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Document name: 211196-EDGE-XX-XX-RP-G-0006_PLOTS 76-79 VERI [P01]

VERIFICATION REPORT FOR GARDENS AT PLOTS 76 TO 79 FOR 211196 – SCHOOL STREET, RADCLIFFE

Prepared for:
Seddon Construction Ltd.
Plodder Lane
Bolton
BL4 0NN

Revision	Date	Description	Prepared by	Checked by	Approved by
01	28/04/26	Plots 76 – 79 Garden Validation Report	JH	AJB	AJB

INTRODUCTION

Background

Alliance Design UK Ltd t/a EDGE Consulting Engineers ("EDGE") has been appointed by Seddon Construction Ltd to validate the remediation works for gardens at a new residential development located at School Street, Radcliffe, Lancashire, M26 3BW.

Seddon Construction Ltd are currently redeveloping the site on behalf of Hive Homes. Planning permission (Ref: 69233) has been granted for Hive Homes to redevelop the site with 90 residential properties with gardens and access roads as shown on MCK Associates Limited Drawing No 21-039 PL01 Rev Z presented in Annex I.

Seddon Construction Ltd are undertaking the construction phase remediation works at the site in accordance with the following approved remediation strategy:

- EDGE Construction Phase Remediation Strategy Report, 211196-EDGE-XX-XX-RP-G-0006_DET_REM_STRAT [P04] dated October 2024.

EDGE has been appointed by Seddon Construction Ltd to act as the third-party geo-environmental consultant overseeing the construction phase of the remediation works.

The remediation strategy indicates that:

- Clean soil cover is required in gardens and landscaping areas at the site, as the various phases of site investigation undertaken have identified localised elevated concentrations of heavy metals (arsenic and lead) and PAHs associated with the made ground beneath the site. Therefore, it was proposed to place clean soil cover in all landscaping and garden areas to protect human health.
- Clean cover layers should comprise a minimum thickness of 600 mm in garden areas, reduced to 300 mm in landscaped areas.
- Clean cover systems should be placed on a geotextile marker layer.

Planning conditions 3 and 4 require the site to be redeveloped in accordance with the Remediation Strategy and the submission of a Verification Report detailing the works undertaken. This plot specific report can be submitted to validate the clean soil cover in said plots as part of construction phase verification documentation.

IMPORTED TOPSOIL AND LABORATORY TESTING

Topsoil

Approximately 470 m^3 of topsoil has been imported to date to the site by DXI Regeneration sourced from a greenfield site at Vistry Homes, Mill Lane, Warrington. As per Section 5.7.1 of the remediation strategy (requiring 1 sample to be tested per 50 m^3 from a greenfield source), to date, fourteen samples of the topsoil have been tested for a general suite of analysis.

At a Tier 1 stage the long-term human health toxicity of the soil has been assessed with reference to the LQM/CIEH S4ULs for Human Health Risk Assessment, 2015 for a residential with gardens end use. Where S4ULs are absent (i.e., for lead) C4SLs published by CL:AIRE have been utilised.

The results recorded no elevated concentrations of organic or inorganic contamination when compared against the most conservative assessment criteria (1% SOM for a residential end use with plant uptake).

Asbestos was previously recorded in one sample from Plot 68 at 0.40 m, with a concentration of <0.001 % (ie below the laboratory detection limit), and in one sample from Plot 51 at 0.10 m, with a concentration of <0.001 %. EDGE returned to site to take five additional samples from Plot 68 and five additional samples from Plot 51 which were tested for asbestos identification, with no asbestos detected in any of the samples.

The topsoil source is greenfield and no visual evidence of Asbestos Containing Materials (ACMs) have been identified by the EDGE engineers over eight visits. EDGE considers it likely that the trace asbestos recorded in the two affected samples was introduced by cross contamination during transit from source to site, placement, or post sampling (ie cross contamination in transit to the laboratory, or within the laboratory itself). All future samples taken of the topsoil at the site will continue to be analysed for asbestos as required in the remediation strategy.

One sample of the topsoil has also been tested for BS3882 (Specification for topsoil).

Based on the above analyses, the topsoil is considered suitable for use in residential gardens with home grown produce. Copies of the topsoil test results are presented in Annex II.

Subsoil

Site won subsoil has been utilised from stockpile BB3 which comprised 838 m^3 of soil. Three samples were taken from this stockpile; two by LK Consult (Ref SS1a and SS1b) and one by EDGE (Ref BB3) showing that this material is suitable for use in gardens.

The subsoil chemical test results are presented in Annex III.

SITE VISIT

EDGE visited site on the 8th April 2026 to excavate inspection pits in Plots 76 to 79.

EDGE can confirm that the required cover depth was in place with 600 mm of clean topsoil and subsoil cover in the plots placed on a geotextile marker layer.

A selection of photographs is presented in Annex IV.

CONCLUSIONS

In accordance with the requirements set out in the remediation strategy, EDGE has undertaken the inspection and validation of the clean soil cover at Plots 76 to 79 at the new Hive Homes development located at School Street, Radcliffe.

EDGE confirm that the clean cover system at Plots 76 to 79 meets the requirements of the remedial strategy.

The plot validation certificates are presented in Annex V.

We trust the above is to your satisfaction. Should you require any further information, please do not hesitate to contact the undersigned.

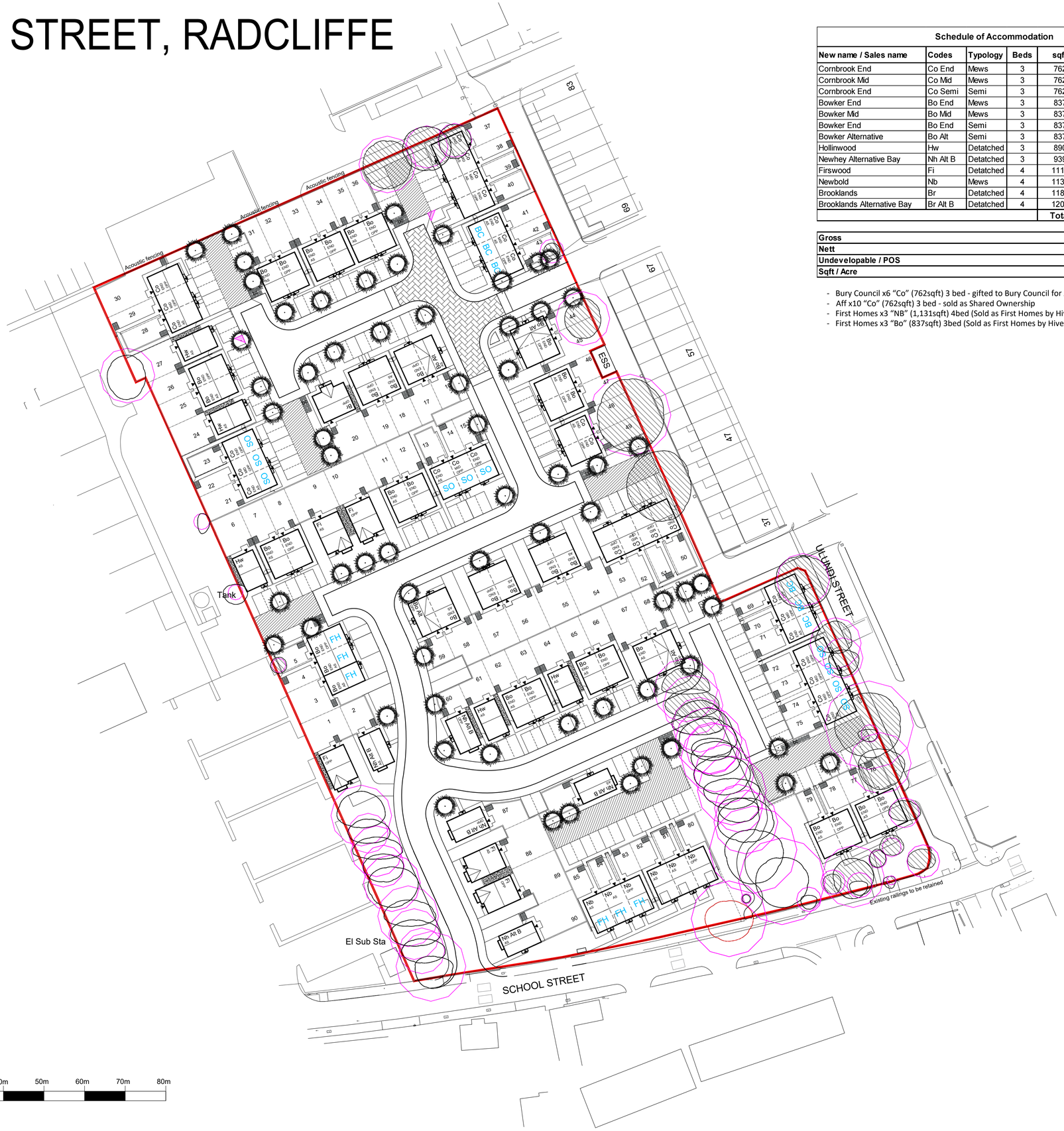
On behalf of EDGE Consulting Engineers	28/04/26 Date

Annex I	Drawings
Annex II	Laboratory Chemical Test Results (Topsoil)
Annex III	Laboratory Chemical Test Results (Subsoil)
Annex IV	Photographs and Hand Dug Pit Logs
Annex V	Plot Validation Certificates

