

ID	Location	Type	Name	Water body ID	Overall rating	Chemical rating	Ecological rating	Year
13	64m SE	River	Irwell (Rossendale STW to Roch)	GB112069064620 ↗	Moderate	Fail	Moderate	2019
-	766m SE	River	Irwell (Roch to Croal)	GB112069060840 ↗	Moderate	Fail	Moderate	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

6.5 WFD Groundwater bodies

Records on site	1
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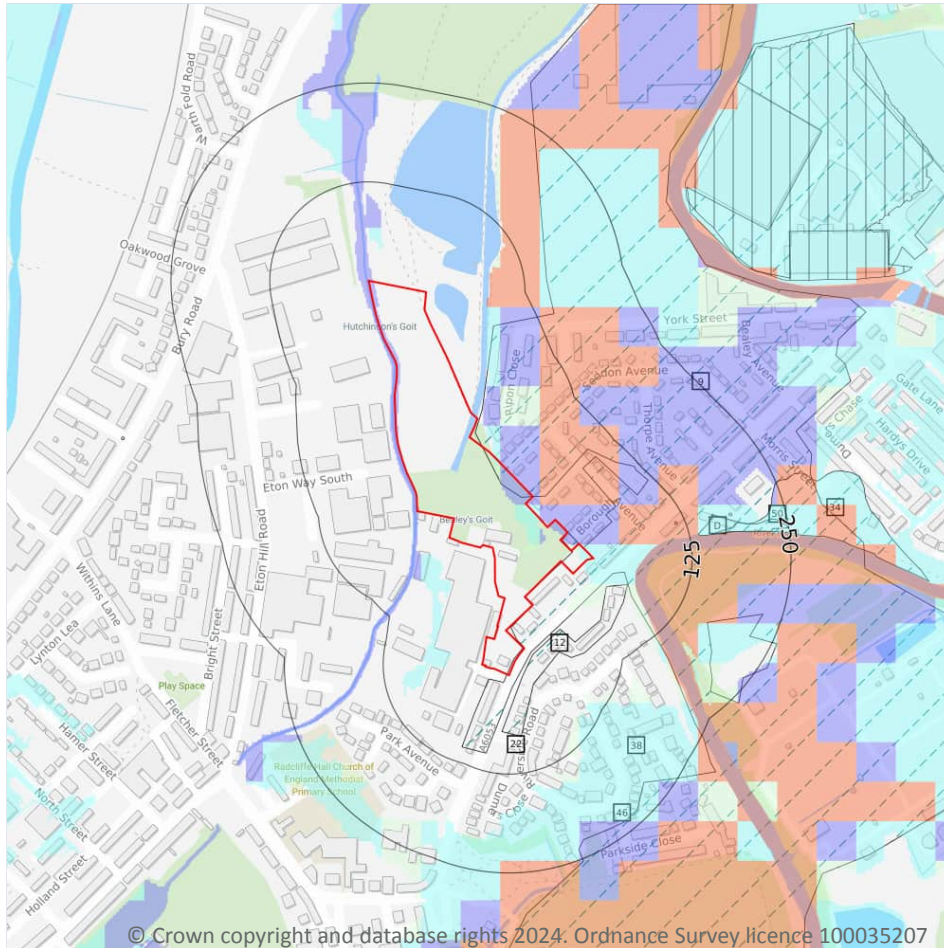
Groundwater bodies are also covered by the Directive and the same regime of objectives and reporting detailed in the previous section is in place. Click on the water body ID in the table to visit the EA Catchment Explorer to find out more about each groundwater body listed.

Features are displayed on the Hydrology map on [page 112 >](#)

ID	Location	Name	Water body ID	Overall rating	Chemical rating	Quantitative	Year
A	On site	Northern Manchester Carboniferous Aquifers	GB41202G101800 ↗	Poor	Poor	Good	2019

This data is sourced from the Environment Agency and Natural Resources Wales.

7 River and coastal flooding



- Site Outline
- Search buffers in metres (m)
- River and coastal flooding:
- High
- Medium
- Low
- Very Low
- Historical Flood Events
- Areas Used for Flood Storage
- Areas Benefiting from Flood Defences
- Flood Defences

7.1 Risk of flooding from rivers and the sea

Records within 50m

19

The chance of flooding from rivers and/or the sea in any given year, based on cells of 50m within the Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) models. Each cell is allocated one of four flood risk categories, taking into account flood defences and their condition. The risk categories for RoFRaS for rivers and the sea and FRAW for rivers are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 100 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 100 chance) or High (greater than or equal to 1 in 30 chance). The risk categories for FRAW for the sea are; Very low (less than 1 in 1000 chance in any given year), Low (less than 1 in 200 but greater than or equal to 1 in 1000 chance), Medium (less than 1 in 30 but greater than or equal to 1 in 200 chance) or High (greater than or equal to 1 in 30 chance).

Features are displayed on the River and coastal flooding map on [page 116 >](#)



Distance	Flood risk category
On site	Medium
0 - 50m	High

This data is sourced from the Environment Agency and Natural Resources Wales.

7.2 Historical Flood Events

Records within 250m	10
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Records of historic flooding from rivers, the sea, groundwater and surface water. Records began in 1946 when predecessor bodies started collecting detailed information about flooding incidents, although limited details may be included on flooding incidents prior to this date. Takes into account the presence of defences, structures, and other infrastructure where they existed at the time of flooding, and includes flood extents that may have been affected by overtopping, breaches or blockages.

Features are displayed on the River and coastal flooding map on [page 116 >](#)

ID	Location	Event name	Date of flood	Flood source	Flood cause	Type of flood
9	On site	Radcliffe And Redvales	2015-12-26 2015-12-26	Main river	Channel capacity exceeded (no raised defences)	Fluvial
12	13m S	Radcliffe And Redvales	2015-12-26 2015-12-26	Main river	Channel capacity exceeded (no raised defences)	Fluvial
22	85m S	Ea01313_21 January 2008_Bealey's Goyt_Blackford Br	2008-01-21 2008-01-22	Main river	Unknown	Fluvial
B	112m E	Ea01313_14 June 2002_River Irwell_Clavergateld	2002-06-14 2002-06-15	Ordinary watercourse	Channel capacity exceeded (no raised defences)	No data
D	136m E	Irwe	2002-06-14 2002-06-15	Main river	Channel capacity exceeded (no raised defences)	Fluvial
34	154m E	Ea01313_22_June_2012_Morris street	2012-06-22 2012-06-22	Main river	Channel capacity exceeded (no raised defences)	Fluvial
D	180m E	Irwe	1991-12-21 1991-12-22	Unknown	Other	No data
38	182m SE	Ea01313_21 January 2008_River Irwell_Blackford Bri	2008-01-21 2008-01-22	Main river	Unknown	Fluvial
46	223m SE	Ea01313_21 January 2008_Bealey's Goyt_Blackford Br	2008-01-21 2008-01-22	Main river	Unknown	Fluvial
50	238m E	Irwe	1995-01-28 1995-01-29	Unknown	Other	No data



This data is sourced from the Environment Agency and Natural Resources Wales.

7.3 Flood Defences

Records within 250m

0

Records of flood defences owned, managed or inspected by the Environment Agency and Natural Resources Wales. Flood defences can be structures, buildings or parts of buildings. Typically these are earth banks, stone and concrete walls, or sheet-piling that is used to prevent or control the extent of flooding.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.4 Areas Benefiting from Flood Defences

Records within 250m

0

Areas that would benefit from the presence of flood defences in a 1 in 100 (1%) chance of flooding each year from rivers or 1 in 200 (0.5%) chance of flooding each year from the sea.

This data is sourced from the Environment Agency and Natural Resources Wales.

7.5 Flood Storage Areas

Records within 250m

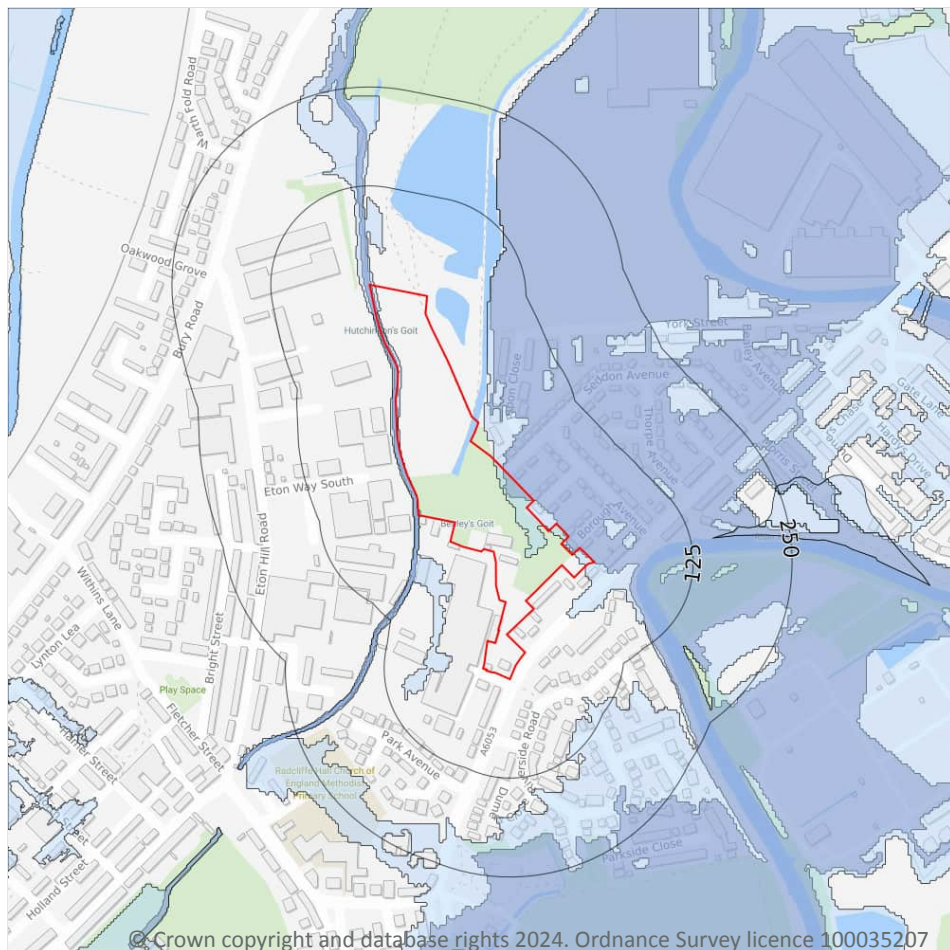
0

Areas that act as a balancing reservoir, storage basin or balancing pond to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel or to delay the timing of a flood peak so that its volume is discharged over a longer period.

This data is sourced from the Environment Agency and Natural Resources Wales.



River and coastal flooding - Flood Zones



- Site Outline
- Search buffers in metres (m)
- Flood zone 2
- Flood zone 3

7.6 Flood Zone 2

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land between Flood Zone 3 (see next section) and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year.

Features are displayed on the River and coastal flooding map on [page 116 >](#)

Location	Type
On site	Zone 2 - (Fluvial /Tidal Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



7.7 Flood Zone 3

Records within 50m

1

Areas of land at risk of flooding, when the presence of flood defences are ignored. Covering land with a 1 in 100 (1%) or greater chance of flooding each year from rivers or a 1 in 200 (0.5%) or greater chance of flooding each year from the sea.

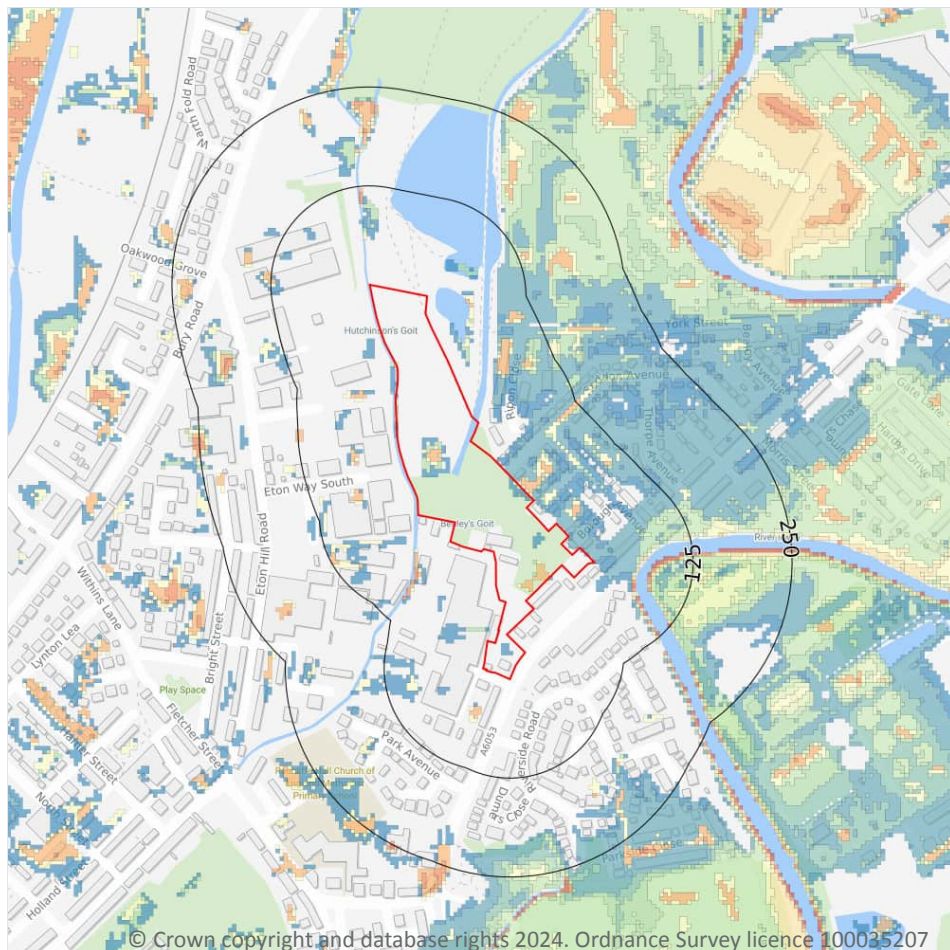
Features are displayed on the River and coastal flooding map on [page 116](#) >

Location	Type
On site	Zone 3 - (Fluvial Models)

This data is sourced from the Environment Agency and Natural Resources Wales.



8 Surface water flooding



— Site Outline

Search buffers in metres (m)

1 in 1000 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 250 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 100 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

1 in 30 return period

- Depth between 0.1m - 0.3m
- Depth between 0.3m - 1.0m
- Depth greater than 1.0m

8.1 Surface water flooding

Highest risk on site

1 in 30 year, 0.1m - 0.3m

Highest risk within 50m

1 in 30 year, 0.1m - 0.3m

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e. land naturally vulnerable to surface water ponding or flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1,000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

Features are displayed on the Surface water flooding map on [page 121 >](#)

The data shown on the map and in the table above shows the highest likelihood of flood events happening at the site. Lower likelihood events may have greater flood depths and hence a greater potential impact on a site.

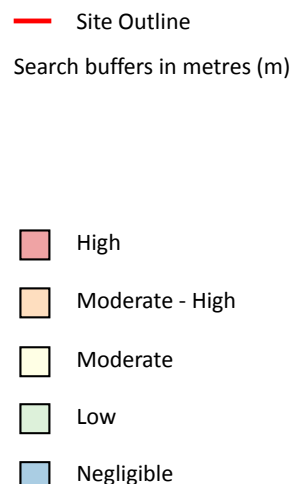
The table below shows the maximum flood depths for a range of return periods for the site.

Return period	Maximum modelled depth
1 in 1000 year	Between 0.3m and 1.0m
1 in 250 year	Between 0.3m and 1.0m
1 in 100 year	Between 0.3m and 1.0m
1 in 30 year	Between 0.3m and 1.0m

This data is sourced from Ambiental Risk Analytics.



9 Groundwater flooding



9.1 Groundwater flooding

Highest risk on site

Low

Highest risk within 50m

Moderate

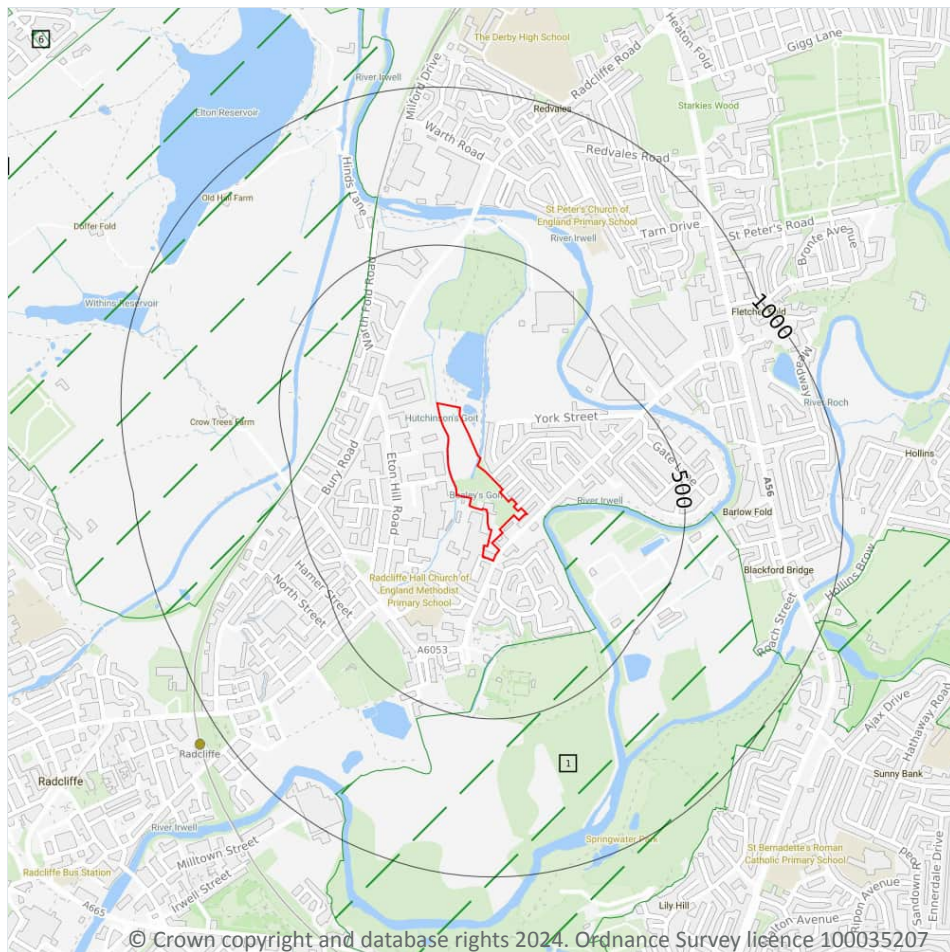
Groundwater flooding is caused by unusually high groundwater levels. It occurs when the water table rises above the ground surface or within underground structures such as basements or cellars. Groundwater flooding tends to exhibit a longer duration than surface water flooding, possibly lasting for weeks or months, and as a result it can cause significant damage to property. This risk assessment is based on a 1 in 100 year return period and a 5m Digital Terrain Model (DTM).

Features are displayed on the Groundwater flooding map on [page 123 >](#)

This data is sourced from Ambiantal Risk Analytics.



10 Environmental designations



- Site Outline
- Search buffers in metres (m)
- + Local Nature Reserves (LNR)
- Green Belt

10.1 Sites of Special Scientific Interest (SSSI)

Records within 2000m

0

Sites providing statutory protection for the best examples of UK flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981. Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000 (in England and Wales) and (in Scotland) by the Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environment (Scotland) Act 2010.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.2 Conserved wetland sites (Ramsar sites)

Records within 2000m**0**

Ramsar sites are designated under the Convention on Wetlands of International Importance, agreed in Ramsar, Iran, in 1971. They cover all aspects of wetland conservation and wise use, recognizing wetlands as ecosystems that are extremely important for biodiversity conservation in general and for the well-being of human communities. These sites cover a broad definition of wetland; marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, and even some marine areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.3 Special Areas of Conservation (SAC)

Records within 2000m**0**

Areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.4 Special Protection Areas (SPA)

Records within 2000m**0**

Sites classified by the UK Government under the EC Birds Directive, SPAs are areas of the most important habitat for rare (listed on Annex I to the Directive) and migratory birds within the European Union.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.5 National Nature Reserves (NNR)

Records within 2000m**0**

Sites containing examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. They are managed to conserve their habitats, provide special opportunities for scientific study or to provide public recreation compatible with natural heritage interests.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.6 Local Nature Reserves (LNR)

Records within 2000m

4

Sites managed for nature conservation, and to provide opportunities for research and education, or simply enjoying and having contact with nature. They are declared by local authorities under the National Parks and Access to the Countryside Act 1949 after consultation with the relevant statutory nature conservation agency.

Features are displayed on the Environmental designations map on [page 124 >](#)

ID	Location	Name	Data source
-	1532m E	Hollins Vale	Natural England
-	1703m SW	Chapelfield	Natural England
-	1721m SW	Chapelfield	Natural England
-	1753m SW	Chapelfield	Natural England

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.7 Designated Ancient Woodland

Records within 2000m

0

Ancient woodlands are classified as areas which have been wooded continuously since at least 1600 AD. This includes semi-natural woodland and plantations on ancient woodland sites. 'Wooded continuously' does not mean there is or has previously been continuous tree cover across the whole site, and not all trees within the woodland have to be old.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.8 Biosphere Reserves

Records within 2000m

0

Biosphere Reserves are internationally recognised by UNESCO as sites of excellence to balance conservation and socioeconomic development between nature and people. They are recognised under the Man and the Biosphere (MAB) Programme with the aim of promoting sustainable development founded on the work of the local community.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.



10.9 Forest Parks

Records within 2000m**0**

These are areas managed by the Forestry Commission designated on the basis of recreational, conservation or scenic interest.

This data is sourced from the Forestry Commission.

10.10 Marine Conservation Zones

Records within 2000m**0**

A type of marine nature reserve in UK waters established under the Marine and Coastal Access Act (2009). They are designated with the aim to protect nationally important, rare or threatened habitats and species.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

10.11 Green Belt

Records within 2000m**6**

Areas designated to prevent urban sprawl by keeping land permanently open.

Features are displayed on the Environmental designations map on [page 124 >](#)

ID	Location	Name	Local Authority name
1	56m SE	Merseyside and Greater Manchester	Bury
2	303m NW	Merseyside and Greater Manchester	Bury
3	975m SE	Merseyside and Greater Manchester	Bury
-	1591m S	Merseyside and Greater Manchester	Bury
6	1671m NW	Merseyside and Greater Manchester	Bury
8	1823m NW	Merseyside and Greater Manchester	Bury

This data is sourced from the Ministry of Housing, Communities and Local Government.

10.12 Proposed Ramsar sites

Records within 2000m**0**

Ramsar sites are areas listed as a Wetland of International Importance under the Convention on Wetlands of International Importance especially as Waterfowl Habitat (the Ramsar Convention) 1971. The sites here supplied have a status of 'Proposed' having been identified for potential adoption under the framework.

This data is sourced from Natural England.



10.13 Possible Special Areas of Conservation (pSAC)

Records within 2000m**0**

Special Areas of Conservation are areas which have been identified as best representing the range and variety within the European Union of habitats and (non-bird) species listed on Annexes I and II to the Directive. SACs are designated under the EC Habitats Directive. Those sites supplied here are those with a status of 'Possible' having been identified for potential adoption under the framework.

This data is sourced from Natural England and Natural Resources Wales.

10.14 Potential Special Protection Areas (pSPA)

Records within 2000m**0**

Special Protection Areas (SPAs) are areas designated (or 'classified') under the European Union Wild Birds Directive for the protection of nationally and internationally important populations of wild birds. Those sites supplied here are those with a status of 'Potential' having been identified for potential adoption under the framework.

This data is sourced from Natural England.

10.15 Nitrate Sensitive Areas

Records within 2000m**0**

Areas where nitrate concentrations in drinking water sources exceeded or was at risk of exceeding the limit of 50 mg/l set by the 1980 EC Drinking Water Directive. Voluntary agricultural measures as a means of reducing the levels of nitrate were introduced by DEFRA as MAFF, with payments being made to farmers who complied. The scheme was started as a pilot in 1990 in ten areas, later implemented within 32 areas. The scheme was closed to further new entrants in 1998, although existing agreements continued for their full term. All Nitrate Sensitive Areas fell within the areas designated as Nitrate Vulnerable Zones (NVZs) in 1996 under the EC Nitrate Directive (91/676/EEC).

This data is sourced from Natural England.

10.16 Nitrate Vulnerable Zones

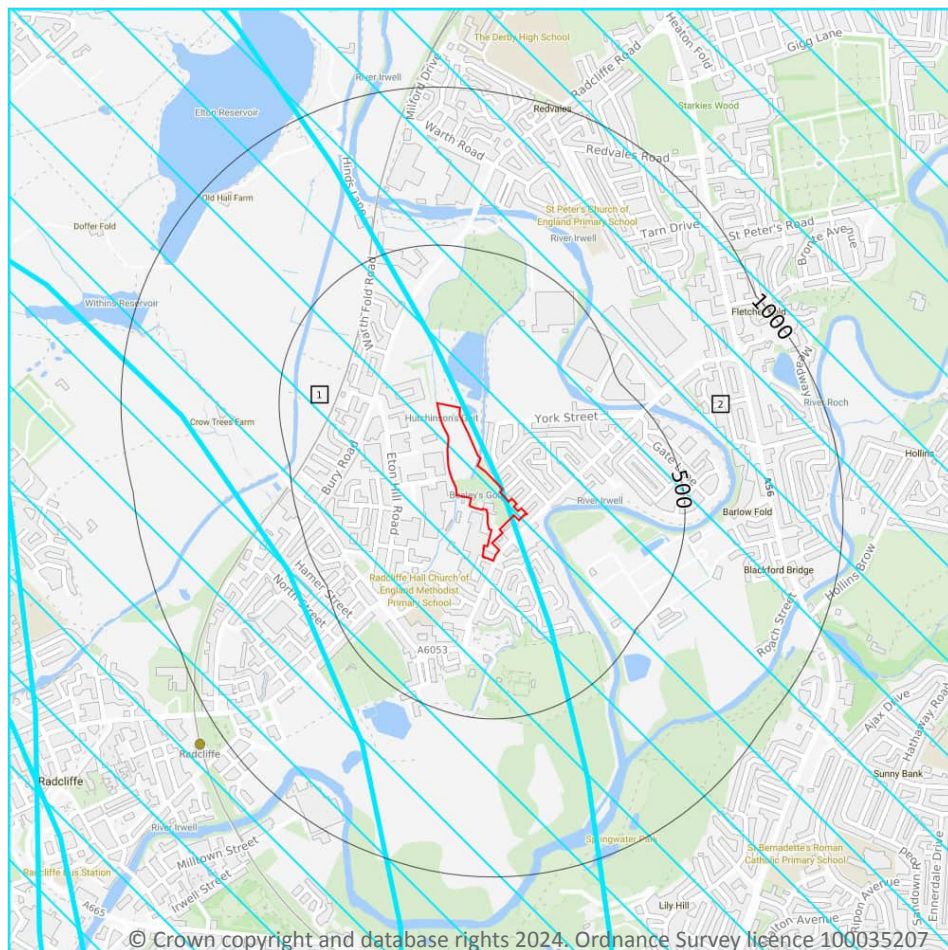
Records within 2000m**0**

Areas at risk from agricultural nitrate pollution designated under the EC Nitrate Directive (91/676/EEC). These are areas of land that drain into waters polluted by nitrates. Farmers operating within these areas have to follow mandatory rules to tackle nitrate loss from agriculture.

