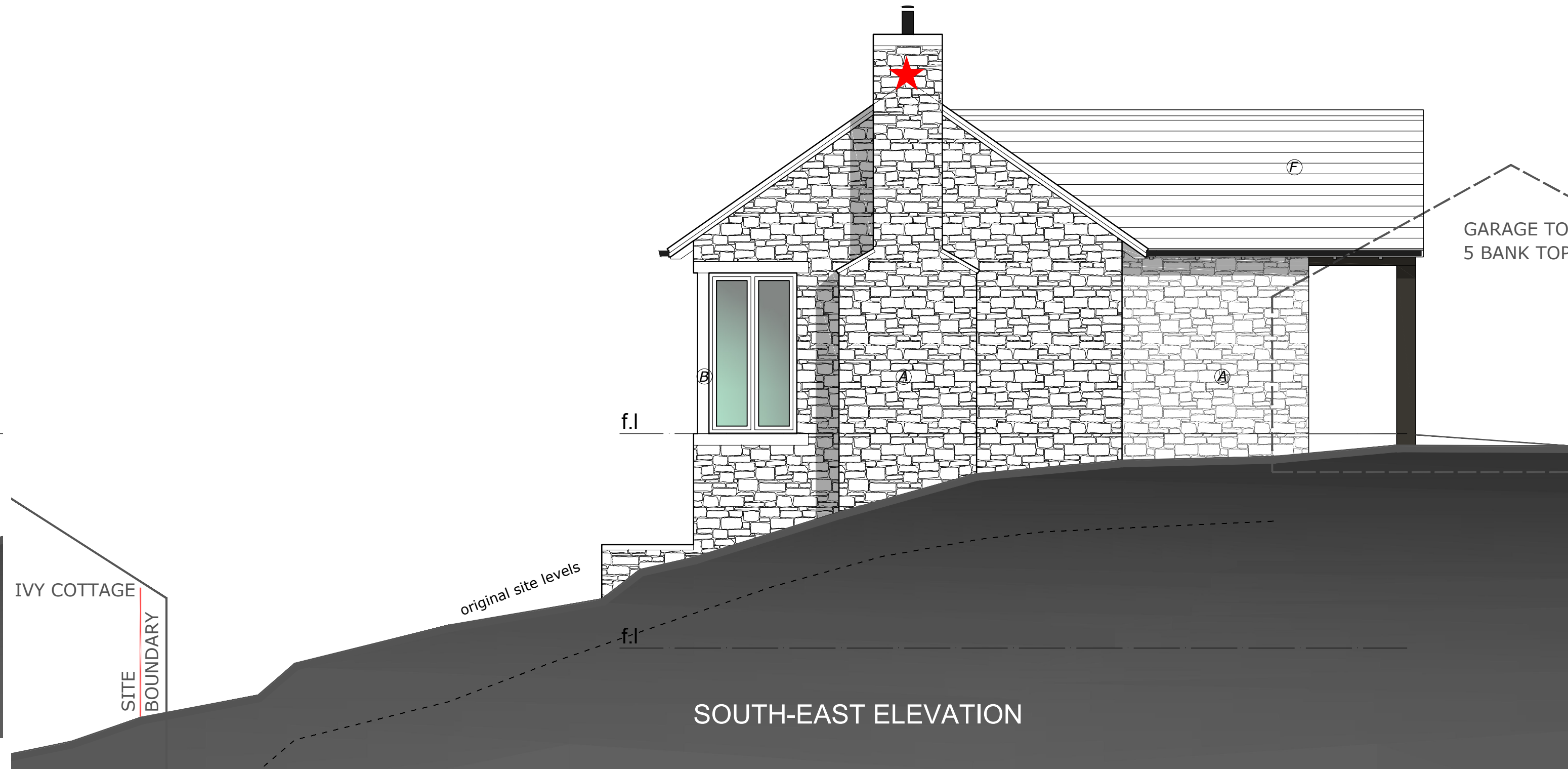
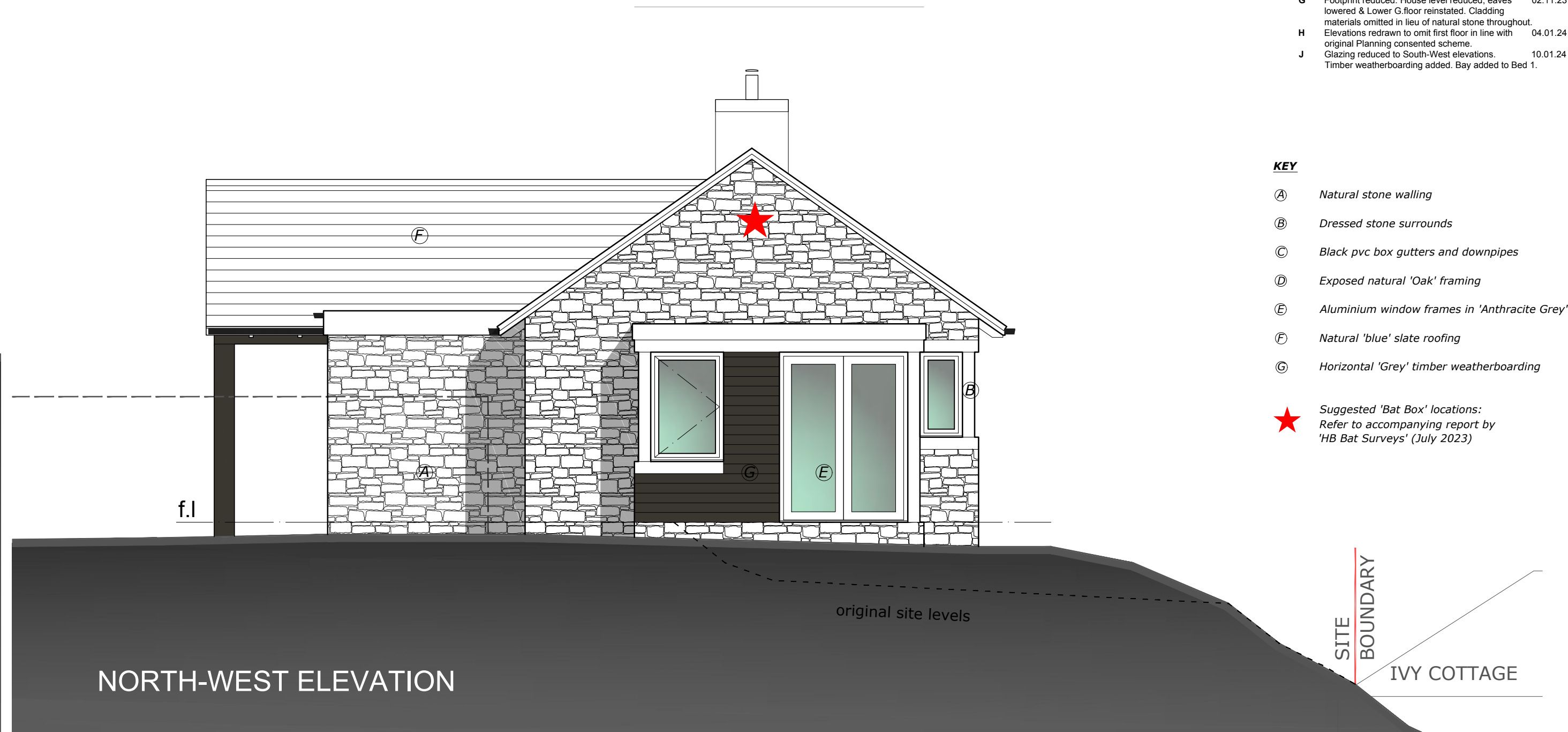