ANNEX I

Drawings

SCHOOL STREET, RADCLIFFE



Schedule of Accommodation						
New name / Sales name	**Codes**	**Typology**	**Beds**	**sqft**	**Total**	**Total Sqft**
Cornbrook End	Co End	Mews	3	762	16	12192
Cornbrook Mid	Co Mid	Mews	3	762	11	8382
Cornbrook End	Co Semi	Semi	3	762	2	1524
Bowker End	Bo End	Mews	3	837	2	1674
Bowker Mid	Bo Mid	Mews	3	837	1	837
Bowker End	Bo End	Semi	3	837	32	26784
Bowker Alternative	Bo Alt	Semi	3	837	4	3348
Hollinwood	Hw	Detatched	3	890	5	4450
Newhey Alternative Bay	Nh Alt B	Detatched	3	939	5	4695
Firswood	Fi	Detatched	4	1112	5	5560
Newbold	Nb	Mews	4	1131	6	6786
Brooklands	Br	Detatched	4	1185	1	1185
Brooklands Alternative Bay	Br Alt B	Detatched	4	1201	0	0
				Total	**90**	**77417**

Gross	**5.74**	**ACRES**
Nett	**5.04**	**ACRES**
Undevelopable / POS	**0.7**	**ACRES**
Sqft / Acre	**15360.52**	**ACRES**

- Bury Council x6 “Co” (762sqft) 3 bed - gifted to Bury Council for Affordable Rent
- Aff x10 “Co” (762sqft) 3 bed - sold as Shared Ownership
- First Homes x3 “NB” (1,131sqft) 4bed (Sold as First Homes by Hive Homes)
- First Homes x3 “Bo” (837sqft) 3bed (Sold as First Homes by Hive Homes)

0m 10m 20m 30m 40m 50m 60m 70m 80m

1 : 500

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
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KEY

- Land Ownership
- Existing trees to be removed
- Indicative planting
- Indicative hedging
- Denotes shared drives
- Denotes raised table
- Retained tree - see tree report for catagory
- root protection area
- Denotes clean stone
- BC Gifted housing to Bury Council for affordable rent
- FH Housing for First Homes.
- SO Housing for shared ownership

Rev:	Date:	By:	Description:
Z	15.04.2024	WL	Update layout: patios all amended, bins & clean stone areas shown
Y	05.03.2024	AT	Update layout: parking provision and bin storage provision
			Northern boundary fence amended. ..Layout small comments tidied up
X	03.01.2024	WL	Plot 30 northern red edge amended
W	03.01.2024	WL	Sub-station excluded from red edge. New red boundary.
V	20.10.2023	WL	Shared ownership text changed to affordable rent in key and under schedule.
U	16.08.2023	WL	Knee rail added 79 each side between drive & footpath. 0.5m added for this after drive
T	15.08.2023	WL	Knee rail added to rear of 79 footpath
S	15.08.2023	WL	Drives amended for plots 5, 3 & 90
R	14.08.2023	WL	Footpath & knee rail added to front of 76-79 to utilise 2nd gateway
Q	09.08.2023	WL	Plot 80, 81 & 82 FH amended to plots 3, 4 & 5
P	14.07.2023	WL	amended location of affordable tenures. Garages removed
N	17.04.2023	CT	amended location of affordable tenures
M	05.04.2023	WL	Trees retained at left of entrance
L	28.03.2023	CT	Amended road in front of plots 86
K	27.03.2023	CT	Amended access and plots to south
J	23.03.2023	CT	Caddied up amends and additional changes to plots 12 - 21
I	27.02.2023	CT	Sketch insert showing changes following planners comments
H	19.01.2023	MHR	2m high bund added with heavy duty fence
G	28.11.2022	WL	BC, FH, AFF marked on..Key updated
F	14.03.2022	AT	Amended turning heads to ease access for refuse vehicle.
E	22.02.2022	AT	Changed gifted plots from 67-65 to plots 55-57 following email.
D	18.02.2022	AT	Amended units 12-17 and 51-87. Also updated key for marked units.
C	27.01.2022	WL	Amended kerbs & road widths at turning head between 83-84
B	18.01.2022	WL	Amended drives in front of 80-87
A	17.01.2022	CT	Amended plot 42, 73. added a raised table. extended turning head towards plot 44

Client:

Hive HOMES

mck associates limited
architecture | building surveying | urban design
burnaby villa ■ 48 watling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Project:
SCHOOL STREET
RADCLIFFE

Drawing Title:
PROPOSED LAYOUT

Drawn:	Checked:	Scale:	Date:
C.T		1:500	NOV 2021
Job No:		Drawing No:	Rev:
21-039		PL01	Z

A1

PLANNING

ANNEX II

Laboratory Chemical Test Results
(Topsoil)

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/10692
Issue Number: 1 **Date:** 08 October, 2025

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-0983
Date Samples Received: 19/09/25
Date Instructions Received: 24/09/25
Date Analysis Completed: 08/10/25

Approved by:

Richard Wong
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

envirolab

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/10692/1	25/10692/2	25/10692/3	25/10692/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 87 TS	Plot 88 TS	Plot 89 TS	Plot 90 TS						
Depth to Top										
Depth To Bottom										
Date Sampled	19-Sep-25	19-Sep-25	19-Sep-25	19-Sep-25						
Sample Type	SOIL - D	SOIL - D	SOIL - D	SOIL - D						
Sample Matrix Code	6AE	6AE	6AE	6AE						
% Stones >10mm$_{A}$	<0.1	<0.1	<0.1	<0.1				% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.31	7.06	6.03	5.95				pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.08	0.07	0.02	0.02				g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	490	490	400	380				mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1	<1	<1	<1				mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2	<0.2	<0.2				mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	2.38	2.36	2.04	2.81				% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	9	7	8	8				mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0	<1.0	<1.0	<1.0				mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0	<1.0	<1.0	<1.0				mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	39	34	33	34				mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	12	13	12	13				mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1	<1	<1				mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	63	81	59	61				mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17	<0.17	<0.17	<0.17				mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	10	10	10	10				mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1	<1	<1	<1				mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	73	69	56	57				mg/kg	1	A-T-024s

envirolab

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/10692/1	25/10692/2	25/10692/3	25/10692/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 87 TS	Plot 88 TS	Plot 89 TS	Plot 90 TS						
Depth to Top										
Depth To Bottom										
Date Sampled	19-Sep-25	19-Sep-25	19-Sep-25	19-Sep-25						
Sample Type	SOIL - D	SOIL - D	SOIL - D	SOIL - D						
Sample Matrix Code	6AE	6AE	6AE	6AE						
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD	NAD						A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-						A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-	-						A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A						A-T-045

envirolab

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/10692/1	25/10692/2	25/10692/3	25/10692/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 87 TS	Plot 88 TS	Plot 89 TS	Plot 90 TS						
Depth to Top										
Depth To Bottom										
Date Sampled	19-Sep-25	19-Sep-25	19-Sep-25	19-Sep-25						
Sample Type	SOIL - D	SOIL - D	SOIL - D	SOIL - D						
Sample Matrix Code	6AE	6AE	6AE	6AE						
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.02	0.04	0.01	0.04				mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	<0.01	<0.01	<0.01	<0.01				mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.05	0.06	<0.02	0.05				mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.13	0.17	0.11	0.12				mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.12	0.19	0.11	0.11				mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.18	0.20	0.14	0.15				mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.11	0.10	0.07	<0.05				mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	<0.07	<0.07	<0.07	<0.07				mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.20	0.25	0.16	0.19				mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	<0.04	<0.04	<0.04	<0.04				mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	0.32	0.44	0.27	0.40				mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.01	0.01	<0.01	0.02				mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.12	0.11	0.08	0.06				mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03	<0.03	<0.03	<0.03				mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	0.19	0.24	0.14	0.28				mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	0.32	0.42	0.27	0.38				mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	1.77	2.23	1.36	1.80				mg/kg	0.01	A-T-019s

Report Notes

General

•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

Soil Chemical Analysis:

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

TPH by method A-T-007:

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

EPH CWG (method A-T-055) from TPH CWG:

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

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 25/10692

Date Received: 24/09/2025 (am)

Cool Box Temperatures (°C): 12.5

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	25/10692/1	25/10692/2	25/10692/3	25/10692/4
Client Sample No				
Client Sample ID/Depth	Plot 87 TS	Plot 88 TS	Plot 89 TS	Plot 90 TS
Date Sampled	19/09/25	19/09/25	19/09/25	19/09/25
A-T-019s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-024s	03/10/2025	29/09/2025	29/09/2025	29/09/2025
A-T-026s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-027s	29/09/2025	29/09/2025	29/09/2025	29/09/2025
A-T-028s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-030s	01/10/2025			
A-T-031s	06/10/2025	26/09/2025	26/09/2025	26/09/2025
A-T-032s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-037s	03/10/2025			
A-T-040s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-042sTCN	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-044	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-045	25/09/2025	25/09/2025	25/09/2025	25/09/2025
A-T-050s	26/09/2025	26/09/2025	26/09/2025	26/09/2025
A-T-063	03/10/2025			
A-T-EXTMETS	03/10/2025			
A-T-EXTMETS PO4	03/10/2025			
Calc	08/10/2025			
Calc-no stones	08/10/2025			
Gravimetry	02/10/2025			

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

End of Report

Final Test Report
BS3882 - 2015 Specification for Topsoil, with classification

Envirolab Job Number:	25/10692	Date:	08/10/2025
Issue Number:	1		

Client: Edge Consulting Engineers
3rd Floor, Conavon Court
Blackfriars Street
Manchester
M3 5BQ

Project Manager:	A Bain / J Cummins / J Hawkrigg / C Roberts
Project Name:	School Street
Project Ref:	211196
Order No:	PO-0983
Date Samples Received:	19/09/2025
Date Instructions Received:	24/09/2025
Date Analysis Completed:	08/10/2025

Notes

All results are reported as dry weight (<40°C).

All analysis is performed on the dried sample crushed to pass a 2mm sieve, after removal of stones.