This data is sourced from Natural England and Natural Resources Wales.



SSSI Impact Zones and Units



- Site Outline
- Search buffers in metres (m)
- SSSI Impact Risk Zones
- SSSI Units
- Not recorded
- Favourable
- Unfavourable - Recovering
- Unfavourable - No change
- Unfavourable - Declining
- Partially destroyed
- Destroyed

10.17 SSSI Impact Risk Zones

Records on site

2

Developed to allow rapid initial assessment of the potential risks to SSSIs posed by development proposals. They define zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts.

Features are displayed on the SSSI Impact Zones and Units map on [page 129](#) >

ID	Location	Type of developments requiring consultation
1	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 750m², manure stores > 3500t. Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.
2	On site	Infrastructure - Airports, helipads and other aviation proposals. Air pollution - Livestock & poultry units with floorspace > 500m², slurry lagoons & digestate stores > 4000m². Combustion - General combustion processes >50MW energy input. Incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion.

This data is sourced from Natural England.

10.18 SSSI Units

Records within 2000m	0
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Divisions of SSSIs used to record management and condition details. Units are the smallest areas for which Natural England gives a condition assessment, however, the size of units varies greatly depending on the types of management and the conservation interest.

This data is sourced from Natural England and Natural Resources Wales.



11 Visual and cultural designations

11.1 World Heritage Sites

Records within 250m

0

Sites designated for their globally important cultural or natural interest requiring appropriate management and protection measures. World Heritage Sites are designated to meet the UK's commitments under the World Heritage Convention.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.2 Area of Outstanding Natural Beauty

Records within 250m

0

Areas of Outstanding Natural Beauty (AONB) are conservation areas, chosen because they represent 18% of the finest countryside. Each AONB has been designated for special attention because of the quality of their flora, fauna, historical and cultural associations, and/or scenic views. The National Parks and Access to the Countryside Act of 1949 created AONBs and the Countryside and Rights of Way Act, 2000 added further regulation and protection. There are likely to be restrictions to some developments within these areas.

This data is sourced from Natural England, Natural Resources Wales and Scottish Natural Heritage.

11.3 National Parks

Records within 250m

0

In England and Wales, the purpose of National Parks is to conserve and enhance landscapes within the countryside whilst promoting public enjoyment of them and having regard for the social and economic well-being of those living within them. In Scotland National Parks have the additional purpose of promoting the sustainable use of the natural resources of the area and the sustainable social and economic development of its communities. The National Parks and Access to the Countryside Act 1949 established the National Park designation in England and Wales, and The National Parks (Scotland) Act 2000 in Scotland.

This data is sourced from Natural England, Natural Resources Wales and the Scottish Government.

11.4 Listed Buildings

Records within 250m

0

Buildings listed for their special architectural or historical interest. Building control in the form of 'listed building consent' is required in order to make any changes to that building which might affect its special interest. Listed buildings are graded to indicate their relative importance, however building controls apply to all buildings equally, irrespective of their grade, and apply to the interior and exterior of the building in its entirety, together with any curtilage structures.



This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.5 Conservation Areas

Records within 250m

0

Local planning authorities are obliged to designate as conservation areas any parts of their own area that are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Designation of a conservation area gives broader protection than the listing of individual buildings. All the features within the area, listed or otherwise, are recognised as part of its character. Conservation area designation is the means of recognising the importance of all factors and of ensuring that planning decisions address the quality of the landscape in its broadest sense.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.6 Scheduled Ancient Monuments

Records within 250m

0

A scheduled monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979. The Schedule of Monuments has c.20,000 entries and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.

11.7 Registered Parks and Gardens

Records within 250m

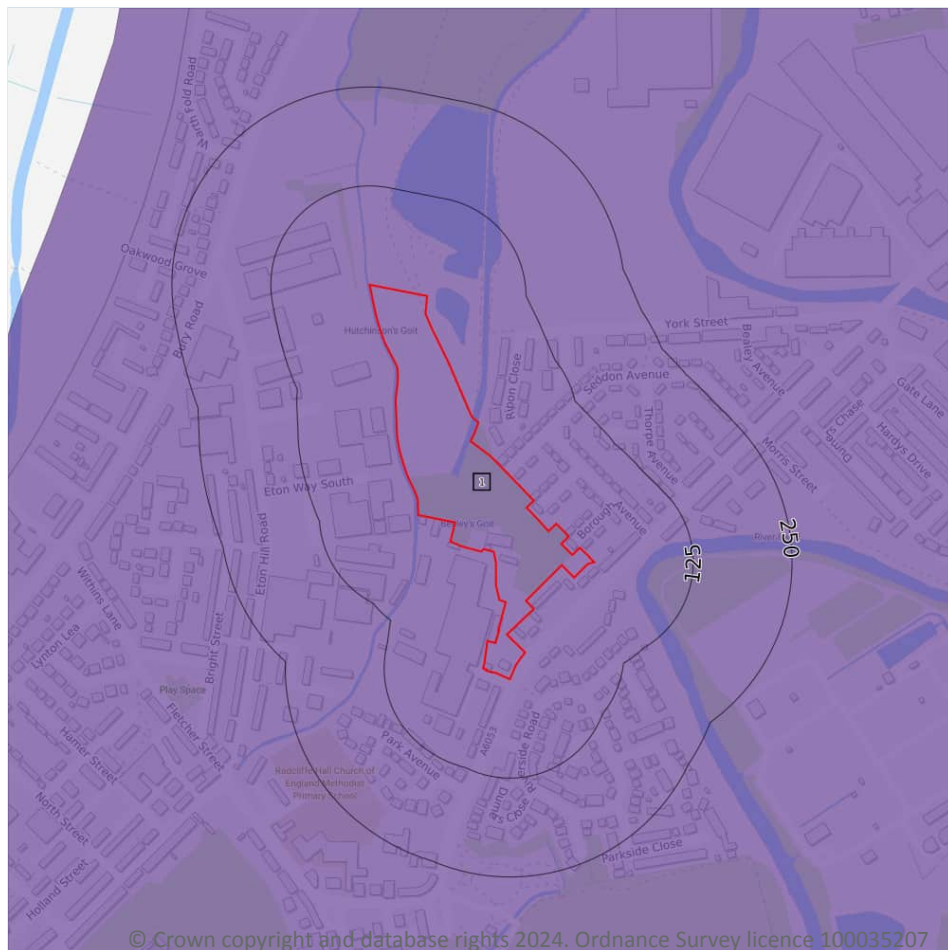
0

Parks and gardens assessed to be of particular interest and of special historic interest. The emphasis being on 'designed' landscapes, rather than on planting or botanical importance. Registration is a 'material consideration' in the planning process, meaning that planning authorities must consider the impact of any proposed development on the special character of the landscape.

This data is sourced from Historic England, Cadw and Historic Environment Scotland.



12 Agricultural designations



- Site Outline
- Search buffers in metres (m)
- Grade 1 - excellent quality
- Grade 2 - very good quality
- Grade 3 - good to moderate quality
- Grade 3a - good quality
- Grade 3b - moderate quality
- Grade 4 - poor quality
- Grade 5 - very poor quality
- Non-agricultural land
- Urban land
- Exclusion land
- Tree felling licences
- Open Access land

12.1 Agricultural Land Classification

Records within 250m

1

Classification of the quality of agricultural land taking into consideration multiple factors including climate, physical geography and soil properties. It should be noted that the categories for the grading of agricultural land are not consistent across England, Wales and Scotland.

Features are displayed on the Agricultural designations map on [page 133](#) >

ID	Location	Classification	Description
1	On site	Urban	-

This data is sourced from Natural England.



12.2 Open Access Land

Records within 250m**0**

The Countryside and Rights of Way Act 2000 (CROW Act) gives a public right of access to land without having to use paths. Access land includes mountains, moors, heaths and downs that are privately owned. It also includes common land registered with the local council and some land around the England Coast Path. Generally permitted activities on access land are walking, running, watching wildlife and climbing.

This data is sourced from Natural England and Natural Resources Wales.

12.3 Tree Felling Licences

Records within 250m**0**

Felling Licence Application (FLA) areas approved by Forestry Commission England. Anyone wishing to fell trees must ensure that a licence or permission under a grant scheme has been issued by the Forestry Commission before any felling is carried out or that one of the exceptions apply.

This data is sourced from the Forestry Commission.

12.4 Environmental Stewardship Schemes

Records within 250m**0**

Environmental Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. The schemes identified may be historical schemes that have now expired, or may still be active.

This data is sourced from Natural England.

12.5 Countryside Stewardship Schemes

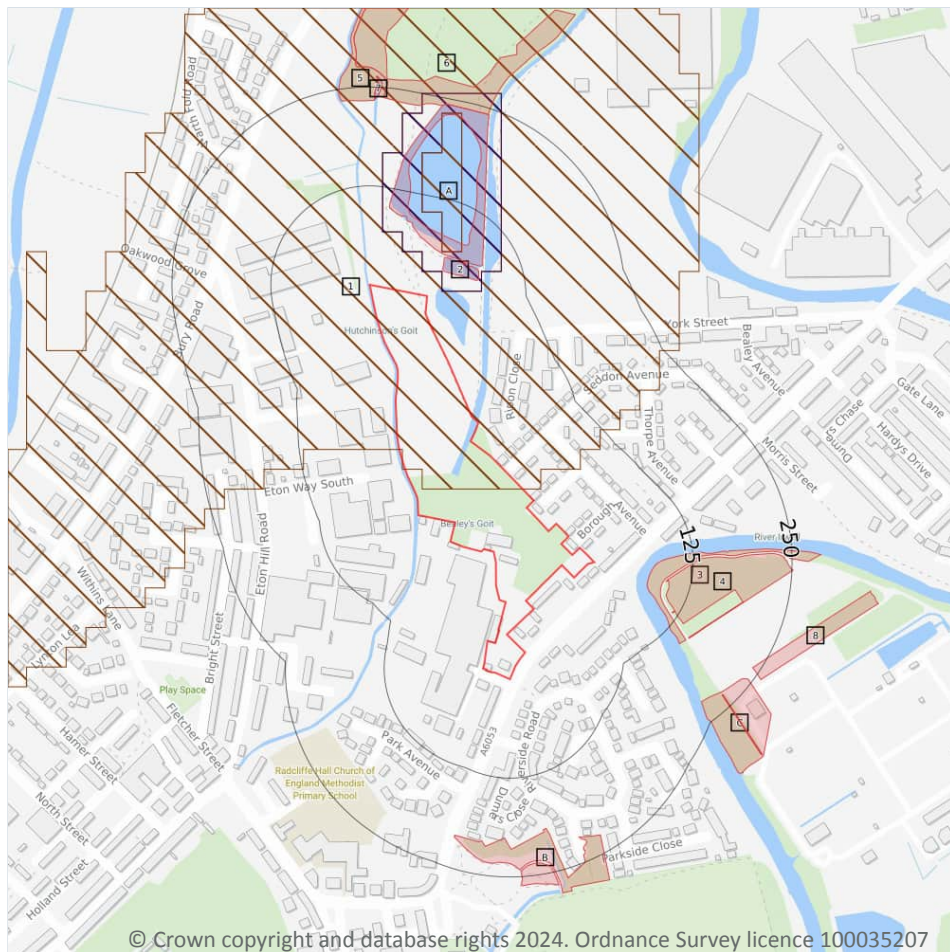
Records within 250m**0**

Countryside Stewardship covers a range of schemes that provide financial incentives to farmers, foresters and land managers to look after and improve the environment. Main objectives are to improve the farmed environment for wildlife and to reduce diffuse water pollution.

This data is sourced from Natural England.



13 Habitat designations



- Site Outline
- Search buffers in metres (m)
- Priority Habitat Inventory
- Open Mosaic Habitat
- Limestone Pavement Orders
- Habitat Networks
 - Primary Habitat
 - Restorable Habitat
 - Associated Habitats
 - Habitat Restoration-Creation
 - Network Enhancement Zone 1
 - Network Enhancement Zone 2

13.1 Priority Habitat Inventory

Records within 250m

12

Habitats of principal importance as named under Natural Environment and Rural Communities Act (2006) Section 41.

Features are displayed on the Habitat designations map on [page 135 >](#)

ID	Location	Main Habitat	Other habitats
2	38m N	Lowland fens	Main habitat: LFENS (INV > 50%)
A	57m N	Lowland fens	Main habitat: LFENS (INV > 50%)
3	72m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
4	94m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)



ID	Location	Main Habitat	Other habitats
B	194m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	222m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
5	233m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
C	233m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
6	234m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
7	234m N	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
B	235m S	Deciduous woodland	Main habitat: DWOOD (INV > 50%)
8	241m SE	Deciduous woodland	Main habitat: DWOOD (INV > 50%)

This data is sourced from Natural England.

13.2 Habitat Networks

Records within 250m

3

Habitat networks for 18 priority habitat networks (based primarily, but not exclusively, on the priority habitat inventory) and areas suitable for the expansion of networks through restoration and habitat creation.

Features are displayed on the Habitat designations map on [page 135 >](#)

ID	Location	Type	Habitat
1	On site	Network Enhancement Zone 2	Not specified
A	20m N	Primary Habitat	Lowland fens
A	59m N	Network Enhancement Zone 2	Not specified

This data is sourced from Natural England.

13.3 Open Mosaic Habitat

Records within 250m

0

Sites verified as Open Mosaic Habitat. Mosaic habitats are brownfield sites that are identified under the UK Biodiversity Action Plan as a priority habitat due to the habitat variation within a single site, supporting an array of invertebrates.

This data is sourced from Natural England.



13.4 Limestone Pavement Orders

Records within 250m**0**

Limestone pavements are outcrops of limestone where the surface has been worn away by natural means over millennia. These rocks have the appearance of paving blocks, hence their name. Not only do they have geological interest, they also provide valuable habitats for wildlife. These habitats are threatened due to their removal for use in gardens and water features. Many limestone pavements have been designated as SSSIs which affords them some protection. In addition, Section 34 of the Wildlife and Countryside Act 1981 gave them additional protection via the creation of Limestone Pavement Orders, which made it a criminal offence to remove any part of the outcrop. The associated Limestone Pavement Priority Habitat is part of the UK Biodiversity Action Plan priority habitat in England.

This data is sourced from Natural England.



14 Geology 1:10,000 scale - Availability



- Site Outline**
- Search buffers in metres (m)
- Full coverage
 - Partial coverage
 - No coverage

14.1 10k Availability

Records within 500m

2

An indication on the coverage of 1:10,000 scale geology data for the site, the most detailed dataset provided by the British Geological Survey. Either 'Full', 'Partial' or 'No coverage' for each geological theme.

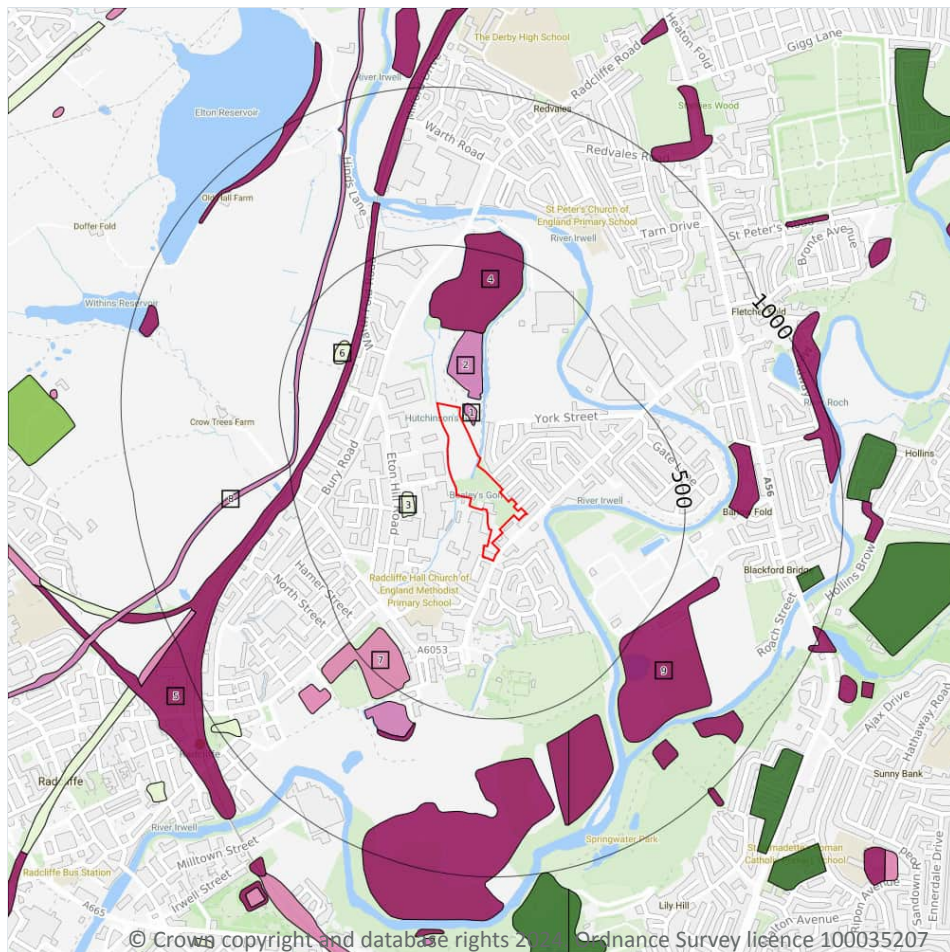
Features are displayed on the Geology 1:10,000 scale - Availability map on [page 138](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	Full	Full	Full	Full	SD70NE
2	132m E	Full	Full	Full	Full	SD80NW

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Reclaimed ground
 - Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

14.2 Artificial and made ground (10k)

Records within 500m

9

Details of made, worked, infilled, disturbed and landscaped ground at 1:10,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:10,000 scale - Artificial and made ground map on [page 139](#) >

ID	Location	LEX Code	Description	Rock description
1	13m N	WGR-VOID	Worked Ground (Undivided)	Void
2	43m N	WGR-VOID	Worked Ground (Undivided)	Void
3	133m W	WMGR-ARTDP	Infilled Ground	Artificial Deposit
4	237m N	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

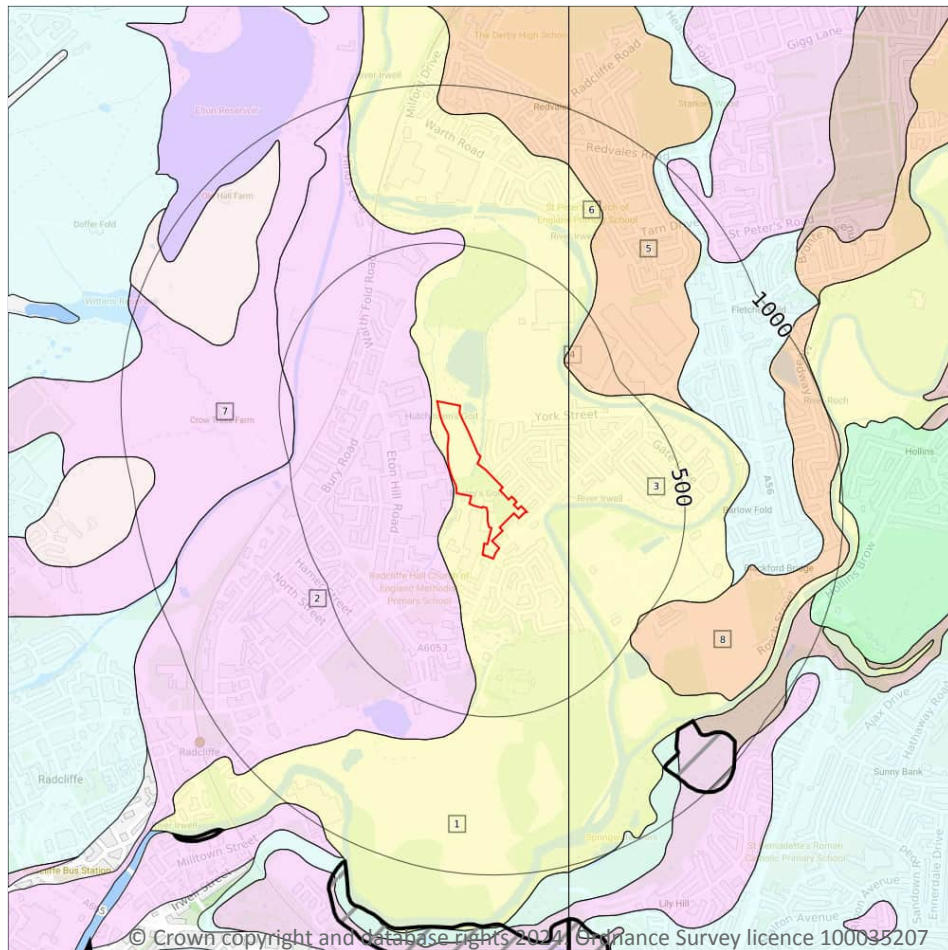


ID	Location	LEX Code	Description	Rock description
5	289m NW	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit
6	315m NW	WMGR-ARTDP	Infilled Ground	Artificial Deposit
7	388m SW	WGR-VOID	Worked Ground (Undivided)	Void
8	438m W	WGR-VOID	Worked Ground (Undivided)	Void
9	476m SE	MGR-ARTDP	Made Ground (Undivided)	Artificial Deposit

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (10k)

Superficial geology (10k)
Please see table for more details.

14.3 Superficial geology (10k)

Records within 500m

8

Superficial geological deposits at 1:10,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:10,000 scale - Superficial map on [page 141](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
2	4m W	GFSDD-XSV	Glaciofluvial Sheet Deposits, Devensian - Sand And Gravel	Sand And Gravel
3	132m E	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
4	356m NE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel



ID	Location	LEX Code	Description	Rock description
5	362m NE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel
6	385m NE	ALV-XCZSV	Alluvium - Clay, Silt, Sand And Gravel	Clay, Silt, Sand And Gravel
7	455m W	GFDUD-XSV	Glaciofluvial Deposits, Devensian - Sand And Gravel	Sand And Gravel
8	487m SE	RTD1-XSV	River Terrace Deposits, 1 - Sand And Gravel	Sand And Gravel

This data is sourced from the British Geological Survey.

14.4 Landslip (10k)

Records within 500m

0

Mass movement deposits on BGS geological maps at 1:10,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.



Geology 1:10,000 scale - Bedrock



Site Outline

Search buffers in metres (m)

..... Bedrock faults and other linear features (10k)

Bedrock geology (10k)
Please see table for more details.

14.5 Bedrock geology (10k)

Records within 500m

18

Bedrock geology at 1:10,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 143](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PR-SDST	Peel Hall Rock - Sandstone	Duckmantian Sub-age
2	On site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age
3	On site	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovia Sub-age - Duckmantian Sub-age



ID	Location	LEX Code	Description	Rock age
8	25m SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
11	116m W	PR-SDST	Peel Hall Rock - Sandstone	Duckmantian Sub-age
12	132m E	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
13	133m E	PR-SDST	Peel Hall Rock - Sandstone	Duckmantian Sub-age
15	143m E	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
16	144m N	PMCM-SDST	Pennine Middle Coal Measures Formation - Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
17	177m N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
18	180m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
19	225m N	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
22	254m SE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
25	287m NW	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
29	320m N	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
31	351m NE	PMCM-MDSS	Pennine Middle Coal Measures Formation - Mudstone, Siltstone And Sandstone	Bolsovian Sub-age - Duckmantian Sub-age
34	397m NE	PLCM-MDSS	Pennine Lower Coal Measures Formation - Mudstone, Siltstone And Sandstone	Langsettian Sub-age
39	479m N	PLCM-SDST	Pennine Lower Coal Measures Formation - Sandstone	Langsettian Sub-age

This data is sourced from the British Geological Survey.

14.6 Bedrock faults and other linear features (10k)

Records within 500m

22

Linear features at the ground or bedrock surface at 1:10,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:10,000 scale - Bedrock map on [page 143 >](#)

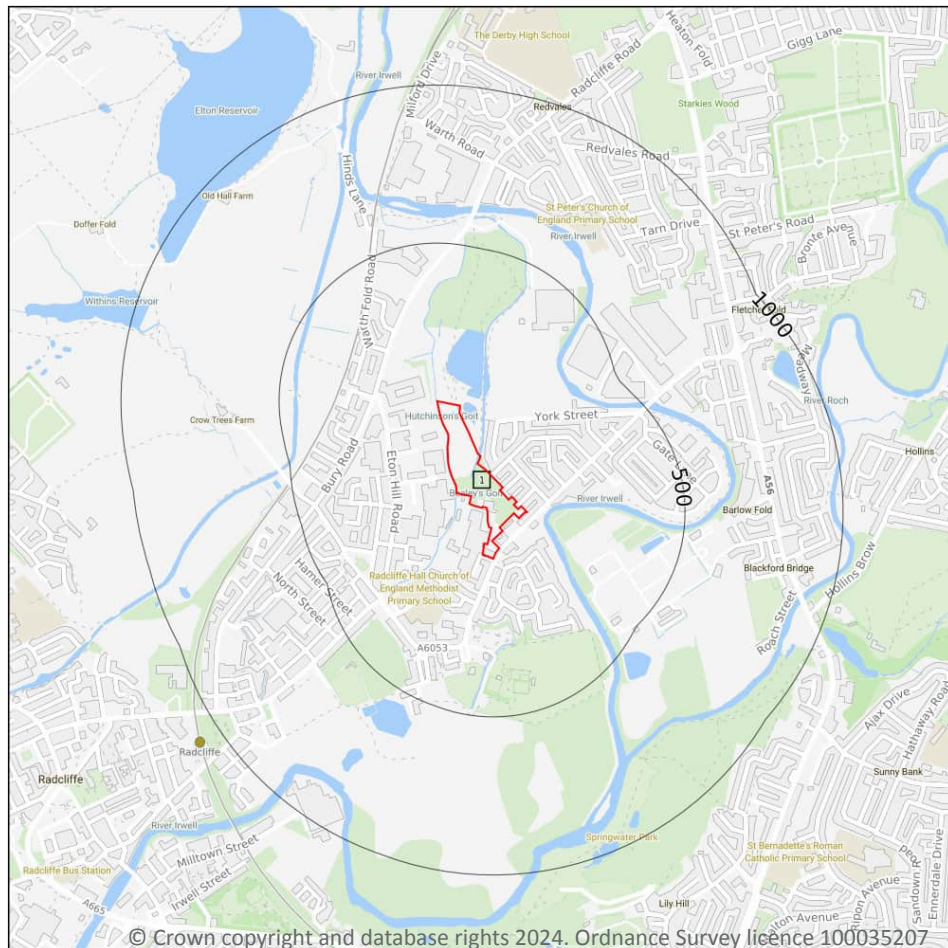


ID	Location	Category	Description
4	On site	ROCK	Coal seam, inferred
5	On site	ROCK	Coal seam, inferred
6	On site	FAULT	Normal fault, inferred; crossmarks on downthrow side
7	14m S	ROCK	Coal seam, inferred
9	25m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
10	51m N	ROCK	Coal seam, inferred
14	133m E	FAULT	Normal fault, inferred; crossmarks on downthrow side
20	225m N	FAULT	Normal fault, inferred; crossmarks on downthrow side
21	226m E	ROCK	Coal seam, inferred
23	254m SE	FAULT	Normal fault, inferred; crossmarks on downthrow side
24	276m NW	ROCK	Coal seam, inferred
26	287m NW	FAULT	Normal fault, inferred; crossmarks on downthrow side
27	302m N	ROCK	Coal seam, inferred
28	319m NE	ROCK	Coal seam, inferred
30	347m S	ROCK	Coal seam, inferred
32	351m NE	FAULT	Normal fault, inferred; crossmarks on downthrow side
33	381m SE	ROCK	Coal seam, inferred
35	431m N	ROCK	Coal seam, inferred
36	455m N	ROCK	Coal seam, inferred
37	461m NE	ROCK	Coal seam, inferred
38	473m NW	ROCK	Coal seam, inferred
40	487m NE	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



15 Geology 1:50,000 scale - Availability



— Site Outline
Search buffers in metres (m)

☐ Geological map tile

15.1 50k Availability

Records within 500m

1

An indication on the coverage of 1:50,000 scale geology data for the site. Either 'Full' or 'No coverage' for each geological theme.