NOTES		
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• Contractors to check all dimensions on site prior to commencement of works.		
• All works to be carried out in accordance with current statutory Health and Safety Regulations.		
• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings/ documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REVISION	NOTES	DATE
B	Preliminary layout alterations	08.03.22
C	Massing reduced to suit L.A comments. Kitchen/Utility alterations. Scheme redrawn.	10.10.22
D	Scheme redrawn to suit L.A comments	27.03.23
E	Elevations redrawn to suit smaller footprint.	19.07.23
F	Building repositioned & Lower G floor omitted	
F	Bat box locations added	25.08.23
G	Footprint reduced. House level reduced, eaves lowered & Lower G floor reinstated. Cladding materials omitted in lieu of natural stone throughout.	02.11.23
H	Elevations redrawn to omit first floor in line with original Planning consented scheme.	04.01.24
J	Glazing reduced to South-West elevations. Timber weatherboarding added. Bay added to Bed 1.	10.01.24

KEY

- A Natural stone walling
- B Dressed stone surrounds
- C Black pvc box gutters and downpipes
- D Exposed natural 'Oak' framing
- E Aluminium window frames in 'Anthracite Grey'
- F Natural 'blue' slate roofing
- G Horizontal 'Grey' timber weatherboarding
- ★ Suggested 'Bat Box' locations:
Refer to accompanying report by 'HB Bat Surveys' (July 2023)

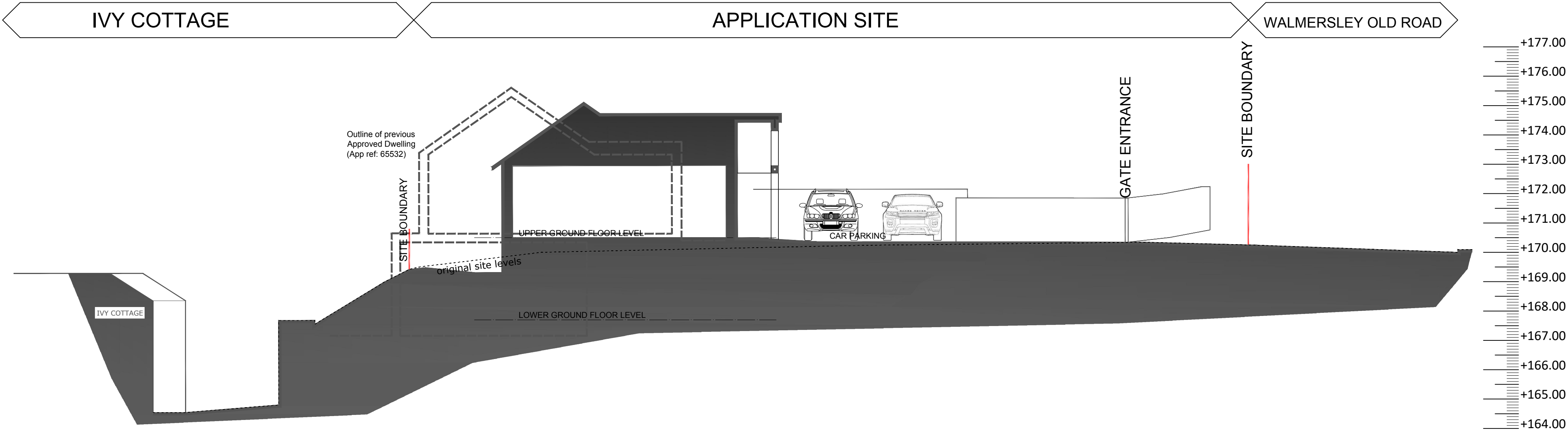


Project	DWELLING: IVY BANK, NANGREAVES
Drawing	ELEVATIONS
Client	MIR I. ALEXANDER
Drawn	CPS
Scale	1:50 @ A1
Orig. No.	20/99-12 J
Orig. Size	A1
Date	FEB 2022

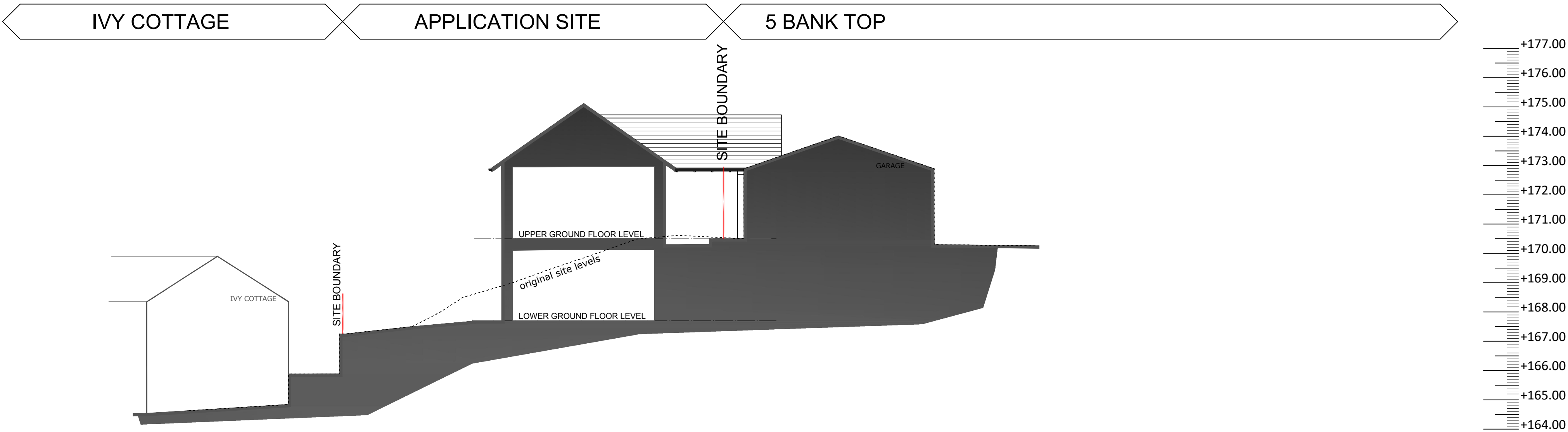
JOHN HOLT ARCHITECTS LTD.

