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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.





Figure 1: Top – Extract of the Softworks and Planting Plan (AT.24.11879.102, July 2024). Bottom - Extract of the Site 2 External Works / BNG Plan (AT.24.11879.103, July 2024). Areas of soft landscaping are shaded green.

Cover System Requirements

Made Ground containing exceeding GACs with respect to human health is present 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.

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 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.

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 remedial strategy)
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 - resi' 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. The cover system comprised topsoil only with no subsoil utilised.

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.S7.
- 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 Mona 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
1.0 TREE PLANTING								
T1	Acer campestre	2	10-20	NA	400-450	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.
T2	Betula pendula	6	10-20	NA	275-425	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.
T3	Prunus pennsylvanica	7	10-20	NA	400-450	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.
T4	Pinus sylvestris	3	10-20	NA	400-450	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.
T5	Prunus serotina	1	10-20	NA	375-425	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.
T6	Prunus lauro	8	10-20	NA	400-450	RB	NA	Underground piped / GreenMaster - Autiride & Aquasafe Systems to be installed as specified.

2.0 HERBES									
H1	Cephus latifolia	55	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H2	Cephus latifolia	105	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H3	Cephus latifolia	5	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H4	Cephus latifolia	13	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H5	Cephus latifolia	19	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H6	Cephus latifolia	100	NA	NA	100	100	BR	NA	125cm Black / grow tube / stake.
H7	Aster multiflorus	12	NA	5	100	100	BR	NA	125cm Black / grow tube / stake.
H8	Acer campestre	32	NA	20	100	100	BR	NA	125cm Black / grow tube / stake.
H9	Betula pubescens	32	NA	20	100	100	BR	NA	125cm Black / grow tube / stake.
H10	Cephus latifolia	44	NA	20	100	100	BR	NA	125cm Black / grow tube / stake.
H11	Cephus latifolia	32	NA	20	100	100	BR	NA	125cm Black / grow tube / stake.
H12	Cephus latifolia	13	NA	100	100	100	BR	NA	125cm Black / grow tube / stake.
H13	Cephus latifolia	55	NA	5	100	100	BR	NA	125cm Black / grow tube / stake.
H14	Cephus latifolia	13	NA	100	100	100	BR	NA	125cm Black / grow tube / stake.
H15	Cephus latifolia	53	NA	100	100	100	BR	NA	125cm Black / grow tube / stake.

Hedges to be planted in double staggered rows @ 45cm c/s.

3.0 MULTISTEM SHRUBS								
M1	Acer palmatum Blood Red	1	NA	NA	100-175	RB	NA	Underground piped / Min. 8 Breaks.
M2	Betula jacquemontii	3	NA	NA	100-175	RB	NA	Underground piped / Min. 8 Breaks.
M3	Prunus serotina	2	NA	NA	100-175	RB	NA	Underground piped / Min. 8 Breaks.

4.0 SHRUBS / GROUND COVER PLANTS / ORNAMENTAL GRASSES / HERBACEOUS PERENNIALS								
S1	Cornus alba autumnalis	109	NA	NA	45	3L	4	
S2	Brunnera grandiflora	109	NA	NA	45	3L	4	
S3	Heuchera Purple Pinnatifida	115	NA	NA	45	3L	5	
S4	Leucostaphyle pinnatifida	101	NA	NA	45	3L	5	
S5	Penstemon villosus	107	NA	NA	20	3L	5	
S6	Stipa tenuissima	209	NA	NA	30	3L	4	
S7	Veronica bonariensis	89	NA	NA	30	3L	7	

SM10 Anthemium tricolor Buckton.								
SM11	Anthemium tricolor Buckton.	5	NA	5	NA	2L	7	
SM12	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM13	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM14	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM15	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM16	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM17	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM18	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM19	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM20	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM21	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM22	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM23	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM24	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM25	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM26	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM27	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM28	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM29	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM30	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM31	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM32	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM33	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM34	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM35	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM36	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM37	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM38	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM39	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM40	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM41	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM42	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM43	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM44	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM45	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM46	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM47	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM48	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM49	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM50	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM51	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM52	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM53	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM54	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM55	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM56	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM57	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM58	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM59	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM60	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM61	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM62	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM63	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM64	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM65	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM66	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM67	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM68	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM69	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM70	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM71	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM72	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM73	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM74	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM75	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM76	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM77	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM78	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM79	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM80	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM81	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM82	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM83	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM84	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM85	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM86	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM87	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM88	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM89	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM90	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM91	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM92	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM93	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM94	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM95	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM96	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM97	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM98	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM99	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	
SM100	Anthemium tricolor Buckton.	13	NA	5	NA	2L	7	