Analytical results reflect the quality of the sample at the time of analysis only. Opinions and interpretations expressed are outside the scope of our accreditation.

IS indicates Insufficient sample for analysis, NDP indicates No Determination Possible.

Please contact us if you need any further information.

Prepared by:

Melanie Marshall
Laboratory Co-ordinator

Approved by:

Richard Wong
Client Manager

envirolab

Sample Details	
Lab Sample ID	**25/10692/1**
Client Sample Number	
Client Sample ID	Plot 87 TS
Depth to Top	
Depth to Bottom	
Date Sampled	19-Sep-25

Analyte	Units	Result	Compliant with range (Y / N)					
			Multi-P	Acidic	Calcareous	Low Fertility	Low Fertility Acidic	Low Fertility Calcareous
% Clay	% w/w	11.3						
% Silt	% w/w	38.5						
% Sand	% w/w	50.2						
Textural class	N/A	Sandy Loam						
Acceptable textural classification?	N/A	Yes	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >2mm	% w/w	13.9	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >20mm	% w/w	0	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >50mm	% w/w	0	Y	Y	Y	Y	Y	Y
Loss on Ignition	%	4.1	Y	Y	Y	Y	Y	Y
pH	pH	8.13	Y	N	Y	Y	N	Y
Carbonate as CaCO3	% w/w	5.9			Y			Y
Nitrogen	% w/w	0.138	N	N	N			
Extractable Phosphorus	mg/l	26	Y	Y	Y	N	N	N
Extractable Potassium	mg/l	135	Y	Y	Y			
Extractable Magnesium	mg/l	79.3	Y	Y	Y			
Carbon:Nitrogen Ratio	:1	17.5	Y	Y	Y	Y	Y	Y
Electrical conductivity	µs/cm	2040	Y	Y	Y	Y	Y	Y
Zinc (HNO3 extractable)	mg/kg	58	Y	Y	Y	Y	Y	Y
Copper (HNO3 extractable)	mg/kg	34	Y	Y	Y	Y	Y	Y
Nickel (HNO3 extractable)	mg/kg	13	Y	Y	Y	Y	Y	Y
% Visible Contaminants >2mm	% w/w	0	Y	Y	Y	Y	Y	Y
% Visible Contaminants Plastics	% w/w	0	Y	Y	Y	Y	Y	Y
Sharps, number	N/A	0	Y	Y	Y	Y	Y	Y
	Compliancy		**N**	**N**	**N**	**N**	**N**	**N**

Analysis Results (SOIL)

Customer	ENVIROLAB LTD HOUSESTEADS OFF STOCKPORT ROAD HATTERSLEY SK14 3QU	**Distributor**	ENVIROLAB LTD UNIT 7-8 SANDPITS BUSINESS PARK MOTTRAM ROAD HYDE CHESHIRE SK14 3AR
Sample Ref	25/10692/1	**Date Received**	29/09/2025 (Date Issued: 08/10/2025)
Sample No	P0758092/01		
Crop	TOP SOIL (BS3882-2015)		

Analysis	Result	Comments
Sand (%)	50.23	
Silt (%)	38.45	
Clay (%)	11.32	
Texture Class	Sandy Loam	
Nitrogen Total (mg/kg)	1380	Multipurpose, acidic, calcareous topsoils to be >1500 mg/kg

Additional Comments

Additional technical bulletins are available at www.lancrop.com

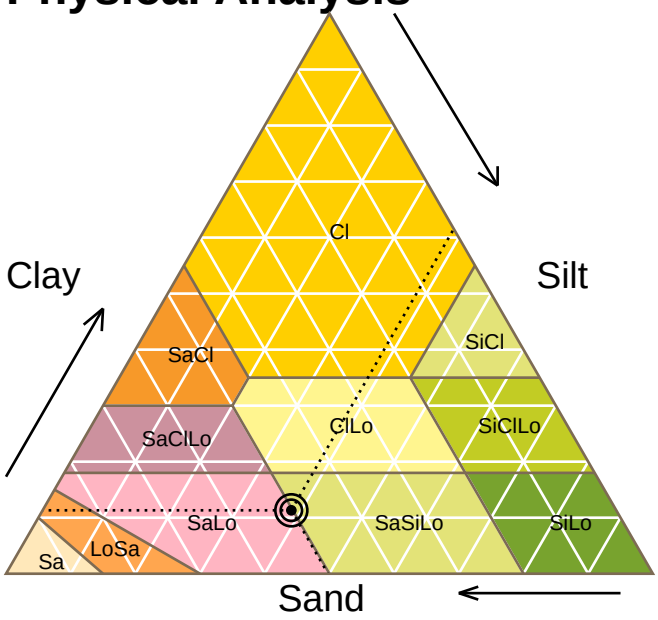
Please Note
Whilst every care is taken to ensure that the Results from Analysis are as accurate as possible, it is important to note that the analysis relates to the sample received by the laboratory, and is representative only of that sample. No warranty is given by the laboratory that the Results from Analysis relates to any part of a field or growing area not covered by the sample received. It is important to ensure that any soil, leaf, silage or fruitlet sample sent for analysis is representative of the area requiring analysis and that samples are obtained in accordance with established sampling techniques. A leaflet containing instructions on how to take soil, leaf, herbage, silage and fruit samples for analysis is available from the laboratory on request. Uncertainty measurements of results are available on request

Released by .Chris Lindley.....Laboratory Manager on behalf of Lancrop Laboratories

Analysis Results (SOIL)

Customer	ENVIROLAB LTD	**Distributor**	ENVIROLAB LTD
Sample Ref	25/10692/1	**Date Received**	29/09/2025 (Date Issued: 08/10/2025)
Sample No	P0758092/01		
Crop	TOP SOIL (BS3882-2015)		

Physical Analysis



Analysis	Result (%)
Sand	50.23
Silt	38.45
Clay	11.32
Soil Type	SaLo Sandy Loam

Property	Assessment
Available Water	Low to Medium
Drainage Rate	Rapid
Inherent Fertility	Low to Medium
Potential C.E.C.	Low to Medium
Leaching Risk	High to Moderate
Warming Rate	Rapid

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Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/13728
Issue Number: 1 **Date:** 11 December, 2025

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 21196
Order No: PO-1055
Date Samples Received: 26/11/25
Date Instructions Received: 27/11/25
Date Analysis Completed: 10/12/25

Approved by:

Amy Riding
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

envirolab

Envirolab Job Number: 25/13728

Client Project Name: School Street, Radcliffe

Client Project Ref: 21196

Lab Sample ID	25/13728/1	25/13728/2	25/13728/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 1	Plot 63	Plot 68							
Depth to Top	0.30	0.20	0.40							
Depth To Bottom										
Date Sampled	24-Nov-25	24-Nov-25	24-Nov-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5A	5AE	5A							
% Stones >10mm$_{A}$	6.4	4.4	<0.1					% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.95	6.71	7.81					pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.14	0.02	0.14					g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	690	370	890					mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	2.62	1.77	3.02					% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	9	8	14					mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	37	31	47					mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	11	14	13					mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1	<1					mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	100	56	114					mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	12	11	15					mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1	<1	<1					mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	80	58	88					mg/kg	1	A-T-024s

envirolab

Envirolab Job Number: 25/13728

Client Project Name: School Street, Radcliffe

Client Project Ref: 21196

Lab Sample ID	25/13728/1	25/13728/2	25/13728/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 1	Plot 63	Plot 68							
Depth to Top	0.30	0.20	0.40							
Depth To Bottom										
Date Sampled	24-Nov-25	24-Nov-25	24-Nov-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5A	5AE	5A							
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	Amosite							A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-							A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	Board							A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	No							A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing)$_{D}$	-	-	<0.001					% w/w	0.001	A-T-054

envirolab

Envirolab Job Number: 25/13728

Client Project Name: School Street, Radcliffe

Client Project Ref: 21196

Lab Sample ID	25/13728/1	25/13728/2	25/13728/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 1	Plot 63	Plot 68							
Depth to Top	0.30	0.20	0.40							
Depth To Bottom										
Date Sampled	24-Nov-25	24-Nov-25	24-Nov-25							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5A	5AE	5A							
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	1.55	0.05	0.14					mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	0.02	<0.01	0.04					mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	1.87	0.11	0.24					mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	1.48	0.41	0.86					mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	1.03	0.45	0.74					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	1.24	0.54	0.94					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.44	0.26	0.39					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	0.46	0.19	0.34					mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	1.53	0.46	0.95					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	0.13	0.06	0.10					mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	4.40	0.85	2.01					mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	1.15	0.04	0.10					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.49	0.26	0.41					mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	1.29	<0.03	0.07					mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	6.62	0.44	1.01					mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	3.66	0.79	1.84					mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	27.4	4.91	10.2					mg/kg	0.01	A-T-019s

Report Notes

General
•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

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

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

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 21196

Project No: 25/13728

Date Received: 27/11/2025 (am)

Cool Box Temperatures (°C): 8.8

NO DEVIATIONS IDENTIFIED with respect to sampling dates or containers received.

