	2670	mg/kg	1.0	1.1	< 1.0	< 1.0
TPH >C16-C21	CH_10_Tota	N	2670	mg/kg	1.0	13	11	4.8
TPH >C21-C25	CH_10_Tota	N	2670	mg/kg	1.0	22	16	8.2
TPH >C25-C35	CH_10_Tota	N	2670	mg/kg	1.0	46	35	17
TPH >C35-C40	CH_10_Tota	N	2670	mg/kg	1.0	5.4	< 1.0	< 1.0
Total TPH >C6-C40	CH_10_Tota	U	2670	mg/kg	10	88	61	30
Naphthalene		M	2800	mg/kg	0.10	0.77	0.40	0.70
Acenaphthylene		N	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Acenaphthene		M	2800	mg/kg	0.10	< 0.10	< 0.10	0.13
Fluorene		M	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Phenanthrene		M	2800	mg/kg	0.10	0.31	0.29	0.95

Results - Soil

Project: Peel Hall - L

Client: E3P		Chemtest Job No.:		25-29605	25-29605	25-29605
Quotation No.: Q23-31421		Chemtest Sample ID.:		2026372	2026373	2026374
		Client Sample ID.:		EXP TOPSOIL-101	EXP TOPSOIL-102	EXP TOPSOIL-103
		Sample Type:		SOIL	SOIL	SOIL
		Date Sampled:		09-Sep-2025	09-Sep-2025	09-Sep-2025
		Time Sampled:		12:00	12:00	12:00
		Asbestos Lab:		DURHAM	DURHAM	DURHAM
Determinand	HWOL Code	Accred.	SOP	Units	LOD	
Anthracene		M	2800	mg/kg	0.10	< 0.10
Fluoranthene		M	2800	mg/kg	0.10	0.64
Pyrene		M	2800	mg/kg	0.10	0.59
Benzo[a]anthracene		M	2800	mg/kg	0.10	0.33
Chrysene		M	2800	mg/kg	0.10	0.32
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	0.38
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	0.14
Benzo[a]pyrene		M	2800	mg/kg	0.10	< 0.10
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	< 0.10
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	0.22
Total Of 16 PAH's		N	2800	mg/kg	2.0	3.7
Total Phenols		M	2920	mg/kg	0.10	< 0.10

Test Methods

SOP	Title	Parameters included	Method summary	Water Accred.
2010	pH Value of Soils	pH at 20°C	pH Meter	
2030	Moisture and Stone Content of Soils(Requirement of MCERTS)	Moisture content	Determination of moisture content of soil as a percentage of its as received mass obtained at <30°C.	
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES	
2175	Total Sulphur in Soils	Total Sulphur	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry	
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Alkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.	
2325	Sulphide in Soils	Sulphide	Steam distillation with sulphuric acid / analysis by 'Aquakem 600' Discrete Analyser, using N,N-dimethyl-p-phenylenediamine.	
2430	Total Sulphate in soils	Total Sulphate	Acid digestion followed by determination of sulphate in extract by ICP-OES.	
2455	Acid Soluble Metals in Soils	Metals, including: Arsenic; Barium; Beryllium; Cadmium; Chromium; Cobalt; Copper; Lead; Manganese; Mercury; Molybdenum; Nickel; Selenium; Vanadium; Zinc	Acid digestion followed by determination of metals in extract by ICP-MS.	
2490	Hexavalent Chromium in Soils	Chromium [VI]	Soil extracts are prepared by extracting dried and ground soil samples into boiling water. Chromium [VI] is determined by 'Aquakem 600' Discrete Analyser using 1,5-diphenylcarbazine.	
2625	Total Organic Carbon in Soils	Total organic Carbon (TOC)	Determined by high temperature combustion under oxygen, using an Eltra elemental analyser.	
2670	Total Petroleum Hydrocarbons (TPH) in Soils by GC-FID	TPH (C6–C40); optional carbon banding, e.g. 3-band – GRO, DRO & LRO*TPH C8–C40	Dichloromethane extraction / GC-FID	
2800	Speciated Polynuclear Aromatic Hydrocarbons (PAH) in Soil by GC-MS	Acenaphthene*; Acenaphthylene; Anthracene*; Benzo[a]Anthracene*; Benzo[a]Pyrene*; Benzo[b]Fluoranthene*; Benzo[ghi]Perylene*; Benzo[k]Fluoranthene; Chrysene*; Dibenzo[ah]Anthracene; Fluoranthene*; Fluorene*; Indeno[123cd]Pyrene*; Naphthalene*; Phenanthrene*; Pyrene*	Dichloromethane extraction / GC-MS	
2920	Phenols in Soils by HPLC	Phenolic compounds including Resorcinol, Phenol, Methylphenols, Dimethylphenols, 1-Naphthol and TrimethylphenolsNote: chlorophenols are excluded.	60:40 methanol/water mixture extraction, followed by HPLC determination using electrochemical detection.	