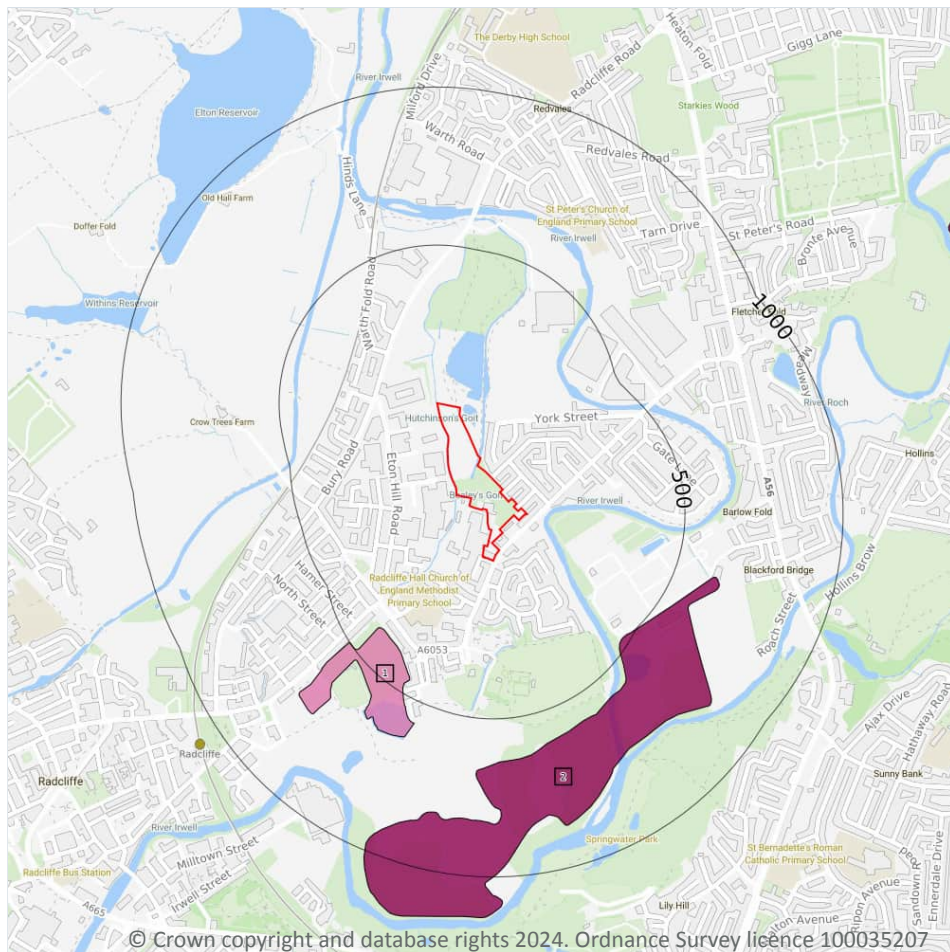
Features are displayed on the Geology 1:50,000 scale - Availability map on [page 146](#) >

ID	Location	Artificial	Superficial	Bedrock	Mass movement	Sheet No.
1	On site	No coverage	Full	Full	No coverage	EW085_manchester_v4

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Artificial and made ground



- Site Outline**
- Search buffers in metres (m)**
- Made ground
 - Worked ground
 - Infilled ground
 - Disturbed ground
 - Landscaped ground

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15.2 Artificial and made ground (50k)

Records within 500m

2

Details of made, worked, infilled, disturbed and landscaped ground at 1:50,000 scale. Artificial ground can be associated with potentially contaminated material, unpredictable engineering conditions and instability.

Features are displayed on the Geology 1:50,000 scale - Artificial and made ground map on [page 147 >](#)

ID	Location	LEX Code	Description	Rock description
1	388m SW	WGR-VOID	WORKED GROUND (UNDIVIDED)	VOID
2	476m SE	MGR-ARTDP	MADE GROUND (UNDIVIDED)	ARTIFICIAL DEPOSIT

This data is sourced from the British Geological Survey.



15.3 Artificial ground permeability (50k)

Records within 50m

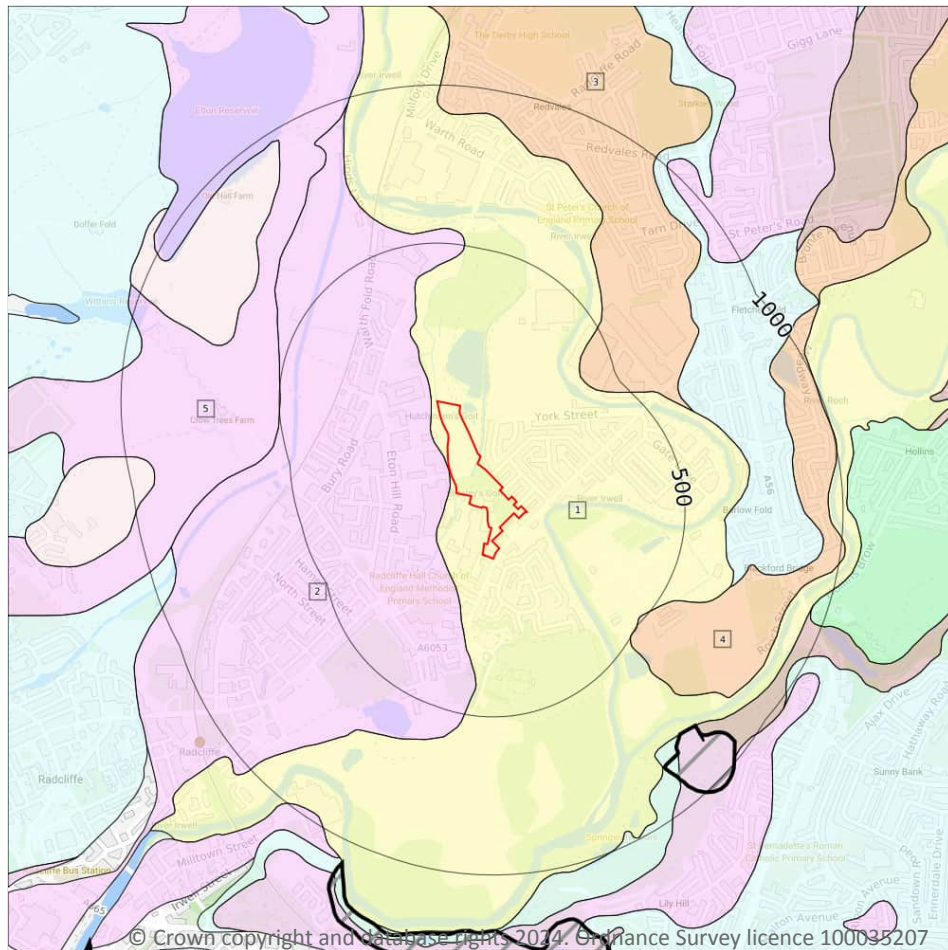
0

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any artificial deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Superficial



Site Outline

Search buffers in metres (m)

Landslip (50k)

Superficial geology (50k)
Please see table for more details.

15.4 Superficial geology (50k)

Records within 500m

5

Superficial geological deposits at 1:50,000 scale. Also known as 'drift', these are the youngest geological deposits, formed during the Quaternary. They rest on older deposits or rocks referred to as bedrock.

Features are displayed on the Geology 1:50,000 scale - Superficial map on [page 149](#) >

ID	Location	LEX Code	Description	Rock description
1	On site	ALV-XCZSV	ALLUVIUM	CLAY, SILT, SAND AND GRAVEL
2	3m W	GFSDD-XSV	GLACIOFLUVIAL SHEET DEPOSITS, DEVENSIAN	SAND AND GRAVEL
3	392m NE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL
4	488m SE	RTD1-XSV	RIVER TERRACE DEPOSITS, 1	SAND AND GRAVEL



ID	Location	LEX Code	Description	Rock description
5	497m W	GFDUD-XSV	GLACIOFLUVIAL DEPOSITS, DEVENSIAN	SAND AND GRAVEL

This data is sourced from the British Geological Survey.

15.5 Superficial permeability (50k)

Records within 50m	2
--------------------	---

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any superficial deposits (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Intergranular	High	Very Low
3m W	Intergranular	Very High	High

This data is sourced from the British Geological Survey.

15.6 Landslip (50k)

Records within 500m	0
---------------------	---

Mass movement deposits on BGS geological maps at 1:50,000 scale. Primarily superficial deposits that have moved down slope under gravity to form landslips. These affect bedrock, other superficial deposits and artificial ground.

This data is sourced from the British Geological Survey.

15.7 Landslip permeability (50k)

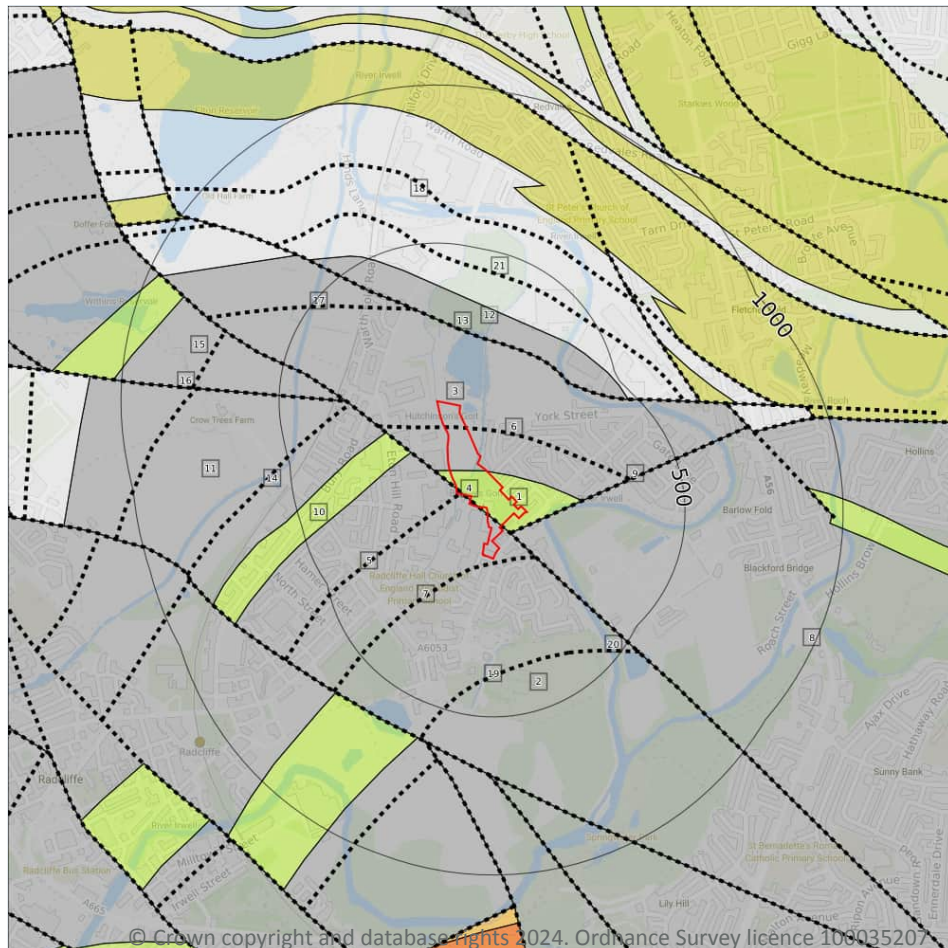
Records within 50m	0
--------------------	---

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of any landslip deposits (the zone between the land surface and the water table).

This data is sourced from the British Geological Survey.



Geology 1:50,000 scale - Bedrock



— Site Outline

Search buffers in metres (m)

.... Bedrock faults and other linear features (50k)

Bedrock geology (50k)
Please see table for more details.

15.8 Bedrock geology (50k)

Records within 500m

9

Bedrock geology at 1:50,000 scale. The main mass of rocks forming the Earth and present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 151](#) >

ID	Location	LEX Code	Description	Rock age
1	On site	PR-SDST	PEEL HALL ROCK - SANDSTONE	WESTPHALIAN
2	On site	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
3	On site	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN



ID	Location	LEX Code	Description	Rock age
8	25m SE	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
10	116m W	PR-SDST	PEEL HALL ROCK - SANDSTONE	WESTPHALIAN
11	180m NW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
12	225m N	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
15	287m NW	PMCM-MDSS	PENNINE MIDDLE COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN
18	320m N	PLCM-MDSS	PENNINE LOWER COAL MEASURES FORMATION - MUDSTONE, SILTSTONE AND SANDSTONE	WESTPHALIAN

This data is sourced from the British Geological Survey.

15.9 Bedrock permeability (50k)

Records within 50m	2
---------------------------	----------

A qualitative classification of estimated rates of vertical movement of water from the ground surface through the unsaturated zone of bedrock (the zone between the land surface and the water table).

Location	Flow type	Maximum permeability	Minimum permeability
On site	Fracture	Moderate	Low
On site	Fracture	High	Moderate

This data is sourced from the British Geological Survey.

15.10 Bedrock faults and other linear features (50k)

Records within 500m	12
----------------------------	-----------

Linear features at the ground or bedrock surface at 1:50,000 scale of six main types; rock, fault, fold axis, mineral vein, alteration area or landform. Features are either observed or inferred, and relate primarily to bedrock.

Features are displayed on the Geology 1:50,000 scale - Bedrock map on [page 151](#) >

ID	Location	Category	Description
4	On site	FAULT	Fault, inferred
5	On site	ROCK	Coal seam, inferred

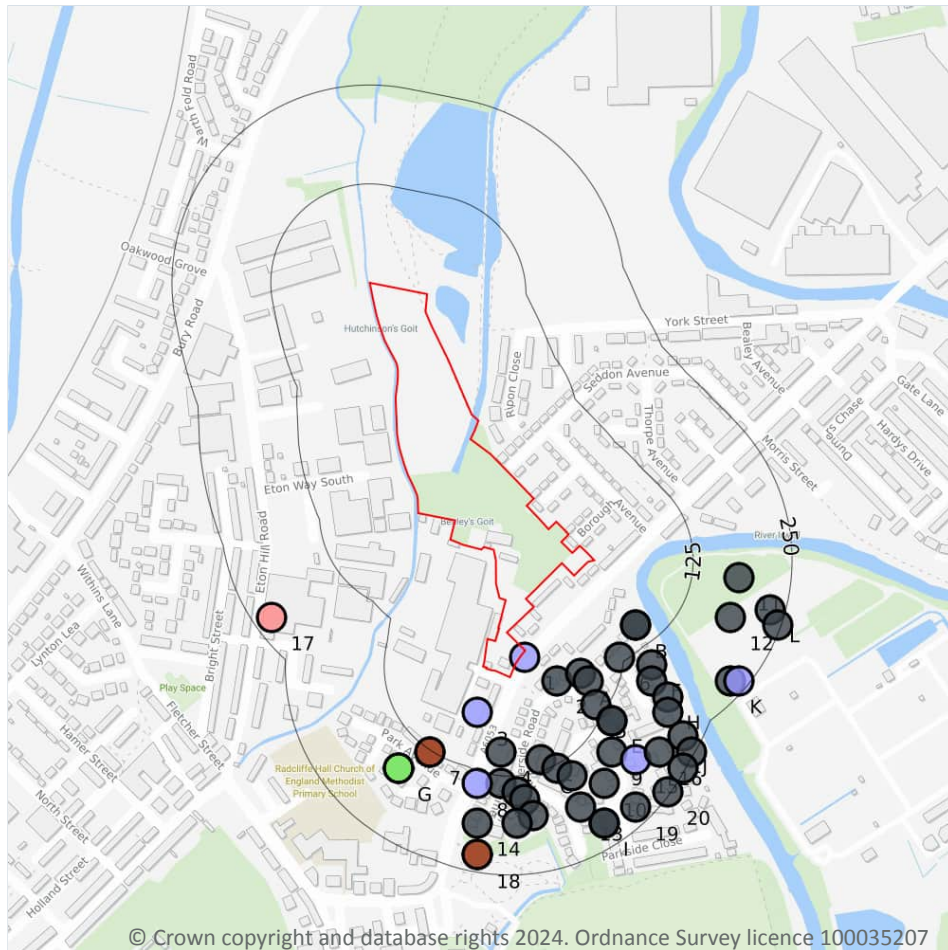


ID	Location	Category	Description
6	On site	ROCK	Coal seam, inferred
7	14m S	ROCK	Coal seam, inferred
9	25m SE	FAULT	Fault, inferred
13	225m N	FAULT	Fault, inferred
14	277m NW	ROCK	Coal seam, inferred
16	287m NW	FAULT	Fault, inferred
17	302m N	ROCK	Coal seam, inferred
19	348m S	ROCK	Coal seam, inferred
20	381m SE	ROCK	Coal seam, inferred
21	431m N	ROCK	Coal seam, inferred

This data is sourced from the British Geological Survey.



16 Boreholes



— Site Outline
Search buffers in metres (m)

- Confidential
- 0 - 10m
- 10 - 30m
- 30m+
- Unknown

16.1 BGS Boreholes

Records within 250m

50

The Single Onshore Boreholes Index (SOBI); an index of over one million records of boreholes, shafts and wells from all forms of drilling and site investigation work held by the British Geological Survey. Covering onshore and nearshore boreholes dating back to at least 1790 and ranging from one to several thousand metres deep.

Features are displayed on the Boreholes map on [page 154](#) >

ID	Location	Grid reference	Name	Length	Confidential	Web link
1	5m S	379780 407960	RADCLIFFE BLEACHWORKS	9.14	N	18767 ↗
2	55m SE	379820 407930	DUMERS LANE RADCLIFFE 14	-	Y	N/A
3	56m S	379720 407890	DUMERS LANE BH4	3.5	N	18756 ↗



ID	Location	Grid reference	Name	Length	Confidential	Web link
A	75m SE	379850 407940	DUMERS LANE RADCLIFFE TP 12	-	Y	N/A
A	89m SE	379860 407930	DUMERS LANE RADCLIFFE 18	-	Y	N/A
4	95m S	379750 407840	DUMERS LANE RADCLIFFE TP 20	-	Y	N/A
B	98m SE	379920 408000	DUMERS LANE RADCLIFFE 3A	-	Y	N/A
B	98m SE	379920 408000	DUMERS LANE RADCLIFFE 3	-	Y	N/A
C	112m S	379800 407830	DUMERS LANE RADCLIFFE 13	-	Y	N/A
5	113m SE	379870 407900	DUMERS LANE RADCLIFFE TP 14	-	Y	N/A
6	118m SE	379900 407960	DUMERS LANE RADCLIFFE TP 13	-	Y	N/A
7	127m S	379660 407840	RADCLIFFE BLEACHWORKS	-1.0	N	18771 ↗
C	129m S	379820 407820	DUMERS LANE RADCLIFFE 11	-	Y	N/A
D	135m S	379750 407800	DUMERS LANE RADCLIFFE TP 19	-	Y	N/A
E	140m SE	379890 407880	DUMERS LANE RADCLIFFE 15	-	Y	N/A
E	140m SE	379890 407880	DUMERS LANE RADCLIFFE 15A	-	Y	N/A
8	141m S	379720 407800	DUMERS LANE BH3	3.5	N	18755 ↗
D	145m S	379770 407790	DUMERS LANE RADCLIFFE TP 18	-	Y	N/A
C	148m S	379840 407810	DUMERS LANE RADCLIFFE TP 21	-	Y	N/A
F	150m SE	379940 407950	DUMERS LANE RADCLIFFE TP 11	-	Y	N/A
D	156m S	379780 407780	DUMERS LANE RADCLIFFE 12	-	Y	N/A
9	160m SE	379890 407840	DUMERS LANE RADCLIFFE TP 15	-	Y	N/A
F	164m SE	379940 407930	DUMERS LANE RADCLIFFE 17	-	Y	N/A
G	167m S	379620 407820	DUMMERS LANE RADCLIFFE 1	42.0	N	18757 ↗
G	167m S	379620 407820	DUMMERS LANE RADCLIFFE 2	34.0	N	18758 ↗
G	167m S	379620 407820	DUMMERS LANE RADCLIFFE 3	30.0	N	18759 ↗
D	177m S	379790 407760	DUMERS LANE RADCLIFFE TP 17	-	Y	N/A
10	180m SE	379880 407800	DUMERS LANE RADCLIFFE 10	-	Y	N/A
11	184m E	380050 408060	PROPOSED SLUDGE DIGESTION PLANTS BURY AND ROCHDALE BPB7	-	Y	N/A
D	185m S	379770 407750	DUMERS LANE RADCLIFFE TP 1	-	Y	N/A

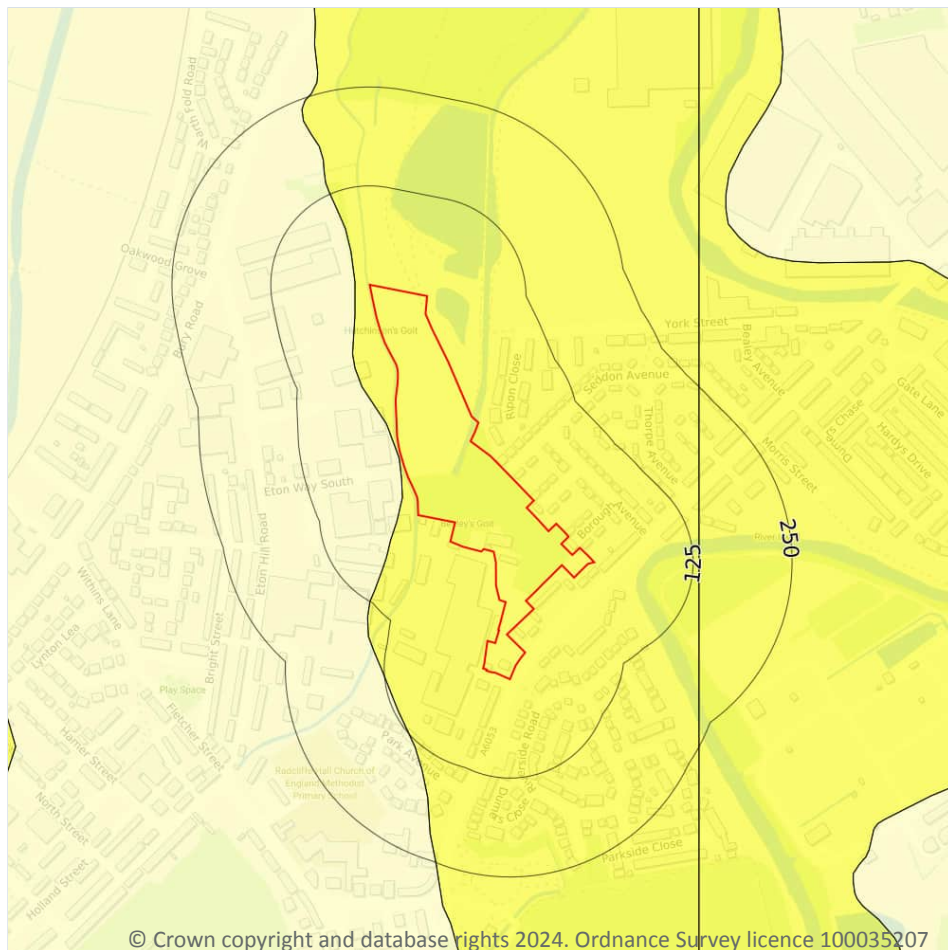


ID	Location	Grid reference	Name	Length	Confidential	Web link
12	187m SE	380040 408010	PROPOSED SLUDGE DIGESTION PLANTS BURY AND ROCHDALE BPB2	-	Y	N/A
13	187m S	379850 407770	DUMERS LANE RADCLIFFE 21	-	Y	N/A
H	189m SE	379960 407910	DUMERS LANE RADCLIFFE TP 10	-	Y	N/A
14	189m S	379720 407750	DUMERS LANE RADCLIFFE 1	-	Y	N/A
15	190m SE	379920 407830	RADCLIFFE BLEACHWORKS	9.14	N	18768 ↗
H	196m SE	379960 407890	DUMERS LANE RADCLIFFE 16	-	Y	N/A
16	211m SE	379950 407840	DUMERS LANE RADCLIFFE 19	-	Y	N/A
I	220m S	379880 407750	DUMERS LANE RADCLIFFE 4	-	Y	N/A
I	220m S	379880 407750	DUMERS LANE RADCLIFFE 6	-	Y	N/A
17	227m SW	379460 408010	ELTON HILL DYEING CO ELTON HILL LANE	76.2	N	18403 ↗
J	227m SE	379980 407860	DUMERS LANE RADCLIFFE TP 9	-	Y	N/A
18	228m S	379720 407710	RADCLIFFE BLEACHWORKS	-1.0	N	18783 ↗
19	229m SE	379920 407770	DUMERS LANE RADCLIFFE 9	-	Y	N/A
K	230m SE	380040 407930	PROPOSED SLUDGE DIGESTION PLANTS BURY AND ROCHDALE BPB1	-	Y	N/A
L	231m SE	380090 408020	PROPOSED SLUDGE DIGESTION PLANTS BURY AND ROCHDALE BPD2	-	Y	N/A
K	238m SE	380050 407930	RADCLIFFE BLEACH WORKS NO. 6	9.14	N	27572 ↗
J	246m SE	379990 407840	DUMERS LANE RADCLIFFE TP 7	-	Y	N/A
20	246m SE	379960 407790	DUMERS LANE RADCLIFFE 8	-	Y	N/A
L	247m SE	380100 408000	PROPOSED SLUDGE DIGESTION PLANTS BURY AND ROCHDALE BPB4	-	Y	N/A
J	247m SE	379980 407820	DUMERS LANE RADCLIFFE TP 5	-	Y	N/A

This data is sourced from the British Geological Survey.



17 Natural ground subsidence - Shrink swell clays



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.1 Shrink swell clays

Records within 50m

2

The potential hazard presented by soils that absorb water when wet (making them swell), and lose water as they dry (making them shrink). This shrink-swell behaviour is controlled by the type and amount of clay in the soil, and by seasonal changes in the soil moisture content (related to rainfall and local drainage).