Note: If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3 (for water samples 5 ± 3°C), ISO 18400-105:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/13728/1	25/13728/2	25/13728/3
Client Sample No			
Client Sample ID/Depth	Plot 1 0.30m	Plot 63 0.20m	Plot 68 0.40m
Date Sampled	24/11/25	24/11/25	24/11/25
A-T-019s	04/12/2025	04/12/2025	04/12/2025
A-T-024s	05/12/2025	05/12/2025	05/12/2025
A-T-026s	05/12/2025	05/12/2025	05/12/2025
A-T-027s	08/12/2025	08/12/2025	08/12/2025
A-T-028s	09/12/2025	09/12/2025	09/12/2025
A-T-031s	05/12/2025	05/12/2025	05/12/2025
A-T-032s	08/12/2025	08/12/2025	09/12/2025
A-T-040s	05/12/2025	05/12/2025	05/12/2025
A-T-042sTCN	04/12/2025	04/12/2025	04/12/2025
A-T-044	03/12/2025	03/12/2025	03/12/2025
A-T-045	28/11/2025	28/11/2025	28/11/2025
A-T-050s	05/12/2025	05/12/2025	05/12/2025
A-T-054			10/12/2025

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

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/14538
Issue Number: 1 **Date:** 15 December, 2025

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1071

Date Samples Received: 10/12/25
Date Instructions Received: 11/12/25
Date Analysis Completed: 15/12/25

Approved by:

Gemma Berrisford
Deputy Client Services Supervisor

UKAS TESTING
1247

envirolab

Envirolab Job Number: 25/14538

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/14538/1	25/14538/2	25/14538/3	25/14538/4	25/14538/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 68 B	Plot 68 C	Plot 68 D	Plot 68 E	Plot 68 F					
Depth to Top	0.30	0.40	0.40	0.35	0.25					
Depth To Bottom										
Date Sampled	05-Dec-25	05-Dec-25	05-Dec-25	05-Dec-25	05-Dec-25					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	4AE	5AE	4AE	4AE	4AE					
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD	NAD	NAD	NAD					A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-	-					A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-	-	-					A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A	N/A					A-T-045

Report Notes

General
•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

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

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

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 25/14538

Date Received: 11/12/2025 (am)

Cool Box Temperatures (°C): 12.1

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	25/14538/1	25/14538/2	25/14538/3	25/14538/4	25/14538/5
Client Sample No					
Client Sample ID/Depth	Plot 68 B 0.30m	Plot 68 C 0.40m	Plot 68 D 0.40m	Plot 68 E 0.35m	Plot 68 F 0.25m
Date Sampled	05/12/25	05/12/25	05/12/25	05/12/25	05/12/25
A-T-045	15/12/2025	15/12/2025	15/12/2025	15/12/2025	15/12/2025

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

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/15042
Issue Number: 1 **Date:** 20 January, 2026

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1077
Date Samples Received: 22/12/25
Date Instructions Received: 23/12/25
Date Analysis Completed: 20/01/26

Approved by:

Richard Wong
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

envirolab

Envirolab Job Number: 25/15042

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/15042/1	25/15042/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 69	Plot 73								
Depth to Top	0.10	0.25								
Depth To Bottom										
Date Sampled	18-Dec-25	18-Dec-25								
Sample Type	SOIL - ES	SOIL - ES								
Sample Matrix Code	4AE	4A								
% Stones >10mm$_{A}$	<0.1	6.6						% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.14	8.09						pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.01	0.10						g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	410	430						mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1	<1						mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2						mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	2.01	1.39						% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	12	8						mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0	<1.0						mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0	<1.0						mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	34	62						mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	17	12						mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1						mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	59	42						mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17	<0.17						mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	12	12						mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1	<1						mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	56	76						mg/kg	1	A-T-024s

Envirolab Job Number: 25/15042

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/15042/1	25/15042/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 69	Plot 73								
Depth to Top	0.10	0.25								
Depth To Bottom										
Date Sampled	18-Dec-25	18-Dec-25								
Sample Type	SOIL - ES	SOIL - ES								
Sample Matrix Code	4AE	4A								
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD								A-T-045
Asbestos Matrix (visual)$_{D}$	-	-								A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-								A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A								A-T-045

Envirolab Job Number: 25/15042

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	25/15042/1	25/15042/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 69	Plot 73								
Depth to Top	0.10	0.25								
Depth To Bottom										
Date Sampled	18-Dec-25	18-Dec-25								
Sample Type	SOIL - ES	SOIL - ES								
Sample Matrix Code	4AE	4A								
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.03	0.11						mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	<0.01	<0.01						mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.06	0.17						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.35	0.45						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.39	0.40						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.50	0.51						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.22	0.21						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	0.17	0.19						mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.39^{U}	0.48^{U}						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	<0.04	0.04						mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	0.62	0.96						mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.03	0.07						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.23	0.22						mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03	<0.03						mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	0.24	0.66						mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	0.58	0.84						mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	3.81	5.31						mg/kg	0.01	A-T-019s

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Report Notes

General

•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

Soil Chemical Analysis:

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

TPH by method A-T-007:

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

EPH CWG (method A-T-055) from TPH CWG:

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

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 25/15042

Date Received: 23/12/2025 (am)

Cool Box Temperatures (°C): 11.4

Lab Sample ID	25/15042/1	25/15042/2
Client Sample No		
Client Sample ID/Depth	Plot 69 0.10m	Plot 73 0.25m
Date Sampled	18/12/25	18/12/25
Deviation Code		
F	✓	✓

Key
F *Maximum holding time exceeded between sampling date and analysis for analytes listed below*

HOLDING TIME EXCEEDANCES

Lab Sample ID	25/15042/1	25/15042/2
Client Sample No		
Client Sample ID/Depth	Plot 69 0.10m	Plot 73 0.25m
Date Sampled	18/12/25	18/12/25
PAH-16MS	✓	✓
Total Organic Carbon	✓	✓

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

Envirolab Analysis Dates

Lab Sample ID	25/15042/1	25/15042/2
Client Sample No		
Client Sample ID/Depth	Plot 69 0.10m	Plot 73 0.25m
Date Sampled	18/12/25	18/12/25
A-T-019s	09/01/2026	09/01/2026
A-T-024s	15/01/2026	15/01/2026
A-T-026s	15/01/2026	15/01/2026
A-T-027s	15/01/2026	15/01/2026
A-T-028s	15/01/2026	15/01/2026
A-T-031s	16/01/2026	16/01/2026
A-T-032s	16/01/2026	20/01/2026
A-T-040s	15/01/2026	15/01/2026
A-T-042sTCN	24/12/2025	24/12/2025
A-T-044	09/01/2026	09/01/2026
A-T-045	09/01/2026	09/01/2026
A-T-050s	19/01/2026	19/01/2026

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

End of Report

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Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/00444
Issue Number: 1 **Date:** 26 January, 2026

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1082
Date Samples Received: 16/01/26
Date Instructions Received: 16/01/26
Date Analysis Completed: 26/01/26

Approved by:

Richard Wong
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

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Envirolab Job Number: 26/00444

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/00444/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 83									
Depth to Top	0.15									
Depth To Bottom										
Date Sampled	14-Jan-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
% Stones >10mm$_{A}$	1.0							% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.63							pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.15							g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	650							mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1							mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2							mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	2.36							% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	8							mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0							mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0							mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	29							mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	12							mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1							mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	57							mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17							mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	13							mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1							mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	109							mg/kg	1	A-T-024s

Envirolab Job Number: 26/00444

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/00444/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 83									
Depth to Top	0.15									
Depth To Bottom										
Date Sampled	14-Jan-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD									A-T-045
Asbestos Matrix (visual)$_{D}$	-									A-T-045
Asbestos Matrix (microscope)$_{D}$	-									A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A									A-T-045

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Envirolab Job Number: 26/00444

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/00444/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 83									
Depth to Top	0.15									
Depth To Bottom										
Date Sampled	14-Jan-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.05							mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	<0.01							mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.07							mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.24							mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.22							mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.32							mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.12							mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	0.09							mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.32							mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	<0.04							mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	0.58							mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.04							mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.13							mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03							mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	0.38							mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	0.51							mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	3.07							mg/kg	0.01	A-T-019s

Report Notes

General
•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

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

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

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 26/00444

Date Received: 16/01/2026 (am)

Cool Box Temperatures (°C): 11.1

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/00444/1
Client Sample No	
Client Sample ID/Depth	Plot 83 0.15m
Date Sampled	14/01/26
A-T-019s	20/01/2026
A-T-024s	22/01/2026
A-T-026s	21/01/2026
A-T-027s	21/01/2026
A-T-028s	22/01/2026
A-T-031s	26/01/2026
A-T-032s	23/01/2026
A-T-040s	21/01/2026
A-T-042sTCN	20/01/2026
A-T-044	20/01/2026
A-T-045	19/01/2026
A-T-050s	22/01/2026

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

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/02162
Issue Number: 1 **Date:** 05 March, 2026

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1099
Date Samples Received: 24/02/26
Date Instructions Received: 25/02/26
Date Analysis Completed: 05/03/26

Approved by:

Amy Riding
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

envirolab

Envirolab Job Number: 26/02162

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/02162/1	26/02162/2	26/02162/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 4	Plot 51	Plot 56							
Depth to Top	0.10	0.10	0.05							
Depth To Bottom										
Date Sampled	23-Feb-26	23-Feb-26	23-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6AE	6A							
% Stones >10mm$_{A}$	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.80	8.01	7.83					pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.03	0.08	0.05					g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	270	470	370					mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	1.92	2.18	1.63					% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	7	9	8					mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0	<1.0	<1.0					mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	36	35	36					mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	13	12	13					mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1	<1					mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	58	77	64					mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	12	10	12					mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1	<1	<1					mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	60	66	66					mg/kg	1	A-T-024s

envirolab

Envirolab Job Number: 26/02162

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/02162/1	26/02162/2	26/02162/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 4	Plot 51	Plot 56							
Depth to Top	0.10	0.10	0.05							
Depth To Bottom										
Date Sampled	23-Feb-26	23-Feb-26	23-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6AE	6A							
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	Chrysotile	NAD							A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-							A-T-045
Asbestos Matrix (microscope)$_{D}$	-	Loose Fibres	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A							A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing)$_{D}$	-	<0.001	-					% w/w	0.001	A-T-054

envirolab

Envirolab Job Number: 26/02162

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/02162/1	26/02162/2	26/02162/3					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 4	Plot 51	Plot 56							
Depth to Top	0.10	0.10	0.05							
Depth To Bottom										
Date Sampled	23-Feb-26	23-Feb-26	23-Feb-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	6A	6AE	6A							
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.02	0.17	0.02					mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.05	0.29	0.04					mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.17	0.86	0.13					mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.16	0.66	0.12					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.22	0.86	0.17					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.08	0.30	0.06					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	<0.07	0.32	<0.07					mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.19	0.87	0.14					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	<0.04	0.06	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	0.34	1.99	0.27					mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.01	0.10	<0.01					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.08	0.34	0.07					mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	0.20	1.22	0.16					mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	0.30	1.72	0.24					mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	1.82	9.76	1.42					mg/kg	0.01	A-T-019s