Report Information

Key

U	UKAS accredited
M	MCERTS and UKAS accredited
N	Unaccredited
S	This analysis has been subcontracted to a UKAS accredited laboratory that is accredited for this analysis
SN	This analysis has been subcontracted to a UKAS accredited laboratory that is not accredited for this analysis
T	This analysis has been subcontracted to an unaccredited laboratory
I/S	Insufficient Sample
U/S	Unsuitable Sample
N/E	not evaluated
<	"less than"
>	"greater than"
SOP	Standard operating procedure
LOD	Limit of detection

Text example All items indicated in italic font represent customer-supplied information that may not be independently verified by the laboratory

This report shall not be reproduced except in full, and only with the prior approval of the laboratory.

Any comments or interpretations are outside the scope of UKAS accreditation.

The Laboratory is not accredited for any sampling activities and reported results relate to the samples 'as received' at the laboratory.

Uncertainty of measurement for the determinands tested are available upon request .

None of the results in this report have been recovery corrected.

All results are expressed on a dry weight basis.

The following tests were analysed on samples 'as received' and the results subsequently corrected to a dry weight basis EPH, VPH, TPH, BTEX, VOCs, SVOCs, PCBs, Phenols.

For all other tests the samples were dried at $\leq 30^{\circ}\text{C}$ prior to analysis.

All Asbestos testing is performed at the indicated laboratory .

Issue numbers are sequential starting with 1 all subsequent reports are incremented by 1.

NEW_ASB Eurofins Chemtest Limited, 11 Depot Road, Newmarket, CB8 0AL

DURHAM Eurofins Chemtest Limited, Unit A North Wing, Prospect Business Park, Crookhall Lane, Consett, Co Durham, DH8 7PW

Sample Deviation Codes

As a result of any of the below deviations applying, the test results may be unreliable

A - Date of sampling not supplied

B - Sample age exceeds stability time (sampling to extraction)

C - Sample not received in appropriate containers

D - Broken Container

E - The required amount of sample for analysis was not received

H - Appropriate cooling measures were not taken for sample transportation

Sample Retention and Disposal

All soil samples will be retained for a period of 30 days from the date of receipt.

All water samples will be retained for 14 days from the date of receipt.

Charges may apply to extended sample storage.

Report Information

Water Sample Category Key for Accreditation

DW - Drinking Water (Non-Regulatory)
GW - Ground Water
LE - Land Leachate
NA - Not Applicable
PL - Prepared Leachate
PW - Processed Water
RE - Recreational Water
SA - Saline Water
SW - Surface Water
TE - Treated Effluent
TS - Treated Sewage
UL - Unspecified Liquid

Clean Up Codes

NC - No Clean Up
MC - Mathematical Clean Up
FC - Florisil Clean Up

HWOL Acronym System

HS - Headspace analysis
EH - Extractable hydrocarbons – i.e. everything extracted by the solvent
CU - Clean-up – e.g. by Florisil, silica gel
1D - GC – Single coil gas chromatography
Total - Aliphatics & Aromatics
AL - Aliphatics only
AR - Aromatic only
2D - GC-GC – Double coil gas chromatography
#1 - EH_2D_Total but with humics mathematically subtracted
#2 - EH_2D_Total but with fatty acids mathematically subtracted
+ - Operator to indicate cumulative e.g. EH+EH_Total or EH_CU+HS_Total