Scale 1:50 @ A1
0 1 2 2.5m

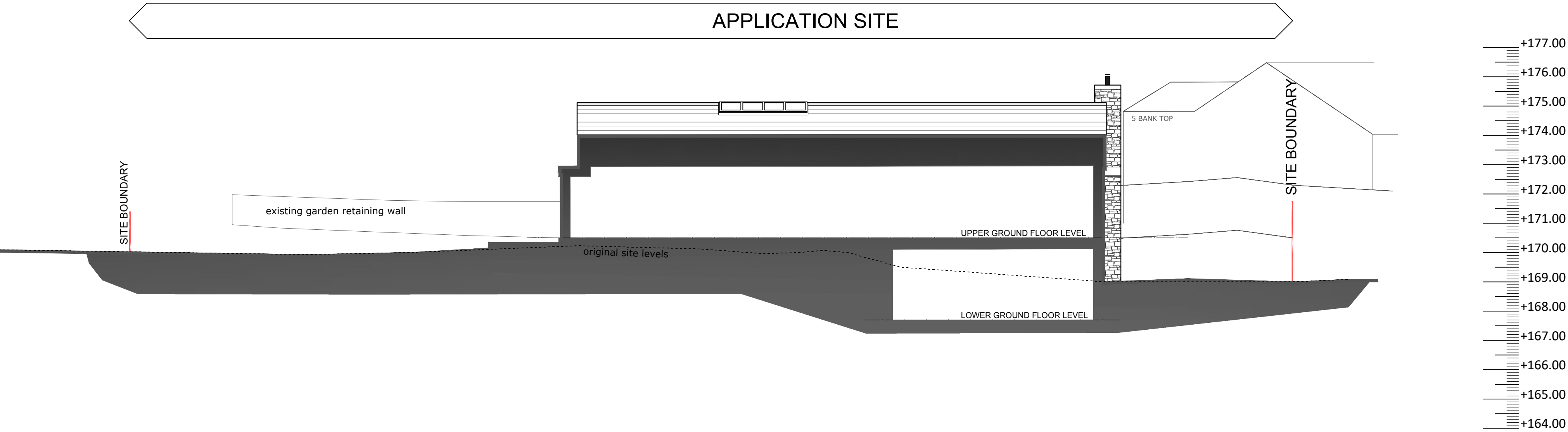
3 MANCHESTER ROAD BURY LANCASHIRE BL9 0DR
TELEPHONE 0161 764 8314 FACSIMILE 0161 764 6995
E-MAIL mail@holtarchitects.co.uk
DO NOT SCALE DRAWING



SITE SECTION A-A



SITE SECTION B-B

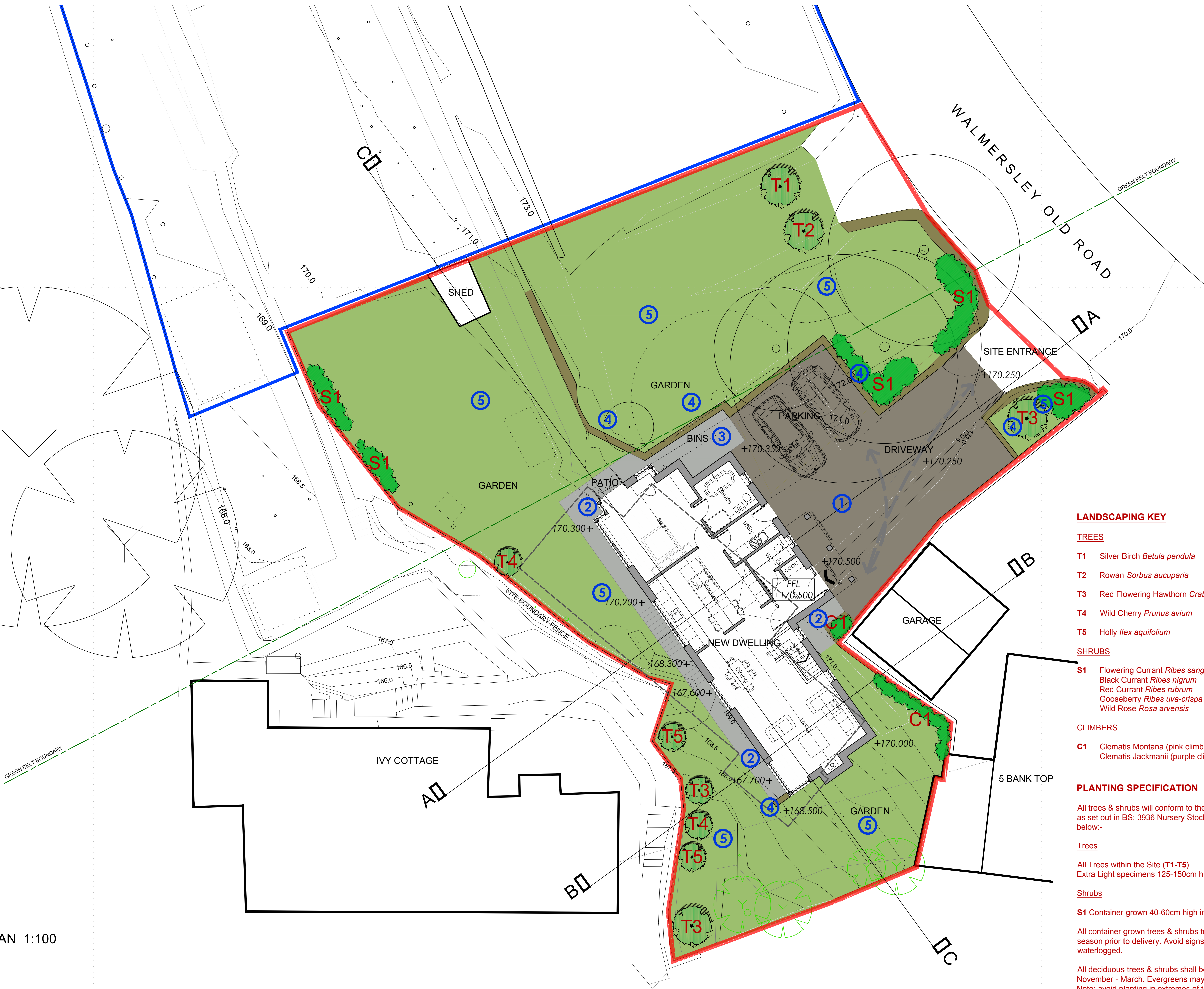


SITE SECTION C-C

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• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings/documents and any discrepancies or variations are to be notified to the architect before affected work commences.		
REVISION	NOTES	DATE
1		

Project	DWELLING: IVY BANK, NANGREAVES
Drawing	SITE SECTIONS
Client	MIR I. ALEXANDER
Drawn	CPS
Scale	1:100 @ A1
Orig. No.	20/999-14
Orig. Size	A1
Date	JAN 2024

SITE PLAN 1:100



NOTES	
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• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.	
REVISION	NOTES
A	Preliminary layout alterations
B	Massing reduced to suit L.A comments.
C	Kitchen/Utility alterations. Scheme redrawn.
D	Site materials & indicative levels indicated.
E	Proposed Site Section added.
F	Scheme redrawn to suit L.A comments.
G	Ownership boundaries corrected.
H	Building reduced in scale. Boundaries corrected.
I	New building relocated to suit.
J	Building reduced in scale, lowered in levels and re-orientated on the Site to reduce massing.
K	Outline of approved dwelling added to Section.
L	original Planning consented scheme.
M	Minor revisions. Boundary fence indicated.
N	Site Section omitted. Landscaping notes added

KEY

- Red line denotes Application boundary
- Category U trees to be removed - all other trees to remain
- Existing garage (shown dotted) to be demolished
- Existing garden structures demolished
- Outline of Approved Dwelling (Planning App ref: 65532)
- Domestic refuse bin storage hardstanding
- Indicative proposed external ground levels
- New planting - refer to Landscaping spec.