Report Notes

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•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

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None of the above symbols	Analysis unaccredited
Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "D" on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

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

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

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 26/02162

Date Received: 25/02/2026 (am)

Cool Box Temperatures (°C): 9.4

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/02162/1	26/02162/2	26/02162/3
Client Sample No			
Client Sample ID/Depth	Plot 4 0.10m	Plot 51 0.10m	Plot 56 0.05m
Date Sampled	23/02/26	23/02/26	23/02/26
A-T-019s	27/02/2026	27/02/2026	27/02/2026
A-T-024s	04/03/2026	04/03/2026	04/03/2026
A-T-026s	03/03/2026	03/03/2026	03/03/2026
A-T-027s	04/03/2026	04/03/2026	04/03/2026
A-T-028s	04/03/2026	04/03/2026	04/03/2026
A-T-031s	05/03/2026	05/03/2026	05/03/2026
A-T-032s	05/03/2026	05/03/2026	05/03/2026
A-T-040s	03/03/2026	03/03/2026	03/03/2026
A-T-042sTCN	27/02/2026	27/02/2026	27/02/2026
A-T-044	03/03/2026	03/03/2026	03/03/2026
A-T-045	27/02/2026	27/02/2026	27/02/2026
A-T-050s	05/03/2026	05/03/2026	05/03/2026
A-T-054		03/03/2026	

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

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/02692
Issue Number: 1 **Date:** 11 March, 2026

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1104
Date Samples Received: 05/03/26
Date Instructions Received: 06/03/26
Date Analysis Completed: 11/03/26

Approved by:

Amy Riding
Client Manager

UKAS TESTING
1247

Envirolab Job Number: 26/02692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/02692/1	26/02692/2	26/02692/3	26/02692/4	26/02692/5			Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 51 B	Plot 51 C	Plot 51 D	Plot 51 E	Plot 51 F					
Depth to Top	0.10	0.05	0.10	0.05	0.10					
Depth To Bottom										
Date Sampled	04-Mar-26	04-Mar-26	04-Mar-26	04-Mar-26	04-Mar-26					
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES					
Sample Matrix Code	6A	5AE	5AE	5AE	5AE					
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}$ #	NAD	NAD	NAD	NAD	NAD					A-T-045
Asbestos Matrix (visual)$_{D}$	-	-	-	-	-					A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-	-	-	-					A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A	N/A	N/A	N/A					A-T-045

Report Notes

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•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
Stones etc. are not removed from the sample prior to analysis
"Trace Asbestos Identified" will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

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

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

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

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 26/02692

Date Received: 06/03/2026 (am)

Cool Box Temperatures (°C): 11.3

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/02692/1	26/02692/2	26/02692/3	26/02692/4	26/02692/5
Client Sample No					
Client Sample ID/Depth	Plot 51 B 0.10m	Plot 51 C 0.05m	Plot 51 D 0.10m	Plot 51 E 0.05m	Plot 51 F 0.10m
Date Sampled	04/03/26	04/03/26	04/03/26	04/03/26	04/03/26
A-T-045	10/03/2026	11/03/2026	11/03/2026	11/03/2026	11/03/2026

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

End of Report

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/04369
Issue Number: 1 **Date:** 27 April, 2026

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: **Andrew, Jonathan, Jess, Craig
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-1122
Date Samples Received: 13/04/26
Date Instructions Received: 13/04/26
Date Analysis Completed: 27/04/26

Approved by:

Amy Riding
Client Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

envirolab

Envirolab Job Number: 26/04369

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/04369/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 78									
Depth to Top	0.05									
Depth To Bottom										
Date Sampled	08-Apr-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
% Stones >10mm$_{A}$	<0.1							% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	7.51							pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.03							g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	470							mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1							mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2							mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	3.59							% w/w	0.08	A-T-032s
Arsenic$_{D}^{M\#}$	11							mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0							mg/kg	1	A-T-027s
Cadmium$_{D}$	<1.0							mg/kg	1	A-T-024s
Copper$_{D}^{M\#}$	40							mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	13							mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1							mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	75							mg/kg	1	A-T-024s
Mercury$_{D}$	<0.17							mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	11							mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1							mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	60							mg/kg	1	A-T-024s

Envirolab Job Number: 26/04369

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/04369/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 78									
Depth to Top	0.05									
Depth To Bottom										
Date Sampled	08-Apr-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD									A-T-045
Asbestos Matrix (visual)$_{D}$	-									A-T-045
Asbestos Matrix (microscope)$_{D}$	-									A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A									A-T-045

envirolab

Envirolab Job Number: 26/04369

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	26/04369/1							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Plot 78									
Depth to Top	0.05									
Depth To Bottom										
Date Sampled	08-Apr-26									
Sample Type	SOIL - ES									
Sample Matrix Code	5AE									
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.03							mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	<0.01							mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.06							mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	0.39							mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	0.40							mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	0.51							mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	0.21							mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	0.19							mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	0.38							mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	0.05							mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	0.70							mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.01							mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	0.24							mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	<0.03							mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	0.28							mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	0.64							mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	4.09							mg/kg	0.01	A-T-019s

Report Notes

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Subscript "^"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
Subscript "@"	Result is an opinion
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos
Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
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Assigned Matrix Codes

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

Soil Chemical Analysis:
All results are reported as dry weight (<40°C).
For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
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TPH by method A-T-007:
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Results "with Clean up" indicates samples cleaned up with Silica during extraction.

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

Electrical Conductivity of water by method A-T-037:
Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 26/04369

Date Received: 13/04/2026 (am)

Cool Box Temperatures (°C): 1.2

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/04369/1
Client Sample No	
Client Sample ID/Depth	Plot 78 0.05m
Date Sampled	08/04/26
A-T-019s	20/04/2026
A-T-024s	27/04/2026
A-T-026s	23/04/2026
A-T-027s	23/04/2026
A-T-028s	23/04/2026
A-T-031s	23/04/2026
A-T-032s	27/04/2026
A-T-040s	23/04/2026
A-T-042sTCN	22/04/2026
A-T-044	21/04/2026
A-T-045	21/04/2026
A-T-050s	24/04/2026

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

End of Report

ANNEX III

Laboratory Chemical Test Results
(Subsoil)

Eurofins Chemtest Ltd
Depot Road
Newmarket
CB8 0AL
Tel: 01638 606070
Email: info@chemtest.com

Amended Report

Report No.:	21-24767-2		
Initial Date of Issue:	23-Jul-2021	**Date of Re-Issue:**	26-Jul-2021
Client	LK Consult		
Client Address:	Unit 29 Eton Business Park Eton Hill Road Radcliffe Manchester Lancashire M26 2ZS		
Contact(s):	Dene Marland Peter Dunn Richard Clarke		
Project	LKR 21 1003 School Street		
Quotation No.:		**Date Received:**	20-Jul-2021
Order No.:	738858	**Date Instructed:**	20-Jul-2021
No. of Samples:	8		
Turnaround (Wkdays):	5	**Results Due:**	26-Jul-2021
Date Approved:	23-Jul-2021		
Approved By:			
Details:	Glynn Harvey, Technical Manager		

Results - Soil

Project: LKR 21 1003 School Street

Client: LK Consult			**Chemtest Job No.:**		21-24767	21-24767
Quotation No.:			**Chemtest Sample ID.:**		1243271	1243272
Order No.: 738858			Client Sample Ref.:		SS1a	SS1b
			Sample Location:		SS1	SS1
			Sample Type:		SOIL	SOIL
			Date Sampled:		19-Jul-2021	19-Jul-2021
			Asbestos Lab:		DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**		
ACM Type	U	2192		N/A	-	-
Asbestos Identification	U	2192		N/A	No Asbestos Detected	No Asbestos Detected
Moisture	N	2030	%	0.020	13	16
Soil Colour	N	2040		N/A	Brown	Brown
Other Material	N	2040		N/A	Stones, Roots and Wood	Stones, Roots and Wood
Soil Texture	N	2040		N/A	Sand	Sand
Chromatogram (TPH)	N			N/A	See Attached	See Attached
pH	M	2010		4.0	8.3	8.4
Boron (Hot Water Soluble)	M	2120	mg/kg	0.40	1.5	3.1
Sulphate (2:1 Water Soluble) as SO4	M	2120	g/l	0.010	0.67	0.61
Cyanide (Free)	M	2300	mg/kg	0.50	< 0.50	< 0.50
Cyanide (Total)	M	2300	mg/kg	0.50	< 0.50	< 0.50
Arsenic	M	2450	mg/kg	1.0	16	8.7
Cadmium	M	2450	mg/kg	0.10	0.30	0.18
Chromium	M	2450	mg/kg	1.0	13	11
Copper	M	2450	mg/kg	0.50	44	28
Mercury	M	2450	mg/kg	0.10	0.25	0.17
Nickel	M	2450	mg/kg	0.50	10	8.0
Lead	M	2450	mg/kg	0.50	140	73
Selenium	M	2450	mg/kg	0.20	0.60	0.53
Vanadium	U	2450	mg/kg	5.0	15	11
Zinc	M	2450	mg/kg	0.50	110	80
Chromium (Hexavalent)	N	2490	mg/kg	0.50	< 0.50	< 0.50
Organic Matter	M	2625	%	0.40	5.9	6.7
Diesel Present	N	2670		N/A	False	False
Aliphatic TPH >C5-C6	N	2680	mg/kg	1.0	< 1.0	< 1.0
Aliphatic TPH >C6-C8	N	2680	mg/kg	1.0	< 1.0	< 1.0
Aliphatic TPH >C8-C10	M	2680	mg/kg	1.0	< 1.0	< 1.0
Aliphatic TPH >C10-C12	M	2680	mg/kg	1.0	< 1.0	< 1.0
Aliphatic TPH >C12-C16	M	2680	mg/kg	1.0	2.5	< 1.0
Aliphatic TPH >C16-C21	M	2680	mg/kg	1.0	< 1.0	< 1.0
Aliphatic TPH >C21-C35	M	2680	mg/kg	1.0	110	17
Aliphatic TPH >C35-C44	N	2680	mg/kg	1.0	< 1.0	< 1.0
Total Aliphatic Hydrocarbons	N	2680	mg/kg	5.0	110	17
Aromatic TPH >C5-C7	N	2680	mg/kg	1.0	< 1.0	< 1.0
Aromatic TPH >C7-C8	N	2680	mg/kg	1.0	< 1.0	< 1.0
Aromatic TPH >C8-C10	M	2680	mg/kg	1.0	< 1.0	< 1.0