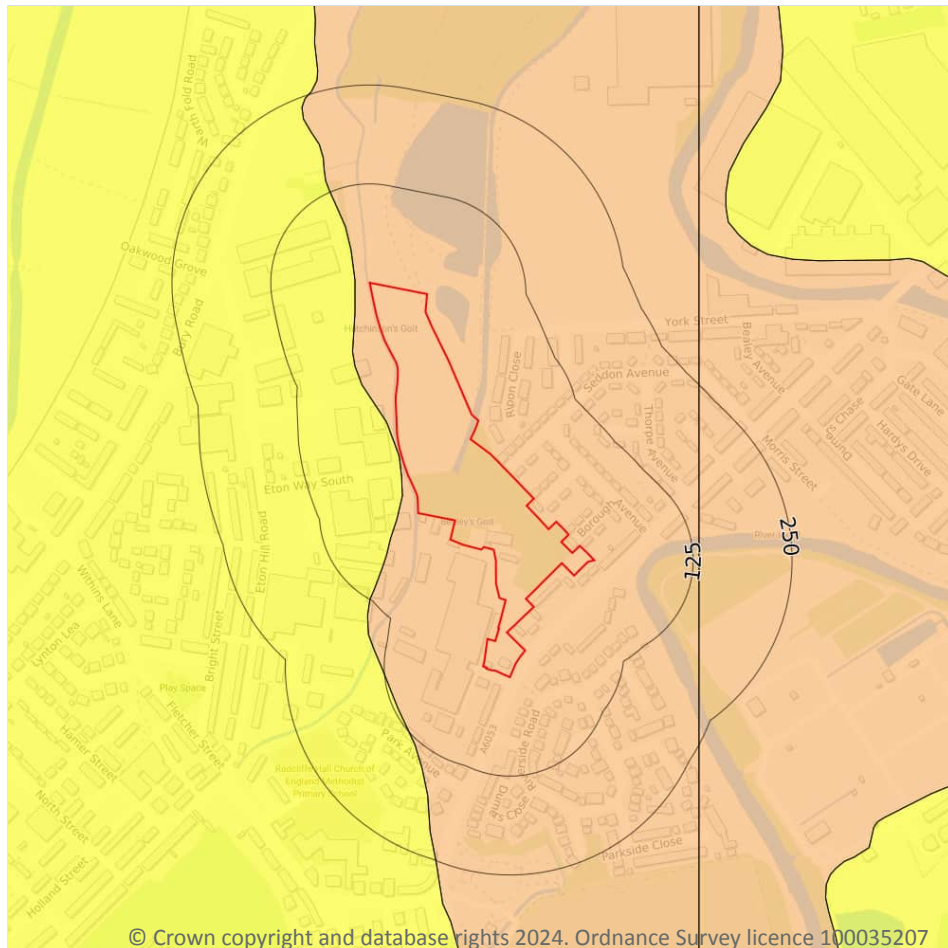
Features are displayed on the Natural ground subsidence - Shrink swell clays map on [page 157 >](#)

Location	Hazard rating	Details
On site	Very low	Ground conditions predominantly low plasticity.
3m W	Negligible	Ground conditions predominantly non-plastic.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Running sands



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.2 Running sands

Records within 50m

2

The potential hazard presented by rocks that can contain loosely-packed sandy layers that can become fluidised by water flowing through them. Such sands can 'run', removing support from overlying buildings and causing potential damage.

Features are displayed on the Natural ground subsidence - Running sands map on [page 158 >](#)

Location	Hazard rating	Details
On site	Low	Running sand conditions may be present. Constraints may apply to land uses involving excavation or the addition or removal of water.

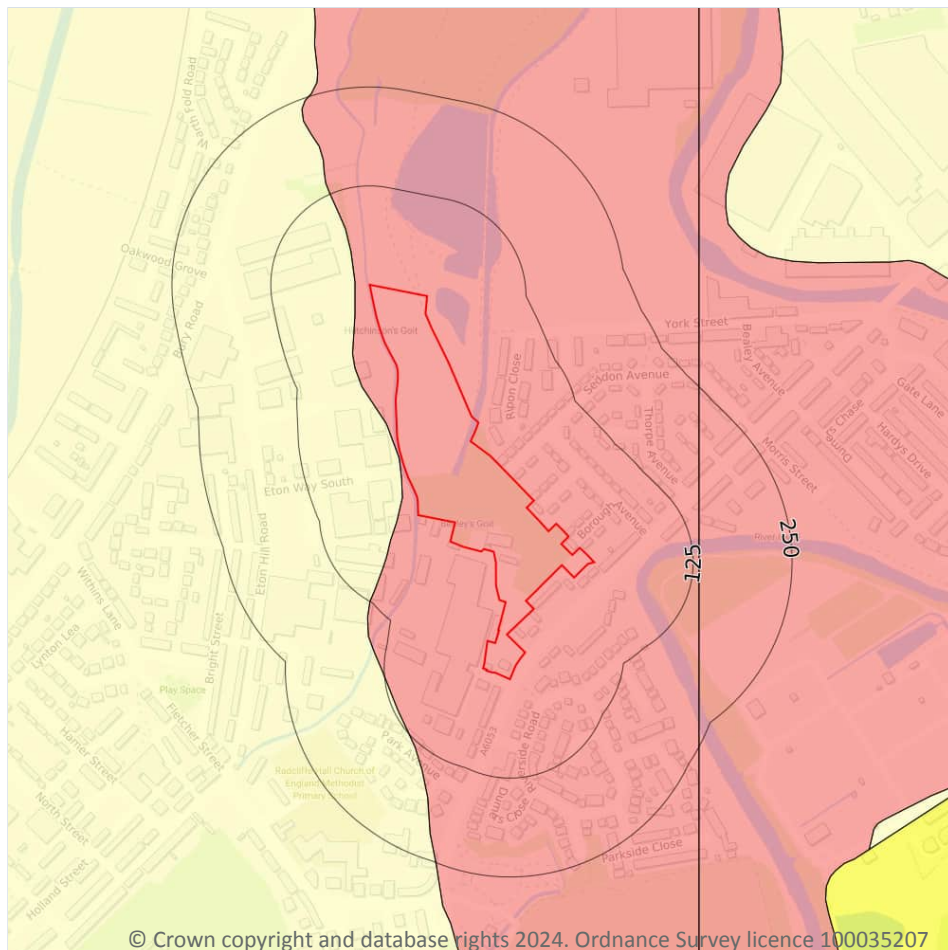


Location	Hazard rating	Details
3m W	Very low	Running sand conditions are unlikely. No identified constraints on land use due to running conditions unless water table rises rapidly.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Compressible deposits



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.3 Compressible deposits

Records within 50m

2

The potential hazard presented by types of ground that may contain layers of very soft materials like clay or peat and may compress if loaded by overlying structures, or if the groundwater level changes, potentially resulting in depression of the ground and disturbance of foundations.

Features are displayed on the Natural ground subsidence - Compressible deposits map on [page 160](#) >

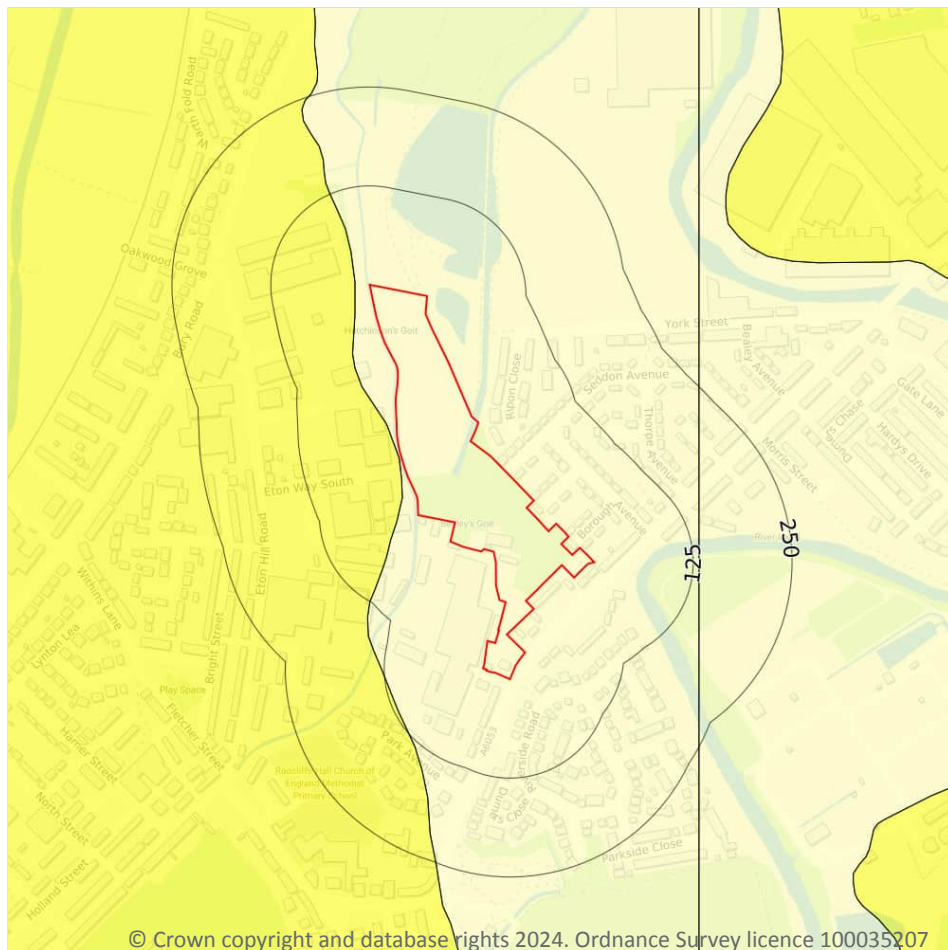
Location	Hazard rating	Details
On site	Moderate	Compressibility and uneven settlement hazards are probably present. Land use should consider specifically the compressibility and variability of the site.
3m W	Negligible	Compressible strata are not thought to occur.



This data is sourced from the British Geological Survey.



Natural ground subsidence - Collapsible deposits



- Site Outline
- Search buffers in metres (m)
- No data
 - Negligible
 - Very low
 - Low
 - Moderate
 - High

17.4 Collapsible deposits

Records within 50m

2

The potential hazard presented by natural deposits that could collapse when a load (such as a building) is placed on them or they become saturated with water.

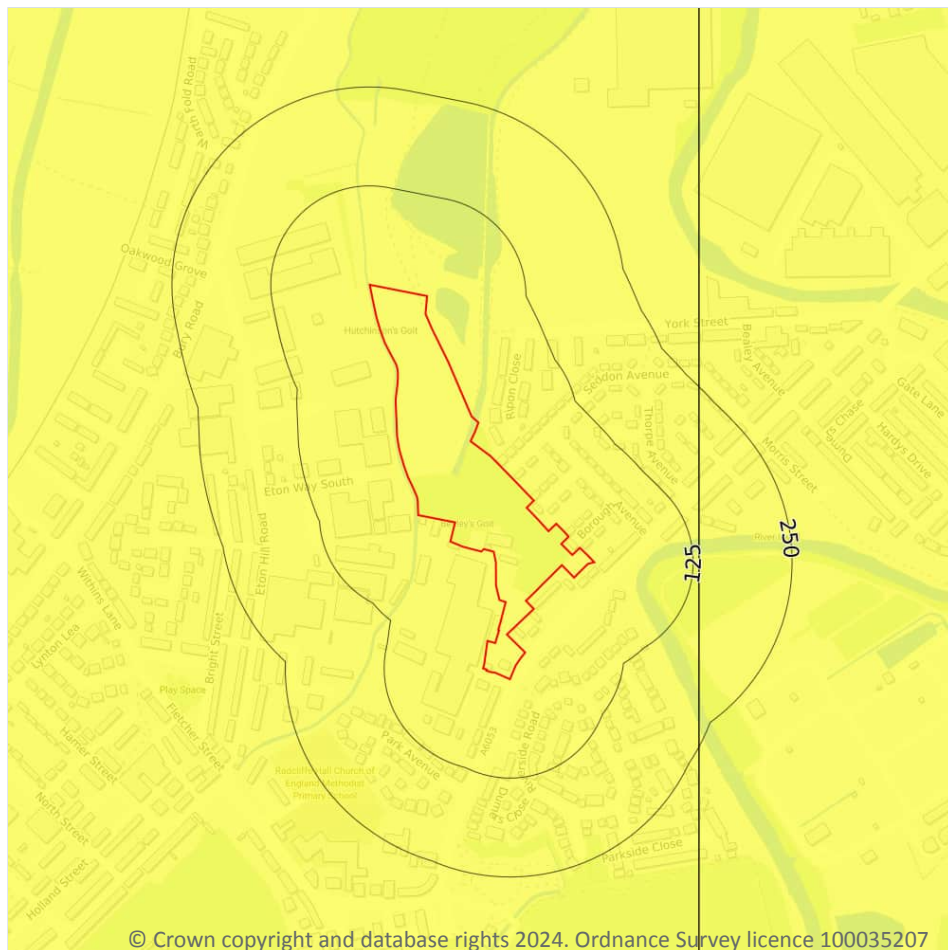
Features are displayed on the Natural ground subsidence - Collapsible deposits map on [page 162 >](#)

Location	Hazard rating	Details
On site	Negligible	Deposits with potential to collapse when loaded and saturated are believed not to be present.
3m W	Very low	Deposits with potential to collapse when loaded and saturated are unlikely to be present.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Landslides



- Site Outline
- Search buffers in metres (m)
- ☐ No data
 - ☐ Negligible
 - ☐ Very low
 - ☐ Low
 - ☐ Moderate
 - ☐ High

17.5 Landslides

Records within 50m

1

The potential for landsliding (slope instability) to be a hazard assessed using 1:50,000 scale digital maps of superficial and bedrock deposits, combined with information from the BGS National Landslide Database and scientific and engineering reports.

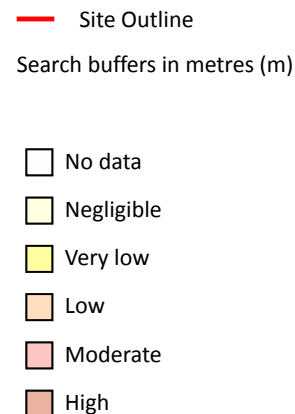
Features are displayed on the Natural ground subsidence - Landslides map on [page 163 >](#)

Location	Hazard rating	Details
On site	Very low	Slope instability problems are not likely to occur but consideration to potential problems of adjacent areas impacting on the site should always be considered.

This data is sourced from the British Geological Survey.



Natural ground subsidence - Ground dissolution of soluble rocks



17.6 Ground dissolution of soluble rocks

Records within 50m

1

The potential hazard presented by ground dissolution, which occurs when water passing through soluble rocks produces underground cavities and cave systems. These cavities reduce support to the ground above and can cause localised collapse of the overlying rocks and deposits.

Features are displayed on the Natural ground subsidence - Ground dissolution of soluble rocks map on [page 164](#) >

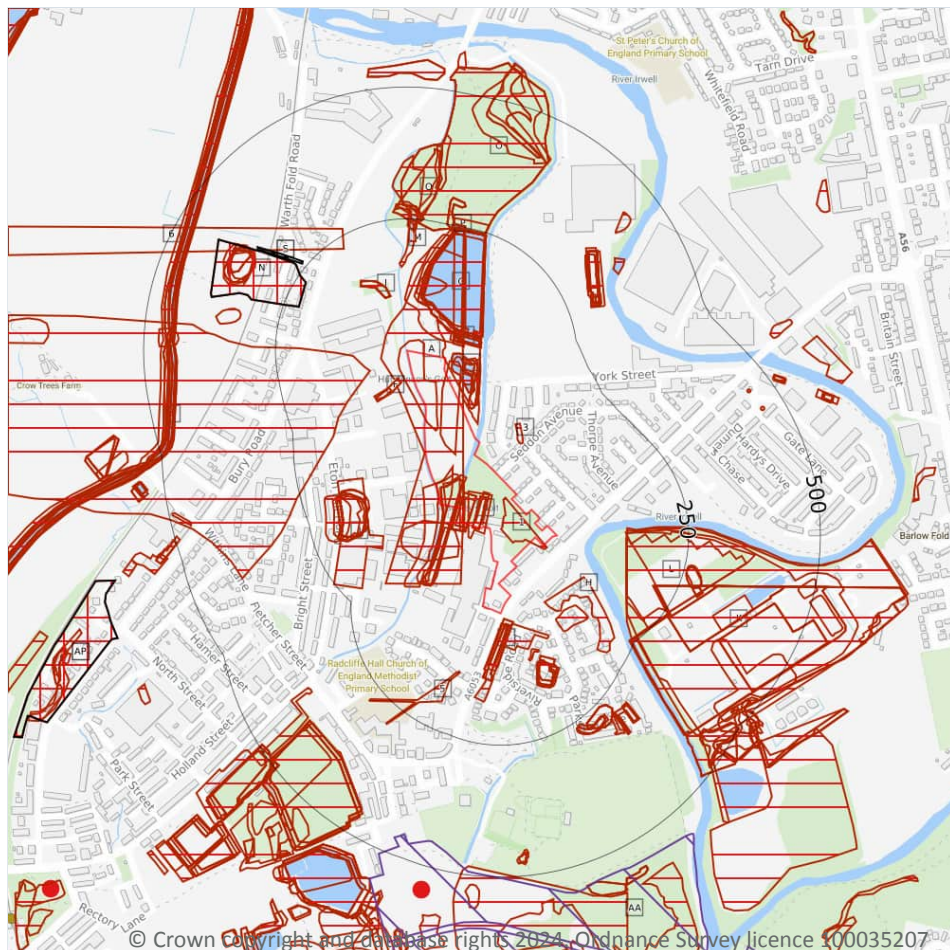
Location	Hazard rating	Details
On site	Negligible	Soluble rocks are either not thought to be present within the ground, or not prone to dissolution. Dissolution features are unlikely to be present.



This data is sourced from the British Geological Survey.



18 Mining and ground workings



- Site Outline
- Search buffers in metres (m)
- BritPits
- ▨ Surface ground workings
- ▨ Underground workings
- ▨ Underground mining extents
- ▨ Historical mineral planning areas
- ▨ TCA non-coal mining
- Non Coal Mining
- ▨ Sporadic underground mining of restricted extent possible
- ▨ Localised small scale underground mining possible
- ▨ Small scale mining possible
- ▨ Underground mining known or likely within or in close proximity
- ▨ Underground mining known within or in very close proximity

18.1 BritPits

Records within 500m

0

BritPits (an abbreviation of British Pits) is a database maintained by the British Geological Survey of currently active and closed surface and underground mineral workings. Details of major mineral handling sites, such as wharfs and rail depots are also held in the database.

This data is sourced from the British Geological Survey.

18.2 Surface ground workings

Records within 250m

110

Historical land uses identified from Ordnance Survey mapping that involved ground excavation at the surface. These features may or may not have been subsequently backfilled.

Features are displayed on the Mining and ground workings map on [page 166](#) >

ID	Location	Land Use	Year of mapping	Mapping scale
1	On site	Filter Beds	1908	1:10560
2	On site	Pond	1890	1:10560
A	On site	Colliery	1890	1:10560
A	On site	Refuse Heap	1890	1:10560
B	On site	Filter Beds	1928	1:10560
B	On site	Filter Beds	1928	1:10560
B	On site	Reservoir	1977	1:10000
B	On site	Pond	1965	1:10560
B	On site	Pond	1955	1:10560
B	On site	Pond	1891	1:10560
B	On site	Pond	1938	1:10560
B	On site	Water Body	1938	1:10560
B	On site	Water Body	1927	1:10560
B	On site	Pond	1927	1:10560
B	On site	Ponds	1908	1:10560
B	On site	Water Body	1890	1:10560
B	On site	Filter Beds	1955	1:10560
B	On site	Pond	1908	1:10560
B	On site	Filter Beds	1938	1:10560
B	On site	Pond	1851	1:10560
C	On site	Ponds	1977	1:10000
D	12m N	Pond	1991	1:10000
D	12m N	Pond	1988	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
E	12m S	Ponds	1977	1:10000
E	12m S	Ponds	1965	1:10560
D	13m N	Pond	1965	1:10560
D	14m N	Pond	1938	1:10560
D	14m N	Pond	1928	1:10560
D	14m N	Reservoir	1955	1:10560
E	19m S	Ponds	1932	1:10560
E	19m S	Pond	1891	1:10560
E	19m S	Pond	1938	1:10560
E	20m S	Ponds	1915	1:10560
E	20m S	Ponds	1907	1:10560
B	21m S	Refuse Heap	1890	1:10560
E	22m S	Ponds	1923	1:10560
F	25m NW	Unspecified Ground Workings	1991	1:10000
F	25m NW	Unspecified Ground Workings	1988	1:10000
E	25m S	Ponds	1851	1:10560
C	32m N	Pond	1851	1:10560
G	32m N	Reservoir	1938	1:10560
G	32m N	Reservoir	1927	1:10560
C	36m N	Reservoirs	1890	1:10560
G	38m N	Reservoir	1955	1:10560
C	41m N	Reservoir	1991	1:10000
C	41m N	Reservoir	1988	1:10000
C	44m N	Pond	1965	1:10560
F	47m NW	Unspecified Ground Workings	1977	1:10000
C	51m N	Reservoir	1938	1:10560
C	51m N	Reservoir	1927	1:10560
C	51m N	Reservoir	1908	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
C	55m N	Water Body	1851	1:10560
C	58m N	Reservoir	1955	1:10560
H	65m SE	Refuse Heap	1965	1:10560
3	72m NE	Pond	1891	1:10560
4	77m NW	Colliery	1890	1:10560
E	90m S	Unspecified Ground Workings	1851	1:10560
H	97m SE	Ponds	1851	1:10560
C	108m N	Pond	1890	1:10560
I	108m NW	Unspecified Ground Workings	1991	1:10000
I	108m NW	Unspecified Ground Workings	1977	1:10000
I	108m NW	Unspecified Ground Workings	1965	1:10560
I	108m NW	Unspecified Ground Workings	1988	1:10000
E	111m S	Reservoir	1977	1:10000
E	111m S	Pond	1965	1:10560
E	116m S	Reservoir	1955	1:10560
E	117m S	Reservoir	1932	1:10560
E	117m S	Water Body	1891	1:10560
E	117m S	Reservoir	1938	1:10560
E	118m S	Reservoir	1915	1:10560
E	118m S	Pond	1907	1:10560
E	118m S	Reservoir	1923	1:10560
E	118m S	Pond	1851	1:10560
J	122m SW	Pond	1988	1:10000
J	129m W	Reservoir	1955	1:10560
5	130m S	Filter Beds	1891	1:10560
K	131m E	Sewage Works	1955	1:10560
K	132m E	Sewage Works	1974	1:10000
L	132m E	Sludge Beds	1974	1:10000



ID	Location	Land Use	Year of mapping	Mapping scale
J	132m W	Reservoir	1977	1:10000
J	132m W	Pond	1965	1:10560
J	132m W	Reservoir	1988	1:10000
K	133m E	Sewage Works	1981	1:10000
L	133m E	Sludge Beds	1981	1:10000
J	136m W	Reservoir	1938	1:10560
J	136m W	Reservoir	1927	1:10560
J	142m W	Reservoir	1908	1:10560
J	147m W	Reservoir	1890	1:10560
M	159m N	Refuse Heap	1908	1:10560
J	165m W	Pond	1851	1:10560
K	207m SE	Sewage Works	1938	1:10560
K	207m SE	Sewage Works	1932	1:10560
M	208m N	Unspecified Ground Workings	1965	1:10560
K	209m SE	Sewage Works	1923	1:10560
K	209m SE	Sewage Works	1915	1:10560
K	209m SE	Sewage Works	1907	1:10560
N	222m NW	Colliery	1890	1:10560
M	227m N	Pond	1991	1:10000
M	227m N	Pond	1988	1:10000
6	227m NW	Cuttings	1890	1:10560
O	233m N	Unspecified Disused Tip	1991	1:10000
O	233m N	Refuse Heap	1977	1:10000
O	233m N	Unspecified Disused Tip	1988	1:10000
P	235m N	Unspecified Ground Workings	1938	1:10560
P	235m N	Unspecified Ground Workings	1927	1:10560
P	235m N	Unspecified Ground Workings	1908	1:10560
Q	246m N	Unspecified Heap	1938	1:10560



ID	Location	Land Use	Year of mapping	Mapping scale
Q	246m N	Unspecified Heap	1927	1:10560
Q	246m N	Refuse Heap	1908	1:10560
P	246m N	Unspecified Pit	1965	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.3 Underground workings

Records within 1000m

5

Historical land uses identified from Ordnance Survey mapping that indicate the presence of underground workings e.g. mine shafts.

Features are displayed on the Mining and ground workings map on [page 166 >](#)

ID	Location	Land Use	Year of mapping	Mapping scale
N	222m NW	Colliery	1890	1:10560
S	258m NW	Tunnel	1908	1:10560
S	287m NW	Air Shafts	1908	1:10560
S	311m NW	Air Shaft	1908	1:10560
AP	632m W	Colliery	1891	1:10560

This data is sourced from Ordnance Survey/Groundsure.

18.4 Underground mining extents

Records within 500m

0

This data identifies underground mine workings that could present a potential risk, including adits and seam workings. These features have been identified from BGS Geological mapping and mine plans sourced from the BGS and various collections and sources.

This data is sourced from Groundsure.



18.5 Historical Mineral Planning Areas

Records within 500m

1

Boundaries of mineral planning permissions for England and Wales. This data was collated between the 1940s (and retrospectively to the 1930s) and the mid 1980s. The data includes permitted, withdrawn and refused permissions.

Features are displayed on the Mining and ground workings map on [page 166 >](#)

ID	Location	Site Name	Mineral	Type	Planning Status	Planning Status Date
AA	452m S	Close Park	Sand and gravel	Surface mineral working	Valid	23/1/51

This data is sourced from the British Geological Survey.

18.6 Non-coal mining

Records within 1000m

0

The potential for historical non-coal mining to have affected an area. The assessment is drawn from expert knowledge and literature in addition to the digital geological map of Britain. Mineral commodities may be divided into seven general categories - vein minerals, chalk, oil shale, building stone, bedded ores, evaporites and 'other' commodities (including ball clay, jet, black marble, graphite and chert).

This data is sourced from the British Geological Survey.

18.7 JPB mining areas

Records on site

1

Areas which could be affected by former coal and other mining. This data includes some mine plans unavailable to the Coal Authority.

Location	Details
On site	In addition to being located inside an area where The Coal Authority have information on coal mining activities, Johnson Poole & Bloomer (JPB) have information such as mining plans and maps held within their archive of mining activities that have occurred within 1km of this property which may supplement this information. Please note, the plans held by JPB may also relate to non-mining records. Further details and a quote for services (if appropriate) can be obtained by emailing this report to enquiries.gs@jpb.co.uk ↗.

This data is sourced from Johnson Poole and Bloomer.



18.8 The Coal Authority non-coal mining

Records within 500m**0**

This data provides an indication of the potential zone of influence of recorded underground non-coal mining workings. Any and all analysis and interpretation of Coal Authority Data in this report is made by Groundsure, and is in no way supported, endorsed or authorised by the Coal Authority. The use of the data is restricted to the terms and provisions contained in this report. Data reproduced in this report may be the copyright of the Coal Authority and permission should be sought from Groundsure prior to any re-use.

This data is sourced from The Coal Authority.

18.9 Researched mining

Records within 500m**0**

This data indicates areas of potential mining identified from alternative or archival sources, including; BGS Geological paper maps, Lidar data, aerial photographs (from World War II onwards), archaeological data services, websites, Tithe maps, and various text/plans from collected books and reports. Some of this data is approximate and Groundsure have interpreted the resultant risk area and, where possible, specific areas of risk have been captured.

This data is sourced from Groundsure.