SM12	Anthemis tricolor Buckton.	21	NA	5	NA	2L	7
	Baccharis spicata	5	NA	5	NA	2L	7
	Carduus arvensis	19	NA	10	30-45	2L	3
	Galatella pinnatifida	13	NA	5	NA	2L	7
	Heisteria Green Spikes	5	NA	5	15-20	2L	3
	Horsetail Green Spikes	15	NA	5	30-45	2L	3
	Hyssopus	5	NA	5	15-20	2L	3
	Lernaeum angustifolium Arctic Snow.	42	NA	20	15-20	2L	3
	Potentilla Sibetica	10	NA	20	30-45	2L	3
	Ulex trunculus	5	NA	15	30-45	2L	3
SM14	Anthemis tricolor Buckton.	6	NA	5	NA	2L	7
	Baccharis spicata	5	NA	5	NA	2L	7
	Carduus arvensis	7	NA	10	30-45	2L	3
	Galatella pinnatifida	5	NA	5	NA	2L	7
	Heisteria Green Spikes	6	NA	5	15-20	2L	3
	Horsetail Green Spikes	15	NA	5	30-45	2L	3
	Hyssopus	5	NA	5	15-20	2L	3
	Lernaeum angustifolium Arctic Snow.	11	NA	20	15-20	2L	3
	Potentilla Sibetica	10	NA	20	30-45	2L	3
	Ulex trunculus	13	NA	15	30-45	2L	3



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		REVISION	
AT.24.11879.103		R.01	
SCALE	DRAWN	APPROVED	DATE
1:200 @ A1	AC	SD	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_Totals	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C8-C10	CH_10_Totals	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C10-C12	CH_10_Totals	N	2670	mg/kg	1.0	< 1.0	< 1.0	< 1.0
TPH >C12-C16	CH_10_Totals	N	2670	mg/kg	1.0	1.1	< 1.0	< 1.0
TPH >C16-C21	CH_10_Totals	N	2670	mg/kg	1.0	13	11	4.8
TPH >C21-C25	CH_10_Totals	N	2670	mg/kg	1.0	22	16	8.2
TPH >C25-C35	CH_10_Totals	N	2670	mg/kg	1.0	46	35	17
TPH >C35-C40	CH_10_Totals	N	2670	mg/kg	1.0	5.4	< 1.0	< 1.0
Total TPH >C6-C40	CH_10_Totals	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	< 0.10	0.24
Fluoranthene		M	2800	mg/kg	0.10	0.64	0.43	1.3
Pyrene		M	2800	mg/kg	0.10	0.59	0.48	1.2
Benzo[a]anthracene		M	2800	mg/kg	0.10	0.33	0.25	0.52
Chrysene		M	2800	mg/kg	0.10	0.32	0.22	0.51
Benzo[b]fluoranthene		M	2800	mg/kg	0.10	0.38	< 0.10	0.59
Benzo[k]fluoranthene		M	2800	mg/kg	0.10	0.14	< 0.10	< 0.10
Benzo[a]pyrene		M	2800	mg/kg	0.10	< 0.10	< 0.10	0.43
Indeno(1,2,3-c,d)Pyrene		M	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Dibenz(a,h)Anthracene		N	2800	mg/kg	0.10	< 0.10	< 0.10	< 0.10
Benzo[g,h,i]perylene		M	2800	mg/kg	0.10	0.22	< 0.10	0.31
Total Of 16 PAH's		N	2800	mg/kg	2.0	3.7	2.1	6.9
Total Phenols		M	2920	mg/kg	0.10	< 0.10	< 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
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Manchester
M2 3WQ

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e: info-i2analytical@normecgroup.com

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



This spreadsheet has been developed by IGE Consulting Ltd

APPENDIX 4



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Manchester, M2 3WQ
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



1st Floor, 15 Oxford Court,
Manchester, M2 3WQ
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 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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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 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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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 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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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 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