Results - Soil

Project: LKR 21 1003 School Street

Client: LK Consult			**Chemtest Job No.:**		21-24767	21-24767
Quotation No.:			**Chemtest Sample ID.:**		1243271	1243272
Order No.: 738858			Client Sample Ref.:		SS1a	SS1b
			Sample Location:		SS1	SS1
			Sample Type:		SOIL	SOIL
			Date Sampled:		19-Jul-2021	19-Jul-2021
			Asbestos Lab:		DURHAM	DURHAM
Determinand	**Accred.**	**SOP**	**Units**	**LOD**		
Aromatic TPH >C10-C12	M	2680	mg/kg	1.0	< 1.0	< 1.0
Aromatic TPH >C12-C16	M	2680	mg/kg	1.0	< 1.0	< 1.0
Aromatic TPH >C16-C21	U	2680	mg/kg	1.0	9.9	< 1.0
Aromatic TPH >C21-C35	M	2680	mg/kg	1.0	170	19
Aromatic TPH >C35-C44	N	2680	mg/kg	1.0	4.2	< 1.0
Total Aromatic Hydrocarbons	N	2680	mg/kg	5.0	190	19
Total Petroleum Hydrocarbons	N	2680	mg/kg	10.0	300	36
Benzene	M	2760	µg/kg	1.0	< 1.0	< 1.0
Toluene	M	2760	µg/kg	1.0	< 1.0	< 1.0
Ethylbenzene	M	2760	µg/kg	1.0	< 1.0	< 1.0
m & p-Xylene	M	2760	µg/kg	1.0	< 1.0	< 1.0
o-Xylene	M	2760	µg/kg	1.0	< 1.0	< 1.0
Methyl Tert-Butyl Ether	M	2760	µg/kg	1.0	< 1.0	< 1.0
Naphthalene	M	2800	mg/kg	0.10	0.37	< 0.10
Acenaphthylene	N	2800	mg/kg	0.10	< 0.10	< 0.10
Acenaphthene	M	2800	mg/kg	0.10	0.39	< 0.10
Fluorene	M	2800	mg/kg	0.10	0.24	< 0.10
Phenanthrene	M	2800	mg/kg	0.10	2.7	4.0
Anthracene	M	2800	mg/kg	0.10	0.60	0.73
Fluoranthene	M	2800	mg/kg	0.10	4.4	4.5
Pyrene	M	2800	mg/kg	0.10	3.8	3.8
Benzo[a]anthracene	M	2800	mg/kg	0.10	1.8	1.7
Chrysene	M	2800	mg/kg	0.10	1.9	1.7
Benzo[b]fluoranthene	M	2800	mg/kg	0.10	2.4	2.3
Benzo[k]fluoranthene	M	2800	mg/kg	0.10	0.92	0.69
Benzo[a]pyrene	M	2800	mg/kg	0.10	1.9	1.8
Indeno(1,2,3-c,d)Pyrene	M	2800	mg/kg	0.10	1.3	1.2
Dibenz(a,h)Anthracene	N	2800	mg/kg	0.10	0.23	0.24
Benzo[g,h,i]perylene	M	2800	mg/kg	0.10	1.3	1.1
Total Of 16 PAH's	N	2800	mg/kg	2.0	24	24
Total Phenols	M	2920	mg/kg	0.10	0.11	< 0.10

TPH Chromatogram on Soil Sample: 1243271

<Sample Information>

Sample Name : 1243271 21-24767
Data Filename : 20 July 2021_20072021_1243271 21-24767_074.gcd
Method Filename : TPH 12m Fast OSv2.gcm
Sample # : 112
Date Acquired : 21/07/2021 00:16:19
Date Processed : 21/07/2021

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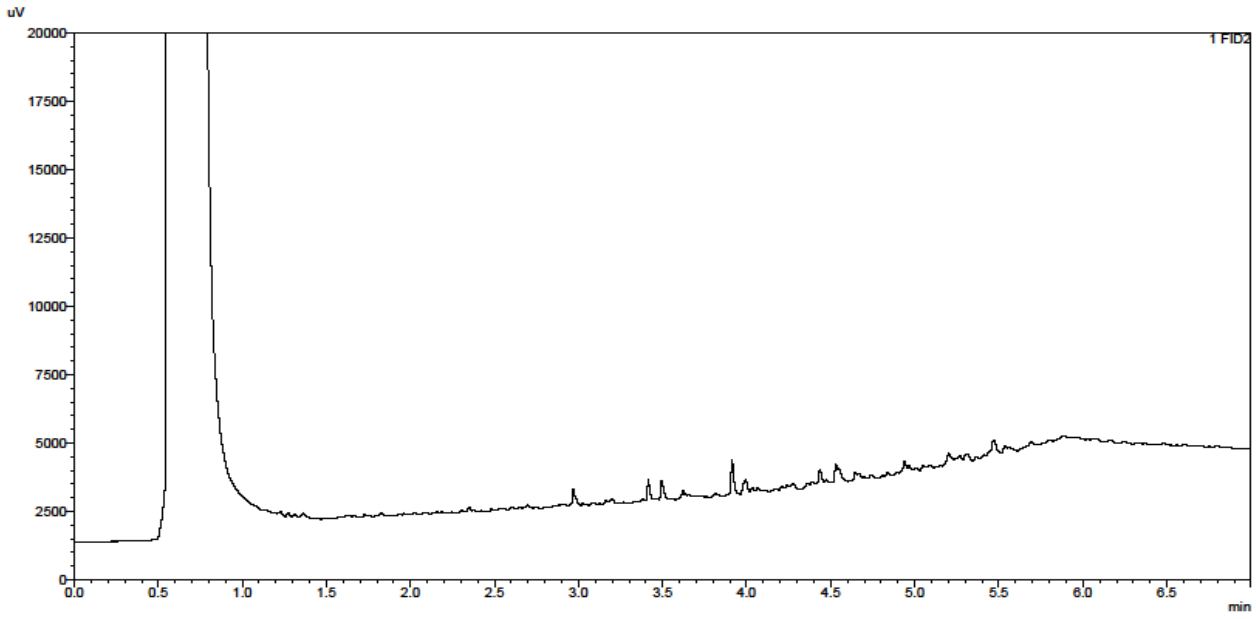
<Chromatogram>



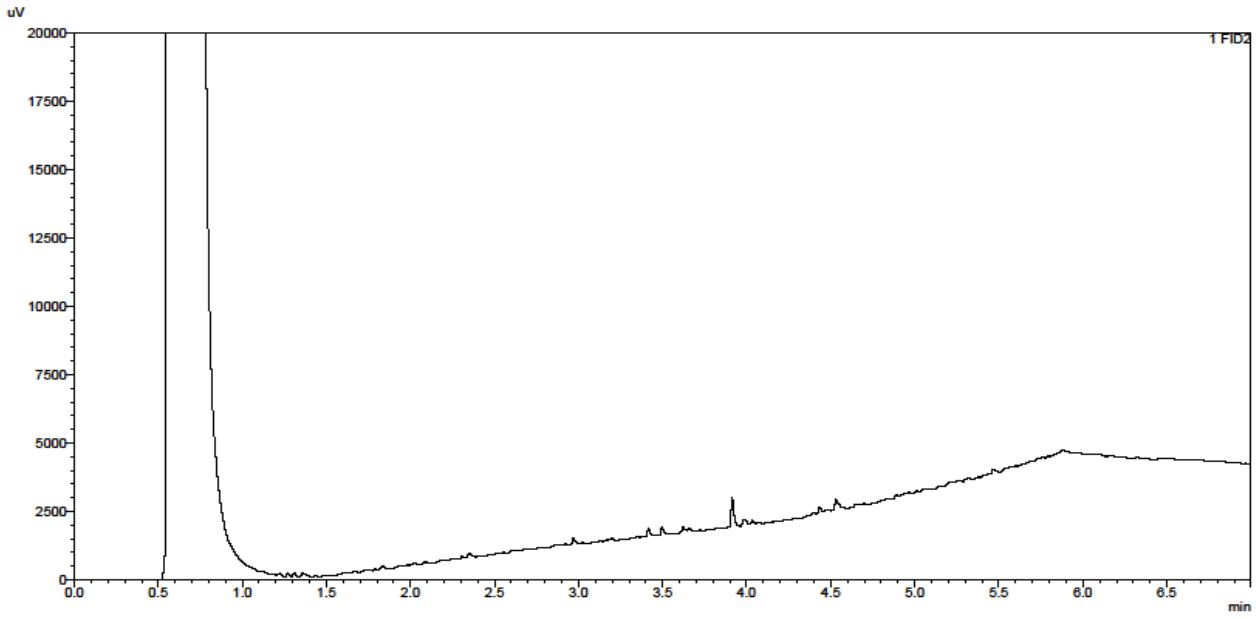
TPH Chromatogram on Soil Sample: 1243272