Asbestos Tests LOD = LOQ

Limit of Detection = Limit of Quantification for asbestos results only

If you require extended retention of samples, please email your requirements to:
customerservices@chemtest.com

APPENDIX 3

IGE Consulting
Office 11
Bartle House
Oxford Court
Manchester
M2 3WQ

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Analytical Report Number : 25-064020

Project / Site name:	Former Bury Police Station	Samples received on:	26/11/2025
Your job number:	3842	Samples instructed on/ Analysis started on:	26/11/2025
Your order number:	3842/AH	Analysis completed by:	03/12/2025
Report Issue Number:	1	Report issued on:	03/12/2025
Samples Analysed:	3 soil samples		



Signed:

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

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

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

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

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

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

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

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

Analytical Report Number: 25-064020
Project / Site name: Former Bury Police Station
Your Order No: 3842/AH

Lab Sample Number	762462	762463	762464
Sample Reference	TS01	TS02	TS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied
Date Sampled	24/11/2025	24/11/2025	24/11/2025
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Stone Content	%	0.1	NONE	3	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	17	16	16
Total mass of sample received	kg	0.1	NONE	1	0.9	0.9

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KWB	KWB	KWB
Analysis completed	N/A	N/A	N/A	02/12/2025	02/12/2025	02/12/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	6.8	7.1	6.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	64	68	73
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	32.1	34.1	36.2
Organic Matter (automated)	%	0.1	MCERTS	4.3	4	4.2
Water Soluble Nitrate (2:1) as NO ₃	mg/kg	2	NONE	41	42	46
Water Soluble Nitrate (2:1) as NO ₃ (leachate equivalent)	mg/l	5	NONE	20	21	23

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	0.05	0.07
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.4	0.39	0.56
Anthracene	mg/kg	0.05	MCERTS	0.12	0.1	0.15
Fluoranthene	mg/kg	0.05	MCERTS	1.3	1	1.2
Pyrene	mg/kg	0.05	MCERTS	1.3	1.1	1.2
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.68	0.61	0.62
Chrysene	mg/kg	0.05	MCERTS	0.74	0.65	0.74
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.85	0.86	0.81
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.38	0.34	0.36
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.75	0.7	0.72
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.45	0.41	0.41
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.11	0.1	0.1
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.35	0.25	0.28

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	7.38	6.58	7.18
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Analytical Report Number: 25-064020
Project / Site name: Former Bury Police Station
Your Order No: 3842/AH

Lab Sample Number	762462	762463	762464
Sample Reference	TS01	TS02	TS03
Sample Number	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A
Depth (m)	None Supplied	None Supplied	None Supplied
Date Sampled	24/11/2025	24/11/2025	24/11/2025
Time Taken	None Supplied	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	39	31	17
Barium (aqua regia extractable)	mg/kg	1	MCERTS	77	73	78
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.73	0.7	0.76
Boron (water soluble)	mg/kg	0.2	MCERTS	0.4	0.8	0.8
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.4	0.3	0.3
Chromium (hexavalent) Low Level	mg/kg	1.2	NONE	< 1.2	< 1.2	< 1.2
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	37	28	21
Copper (aqua regia extractable)	mg/kg	1	MCERTS	54	50	42
Lead (aqua regia extractable)	mg/kg	1	MCERTS	64	61	65
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	14	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	23	22	23
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	77	74	74

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC44 _{EH_CU_1D_AL}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC44 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	11
TPHCWG - Aromatic >EC35 - EC44 _{EH_CU_1D_AR}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	11
TPHCWG - Aromatic >EC5 - EC44 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	11

VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0

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

Analytical Report Number : 25-064020

Project / Site name: Former Bury Police Station

* 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 *
762462	TS01	None Supplied	None Supplied	Brown loam and sand with vegetation and stones
762463	TS02	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation
762464	TS03	None Supplied	None Supplied	Brown loam and sand with gravel and vegetation