18.10 Mining record office plans

Records within 500m**0**

This dataset is representative of Mining Record Office and/or plan extents held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.

18.11 BGS mine plans

Records within 500m**0**

This dataset is representative of BGS mine plans held by Groundsure and should be considered approximate. Where possible, plans have been located and any specific areas of risk they depict have been captured.

This data is sourced from Groundsure.



18.12 Coal mining

Records on site	1
-----------------	---

Areas which could be affected by past, current or future coal mining.

Location	Details
On site	The site is located within a coal mining area as defined by the Coal Authority. A Consultants Coal Mining Report is recommended to further assess coal mining issues at the site. This can be ordered directly through Groundsure or your preferred search provider.

This data is sourced from the Coal Authority.

18.13 Brine areas

Records on site	0
-----------------	---

The Cheshire Brine Compensation District indicates areas that may be affected by salt and brine extraction in Cheshire and where compensation would be available where damage from this mining has occurred. Damage from salt and brine mining can still occur outside this district, but no compensation will be available.

This data is sourced from the Cheshire Brine Subsidence Compensation Board.

18.14 Gypsum areas

Records on site	0
-----------------	---

Generalised areas that may be affected by gypsum extraction.

This data is sourced from British Gypsum.

18.15 Tin mining

Records on site	0
-----------------	---

Generalised areas that may be affected by historical tin mining.

This data is sourced from Groundsure.

18.16 Clay mining

Records on site	0
-----------------	---

Generalised areas that may be affected by kaolin and ball clay extraction.

This data is sourced from the Kaolin and Ball Clay Association (UK).



19 Ground cavities and sinkholes

19.1 Natural cavities

Records within 500m

0

Industry recognised national database of natural cavities. Sinkholes and caves are formed by the dissolution of soluble rock, such as chalk and limestone, gulls and fissures by cambering. Ground instability can result from movement of loose material contained within these cavities, often triggered by water.

This data is sourced from Stantec UK Ltd.

19.2 Mining cavities

Records within 1000m

0

Industry recognised national database of mining cavities. Degraded mines may result in hazardous subsidence (crown holes). Climatic conditions and water escape can also trigger subsidence over mine entrances and workings.

This data is sourced from Stantec UK Ltd.

19.3 Reported recent incidents

Records within 500m

0

This data identifies sinkhole information gathered from media reports and Groundsure's own records. This data goes back to 2014 and includes relative accuracy ratings for each event and links to the original data sources. The data is updated on a regular basis and should not be considered a comprehensive catalogue of all sinkhole events. The absence of data in this database does not mean a sinkhole definitely has not occurred during this time.

This data is sourced from Groundsure.

19.4 Historical incidents

Records within 500m

0

This dataset comprises an extract of 1:10,560, 1:10,000, 1:2,500 and 1:1,250 scale historical Ordnance Survey maps held by Groundsure, dating back to the 1840s. It shows shakeholes, deneholes and other 'holes' as noted on these maps. Dene holes are medieval chalk extraction pits, usually comprising a narrow shaft with a number of chambers at the base of the shaft. Shakeholes are an alternative name for suffusion sinkholes, most commonly found in the limestone landscapes of North Yorkshire but also extensively noted around the Brecon Beacons National Park.

Not all 'holes' noted on Ordnance Survey mapping will necessarily be present within this dataset.



This data is sourced from Groundsure.

19.5 National karst database

Records within 500m

0

This is a comprehensive database of national karst information gathered from a wide range of sources. BGS have collected data on five main types of karst feature: Sinkholes, stream links, caves, springs, and incidences of associated damage to buildings, roads, bridges and other engineered works.

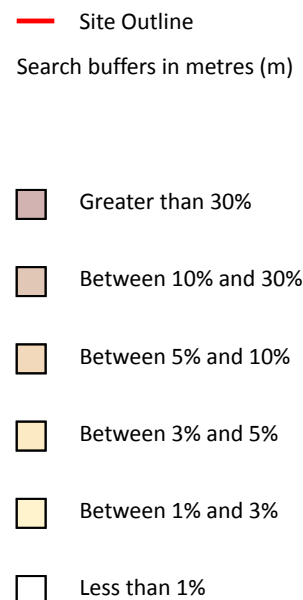
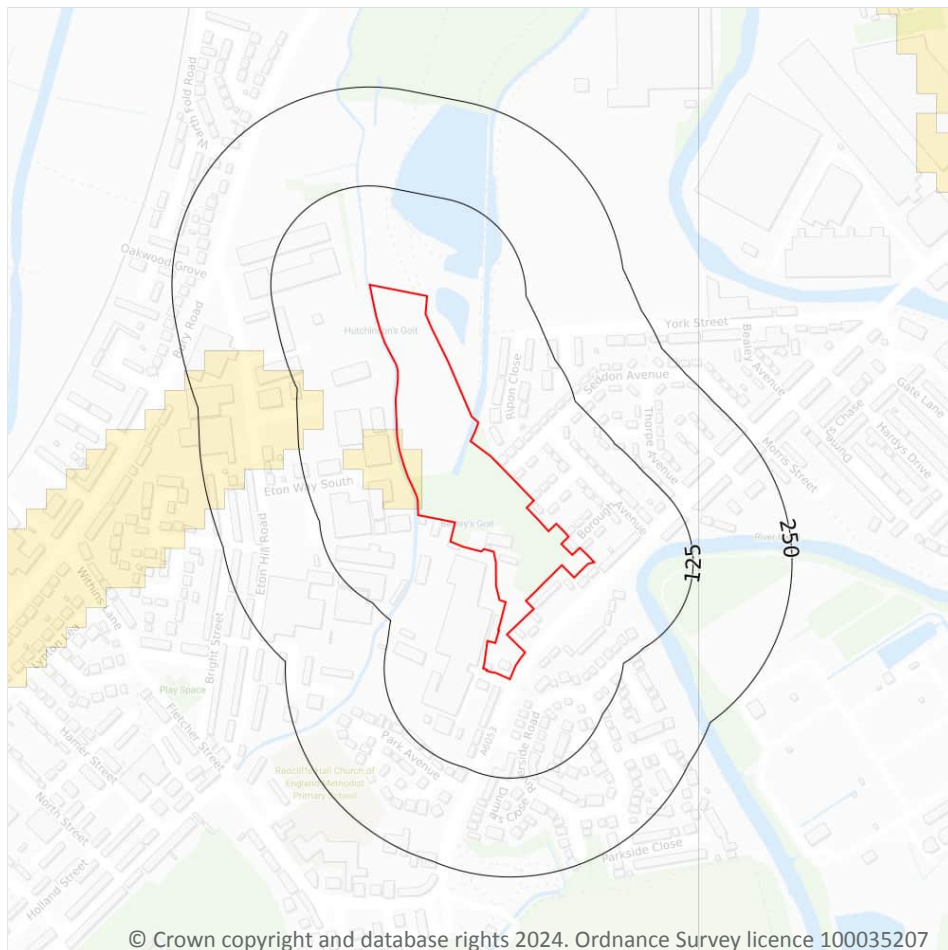
Since the database was set up in 2002 data covering most of the evaporite karst areas of the UK have now been added, along with data covering about 60% of the Chalk, and 35% of the Carboniferous Limestone outcrops. Many of the classic upland karst areas have yet to be included. Recorded so far are: Over 800 caves, 1300 stream sinks, 5600 springs, 10,000 sinkholes.

The database is not yet complete, and not all records have been verified. The absence of data does not mean that karst features are not present at a site. A reliability rating is included with each record.

This data is sourced from the British Geological Survey.



20 Radon



20.1 Radon

Records on site

2

The Radon Potential data classifies areas based on their likelihood of a property having a radon level at or above the Action Level in Great Britain. The dataset is intended for use at 1:50,000 scale and was derived from both geological assessments and indoor radon measurements (more than 560,000 records). A minimum 50m buffer should be considered when searching the maps, as the smallest detectable feature at this scale is 50m. The findings of this section should supersede any estimations derived from the Indicative Atlas of Radon in Great Britain (1:100,000 scale).

Features are displayed on the Radon map on [page 177 >](#)

Location	Estimated properties affected	Radon Protection Measures required
On site	Between 1% and 3%	None



Location	Estimated properties affected	Radon Protection Measures required
On site	Less than 1%	None

This data is sourced from the British Geological Survey and UK Health Security Agency.



21 Soil chemistry

21.1 BGS Estimated Background Soil Chemistry

Records within 50m

11

The estimated values provide the likely background concentration of the potentially harmful elements Arsenic, Cadmium, Chromium, Lead and Nickel in topsoil. The values are estimated primarily from rural topsoil data collected at a sample density of approximately 1 per 2 km². In areas where rural soil samples are not available, estimation is based on stream sediment data collected from small streams at a sampling density of 1 per 2.5 km²; this is the case for most of Scotland, Wales and southern England. The stream sediment data are converted to soil-equivalent concentrations prior to the estimation.

Location	Arsenic	Bioaccessible Arsenic	Lead	Bioaccessible Lead	Cadmium	Chromium	Nickel
On site	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
On site	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
7m SE	15 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
19m SE	15 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
19m SE	15 - 25 mg/kg	No data	100 - 200 mg/kg	60 - 120 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
28m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	40 - 60 mg/kg	15 - 30 mg/kg
31m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg
32m W	15 - 25 mg/kg	No data	100 mg/kg	60 mg/kg	1.8 mg/kg	60 - 90 mg/kg	30 - 45 mg/kg

This data is sourced from the British Geological Survey.



21.2 BGS Estimated Urban Soil Chemistry

Records within 50m

0

Estimated topsoil chemistry of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc and bioaccessible Arsenic and Lead in 23 urban centres across Great Britain. These estimates are derived from interpolation of the measured urban topsoil data referred to above and provide information across each city between the measured sample locations (4 per km²).

This data is sourced from the British Geological Survey.

21.3 BGS Measured Urban Soil Chemistry

Records within 50m

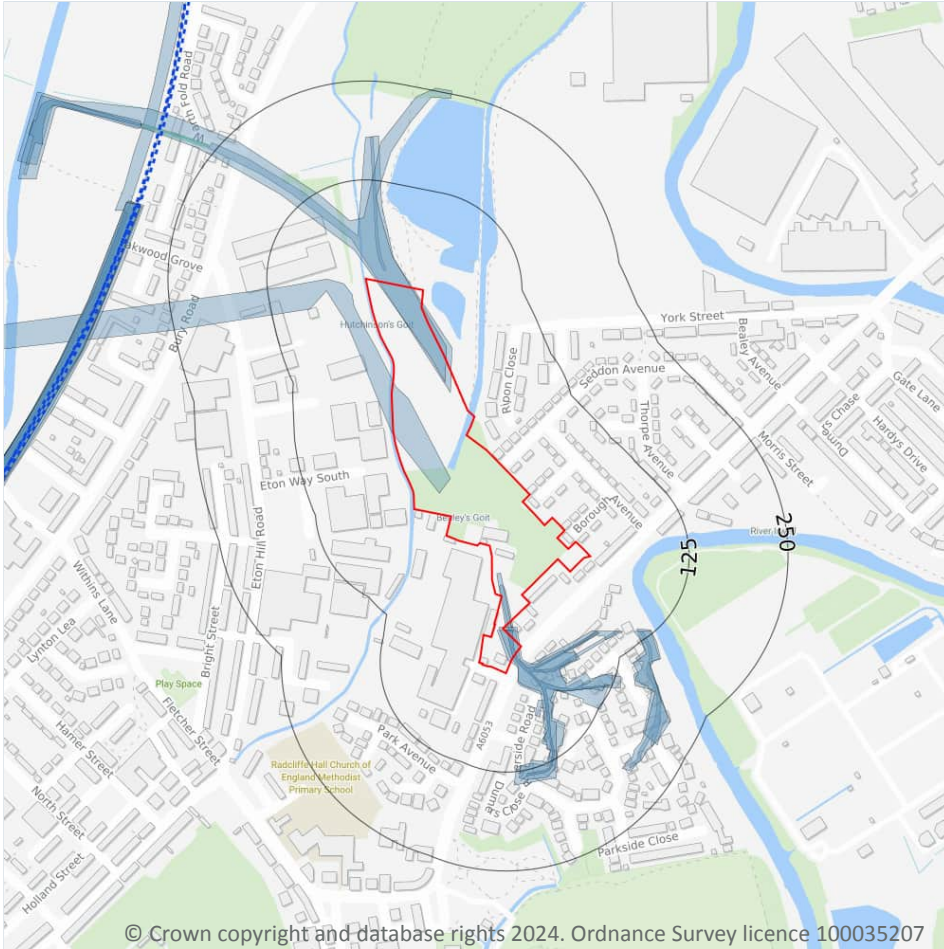
0

The locations and measured total concentrations (mg/kg) of Arsenic, Cadmium, Chromium, Copper, Nickel, Lead, Tin and Zinc in urban topsoil samples from 23 urban centres across Great Britain. These are collected at a sample density of 4 per km².

This data is sourced from the British Geological Survey.



22 Railway infrastructure and projects



- Site Outline
- Search buffers in metres (m)
- C1 Crossrail 1 Stations
- Crossrail 1 Route
- C2 Crossrail 2 Stations
- Crossrail 2 Route
- Crossrail 2 Worksites
- Crossrail 2 Safeguarding
- Crossrail 2 Headhouses
- Railway stations
- Active railways
- Active tunnels
- Abandoned railways
- Historic railways
- Historic tunnels
- Underground stations
- Underground Lines
- Royal Mail tunnels
- HS2 optimised route
- HS2 Stations
- HS2 Depots
- HS2 Surface Safeguarding
- HS2 Subsurface Safeguarding

22.1 Underground railways (London)

Records within 250m

0

Details of all active London Underground lines, including approximate tunnel roof depth and operational hours.

This data is sourced from publicly available information by Groundsure.

22.2 Underground railways (Non-London)

Records within 250m

0

Details of the Merseyrail system, the Tyne and Wear Metro and the Glasgow Subway. Not all parts of all systems are located underground. The data contains location information only and does not include a depth assessment.



This data is sourced from publicly available information by Groundsure.

22.3 Railway tunnels

Records within 250m

0

Railway tunnels taken from contemporary Ordnance Survey mapping.

This data is sourced from the Ordnance Survey.

22.4 Historical railway and tunnel features

Records within 250m

12

Railways and tunnels digitised from historical Ordnance Survey mapping as scales of 1:1,250, 1:2,500, 1:10,000 and 1:10,560.

Features are displayed on the Railway infrastructure and projects map on [page 181](#) >

Location	Land Use	Year of mapping	Mapping scale
On site	Tramway Sidings	1890	2500
On site	Tramway Sidings	1910	2500
On site	Tramway Sidings	1893	2500
On site	Railway Sidings	1909	2500
On site	Railway Sidings	1907	10560
On site	Railway Sidings	1891	10560
On site	Tramway Sidings	1908	10560
On site	Tramway Sidings	1890	10560
14m N	Tramway Sidings	1910	2500
109m SE	Railway Sidings	1891	10560
110m SE	Railway Sidings	1907	10560
114m SE	Railway Sidings	1909	2500

This data is sourced from Ordnance Survey/Groundsure.



22.5 Royal Mail tunnels

Records within 250m

0

The Post Office Railway, otherwise known as the Mail Rail, is an underground railway running through Central London from Paddington Head District Sorting Office to Whitechapel Eastern Head Sorting Office. The line is 10.5km long. The data includes details of the full extent of the tunnels, the depth of the tunnel, and the depth to track level.

This data is sourced from Groundsure/the Postal Museum.

22.6 Historical railways

Records within 250m

0

Former railway lines, including dismantled lines, abandoned lines, disused lines, historic railways and razed lines.

This data is sourced from OpenStreetMap.

22.7 Railways

Records within 250m

0

Currently existing railway lines, including standard railways, narrow gauge, funicular, trams and light railways.

This data is sourced from Ordnance Survey and OpenStreetMap.

22.8 Crossrail 1

Records within 500m

0

The Crossrail railway project links 41 stations over 100 kilometres from Reading and Heathrow in the west, through underground sections in central London, to Shenfield and Abbey Wood in the east.

This data is sourced from publicly available information by Groundsure.

22.9 Crossrail 2

Records within 500m

0

Crossrail 2 is a proposed railway linking the national rail networks in Surrey and Hertfordshire via an underground tunnel through London.

This data is sourced from publicly available information by Groundsure.



22.10 HS2

Records within 500m

0

HS2 is a proposed high speed rail network running from London to Manchester and Leeds via Birmingham. Main civils construction on Phase 1 (London to Birmingham) of the project began in 2019, and it is currently anticipated that this phase will be fully operational by 2026. Construction on Phase 2a (Birmingham to Crewe) is anticipated to commence in 2021, with the service fully operational by 2027. Construction on Phase 2b (Crewe to Manchester and Birmingham to Leeds) is scheduled to begin in 2023 and be operational by 2033.

This data is sourced from HS2 Ltd.



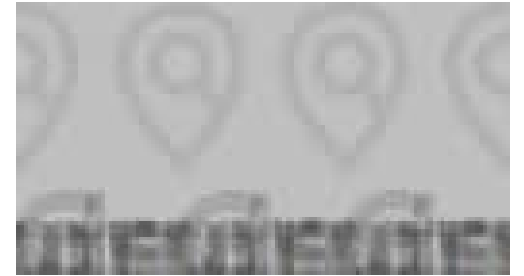
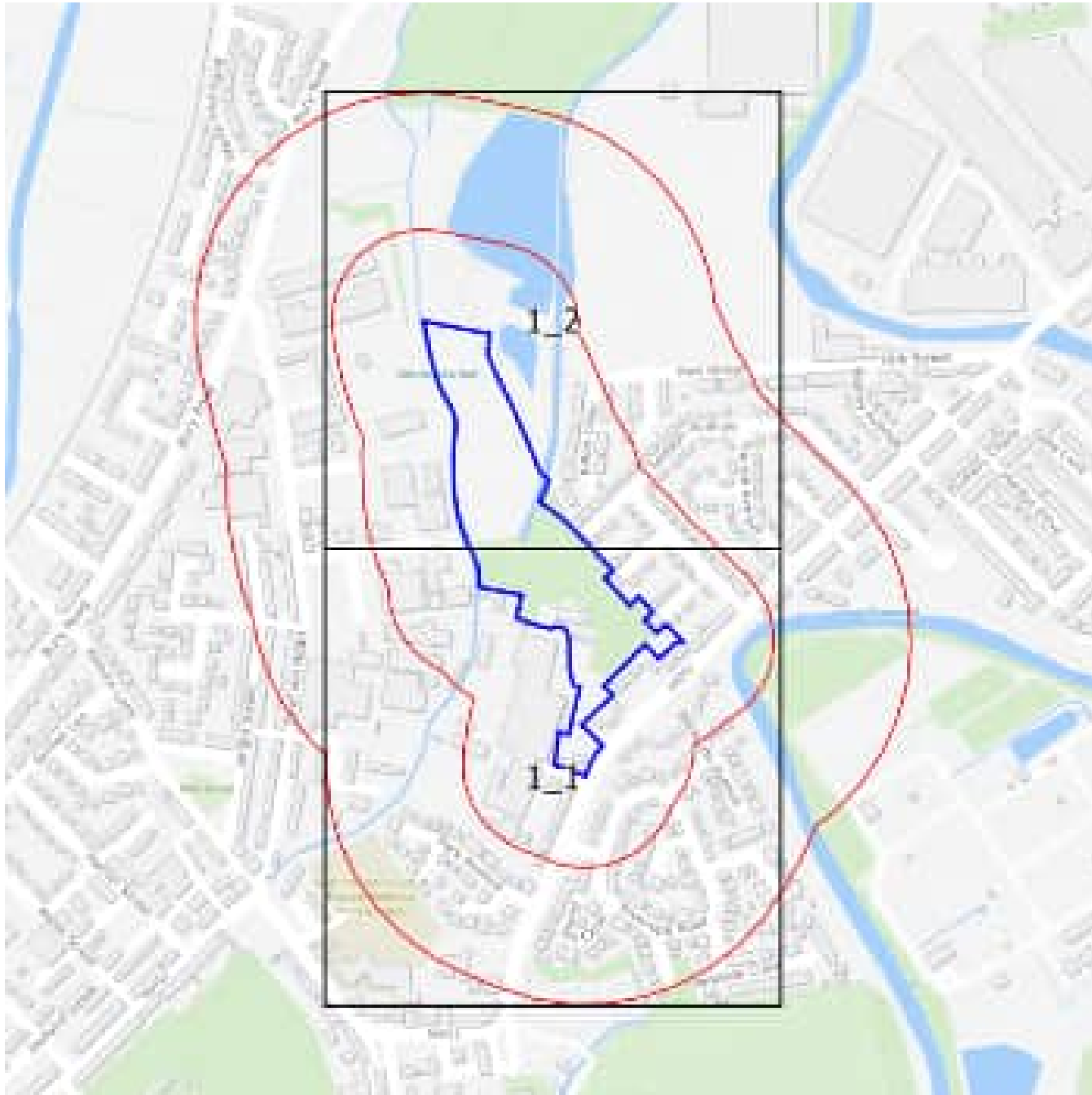
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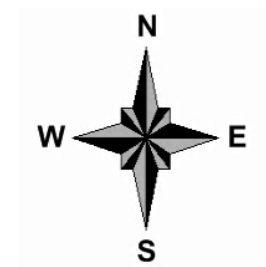
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1:1,250 Scale Grid Index



Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1956

Scale: 1:1,250

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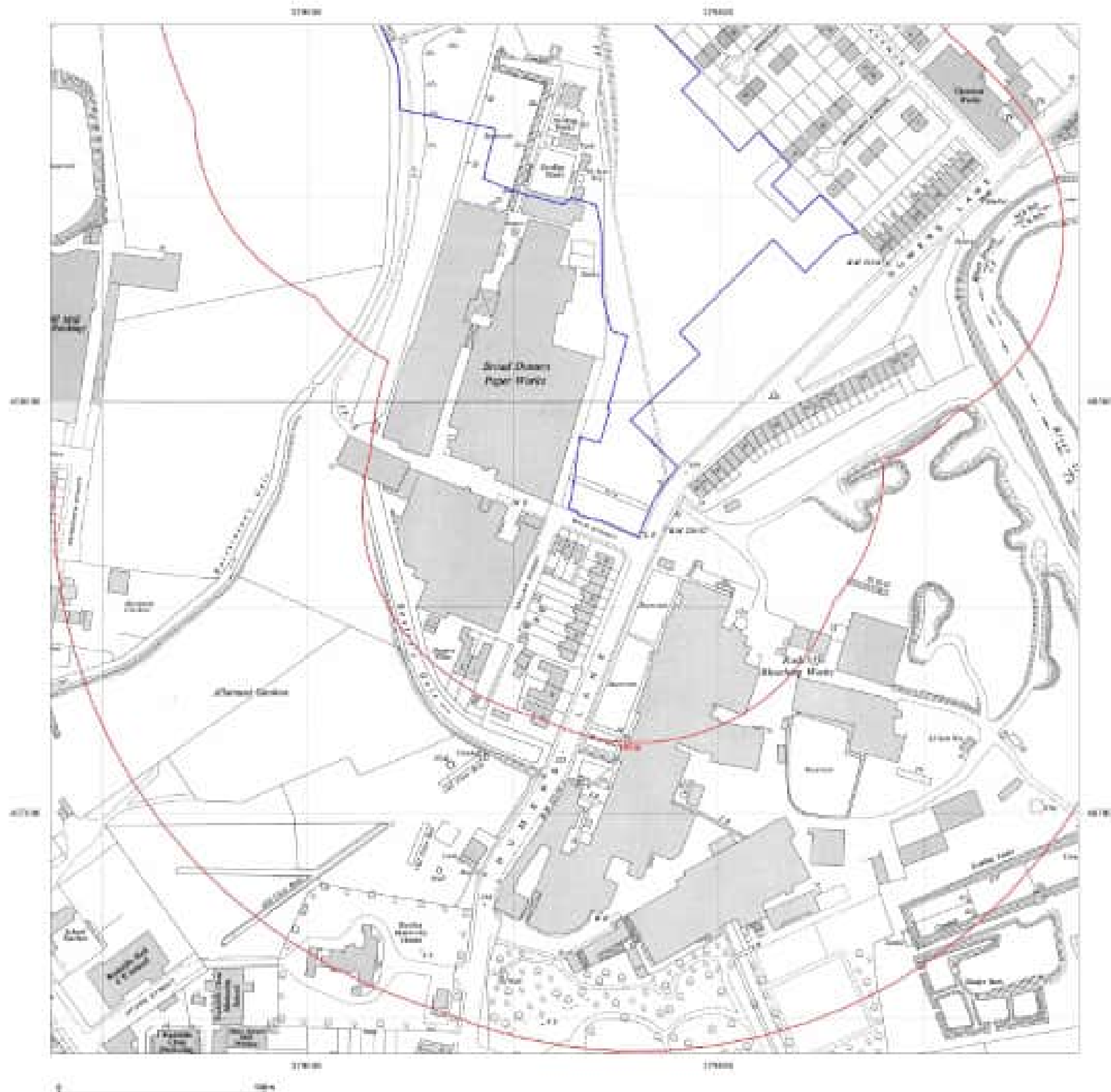


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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1972-1975

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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1977-1980

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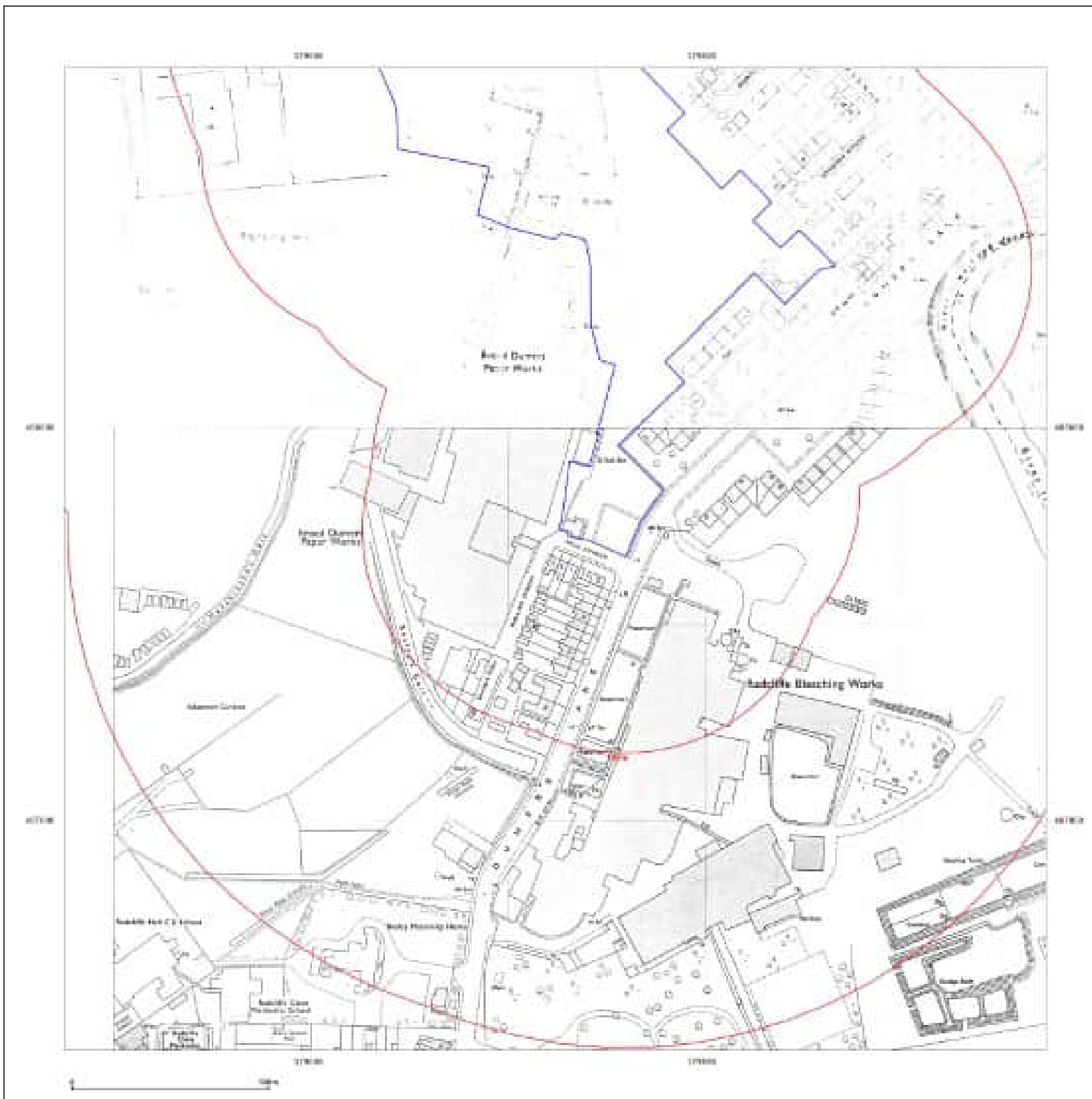