<Sample Information>

Sample Name : 1243272 21-24767
Data Filename : 20 July 2021_20072021_1243272 21-24767_076.gcd
Method Filename : TPH 12m Fast OSv2.gcm
Sample # : 113
Date Acquired : 21/07/2021 00:29:08
Date Processed : 21/07/2021

eurofins | Chemtest

<Chromatogram>



TPH Interpretation

Job	Sample	Matrix	Location	Sample Ref	Sample ID	Sample Depth (m)	Gasoline / Diesel Present	TPH Interpretation
21-24767	1243271	S	SS1	SS1a			No	PAH
21-24767	1243272	S	SS1	SS1b			No	PAH

Test Methods

SOP	Title	Parameters included	Method summary
2010	pH Value of Soils	pH	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 <37°C.
2040	Soil Description(Requirement of MCERTS)	Soil description	As received soil is described based upon BS5930
2120	Water Soluble Boron, Sulphate, Magnesium & Chromium	Boron; Sulphate; Magnesium; Chromium	Aqueous extraction / ICP-OES
2192	Asbestos	Asbestos	Polarised light microscopy / Gravimetry
2300	Cyanides & Thiocyanate in Soils	Free (or easy liberatable) Cyanide; total Cyanide; complex Cyanide; Thiocyanate	Allkaline extraction followed by colorimetric determination using Automated Flow Injection Analyser.
2450	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-diphenylcarbazide.
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
2680	TPH A/A Split	Aliphatics: >C5–C6, >C6–C8,>C8–C10, >C10–C12, >C12–C16, >C16–C21, >C21–C35, >C35– C44Aromatics: >C5–C7, >C7–C8, >C8– C10, >C10–C12, >C12–C16, >C16– C21, >C21– C35, >C35– C44	Dichloromethane extraction / GCxGC FID detection
2760	Volatile Organic Compounds (VOCs) in Soils by Headspace GC-MS	Volatile organic compounds, including BTEX and halogenated Aliphatic/Aromatics.(cf. USEPA Method 8260)*please refer to UKAS schedule	Automated headspace gas chromatographic (GC) analysis of a soil sample, as received, with mass spectrometric (MS) detection of volatile organic compounds.
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*; Dibenz[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

Comments or interpretations are beyond the scope of UKAS accreditation
The results relate only to the items tested
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 TPH, BTEX, VOCs, SVOCs, PCBs, Phenols
For all other tests the samples were dried at < 37°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

Sample Deviation Codes

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 - Insufficient Sample (Applies to LOI in Trommel Fines Only)

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

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

envirolab
Hattersley Science & Technology Park
Stockport Road, Hattersley, SK14 3QU

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 24/06457
Issue Number: 1 **Date:** 08 July, 2024

Client: Edge Consulting Engineers
3rd Floor
Conavon Court
12 Blackfriars Street
Manchester
M3 5BQ

Project Manager: Andrew Bain; Jonathan Cummins
Project Name: School Street, Radcliffe
Project Ref: 211196
Order No: PO-0753
Date Samples Received: 27/06/24
Date Instructions Received: 01/07/24
Date Analysis Completed: 08/07/24

Approved by:

Gemma Berrisford
Deputy Client Services Supervisor

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME
UKAS TESTING 1247

Envirolab Job Number: 24/06457

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	24/06457/7	24/06457/8						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	BB2	BB3								
Depth to Top										
Depth To Bottom										
Date Sampled	25-Jun-24	25-Jun-24								
Sample Type	SOIL - D	SOIL - D								
Sample Matrix Code	4AE	4AE								
% Stones >10mm$_{A}$	17.8	3.4						% w/w	0.1	A-T-044
pH$_{D}^{M\#}$	8.02	7.93						pH	0.01	A-T-031s
Sulphate (water sol 2:1)$_{D}^{M\#}$	0.02	0.08						g/l	0.01	A-T-026s
Sulphate (acid soluble)$_{D}^{M\#}$	760	810						mg/kg	200	A-T-028s
Cyanide (total)$_{A}^{M\#}$	<1	<1						mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC$_{A}$	<0.2	<0.2						mg/kg	0.2	A-T-050s
Total Organic Carbon$_{D}^{M\#}$	5.90	7.60						% w/w	0.03	A-T-032s
Arsenic$_{D}^{M\#}$	16	15						mg/kg	1	A-T-024s
Boron (water soluble)$_{D}^{M\#}$	<1.0	<1.0						mg/kg	1	A-T-027s
Cadmium$_{D}^{M\#}$	0.6	<0.5						mg/kg	0.5	A-T-024s
Copper$_{D}^{M\#}$	69	57						mg/kg	1	A-T-024s
Chromium$_{D}^{M\#}$	16	16						mg/kg	1	A-T-024s
Chromium (hexavalent)$_{D}$	<1	<1						mg/kg	1	A-T-040s
Lead$_{D}^{M\#}$	123	139						mg/kg	1	A-T-024s
Mercury$_{D}$	0.19	<0.17						mg/kg	0.17	A-T-024s
Nickel$_{D}^{M\#}$	19	17						mg/kg	1	A-T-024s
Selenium$_{D}^{M\#}$	<1	<1						mg/kg	1	A-T-024s
Zinc$_{D}^{M\#}$	97	122						mg/kg	5	A-T-024s

Envirolab Job Number: 24/06457

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	24/06457/7	24/06457/8						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	BB2	BB3								
Depth to Top										
Depth To Bottom										
Date Sampled	25-Jun-24	25-Jun-24								
Sample Type	SOIL - D	SOIL - D								
Sample Matrix Code	4AE	4AE								
Asbestos in Soil (inc. matrix)										
Asbestos in soil$_{D}^{\#}$	NAD	NAD								A-T-045
Asbestos Matrix (visual)$_{D}$	-	-								A-T-045
Asbestos Matrix (microscope)$_{D}$	-	-								A-T-045
Asbestos ACM - Suitable for Water Absorption Test?$_{D}$	N/A	N/A								A-T-045

Envirolab Job Number: 24/06457

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

Lab Sample ID	24/06457/7	24/06457/8						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	BB2	BB3								
Depth to Top										
Depth To Bottom										
Date Sampled	25-Jun-24	25-Jun-24								
Sample Type	SOIL - D	SOIL - D								
Sample Matrix Code	4AE	4AE								
PAH-16MS										
Acenaphthene$_{A}^{M\#}$	0.38	0.16						mg/kg	0.01	A-T-019s
Acenaphthylene$_{A}^{M\#}$	0.07	0.03						mg/kg	0.01	A-T-019s
Anthracene$_{A}^{M\#}$	0.83	0.27						mg/kg	0.02	A-T-019s
Benzo(a)anthracene$_{A}^{M\#}$	4.17	1.14						mg/kg	0.04	A-T-019s
Benzo(a)pyrene$_{A}^{M\#}$	3.87	1.21						mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene$_{A}^{M\#}$	4.44	1.42						mg/kg	0.05	A-T-019s
Benzo(ghi)perylene$_{A}^{M\#}$	1.83	0.73						mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene$_{A}^{M\#}$	1.66	0.58						mg/kg	0.07	A-T-019s
Chrysene$_{A}^{M\#}$	3.94	1.34						mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene$_{A}^{M\#}$	0.42	0.16						mg/kg	0.04	A-T-019s
Fluoranthene$_{A}^{M\#}$	9.10	2.33						mg/kg	0.08	A-T-019s
Fluorene$_{A}^{M\#}$	0.22	0.08						mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene$_{A}^{M\#}$	1.98	0.71						mg/kg	0.03	A-T-019s
Naphthalene $_{A}^{M\#}$	0.06	0.04						mg/kg	0.03	A-T-019s
Phenanthrene$_{A}^{M\#}$	3.35	1.22						mg/kg	0.03	A-T-019s
Pyrene$_{A}^{M\#}$	7.88	2.08						mg/kg	0.07	A-T-019s
Total PAH-16MS$_{A}^{M\#}$	44.2	13.5						mg/kg	0.01	A-T-019s

Report Notes

General

•This report shall not be reproduced, except in full, without written approval from Envirolab.
•The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
•The results reported herein relate only to the material supplied to the laboratory.
•The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
•Analytical results reflect the quality of the sample at the time of analysis only.
•Opinions and Interpretations expressed are outside our scope of accreditation.
•A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
•If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
•Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

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

Asbestos

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

Assigned Matrix Codes

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

Soil Chemical Analysis:

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

TPH by method A-T-007:

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

EPH CWG (method A-T-055) from TPH CWG:

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

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25^{0}C / 11550µS/cm @ 20^{0}C fall outside the calibration range and as such are unaccredited.