Analytical Report Number : 25-064020
Project / Site name: Former Bury Police Station

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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Water Soluble Nitrate (leachate equivalent)	Determination of nitrate by reaction with sodium salicylate and colorimetry	In-house method based on Examination of Water and Wastewater & Polish Standard Method PN-82/C-04579.08, 2:1 extraction	L078-PL	W	NONE
Nitrate, water soluble, in soil	Determination of nitrate by reaction with sodium salicylate and colorimetry	In-house method based on Examination of Water and Wastewater & Polish Standard Method PN-82/C-04579.08, 2:1 extraction	L078-PL	W	NONE
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
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

Analytical Report Number : 25-064020

Project / Site name: Former Bury Police Station

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
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution



Project: Bury Former Police Station

Job No: 3842

Lab Sample Number			743548	743549	743550	GAC - S4UL unless stated								
Sample Reference			TS01	TS02	TS03	Statistical Analysis					Statistical Results			
Sample Number			None Supplied	None Supplied	None Supplied	Count	Standard Deviation	Minimum	Maximum	Average	Maximum	2.5% Public Open Space - Resi	Pass/ Fail	Exceedances
Depth (m)			None Supplied	None Supplied	None Supplied									
Date Sampled			24/11/2025	24/11/2025	24/11/2025									
Analytical Parameter (Soil Analysis)		Units	LoD											
Stone Content		%	0.1	3	0.1	0.1	3	1.67	0.1	3.0	1.1	3.0		
Moisture Content		%	0.01	17	16	16	3	0.58	16.00	17.00	16.33	17.00		
Total mass of sample received		kg	0.1	1	0.9	0.9	3	0.06	0.900	1.000	0.933	1.000		
Asbestos														
Asbestos in Soil Screen		Type	N/A	Not-detected	Not-detected	Not-detected	3	-	-	-	-			
General Inorganics														
pH - Automated		pH Units	N/A	6.8	7.1	6.8	3	0.17	6.80	7.10	6.90			
Total Cyanide		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	60	Pass
Free Cyanide		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	60	Pass
Water Soluble Sulfate as SO4 16hr extraction (2:1)		mg/kg	2.5	64	68	73	3	4.51	64.00	73.00	68.33			
Water Soluble SO4 16hr extraction (2:1 Leachate Equivalent)		mg/l	1.25	32.1	34.1	36.2	3	2.05	32.10	36.20	34.13			
Organic Matter (automated)		%	0.1	4.3	4	4.2	3	0.15	4.00	4.30	4.17			
Total Organic Carbon (automated)		%	0.1	41	42	46	3	2.65	41.00	46.00	43.00			
Water Soluble Nitrate (2:1) as NO3		mg/kg	2	20	21	23	3	1.53	20.00	23.00	21.33			
Water Soluble Nitrate (2:1) as NO3 (leachate equivalent)		mg/l	5	5	5	5	3	0.00	5.00	5.00	5.00			
Speciated PAHs														
Naphthalene		mg/kg	0.05	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	4900.00	Pass
Acenaphthylene		mg/kg	0.05	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	15000.00	Pass
Acenaphthene		mg/kg	0.05	0.05	0.05	0.07	3	0.01	0.05	0.07	0.06	0.07	15000.00	Pass
Fluorene		mg/kg	0.05	0.05	0.05	0.05	3	0.00	0.05	0.05	0.05	0.05	9900.00	Pass
Phenanthrene		mg/kg	0.05	0.4	0.39	0.56	3	0.10	0.39	0.56	0.45	0.56	3100.00	Pass
Anthracene		mg/kg	0.05	0.12	0.1	0.15	3	0.03	0.10	0.15	0.12	0.15	74000.00	Pass
Fluoranthene		mg/kg	0.05	1.3	1	1.2	3	0.15	1.00	1.30	1.17	1.30	3100.00	Pass
Pyrene		mg/kg	0.05	1.3	1.1	1.2	3	0.10	1.10	1.30	1.20	1.30	7400.00	Pass
Benzo(a)anthracene		mg/kg	0.05	0.68	0.65	0.62	3	0.04	0.61	0.68	0.64	0.68	29.00	Pass
Chrysene		mg/kg	0.05	0.74	0.61	0.74	3	0.05	0.65	0.74	0.71	0.74	57.00	Pass
Benzo(b)fluoranthene		mg/kg	0.05	0.85	0.86	0.81	3	0.03	0.81	0.86	0.84	0.86	7.20	Pass
Benzo(k)fluoranthene		mg/kg	0.05	0.38	0.34	0.36	3	0.02	0.34	0.38	0.36	0.38	190.00	Pass
Benzo(a)pyrene		mg/kg	0.05	0.75	0.7	0.72	3	0.03	0.70	0.75	0.72	0.75	5.70	Pass
Indeno(1,2,3-cd)pyrene		mg/kg	0.05	0.45	0.41	0.41	3	0.02	0.41	0.45	0.42	0.45	82.00	Pass