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2BD

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Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1985-1987

Scale: 1:1,250

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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1987-1992

Scale: 1:1,250

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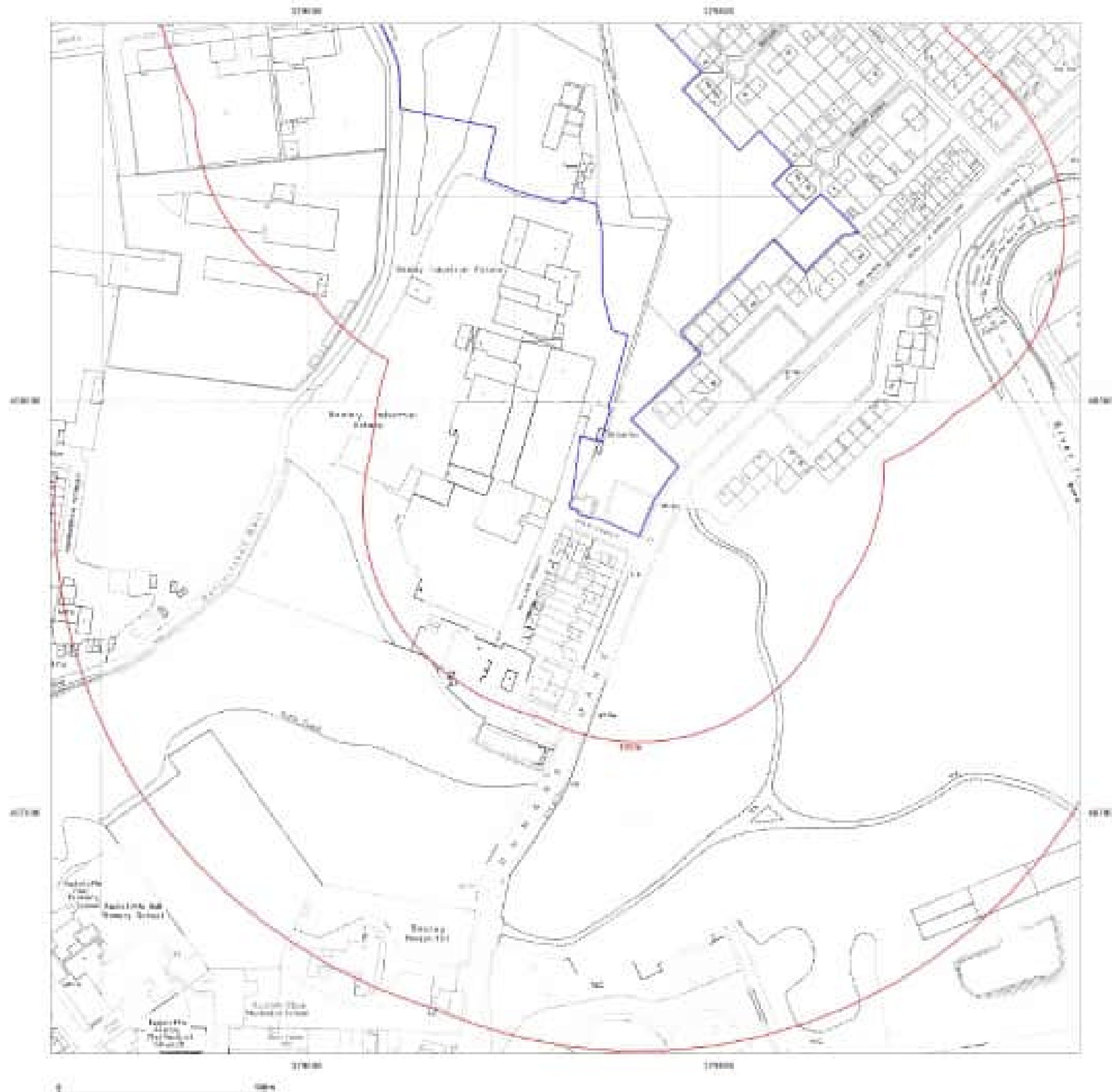


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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1991-1992

Scale: 1:1,250

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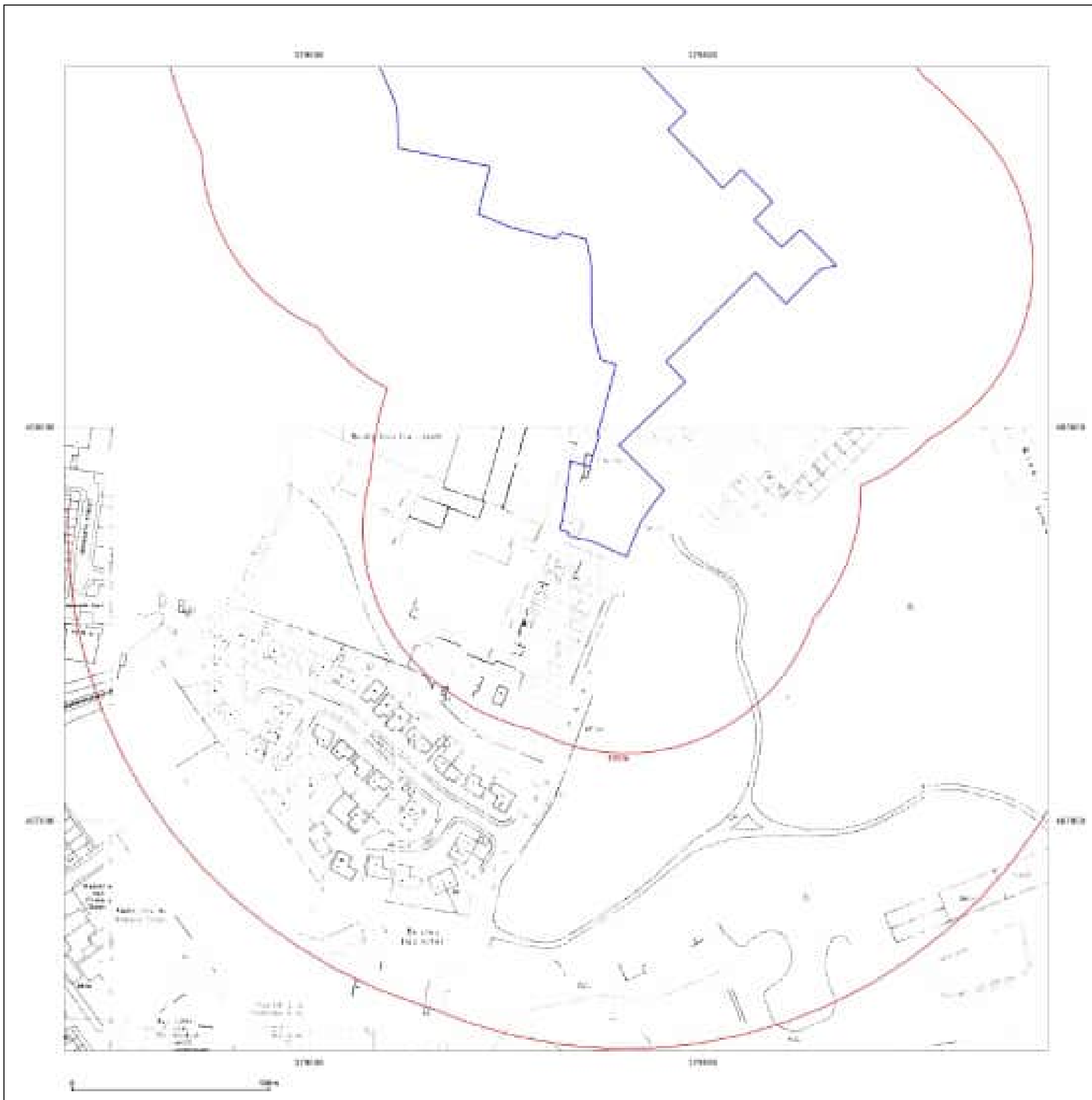


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Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1994

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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1994

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Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

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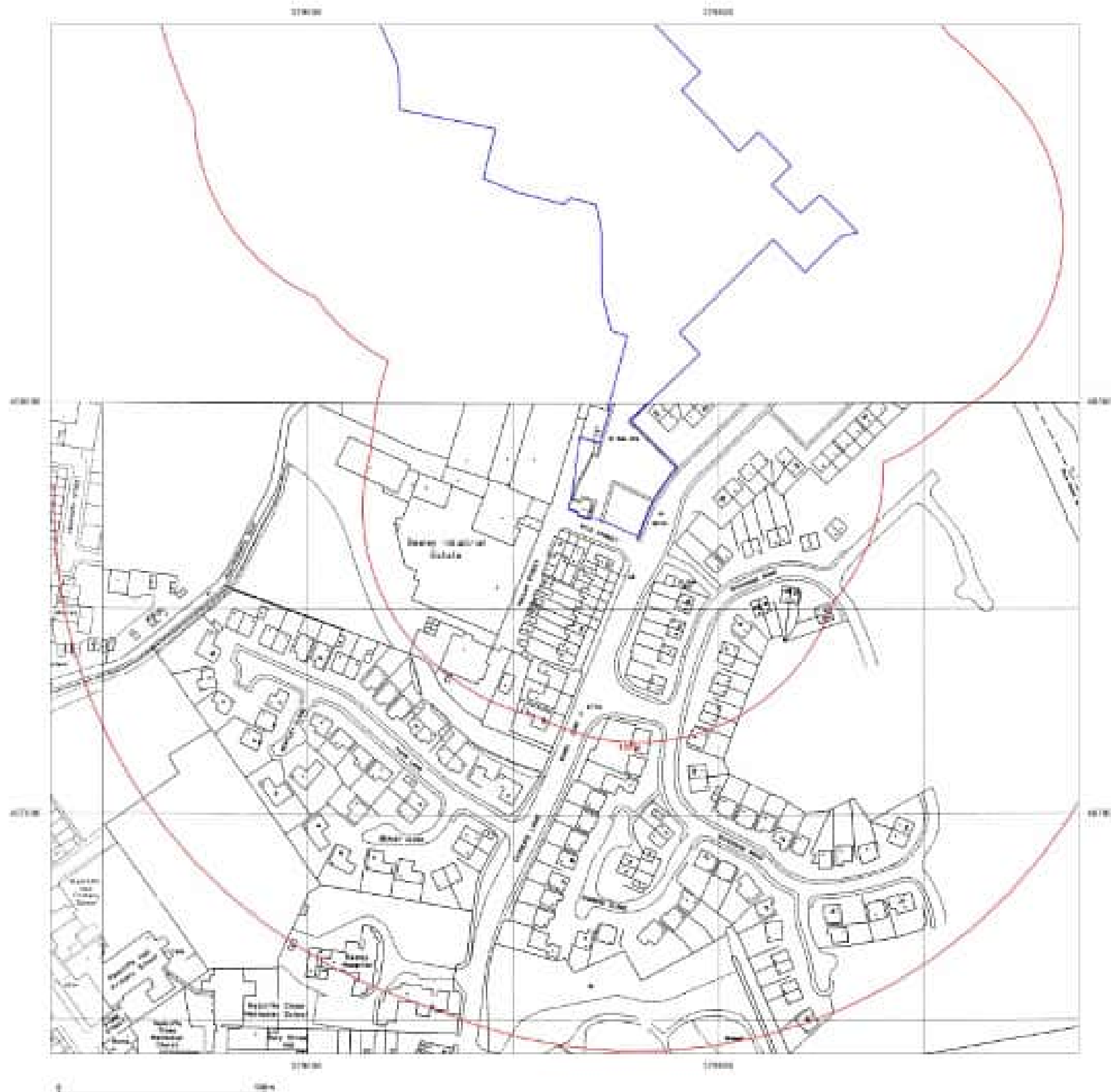


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Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1992-1994

Scale: 1:1,250

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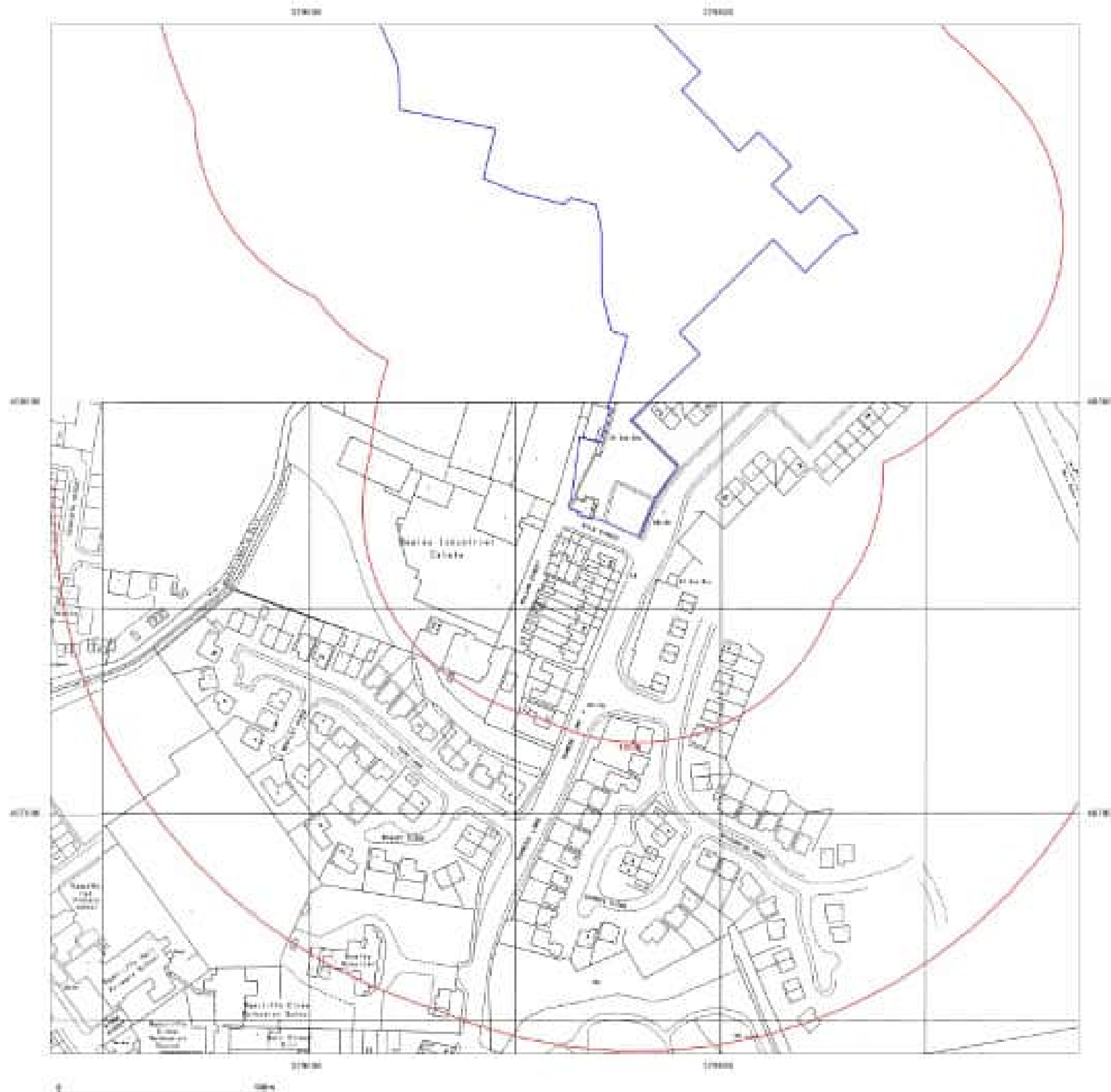


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Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1994-1995

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Report Ref: GS-HMJ-3VX-27B-111_1250_1_1
Grid Ref: 379725, 407933

Map Name: National Grid

Map date: 1994-1995

Scale: 1:1,250

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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_2
Grid Ref: 379725, 408433

Map Name: National Grid

Map date: 1956

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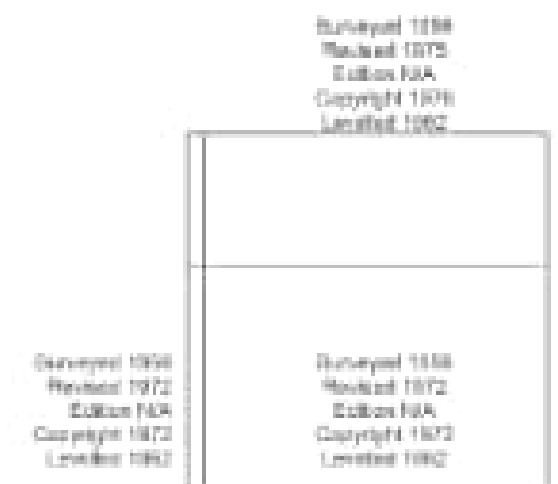
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Grid Ref: 379725, 408433

Map Name: National Grid

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Scale: 1:1,250

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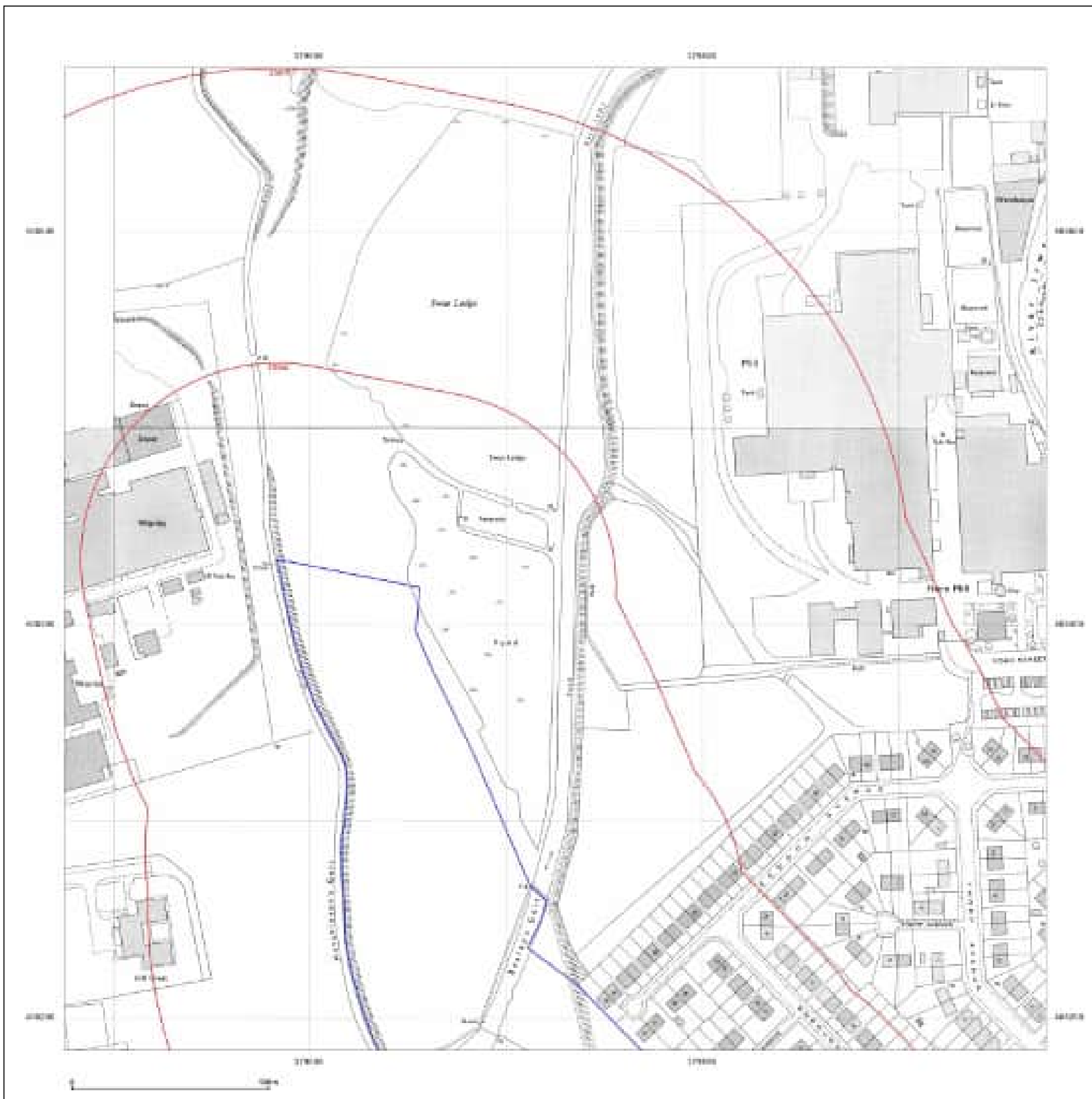


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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_2
Grid Ref: 379725, 408433

Map Name: National Grid

Map date: 1977-1978

Scale: 1:1,250

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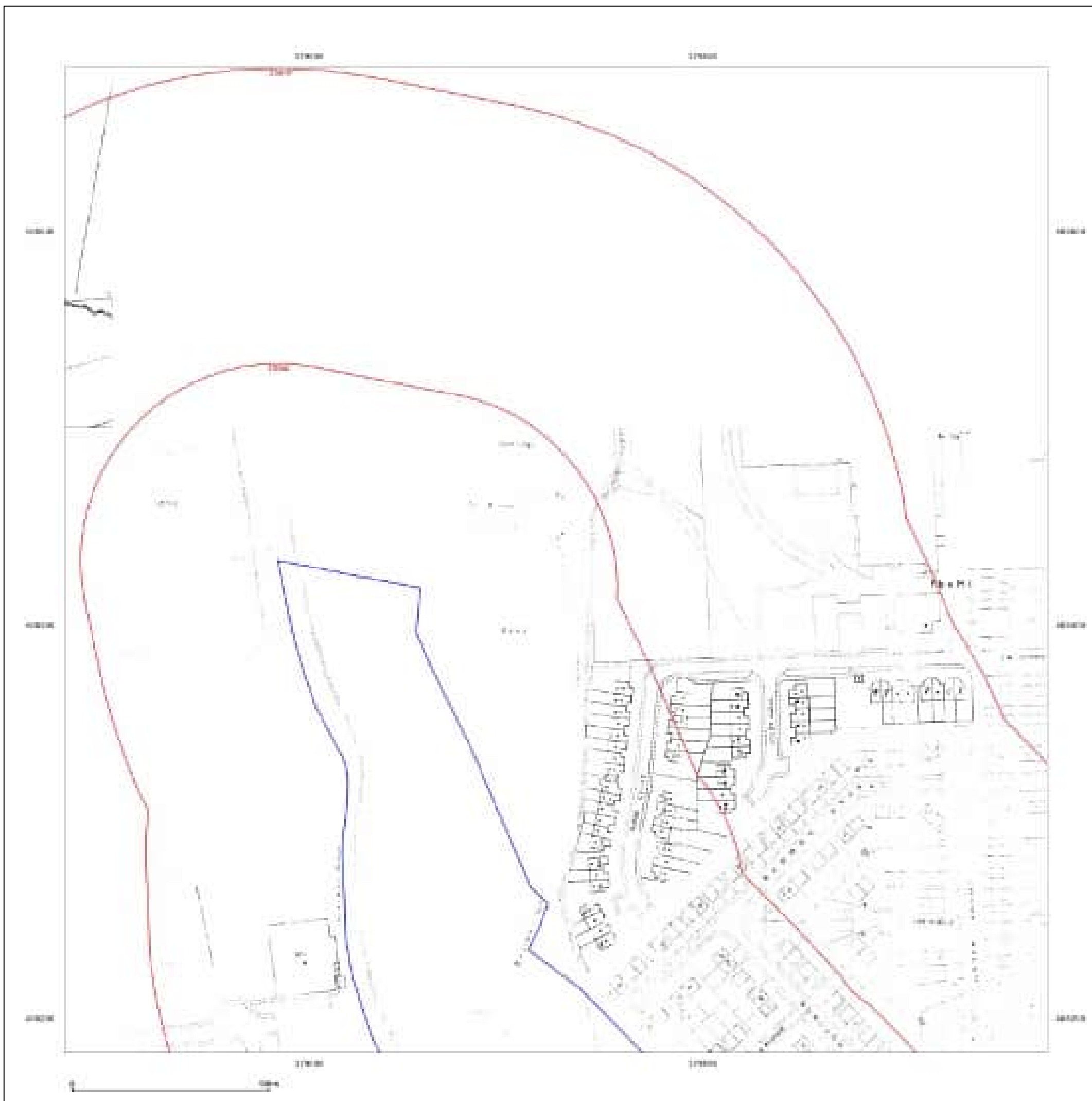


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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-I11_1250_1_2
Grid Ref: 379725, 408433