LANDSCAPING KEY

TREES

- T1** Silver Birch *Betula pendula*
- T2** Rowan *Sorbus aucuparia*
- T3** Red Flowering Hawthorn *Crataegus laevigata 'Paul's Scarlet'*
- T4** Wild Cherry *Prunus avium*
- T5** Holly *Ilex aquifolium*

SHRUBS

- S1** Flowering Currant *Ribes sanguineum* (combined total
Black Currant *Ribes nigrum* planted mixture of
Red Currant *Ribes rubrum* min.10no. mixed
Gooseberry *Ribes uva-crispa* Currants and min.
Wild Rose *Rosa arvensis* 3no. Wild Roses)

CLIMBERS

- C1** Clematis Montana (pink climber) (planted mixture
Clematis Jackmanii (purple climber) of specimens)

PLANTING SPECIFICATION

All trees & shrubs will conform to the specification for nursery stock as set out in BS: 3936 Nursery Stock Parts 1,2,4+10. Sizes as below:-

Trees

All Trees within the Site (**T1-T5**)
Extra Light specimens 125-150cm high (Stock B)

Shrubs

S1 Container grown 40-60cm high in 3l pots (Stock B)

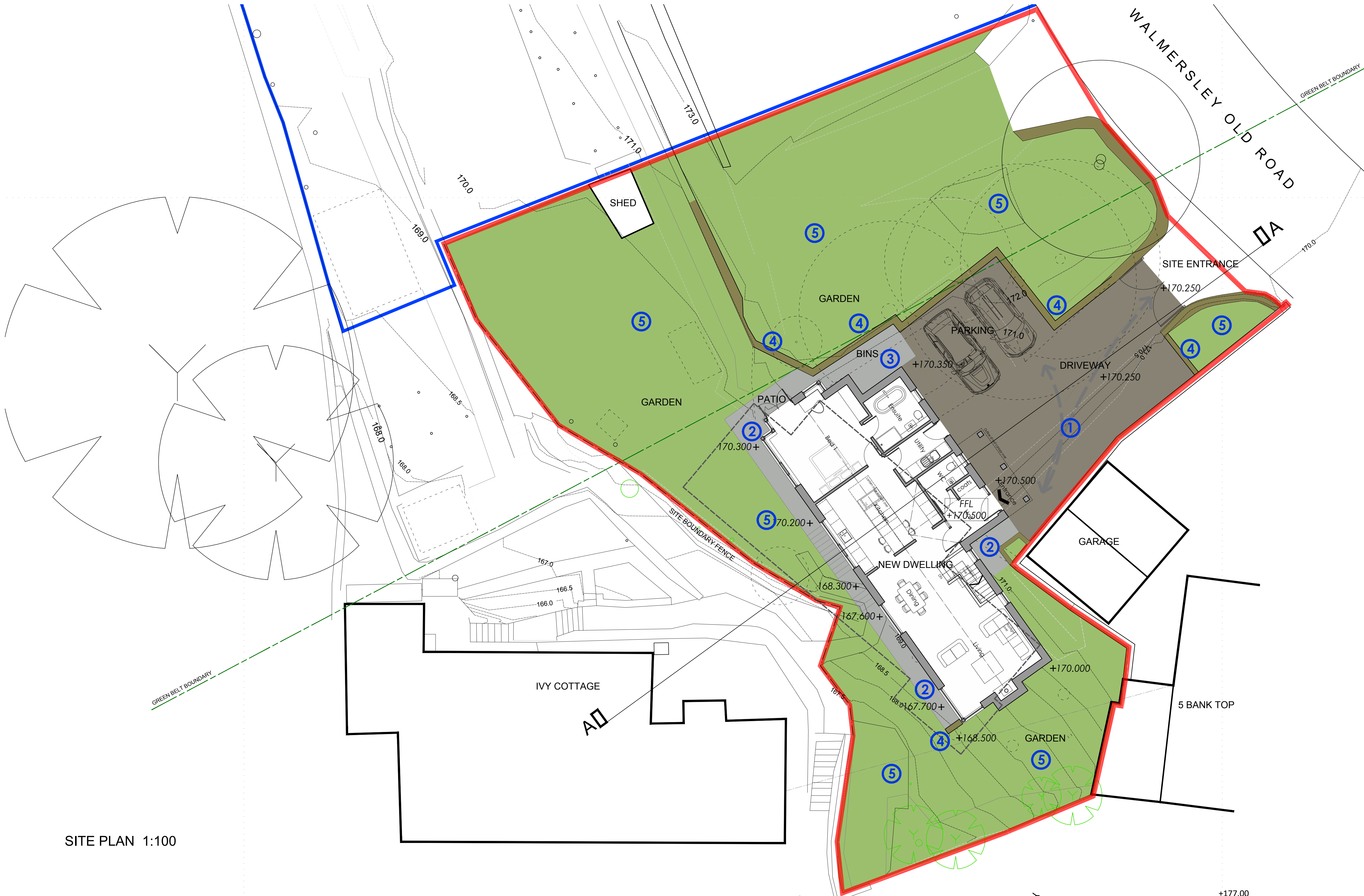
All container grown trees & shrubs to have at least one full growing season prior to delivery. Avoid signs of being pot-bound or waterlogged.

All deciduous trees & shrubs shall be planted only during the season November - March. Evergreens may be planted September - May.
Note: avoid planting in extremes of temperature or when strong winds are present.

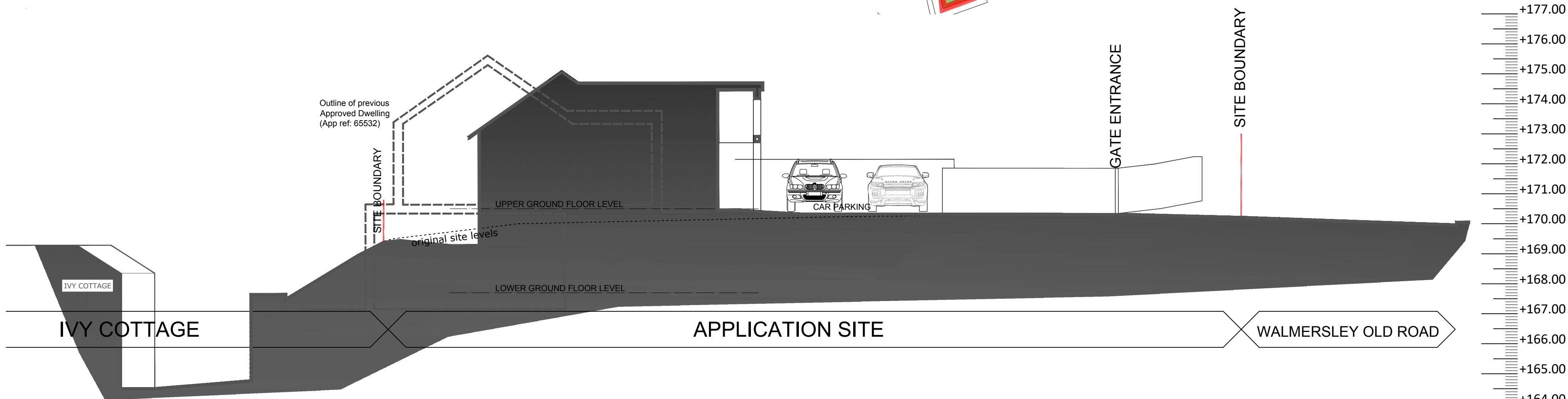
The planting is to be maintained for a continuous period of 3 years. Any trees, shrubs or plants that die, fail to show leaf or are damaged during that period, shall be replaced with like for like specimens, in accordance with the Planning Consent.