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

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ

Project: School Street, Radcliffe

Clients Project No: 211196

Project No: 24/06457

Date Received: 01/07/2024 (am)

Cool Box Temperatures (°C): 15.3

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	24/06457/7	24/06457/8
Client Sample No		
Client Sample ID/Depth	BB2	BB3
Date Sampled	25/06/24	25/06/24
A-T-019s	04/07/2024	04/07/2024
A-T-024s	05/07/2024	05/07/2024
A-T-026s	04/07/2024	04/07/2024
A-T-027s	05/07/2024	05/07/2024
A-T-028s	05/07/2024	05/07/2024
A-T-031s	04/07/2024	04/07/2024
A-T-032s	05/07/2024	05/07/2024
A-T-040s	04/07/2024	04/07/2024
A-T-042sTCN	08/07/2024	08/07/2024
A-T-044	08/07/2024	08/07/2024
A-T-045	02/07/2024	02/07/2024
A-T-050s	08/07/2024	08/07/2024

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

End of Report

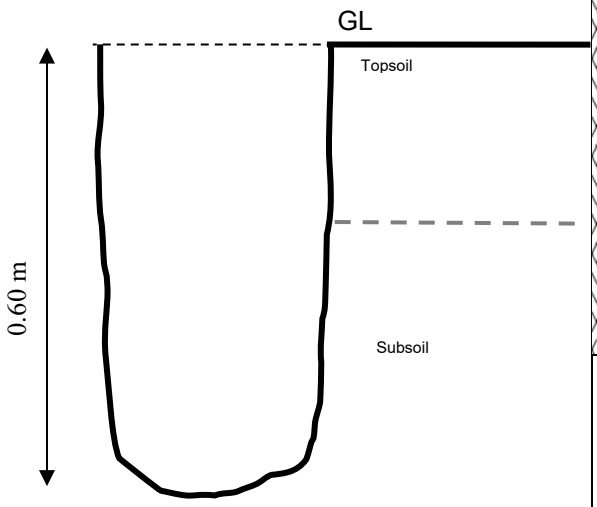
ANNEX IV

Photographs and Hand Dug Pit Logs

HAND DUG PIT LOG

Project Name:	School Street, Radcliffe	**Plot Number:**	Plot 76
Date:	08/04/26	**Logged By:**	J Hawkrigg
Project No.:	211196	**Total Depth:**	0.60 m
Client:	Seddon Construction Limited	**Remarks:**	Dry ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.15	MADE GROUND: Very soft friable brown slightly gravelly silty sandy CLAY. Gravel is subangular to subrounded fine to coarse of sandstone and occasional red brick. Occasional rootlets. (TOPSOIL).
	0.15-0.60	MADE GROUND: Brown gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone and red brick. Occasional cobbles of sandstone and red brick. Frequent pockets of clay. (SUBSOIL).

Hand Dug Pit terminated at 0.60 m.

Additional Information:
Hand dug pit terminated at 0.60 m due to encountering the membrane.
No groundwater encountered.

Pictures:

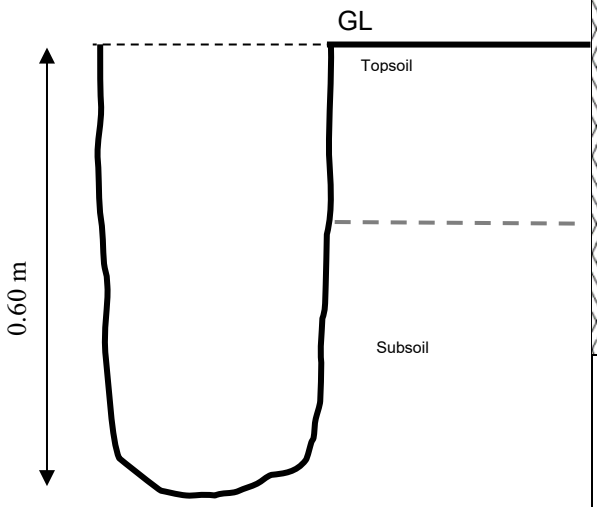
Plot 76: Overview of plot

Plot 76: Internal View of excavation

HAND DUG PIT LOG

Project Name:	School Street, Radcliffe	**Plot Number:**	Plot 77
Date:	08/04/26	**Logged By:**	J Hawkrigg
Project No.:	211196	**Total Depth:**	0.60 m
Client:	Seddon Construction Limited	**Remarks:**	Dry ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.20	MADE GROUND: Very soft friable brown slightly gravelly silty sandy CLAY. Gravel is subangular to subrounded fine to coarse of sandstone and occasional red brick. Occasional rootlets. (TOPSOIL).
	0.20-0.60	MADE GROUND: Brown gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone and red brick. Occasional cobbles of sandstone and red brick. Frequent pockets of clay. (SUBSOIL).

Hand Dug Pit terminated at 0.60 m.

Additional Information:
Hand dug pit terminated at 0.60 m due to encountering the membrane.
No groundwater encountered.

Pictures:

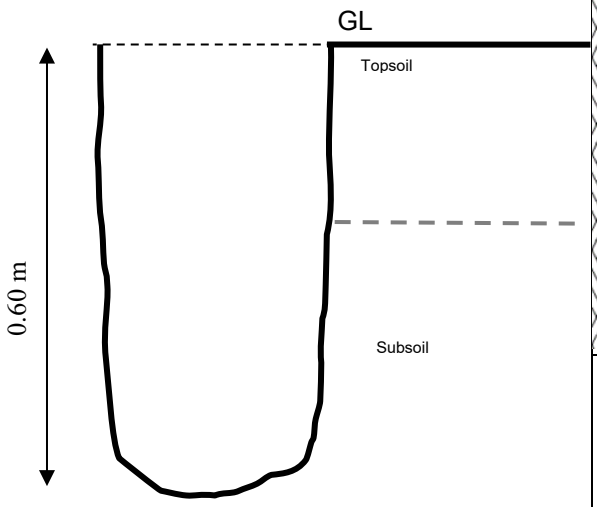
Plot 77: Overview of plot

Plot 77: Internal View of excavation

HAND DUG PIT LOG

Project Name:	School Street, Radcliffe	**Plot Number:**	Plot 78
Date:	08/04/26	**Logged By:**	J Hawkrigg
Project No.:	211196	**Total Depth:**	0.60 m
Client:	Seddon Construction Limited	**Remarks:**	Dry ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.15	MADE GROUND: Very soft friable brown slightly gravelly silty sandy CLAY. Gravel is subangular to subrounded fine to coarse of sandstone and occasional red brick. Occasional rootlets. (TOPSOIL).
	0.15-0.60	MADE GROUND: Brown gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone and red brick. Occasional cobbles of sandstone and red brick. Frequent pockets of clay. (SUBSOIL).

Hand Dug Pit terminated at 0.60 m.

Additional Information:
Hand dug pit terminated at 0.60 m due to encountering the membrane.
No groundwater encountered.

Pictures:

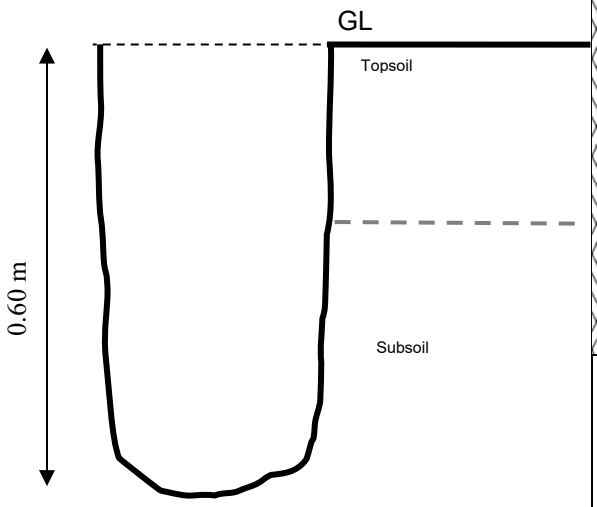
Plot 78: Overview of plot

Plot 78: Internal View of excavation

HAND DUG PIT LOG

Project Name:	School Street, Radcliffe	**Plot Number:**	Plot 79
Date:	08/04/26	**Logged By:**	J Hawkrigg
Project No.:	211196	**Total Depth:**	0.60 m
Client:	Seddon Construction Limited	**Remarks:**	Dry ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.15	MADE GROUND: Very soft friable brown slightly gravelly silty sandy CLAY. Gravel is subangular to subrounded fine to coarse of sandstone and occasional red brick. Occasional rootlets. (TOPSOIL).
	0.15-0.60	MADE GROUND: Brown gravelly clayey fine to coarse SAND. Gravel is subangular to subrounded fine to coarse of sandstone and red brick. Occasional cobbles of sandstone and red brick. Frequent pockets of clay. (SUBSOIL).

Hand Dug Pit terminated at 0.60 m.

Additional Information:
Hand dug pit terminated at 0.60 m due to encountering the membrane.
Groundwater encountered at 0.30 m.

Pictures:

Plot 79: Overview of plot

Plot 79: Internal View of excavation

ANNEX V

Plot Validation Certificates

+44 (0) 161 834 1938

www.edgece.com

3rd Floor, Conavon Court, 12 Blackfriars Street
Manchester M3 5BQ, United Kingdom

VALIDATION CERTIFICATE

is hereby granted to **Seddon Construction Ltd** for **Plot No. 76** at School Street, Radcliffe, M26 3BW.

Alliance Design UK Ltd t/a EDGE Consulting Engineers certifies that the garden has been capped with a minimum of 600 mm of clean, uncontaminated topsoil on geotextile marker layer as required by the Local Planning Authority.

28/04/26

On behalf of EDGE Consulting Engineers

Date

CONDITIONS OF ISSUE

1. Certificate to be issued alongside the validation record/verification report.
2. This certificate is issued by EDGE Consulting Engineers for the exclusive use of the certificate holder and its agents. No warranties or guarantees should be assumed by any third parties.
3. This certificate is limited to the verification of the installation of clean soil cover.

+44 (0) 161 834 1938

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