Map Name: National Grid

Map date: 1985

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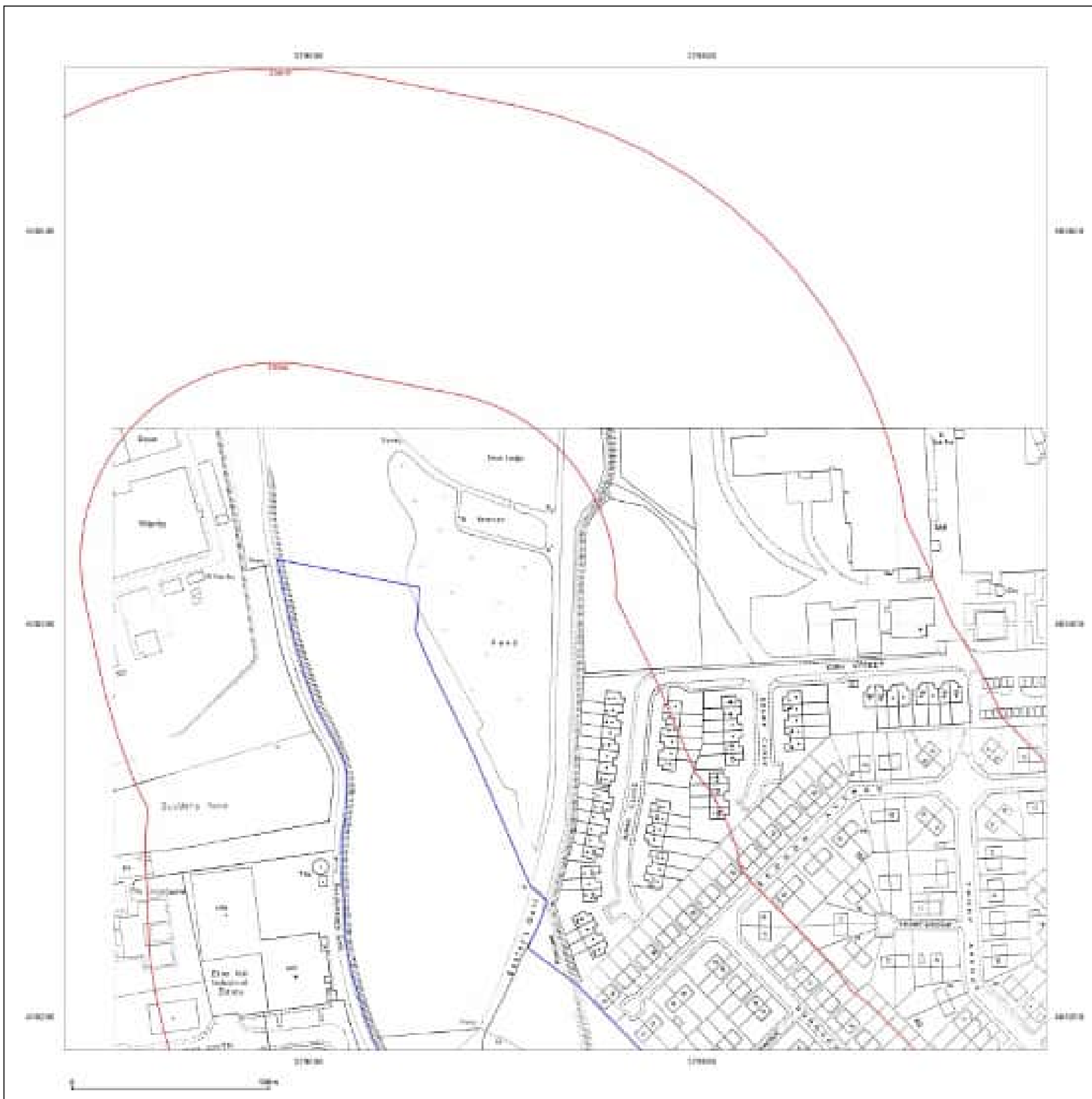


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_1250_1_2
Grid Ref: 379725, 408433

Map Name: National Grid

Map date: 1987-1992

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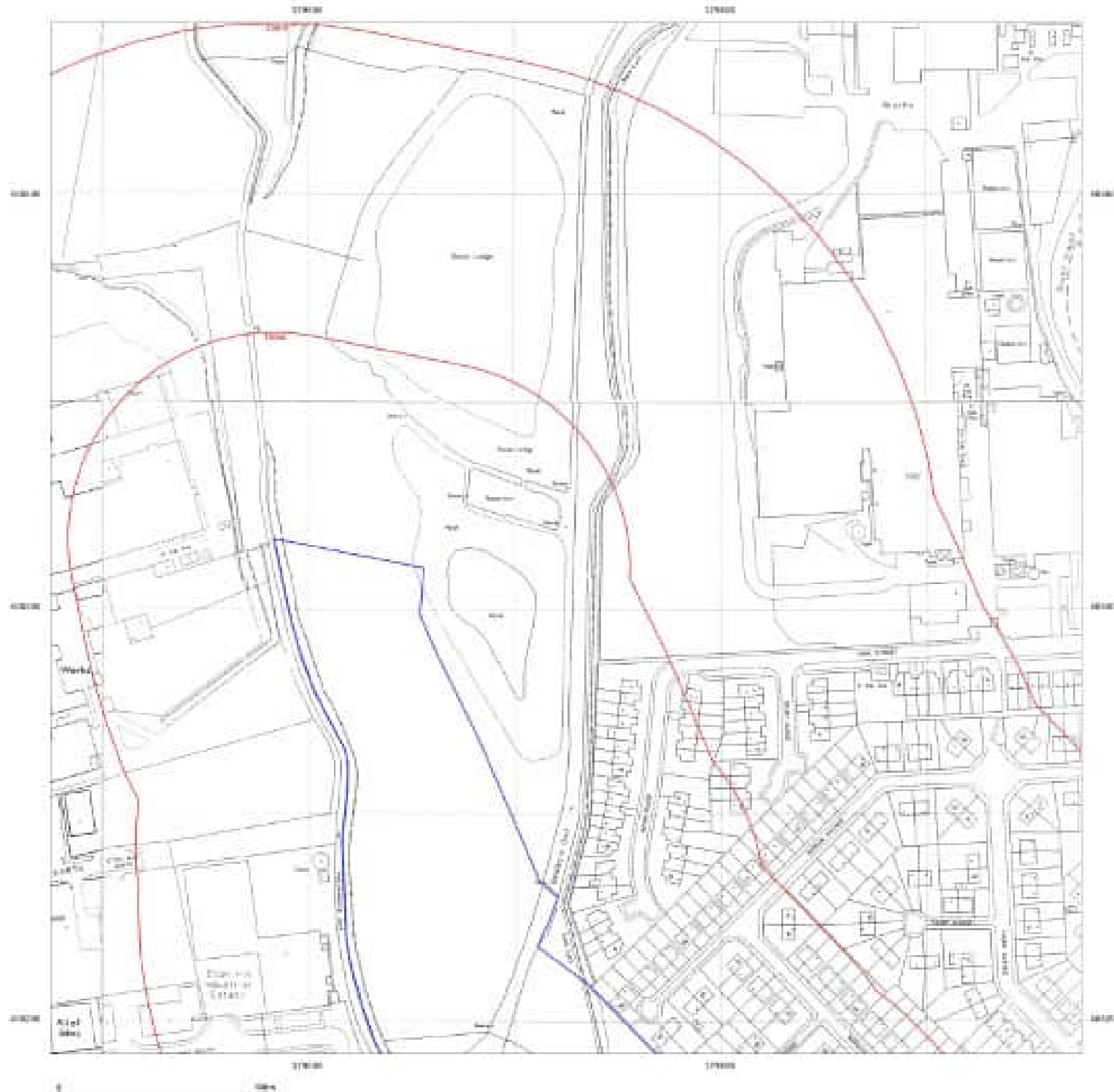


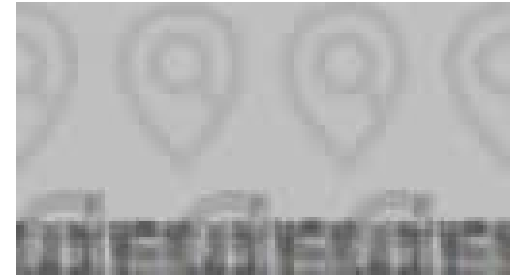
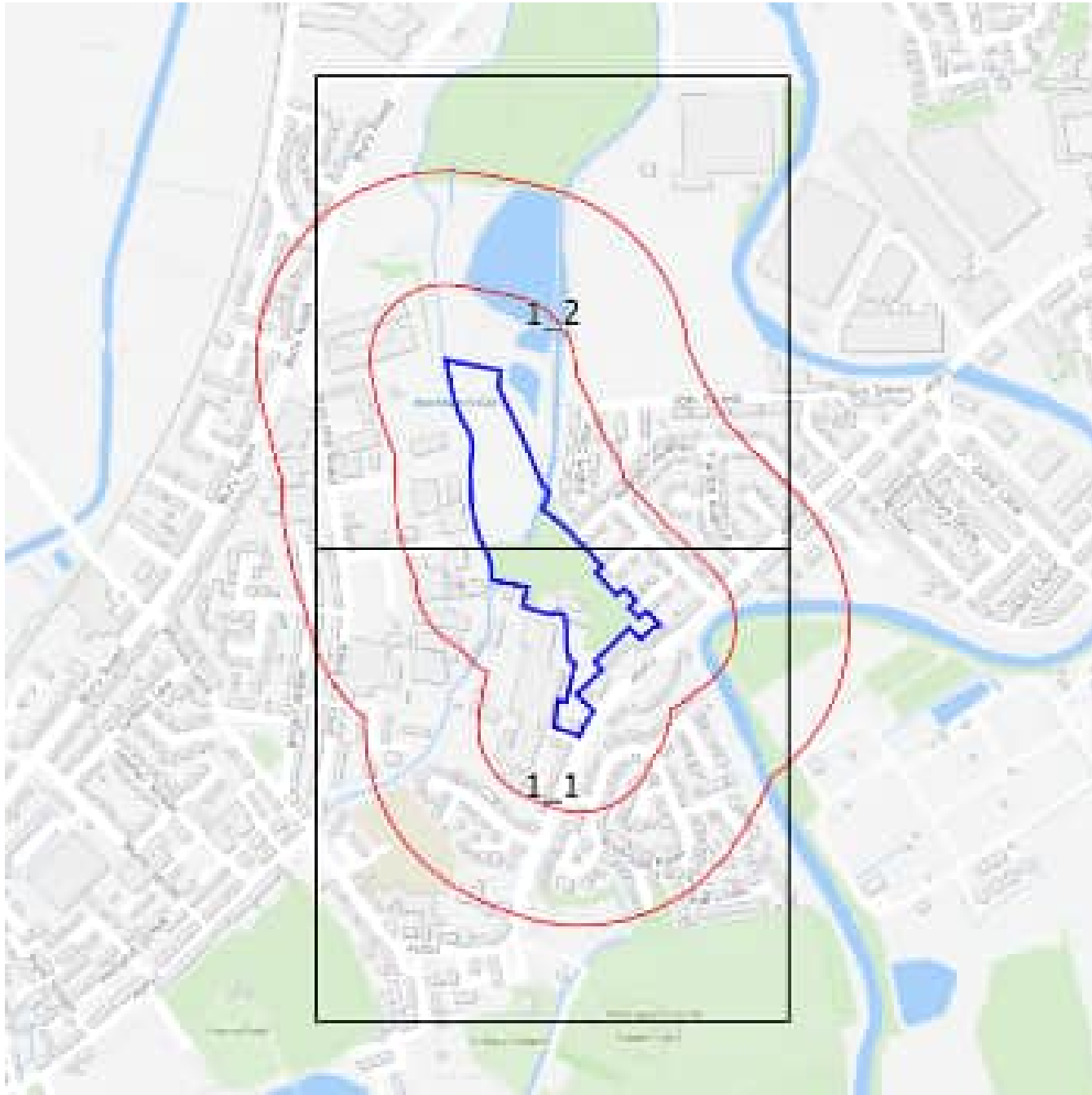
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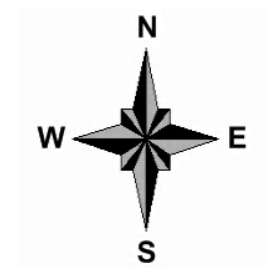
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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_1
Grid Ref: 379725, 407870

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

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Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_1
Grid Ref: 379725, 407870

Map Name: County Series

Map date: 1890-1893

Scale: 1:2,500

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Report Ref: GS-HMJ-3VX-27B-111_LS_1_1
Grid Ref: 379725, 407870

Map Name: County Series

Map date: 1909-1910

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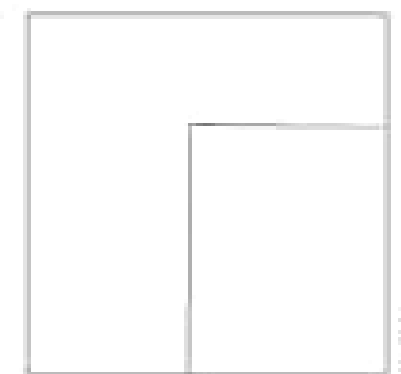
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Map Name: County Series

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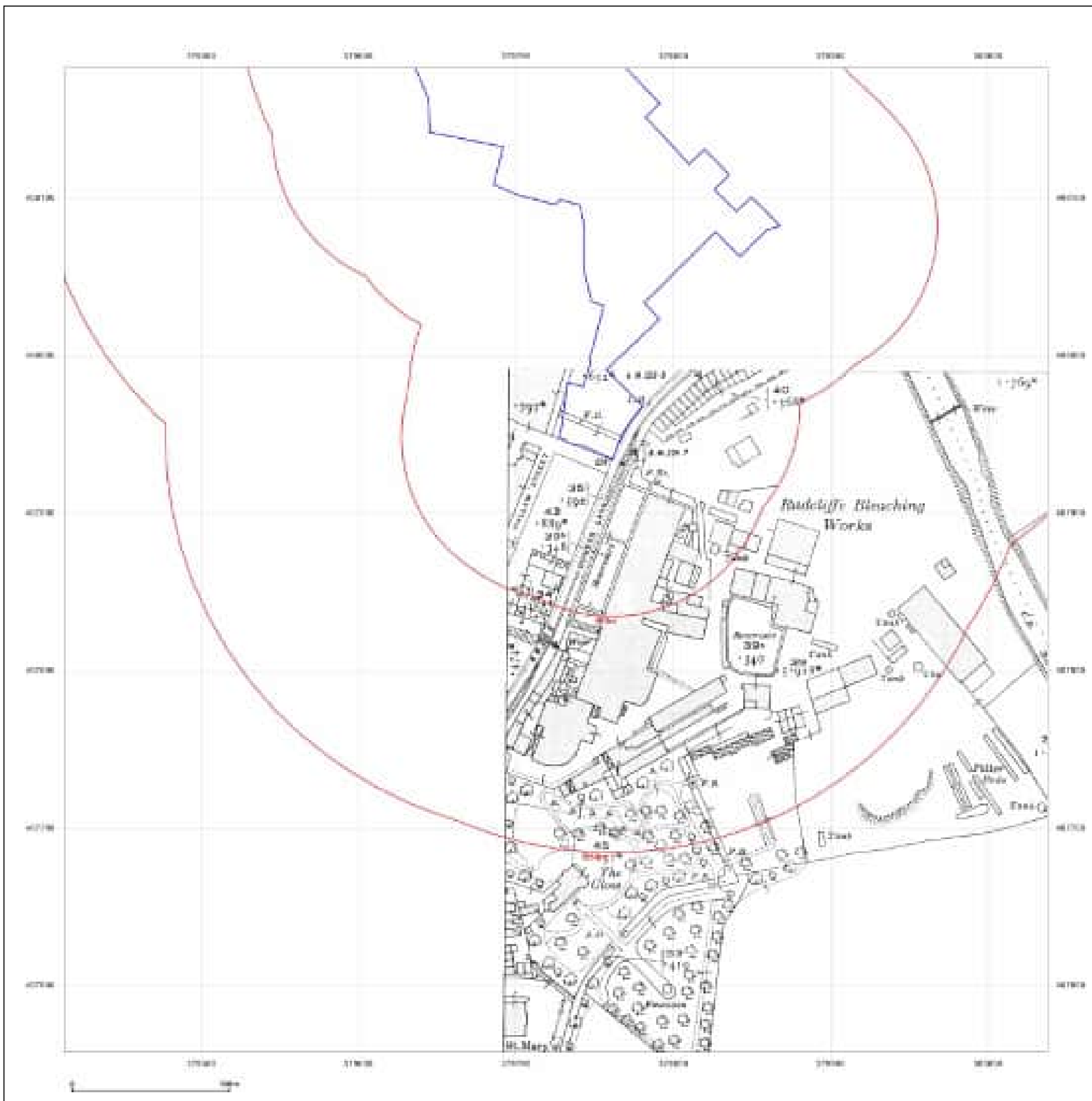


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Grid Ref: 379725, 407870

Map Name: County Series

Map date: 1929-1932

Scale: 1:2,500

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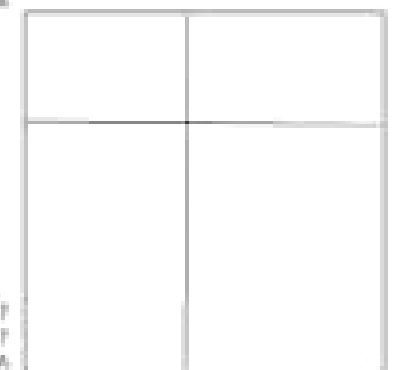
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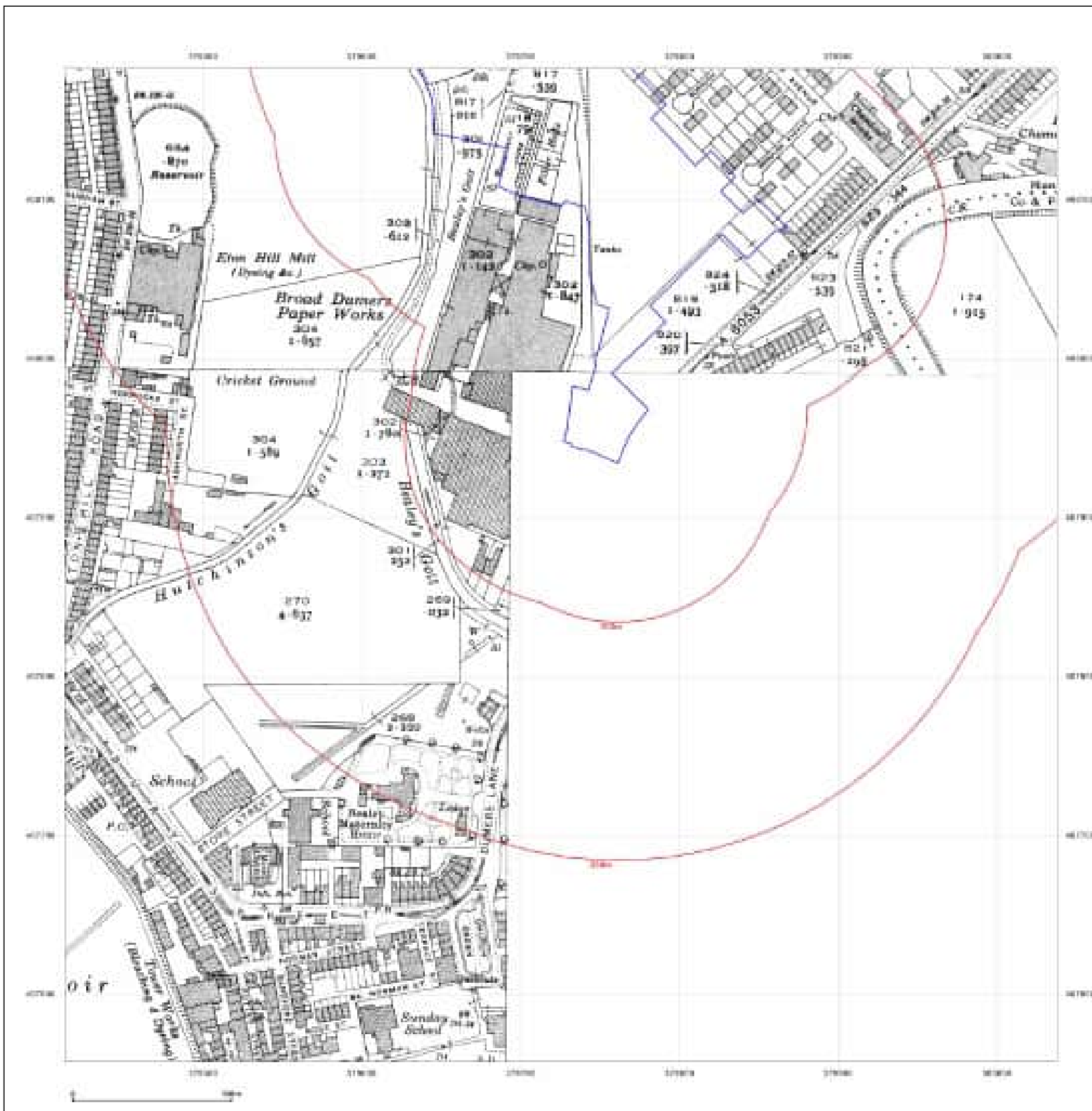


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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_1
Grid Ref: 379725, 407870

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1957
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Surveyed 1928
Revised 1956
Edition 1957
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Levelled 1928

Surveyed 1928
Revised 1956
Edition 1957
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Revised 1956
Edition 1957
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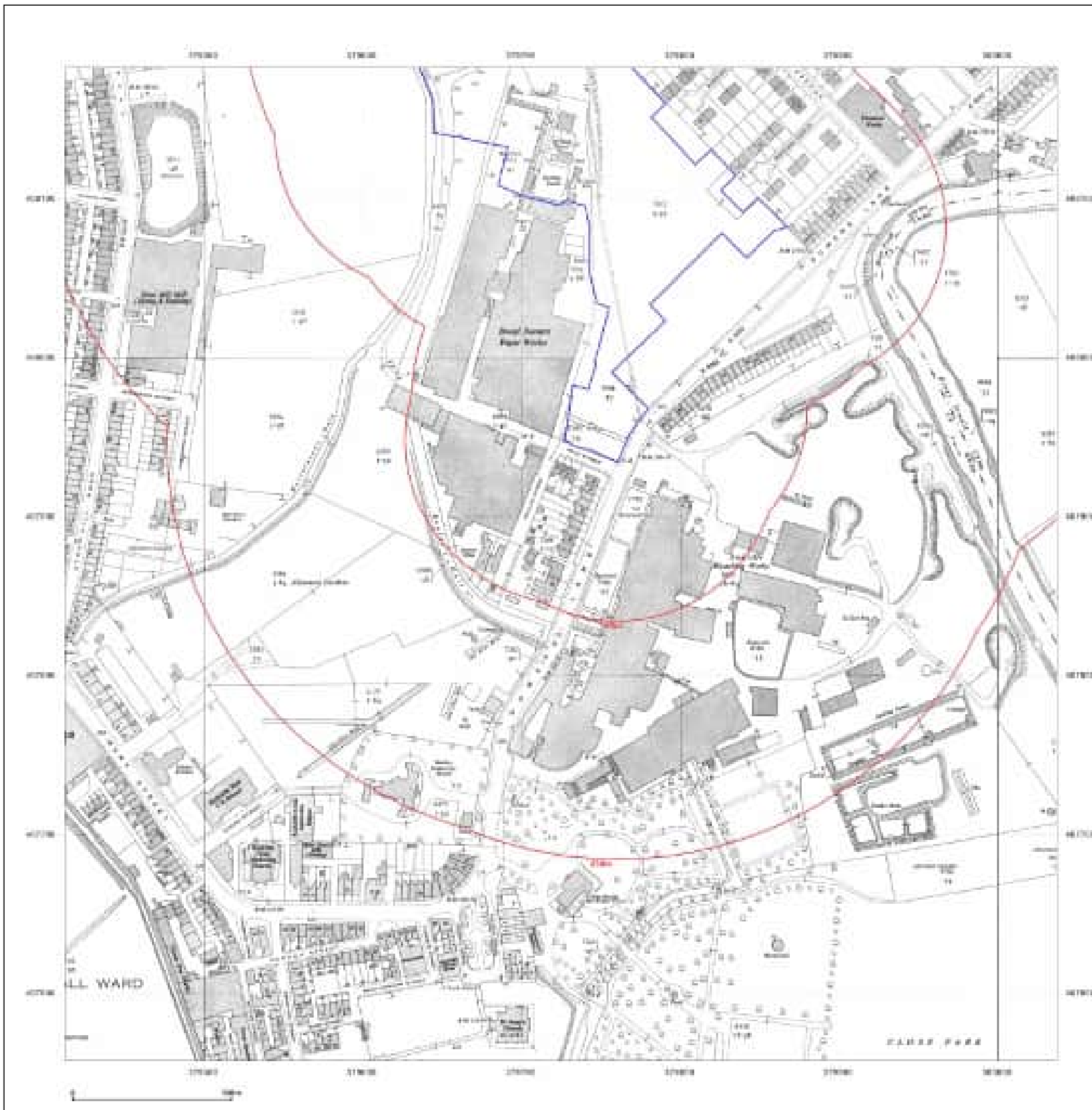


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Site Details:

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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_2
Grid Ref: 379725, 408495

Map Name: County Series

Map date: 1890

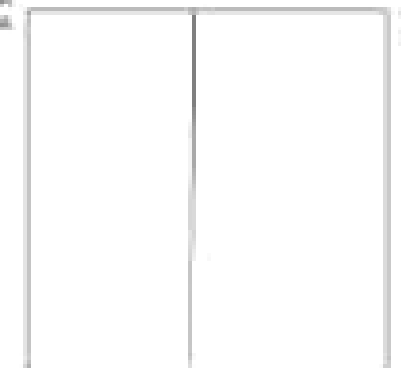
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Edition N/A
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Surveyed 1890
Revised 1890
Edition N/A
Copyright N/A
Levelled N/A