MATERIALS KEY

- 1** Stone 'cobble' paving to driveway with kerb edgings to perimeter
- 2** Stone 'flag' paving to building perimeter & patios
- 3** Stone 'flag' paving forming hardstanding for refuse bins
- 4** New stone faced retaining walls to perimeter paving
- 5** Lawned gardens & terraces with additional planting to later detail



SITE PLAN 1:100



SITE SECTION A-A

NOTES	
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• All works to be carried out in accordance with current statutory Health and Safety Regulations.	
• This drawing is to be read in conjunction with all relevant consultant and/or specialist drawings / documents and any discrepancies or variations are to be notified to the architect before affected work commences.	
REVISION	NOTES
A	Preliminary layout alterations
B	Massing reduced to suit L.A. comments. Kitchen/Utility alterations. Scheme redrawn.
C	Site materials & indicative levels indicated. Proposed Site Section added.
D	Scheme redrawn to suit L.A. comments. Ownership boundaries corrected.
E	Building reduced in scale. Boundaries corrected. New building relocated to suit.
F	Building reduced in scale, lowered in levels and re-orientated on the Site to reduce massing. Outline of approved dwelling added to Section.
G	Building redesigned to a reduced scale in line with original Planning consented scheme.
H	Minor revisions. Boundary fence indicated.

KEY

Red line denotes Application boundary

Category U/C trees to be removed

Existing garage (shown dotted) to be demolished

Existing garden structures demolished

Outline of Approved Dwelling (Planning App ref: 65532)

Domestic refuse bin storage hardstanding

Indicative proposed external ground levels

MATERIALS KEY

- Stone 'cobble' paving to driveway with kerb edgings to perimeter
- Stone 'flag' paving to building perimeter & patios
- Stone 'flag' paving forming hardstanding for refuse bins
- New stone faced retaining walls to perimeter paving
- Lawned gardens & terraces with additional planting to later detail

Project	DWELLING: IVY BANK, NANGREAVES
Drawing	SITE / GROUND FLOOR PLAN
Client	MIR I. ALEXANDER
Drawn	CPS
Scale	1:100 @ A1
Orig. No.	20/99-10 H
Orig. Size	A1
Date	FEB 2022

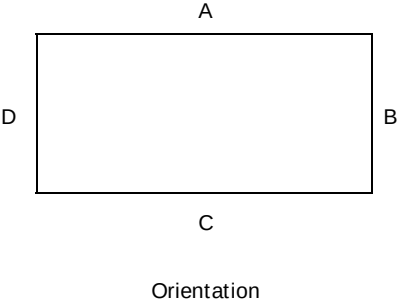
JOHN HOLT ARCHITECTS LTD.



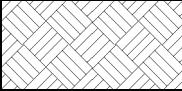
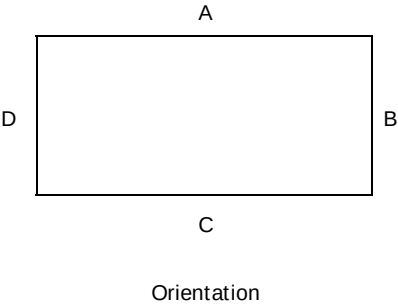
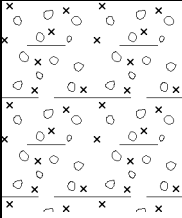
APPENDIX F: SECTION SHEETS

				TRIAL PIT LOG		TRIAL PIT NO. TP101	
CLIENT				SITE			
Mr Iain Alexander				Ivy Bank			
DATE OF FIELDWORK		SCALE	LEVEL/POSITION		LOGGED BY	JOB NO.	
27/10/25-27/10/25		1:25	See location plan		DH	25-10-09	
PIT DIMENSIONS		A/C : 2.00 B/D : 1.00	DEPTH	FACE A	FACE B	FACE C	FACE D
ORIENTATION							
Orientation							
FACE AND POSITION LOGGED All							
SAMPLE AND TEST RECORD			DEPTH	DESCRIPTION OF STRATUM (thickness)	STRATUM NO.	WATER	
DEPTH	TYPE	RESULT				DEPTH	
	JAR		1.00	Grassed brown TOPSOIL (possibly re-worked)			
				TRIAL PIT TERMINATED			
GROUNDWATER INFORMATION				EXCAVATION METHOD AND REMARKS			
DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER				
NS			Trial pit dry				

All dimensions are in metres unless otherwise stated

				TRIAL PIT LOG		TRIAL PIT NO. TP102		
CLIENT Mr Iain Alexander				SITE Ivy Bank				
DATE OF FIELDWORK 27/10/25-27/10/25		SCALE 1:25	LEVEL/POSITION See location plan			LOGGED BY DH	JOB NO. 25-10-09	
PIT DIMENSIONS A/C : 2.00 B/D : 1.00			DEPTH	FACE A	FACE B	FACE C	FACE D	
ORIENTATION			0.10					
FACE AND POSITION LOGGED ALL								
SAMPLE AND TEST RECORD			DEPTH	DESCRIPTION OF STRATUM (thickness)			STRATUM NO.	WATER DEPTH
DEPTH	TYPE	RESULT						
0.10	JAR		0.10	ASPHALT (0.10)				
0.50				Sandy sandstone COBBLES				
			0.60	TRIAL PIT TERMINATED				
GROUNDWATER INFORMATION				EXCAVATION METHOD AND REMARKS				
DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER	Tracked excavator				
NS			Trial pit dry					

All dimensions are in metres unless otherwise stated

				TRIAL PIT LOG		TRIAL PIT NO. TP103		
CLIENT Mr Iain Alexander				SITE Ivy Bank				
DATE OF FIELDWORK 27/10/25-27/10/25		SCALE 1:25	LEVEL/POSITION See location plan			LOGGED BY DH	JOB NO. 25-10-09	
PIT DIMENSIONS A/C : 2.00 B/D : 1.00			DEPTH	FACE A	FACE B	FACE C	FACE D	
ORIENTATION			0.30					
								