Dibenz(a,h)anthracene		mg/kg	0.05	0.11	0.1	0.1	3	0.01	0.10	0.11	0.10	0.11	0.57	Pass
Benzo(ghi)perylene		mg/kg	0.05	0.35	0.25	0.28	3	0.05	0.25	0.35	0.29	0.35	640.00	Pass
Total PAH														
Speciated Total EPA-16 PAHs		mg/kg	0.8	7.38	6.58	7.18	3	0.42	6.58	7.38	7.05			
Heavy Metals / Metalloids														
Arsenic (aqua regia extractable)		mg/kg	1	39	31	17	3	11.14	17.00	39.00	29.00	39.00	79.00	Pass
Barium (aqua regia extractable)		mg/kg	1	77	73	78	3	2.65	73.00	78.00	76.00	78.00	-	Pass
Boron (water soluble)		mg/kg	0.2	0.4	0.8	0.8	3	0.23	0.40	0.80	0.67	0.80	21000.00	Pass
Cadmium (aqua regia extractable)		mg/kg	0.2	0.4	0.3	0.3	3	0.06	0.30	0.40	0.33	0.40	120.00	Pass
Chromium (hexavalent)		mg/kg	1.2	1.2	1.2	1.2	3	0.00	1.20	1.20	1.20	1.20	7.70	Pass
Chromium (aqua regia extractable)		mg/kg	1	37	28	21	3	8.02	21.00	37.00	28.67	37.00	1500.00	Pass
Copper (aqua regia extractable)		mg/kg	1	54	50	42	3	6.11	42.00	54.00	48.67	54.00	12000.00	Pass
Lead (aqua regia extractable)		mg/kg	1	64	61	65	3	2.08	61.00	65.00	63.33	65.00	630.00	Pass
Mercury (aqua regia extractable)		mg/kg	0.3	0.3	0.3	0.3	3	0.00	0.30	0.30	0.30	0.30	120.00	Pass
Nickel (aqua regia extractable)		mg/kg	1	15	14	15	3	0.58	14.00	15.00	14.67	15.00	230.00	Pass
Selenium (aqua regia extractable)		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	1100.00	Pass
Vanadium (aqua regia extractable)		mg/kg	1	23	22	23	3	0.58	22.00	23.00	22.67	23.00	2000.00	Pass
Zinc (aqua regia extractable)		mg/kg	1	77	74	74	3	1.73	74.00	77.00	75.00	77.00	81000.00	Pass
Monoaromatics & Oxygenates														
MTBE (Methyl Tertiary Butyl Ether)		µg/kg	5	5	5	5	3	0.00	5	5	5.00		-	
Benzene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	72000.00	Pass
Toluene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	56000000.00	Pass
Ethylbenzene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	24000000.00	Pass
p & m-xylene		µg/kg	8	8	8	8	3	0.00	8	8	8.00	8	42000000.00	Pass
o-xylene		µg/kg	5	5	5	5	3	0.00	5	5	5.00	5	42000000.00	Pass
Petroleum Hydrocarbons														
TPH-CWG - Aliphatic >EC5 - EC6		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	590000.00	Pass
TPH-CWG - Aliphatic >EC6 - EC8		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	610000.00	Pass
TPH-CWG - Aliphatic >EC8 - EC10		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	13000.00	Pass
TPH-CWG - Aliphatic >EC10 - EC12		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	13000.00	Pass
TPH-CWG - Aliphatic >EC12 - EC16		mg/kg	2	2	2	2	3	0.00	2.00	2.00	2.00	2.00	13000.00	Pass
TPH-CWG - Aliphatic >EC16 - EC21		mg/kg	8	8	8	8	3	0.00	8.00	8.00	8.00	8.00	-	
TPH-CWG - Aliphatic >EC21 - EC35		mg/kg	8	8	8	8	3	0.00	8.00	8.00	8.00	8.00	250000.00	Pass
TPH-CWG - Aliphatic >EC35 - EC44		mg/kg	8.4	8.4	8.4	8.4	3	0.00	8.40	8.40	8.40	8.40	-	Pass
TPH-CWG - Aliphatic (EC5 - EC35)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-	
TPH-CWG - Aliphatic (EC5 - EC44)		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00		-	
TPH-CWG - Aromatic >EC5 - EC7		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	56000.00	Pass
TPH-CWG - Aromatic >EC7 - EC8		mg/kg	0.01	0.01	0.01	0.01	3	0.000	0.010	0.010	0.010	0.010	56000.00	Pass
TPH-CWG - Aromatic >EC8 - EC10		mg/kg	0.02	0.02	0.02	0.02	3	0.000	0.020	0.020	0.020	0.020	5000.00	Pass
TPH-CWG - Aromatic >EC10 - EC12		mg/kg	1	1	1	1	3	0.00	1.00	1.00	1.00	1.00	5000.00	Pass
TPH-CWG - Aromatic >EC12 - EC16		mg/kg	2	2	2	2	3	0.00	2.00	2.00	2.00	2.00	5100.00	Pass
TPH-CWG - Aromatic >EC16 - EC21		mg/kg	10	10	10	10	3	0.00	10.00	10.00	10.00	10.00	3800.00	Pass
TPH-CWG - Aromatic >EC21 - EC35		mg/kg	10	10	10	11	3	0.58	10.00	11.00	10.33	11.00	3800.00	Pass
TPH-CWG - Aromatic >EC35 - EC44		mg/kg	8.4	8.4	8.4	8.4	3	0.00	8.40	8.40	8.40	8.40	-	Pass
TPH-CWG - Aromatic (EC5 - EC35)		mg/kg	10	10	10	11	3	0.58	10.00	11.00	10.33		-	
TPH-CWG - Aromatic (EC5 - EC44)		mg/kg	10	10	10	11	3	0.58	10.00	11.00	10.33		-	