FACE AND POSITION LOGGED ALL								
SAMPLE AND TEST RECORD			DEPTH	DESCRIPTION OF STRATUM (thickness)			STRATUM NO.	WATER DEPTH
DEPTH	TYPE	RESULT						
0.20	JAR		0.30	Brown sandy TOPSOIL (0.30)				
0.50	JAR			Yellow sandy sandstone COBBLES				
			1.00	TRIAL PIT TERMINATED				
GROUNDWATER INFORMATION				EXCAVATION METHOD AND REMARKS				
DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER	Tracked excavator				
NS			Trial pit dry					
All dimensions are in metres unless otherwise stated								

				TRIAL PIT LOG		TRIAL PIT NO. TP104		
CLIENT Mr Iain Alexander				SITE Ivy Bank				
DATE OF FIELDWORK 27/10/25-27/10/25		SCALE 1:25	LEVEL/POSITION See location plan			LOGGED BY DH	JOB NO. 25-10-09	
PIT DIMENSIONS A/C : 2.00 B/D : 1.00			DEPTH	FACE A	FACE B	FACE C	FACE D	
ORIENTATION			0.30					
FACE AND POSITION LOGGED ALL								
SAMPLE AND TEST RECORD			DEPTH	DESCRIPTION OF STRATUM (thickness)			STRATUM NO.	WATER DEPTH
DEPTH	TYPE	RESULT						
0.20	JAR		0.30	Grassed brown sandy TOPSOIL (0.30)				
0.50	JAR			Yellow sandy sandstone COBBLES				
			0.80	TRIAL PIT TERMINATED				
GROUNDWATER INFORMATION				EXCAVATION METHOD AND REMARKS				
DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER	Tracked excavator				
NS			Trial pit dry					

All dimensions are in metres unless otherwise stated

				TRIAL PIT LOG		TRIAL PIT NO. TP105	
CLIENT Mr Iain Alexander				SITE Ivy Bank			
DATE OF FIELDWORK 27/10/25-27/10/25		SCALE 1:25	LEVEL/POSITION See location plan			LOGGED BY DH	JOB NO. 25-10-09
PIT DIMENSIONS A/C : 2.00 B/D : 1.00			DEPTH	FACE A	FACE B	FACE C	FACE D
ORIENTATION			0.50				
A D B C Orientation							
FACE AND POSITION LOGGED ALL							
SAMPLE AND TEST RECORD			DEPTH	DESCRIPTION OF STRATUM (thickness)		STRATUM NO.	WATER DEPTH
DEPTH	TYPE	RESULT					
				Brown cobbly TOPSOIL. (MADE GROUND). (0.50)			
0.30	JAR						
0.55	JAR		0.50 0.60	Brown/yellow sandy COBBLES TRIAL PIT TERMINATED			
GROUNDWATER INFORMATION			EXCAVATION METHOD AND REMARKS				
DEPTH STRUCK	ELAPSED TIME	WATER LEVEL	REMARKS ON GROUNDWATER				
NS			TRIAL PIT DRY				
					Tracked excavator		

All dimensions are in metres unless otherwise stated



APPENDIX G: CHEMICAL ANALYSIS CERTIFICATES

ANALYTICAL TEST REPORT

Report Number 25-10570, issue number 1

Contract name: Ivy Bank

Client reference: 25-10-09

Clients name: Demeter Environmental Ltd

Clients address: DEMENV
54 St James Street
Liverpool
L1 0AB

Samples received: 28/10/2025

Analysis started: 28/10/2025

Analysis completed: 04/11/2025

Report issued: 04/11/2025

Key

U UKAS accredited test

M MCERTS & UKAS accredited test

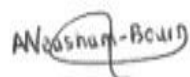
(B) Analysis performed at Southampton Site

I/S Insufficient sample to carry out test

U/S Sample not suitable for testing

NAD No Asbestos Detected

Full key available on Information page



Approved by: Abbie Neasham-Bourn
Senior Reporting Administrator

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
74082	TP101	0.50 - 0.50	Brown Sandy Loam with Gravel and Vegetation.	-	-	15.3
74083	TP102	0.50 - 0.50	Brown Sandy Clay with Gravel and Vegetation.	-	-	15.5
74084	TP103	0.20 - 0.20	Brown Sandy Loam with Gravel and Vegetation.	-	-	19.3
74085	TP104	0.20 - 0.20	Brown Sandy Loam with Gravel and Vegetation.	-	-	24.9
74086	TP105	0.30 - 0.30	Brown Sandy Loam with Gravel and Vegetation.	-	-	19.4
74087	TP106	0.20 - 0.20	Brown Sandy Loam with Gravel and Vegetation.	-	-	18.5
74088	TP103	0.50 - 0.50	-	-	-	-
74089	TP104	0.50 - 0.50	-	-	-	-
74090	TP105	0.55 - 0.55	-	-	-	-

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
74082	TP101	0.50 - 0.50	N	
74083	TP102	0.50 - 0.50	N	
74084	TP103	0.20 - 0.20	N	
74085	TP104	0.20 - 0.20	N	
74086	TP105	0.30 - 0.30	N	
74087	TP106	0.20 - 0.20	N	

SOILS

Lab Number					74082	74083	74084	74085	74086
Sample ID					TP101	TP102	TP103	TP104	TP105
Depth (m)					0.50 - 0.50	0.50 - 0.50	0.20 - 0.20	0.20 - 0.20	0.30 - 0.30
Sampling Date					27/10/2025	27/10/2025	27/10/2025	27/10/2025	27/10/2025
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	NAD	NAD	NAD	NAD
Metals									
Acid Soluble Sulphate (SO4)	CE062	M	0.01	%	0.06	0.04	0.05	0.06	0.07
Water Soluble Boron	CE063	N	0.5	mg/kg	0.68	< 0.50	< 0.50	0.50	< 0.50
Arsenic	CE264	U	1.8	mg/kg	9.7	6.9	19.6	31.6	31.3
Barium	CE264	U	1.9	mg/kg	158	54.6	95.9	152	324
Beryllium	CE264	M	0.2	mg/kg	0.4	0.4	1.0	1.3	2.2
Cadmium	CE264	M	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	1.8
Chromium	CE264	U	2	mg/kg	17.8	12.2	18.1	16.7	27.8
Copper	CE264	U	1.6	mg/kg	70.0	17.0	40.3	62.2	77.9
Lead	CE264	U	2.3	mg/kg	83.3	30.5	122	284	1160
Mercury	CE264	U	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	2.4
Molybdenum	CE264	U	1.6	mg/kg	< 1.6	< 1.6	3.7	4.8	8.3
Nickel	CE264	M	2.1	mg/kg	19.1	10.4	22.9	24.6	28.1
Selenium	CE264	U	3	mg/kg	< 3.0	< 3.0	3.1	< 3.0	5.5
Thallium	CE264	N	6	mg/kg	< 6.0	< 6.0	< 6.0	< 6.0	< 6.0
Vanadium	CE264	N	1.8	mg/kg	66.4	34.0	46.9	47.5	58.6
Zinc	CE264	M	4	mg/kg	96.5	32.2	58.6	118	118
Colourimetric									
Nitrate as N	CE261	N	2	mg/kg	< 2.00	< 2.00	< 2.00	< 2.00	< 2.00
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Water Soluble Sulphate	CE261	U	1.8	mg/l	751	171	86.6	49.8	95.3
Total Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Free Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Complex Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphide	CE284	N	4	mg/kg	< 4	< 4	13	23	< 4
Combustion									
Moisture Content	CE001	N	0.1	%	15.3	15.5	19.3	24.9	19.4
Soil Organic Matter	CE192	N	0.1	%	8.98	2.72	7.69	15.5	15.2
Organics									

SOILS

Lab Number					74082	74083	74084	74085	74086
Sample ID					TP101	TP102	TP103	TP104	TP105
Depth (m)					0.50 - 0.50	0.50 - 0.50	0.20 - 0.20	0.20 - 0.20	0.30 - 0.30
Sampling Date					27/10/2025	27/10/2025	27/10/2025	27/10/2025	27/10/2025
Test	Method	Accred	LoD	Units					
Elemental Sulphur	CE034	M	10	mg/kg	< 10.0	< 10.0	< 10.0	< 10.0	< 10.0
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	0.271	< 0.016	0.222	0.069	0.088
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015	0.019	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.436	< 0.013	0.600	0.058	0.033
Fluorene	CE087	U	0.013	mg/kg	0.183	< 0.013	0.396	0.035	0.022
Phenanthrene	CE087	M	0.014	mg/kg	4.67	< 0.014	4.01	0.507	0.436
Anthracene	CE087	U	0.017	mg/kg	1.59	< 0.017	0.881	0.122	0.102
Fluoranthene	CE087	M	0.017	mg/kg	20.0	< 0.017	5.72	1.02	0.877
Pyrene	CE087	M	0.016	mg/kg	24.1	< 0.016	4.60	0.913	0.826
Benzo(a)anthracene	CE087	U	0.012	mg/kg	14.3	< 0.012	2.49	0.487	0.435
Chrysene	CE087	M	0.028	mg/kg	12.1	< 0.028	2.66	0.562	0.502
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	26.3	< 0.020	2.79	0.673	0.598
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	10.0	< 0.025	1.03	0.247	0.220
Benzo(a)pyrene	CE087	U	0.019	mg/kg	28.7	< 0.019	2.32	0.543	0.546
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	26.0	< 0.019	1.91	0.516	0.496
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	5.27	< 0.017	0.407	0.104	0.084
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	19.8	< 0.019	1.34	0.377	0.377
Total PAH(16)	CE087	N	0.28	mg/kg	194	< 0.280	31.4	6.25	5.64
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

SOILS

Lab Number					74082	74083	74084	74085	74086
Sample ID					TP101	TP102	TP103	TP104	TP105
Depth (m)					0.50 - 0.50	0.50 - 0.50	0.20 - 0.20	0.20 - 0.20	0.30 - 0.30
Sampling Date					27/10/2025	27/10/2025	27/10/2025	27/10/2025	27/10/2025
Test	Method	Accred	LoD	Units					
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	15.3	< 1.0	2.6	1.9	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	8.2	< 0.5	1.2	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	20.9	< 0.7	1.5	0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	605	< 4.0	17.3	6.6	5.8
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	59.0	< 0.5	0.5	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	90.7	< 0.6	8.2	4.6	3.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	190	< 1.0	19.6	10.0	8.1
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	144	< 2.0	24.9	7.3	5.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	2380	< 4.5	103	35.1	29.6
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	547	< 1.5	13.1	4.0	3.5
>C5-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C40 Total (EH_2D_Total)	CE250	N	11.5	mg/kg	4060	< 11.5	192	70.1	57.0
Total Hydrocabons C5-C40 (HS_1D+EH_2D_Total)	CE250	N	11.5	mg/kg	4060	< 11.5	192	70.1	57.0
Wet Chem									
pH	CE004	M	0.1	pH units	8.0	6.1	5.8	6.2	6.0

SOILS

Lab Number					74087
Sample ID					TP106
Depth (m)					0.20 - 0.20
Sampling Date					27/10/2025
Test	Method	Accred	LoD	Units	
Asbestos					
Asbestos Identification	SUBCO N	SU	0	-	NAD
Metals					
Acid Soluble Sulphate (SO4)	CE062	M	0.01	%	0.04
Water Soluble Boron	CE063	N	0.5	mg/kg	< 0.50
Arsenic	CE264	U	1.8	mg/kg	16.8
Barium	CE264	U	1.9	mg/kg	107
Beryllium	CE264	M	0.2	mg/kg	0.8
Cadmium	CE264	M	1.6	mg/kg	< 1.6
Chromium	CE264	U	2	mg/kg	17.3
Copper	CE264	U	1.6	mg/kg	32.1
Lead	CE264	U	2.3	mg/kg	443
Mercury	CE264	U	0.7	mg/kg	< 0.7
Molybdenum	CE264	U	1.6	mg/kg	2.5
Nickel	CE264	M	2.1	mg/kg	16.8
Selenium	CE264	U	3	mg/kg	3.5
Thallium	CE264	N	6	mg/kg	< 6.0
Vanadium	CE264	N	1.8	mg/kg	38.6
Zinc	CE264	M	4	mg/kg	66.1
Colourimetric					
Nitrate as N	CE261	N	2	mg/kg	< 2.00
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040
Water Soluble Sulphate	CE261	U	1.8	mg/l	53.2
Total Cyanide	CE077	N	1	mg/kg	< 1.0
Free Cyanide	CE077	N	1	mg/kg	< 1.0
Complex Cyanide	CE077	N	1	mg/kg	< 1.0
Total Sulphide	CE284	N	4	mg/kg	< 4
Combustion					
Moisture Content	CE001	N	0.1	%	18.5
Soil Organic Matter	CE192	N	0.1	%	6.52
Organics					

SOILS

Lab Number					74087
Sample ID					TP106
Depth (m)					0.20 - 0.20
Sampling Date					27/10/2025
Test	Method	Accred	LoD	Units	
Elemental Sulphur	CE034	M	10	mg/kg	< 10.0
Polyaromatic hydrocarbons					
Naphthalene	CE087	M	0.016	mg/kg	0.047
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	0.025
Fluorene	CE087	U	0.013	mg/kg	0.016
Phenanthrene	CE087	M	0.014	mg/kg	0.297
Anthracene	CE087	U	0.017	mg/kg	0.067
Fluoranthene	CE087	M	0.017	mg/kg	0.713
Pyrene	CE087	M	0.016	mg/kg	0.635
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.334
Chrysene	CE087	M	0.028	mg/kg	0.394
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.478
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.190
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.402
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.400
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.075
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.307
Total PAH(16)	CE087	N	0.28	mg/kg	4.38
BTEX					
Benzene	CE267	U	0.001	mg/kg	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002
Total Petroleum Hydrocarbons					
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10