GAC used: LQM/CIEH Suitable 4 Use Levels for Human Health Risk Assessment (3rd edition, 2015)

Category 4 Screening Levels (March 2014) used for Arsenic

In-house methodology used for Cyanide - no GAC currently available

	Exceeded GAC & C4SL
	Exceeded GAC but not C4SL
	Recorded below laboratory detection limit

This spreadsheet has been developed by IGE Consulting Ltd

APPENDIX 4



1st Floor, 15 Oxford Court,
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email: contact@igeconsulting.co.uk
web: www.igeconsulting.co.uk
tel: 0161 914 9170

Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 1

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 450mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 2

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 500mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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tel: 0161 914 9170

Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 3

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 550mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 4

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 450mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 5

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 550mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot



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Verification Log

Project Name: Former Bury Police Station

Project Number: 3842

Location: Lower Bank Street, Bury

Client: Firecrest Construction Ltd.

Remediation Requirements:

A minimum of 150mm of 'clean' topsoil, underlain by suitable subsoil to a total thickness of 300mm.

Validation Requirements:

Thickness validation photographs and associated chemical testing.

Plot Number: POS Hole 6

Inspection date: 24th November 2025

Engineer: AH

Photographs:



Photographs show 450mm of topsoil and plot context.

This plot has PASSED / FAILED* verification

*Proposed further remedial works (if FAILED):

An additional inspection IS / IS NOT required for this plot