SOILS

Lab Number					74087
Sample ID					TP106
Depth (m)					0.20 - 0.20
Sampling Date					27/10/2025
Test	Method	Accred	LoD	Units	
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	2.9
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	6.9
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	5.2
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	23.9
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	2.5
>C5-C10 Total (HS_1D_Total)	CE267	N	0.1	mg/kg	< 0.10
>C10-C40 Total (EH_2D_Total)	CE250	N	11.5	mg/kg	45.8
Total Hydrocabons C5-C40 (HS_1D+EH_2D_Total)	CE250	N	11.5	mg/kg	45.8
Wet Chem					
pH	CE004	M	0.1	pH units	6.0

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE062	Acid Soluble Sulphate in Soils	HCl Extract and ICPOES	Air dried sample
CE063	Water soluble boron	ICPOES	Air dried sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE261	Anions by Discrete Analyser in Soils	Gallery	Air dried sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE034	Elemental Sulphur	HPLC UV	Air dried sample
CE077	Cyanides in Soils	Continuous Flow Analyser	As submitted sample
CE284	Sulphide By DA in Soil	Gallery Discrete Analyser	Air dried sample

REPORT INFORMATION

Report No.:25-10570, issue number 1

Key	
U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

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APPENDIX H: CONTAMINATION ASSESSMENT TABLES

Determinand					25-10-09-Ivy Bank																													
					Units																													
					Total Cyanide	Complex Cyanide	m,p-Xylene	MTBE	oXylenes	Toluene	>C5-C6 Aliphatic (HS_ID_AU)	>C6-C8 Aliphatic (HS_ID_AU)	>C8-C10 Aliphatic (HS_ID_AU)	>C5-C7 Aromatic (HS_ID_AR)	>C7-C8 Aromatic (HS_ID_AR)	>C8-C10 Aromatic (HS_ID_AR)	>C5-C10 Total (HS_ID_Total)	Benzene	Ethylbenzene	Total BTEX	Water Soluble Chromium VI	Naphthalene	Acenaphthylene	Acenaphthene	Fluorene	Phenanthrene	Anthracene	Fluoranthene	Pyrene	Benzo(a)anthracene				
					mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg				
					1	1	0.002	0.002	0.002	0.001	0.1	0.1	0.1	0.01	0.01	0.01	0.1	0.001	0.001	0.007	0.04	0.016	0.015	0.013	0.013	0.014	0.017	0.017	0.016	0.012				
Limit of Detection End Use Scenario Assessment Criteria (mg/kg) Source of Assessment Criteria					Residential With Plant Uptake																													
					ND	230	ND	61.6	ND	130	42	100	27	ND	130	34	ND	0.087	47	ND	ND	2.3	170	210	170	95	2400	280	620	7.2				
Sample Location	Sample Depth	Easting	Northing	Soil Matrix	Targeted / Non Targeted	ND	Demeter																											LOQM S4UL
TP101	0.50			Natural	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.271	0.015	0.436	0.183	4.67	1.59	20	24.1	14.3			
TP102	0.50			Natural	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.016	0.015	0.013	0.013	0.014	0.017	0.017	0.016	0.012			
TP103	0.20			Natural	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.222	0.015	0.6	0.396	4.01	0.881	5.72	4.6	2.49			
TP103	0.50			Natural	Non Targeted																													
TP104	0.20			Natural	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.069	0.019	0.058	0.035	0.507	0.122	1.02	0.913	0.487			
TP104	0.50			Natural	Non Targeted																													
TP105	0.30			Made Ground	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.088	0.015	0.033	0.022	0.436	0.102	0.877	0.826	0.435			
TP105	0.55			Natural	Non Targeted																													
TP106	0.20			Made Ground	Non Targeted	1.0	1.0	0.002	0.002	0.002	0.001	0.10	0.10	0.10	0.010	0.010	0.010	0.10	0.001	0.001	0.007	0.040	0.047	0.015	0.025	0.016	0.297	0.067	0.713	0.635	0.334			

Determinand						Copper	Mercury	Molybdenum	Nickel	Lead	Selenium	Thallium	Vanadium	Zinc	Total Sulphide	Asbestos (identification)	Acid Soluble Sulphate (GSI)	Water Soluble Boron	Nitrate as N	Water Soluble Sulphate	Elemental Sulphur
Units						mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	-	%	mg/kg	mg/kg	mg/l	mg/kg
25-10-09-Ivy Bank						1.6	0.7	1.6	2.1	2.3	3	6	1.8	4	4	0	0.01	0.5	2	1.8	10
Limit of Detection						2400	11	640	180	200	250	6	410	3700	ND	ND	ND	290	ND	ND	ND
End Use Scenario						LQM 54U/L	LQM 54U/L	LQM 54U/L	LQM 54U/L	LQM 54U/L	Demeter	LQM 54U/L	LQM 54U/L	LQM 54U/L	ND	ND	ND	LQM 54U/L	ND	ND	ND
Assessment Criteria (mg/kg)																					
Source of Assessment Criteria																					
Sample Location	Sample Depth	Easting	Northing	Soil Matrix	Targeted / Non Targeted	70	0.7	1.6	19.1	83.3	3.0	6.0	66.4	96.5	4	NAD	0.06	0.68	2.00	751	10.0
TP101	0.50			Natural	Non Targeted	17	0.7	1.6	10.4	30.5	3.0	6.0	34	32.2	4	NAD	0.04	0.50	2.00	171	10.0
TP102	0.50			Natural	Non Targeted	40.3	0.7	3.7	22.9	122	3.1	6.0	46.9	58.6	13	NAD	0.05	0.50	2.00	86.6	10.0
TP103	0.50			Natural	Non Targeted																
TP104	0.20			Natural	Non Targeted	62.2	0.7	4.8	24.6	284	3.0	6.0	47.5	118	23	NAD	0.06	0.5	2.00	49.8	10.0
TP104	0.50			Natural	Non Targeted																
TP105	0.30			Made Ground	Non Targeted	77.9	2.4	8.3	28.1	1160	5.5	6.0	58.6	118	4	NAD	0.07	0.50	2.00	95.3	10.0
TP105	0.55			Natural	Non Targeted																
TP106	0.20			Made Ground	Non Targeted	32.1	0.7	2.5	16.8	443	3.5	6.0	38.6	66.1	4	NAD	0.04	0.50	2.00	53.2	10.0

[illegible]

[illegible]

Determinand						>C35-C40 Aromatic (EH_2D_AR)	EC16-EC40 (Aromatic and Aliphatic)	
25-10-09-Ivy Bank						mg/kg	mg/kg	
Limit of Detection						1.5		
End Use Scenario								
Assessment Criteria (mg/kg)						-	500	
Sample Location	Sample Depth	Easting	Northing	Soil Matrix	Targeted / Non Targeted			
TP101	0.50			NT Nat	Non Targeted	547	3756	
TP102	0.50			NT Nat	Non Targeted	1.5	4.5	
TP103	0.20			NT Nat	Non Targeted	13.1	161	
TP103	0.50			NT Nat	Non Targeted			
TP104	0.20			NT Nat	Non Targeted	4	54	
TP104	0.50			NT Nat	Non Targeted			
TP105	0.30			NT MG	Non Targeted	3.5	44	
TP105	0.55			NT Nat	Non Targeted			
TP106	0.20			NT MG	Non Targeted	2.5	32	
								0