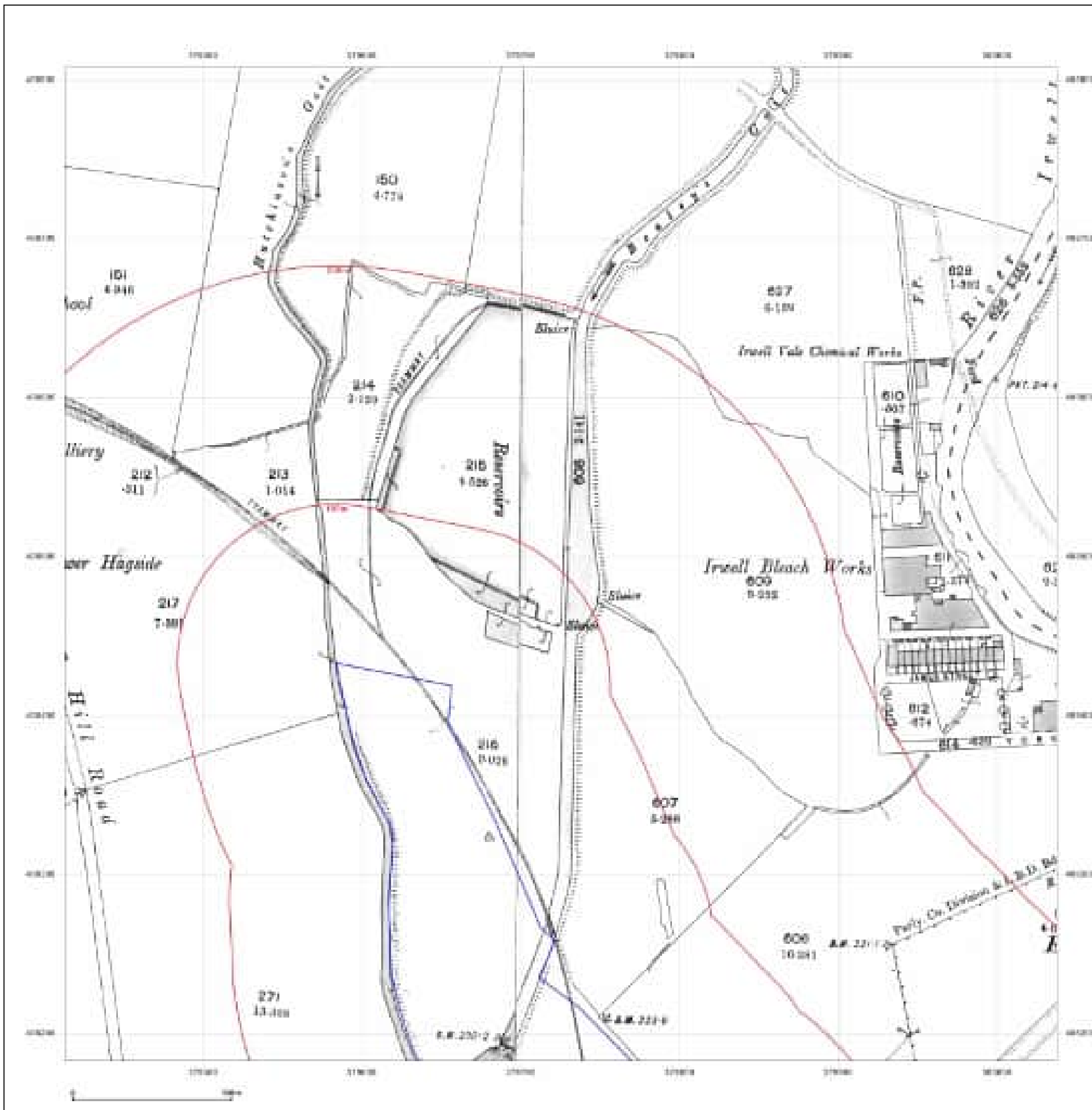


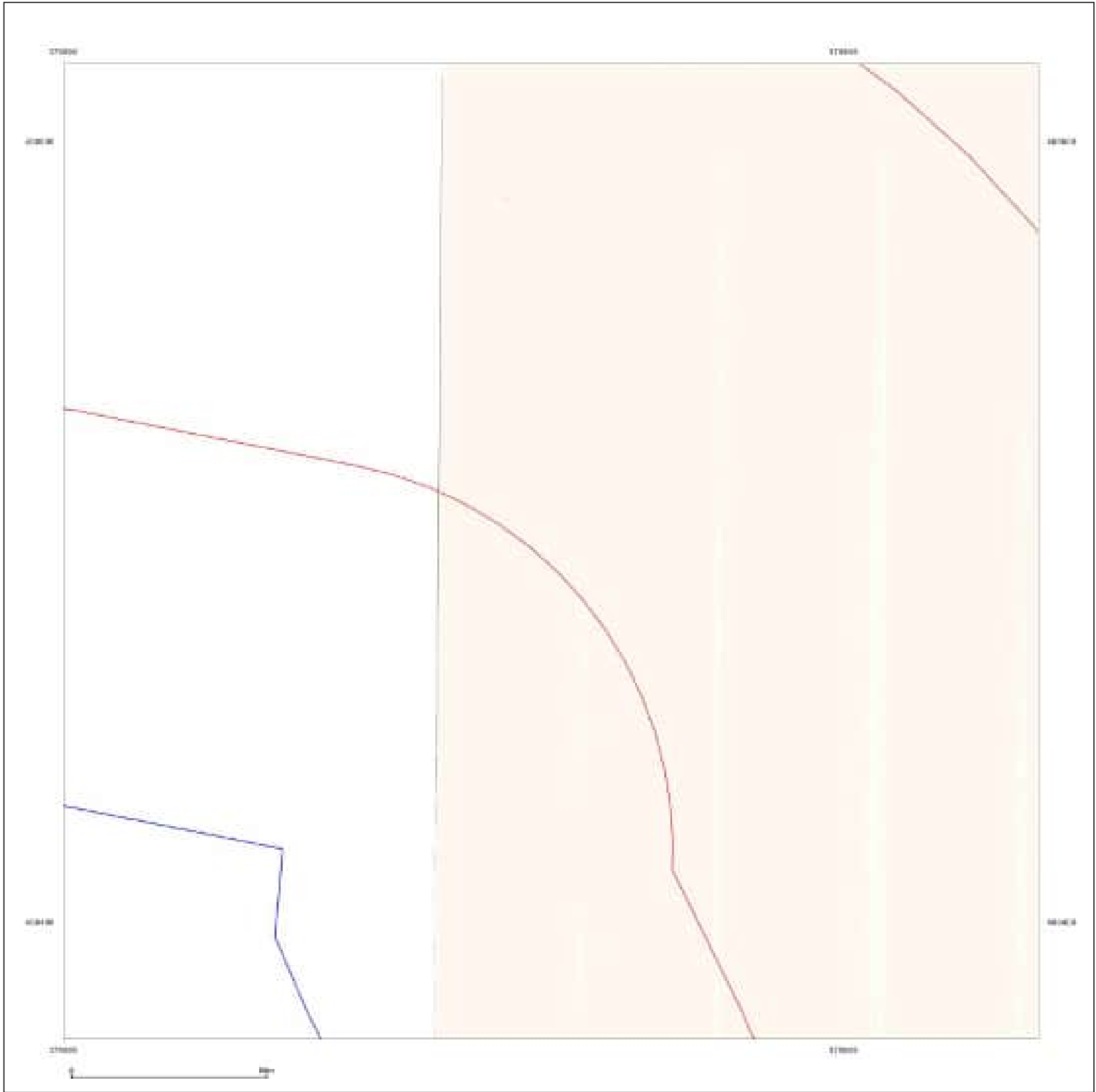
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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

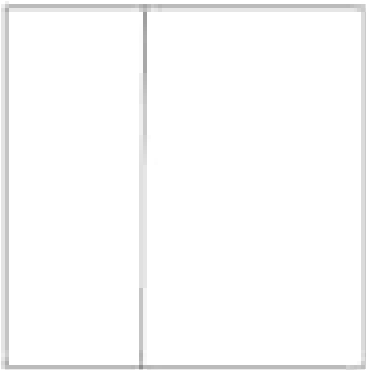
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Report Ref: GS-HMJ-3VX-27B-I11_LS_1_2
Grid Ref: 379725, 408495

Map Name: County Series Town Plan

Map date: 1891

Scale: 1:500

Printed at: 1:1,000



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Edition NW
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Site Details:

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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_2
Grid Ref: 379725, 408495

Map Name: County Series

Map date: 1910

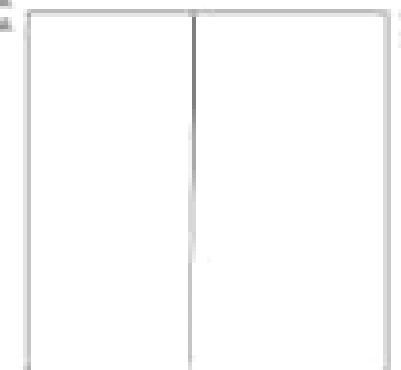
Scale: 1:2,500

Printed at: 1:2,500



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Edition 1910
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Edition 1910
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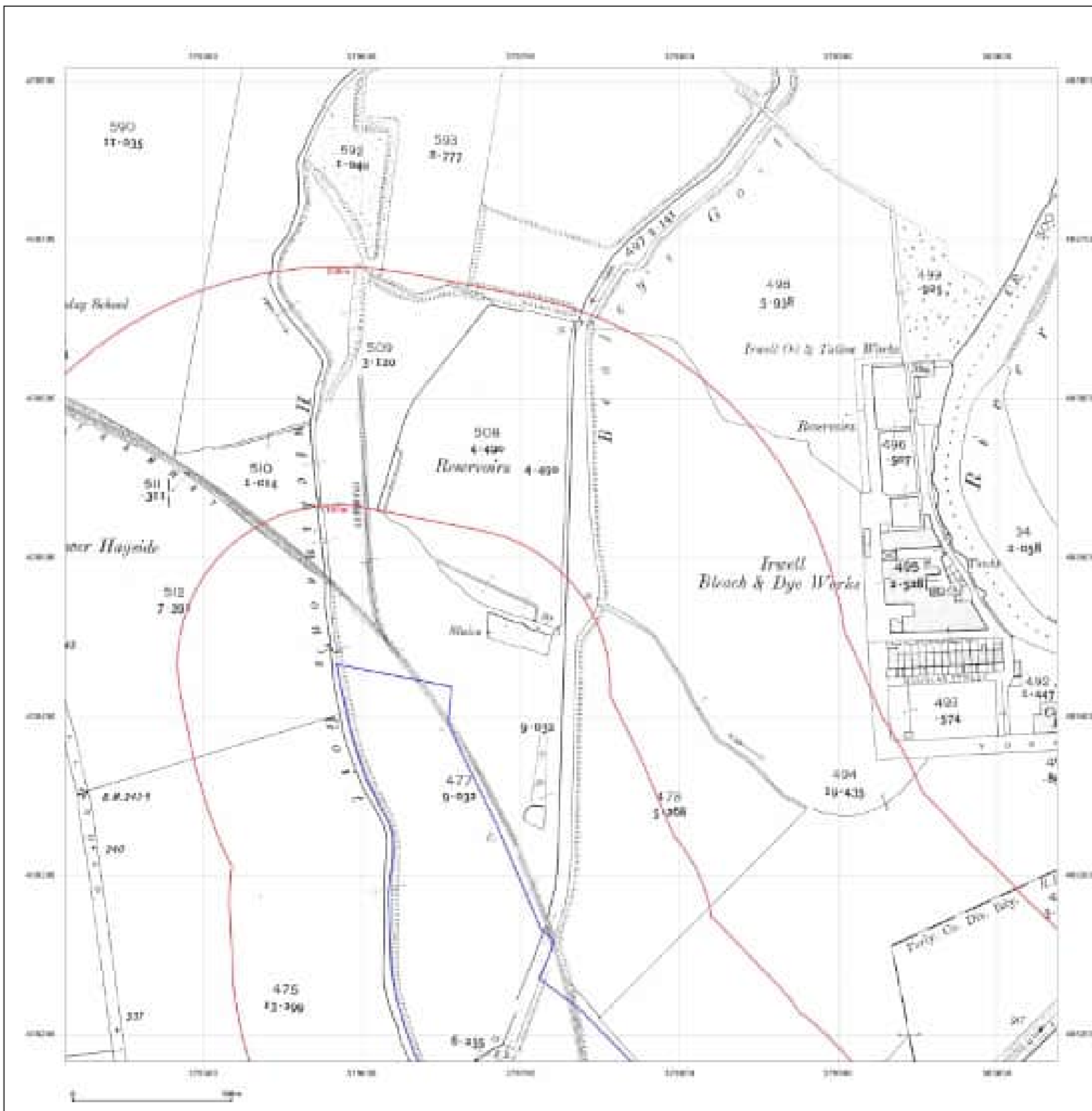


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_2
Grid Ref: 379725, 408495

Map Name: County Series

Map date: 1930

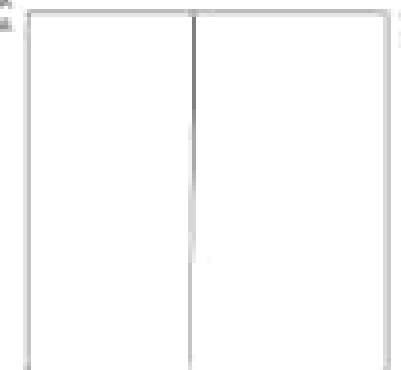
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Printed at: 1:2,500



Surveyed 1833
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Edition 1933
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Surveyed 1833
Revised 1933
Edition 1933
Copyright N/A
Levelled N/A

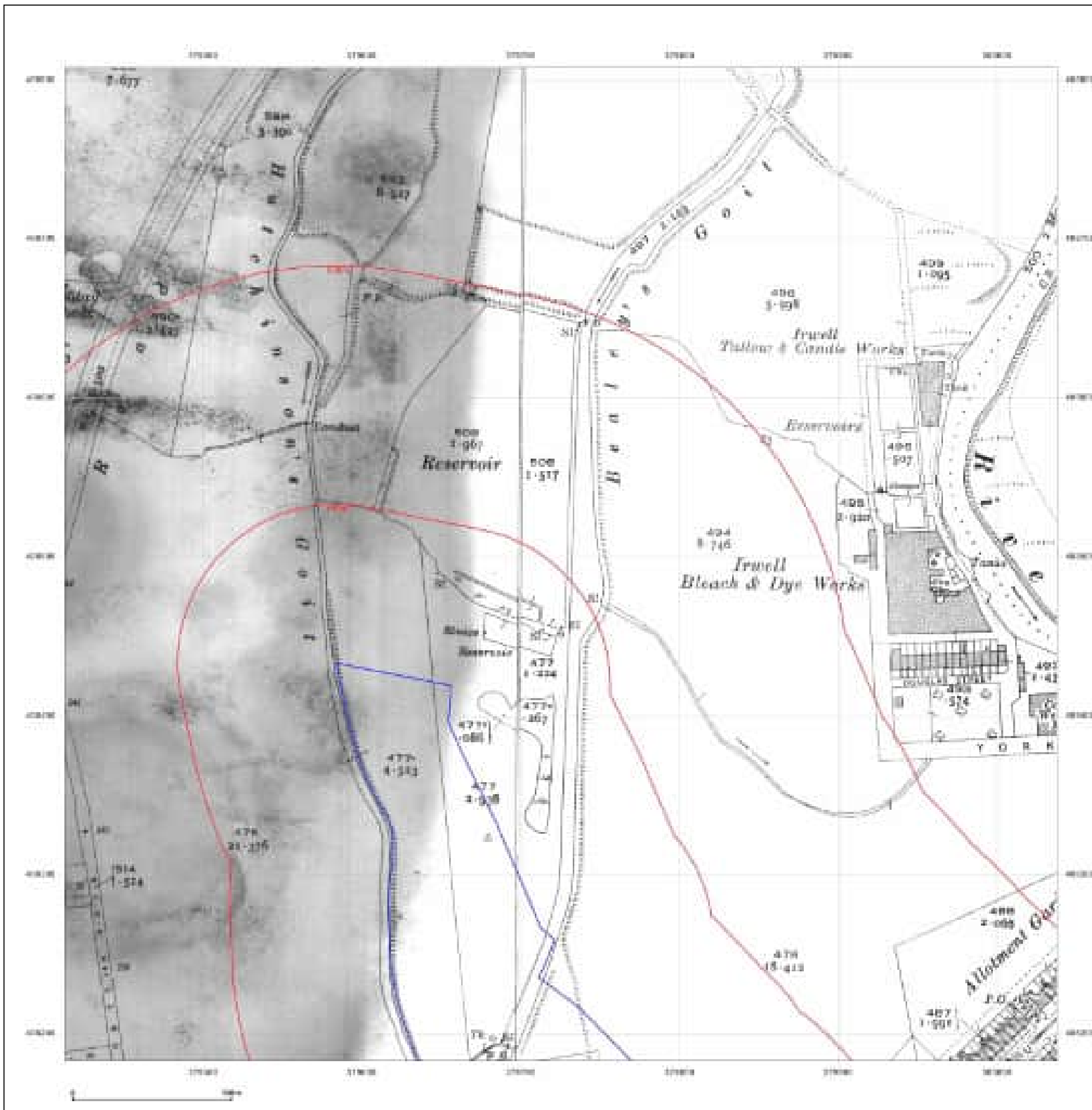


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_2
Grid Ref: 379725, 408495

Map Name: County Series

Map date: 1937

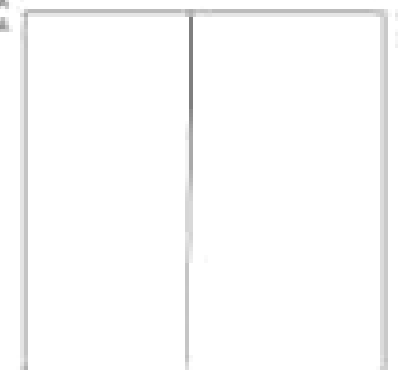
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Printed at: 1:2,500



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Edition 1937
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Revised 1937
Edition 1937
Copyright N/A
Levelled N/A

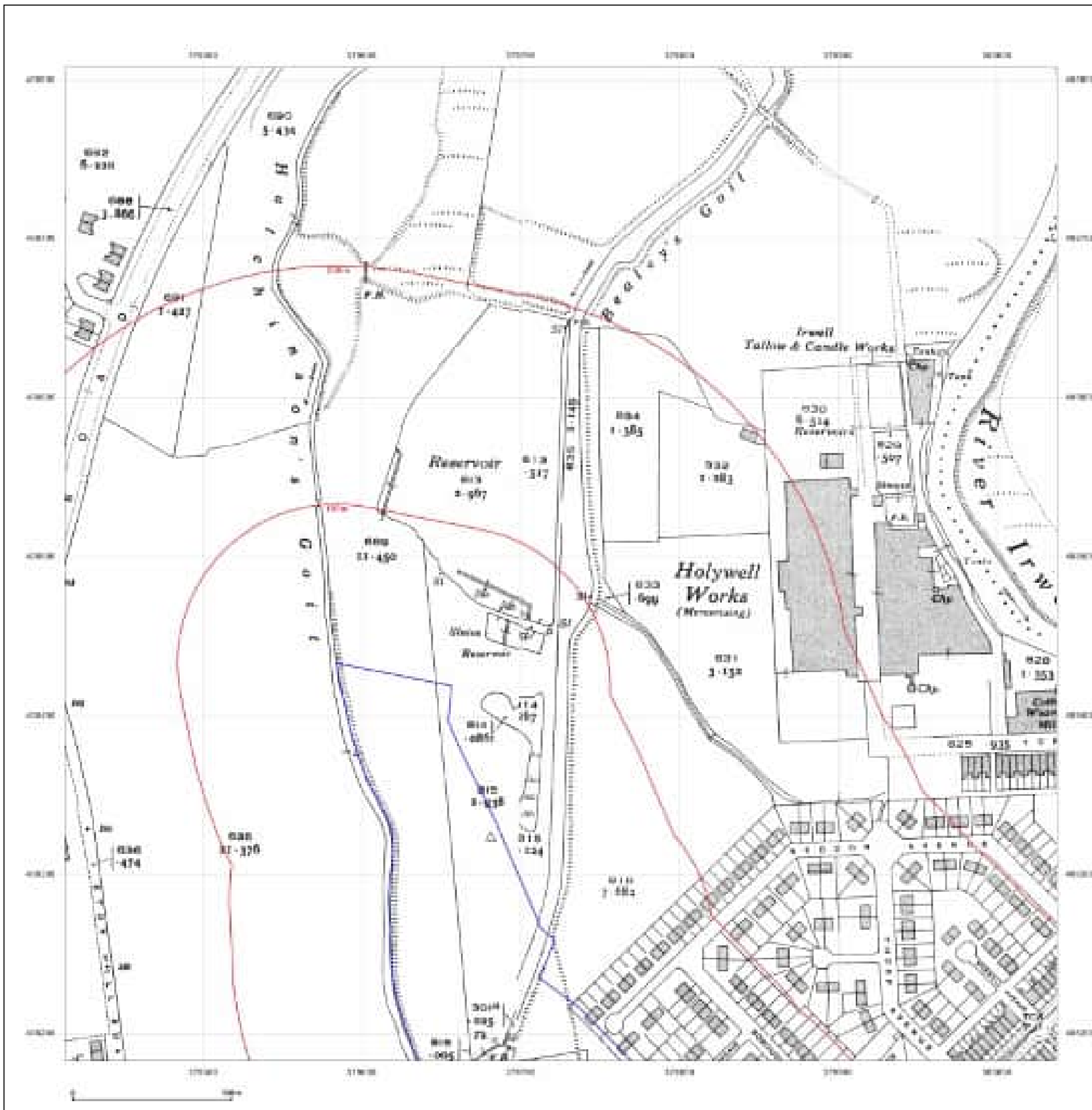


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Site Details:

Land Adjacent to Bealey
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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_LS_1_2
Grid Ref: 379725, 408495

Map Name: National Grid

Map date: 1956

Scale: 1:2,500

Printed at: 1:2,500



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Edition 1957
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Surveyed 1956
Revised 1956
Edition 1957
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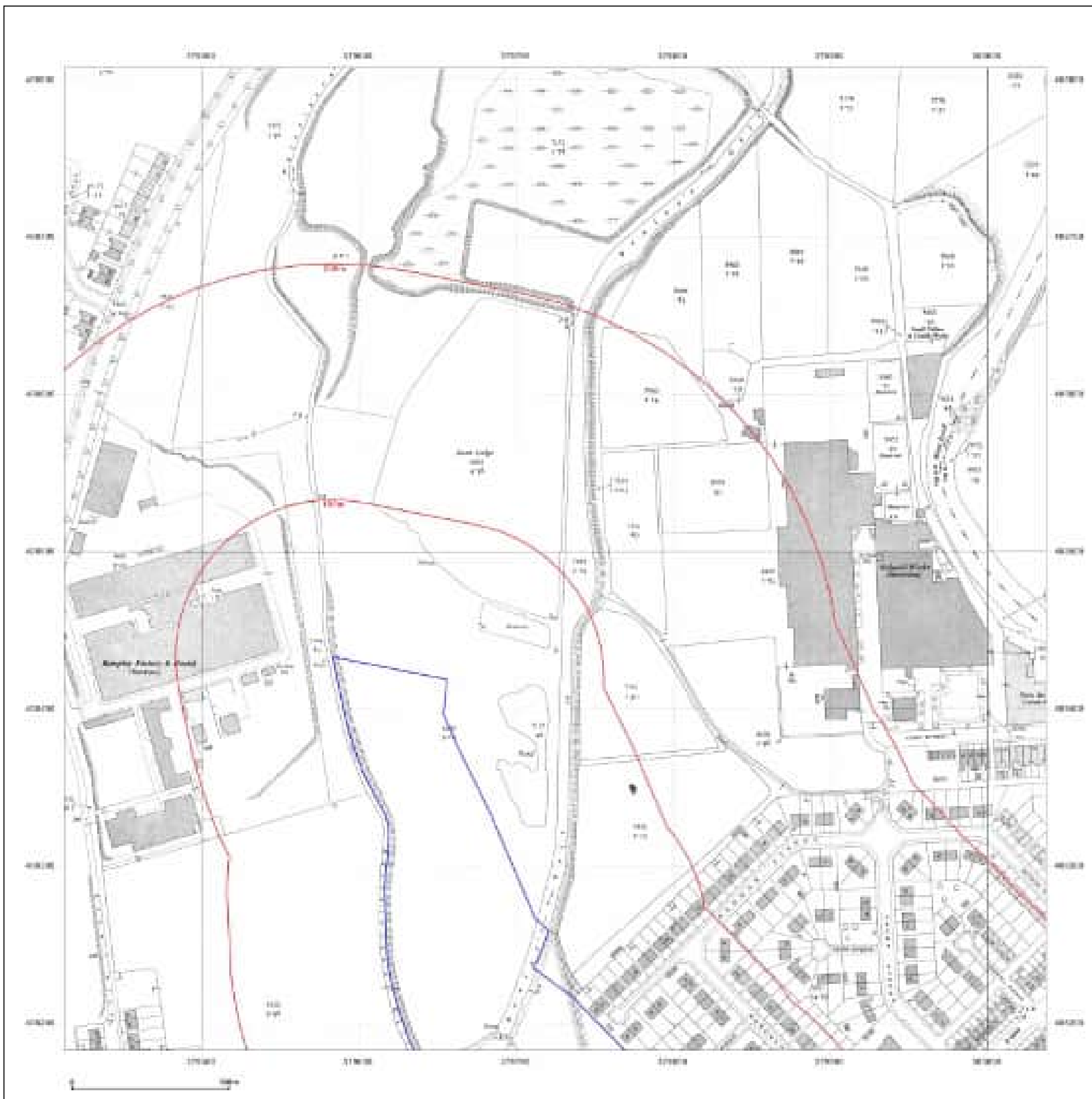


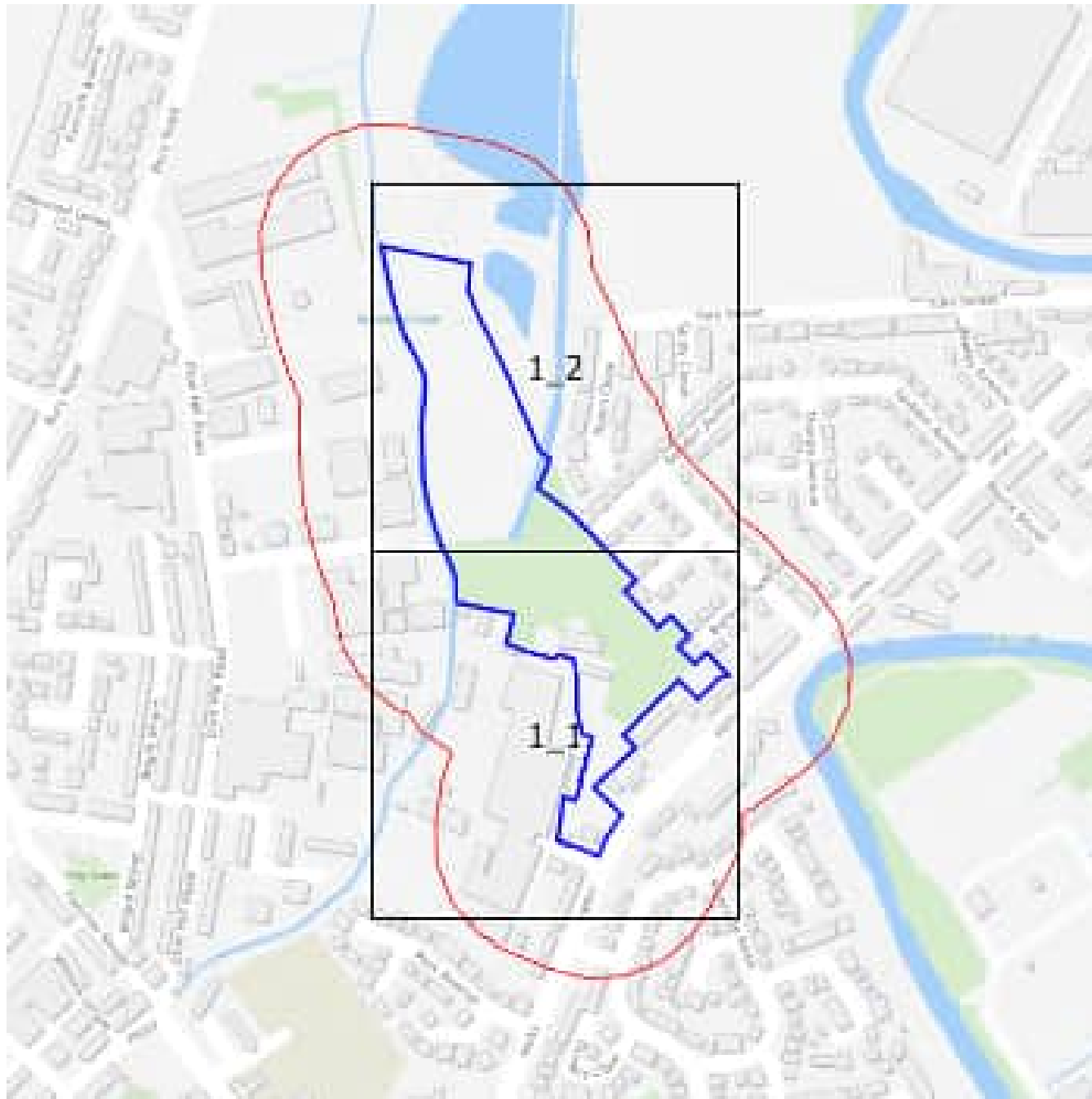
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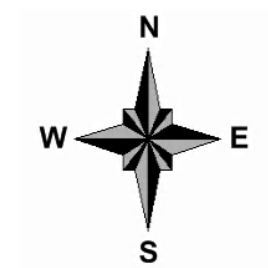
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Landline Scale Grid Index



Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111_Landline_1_1
Grid Ref: 379725, 408033

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250

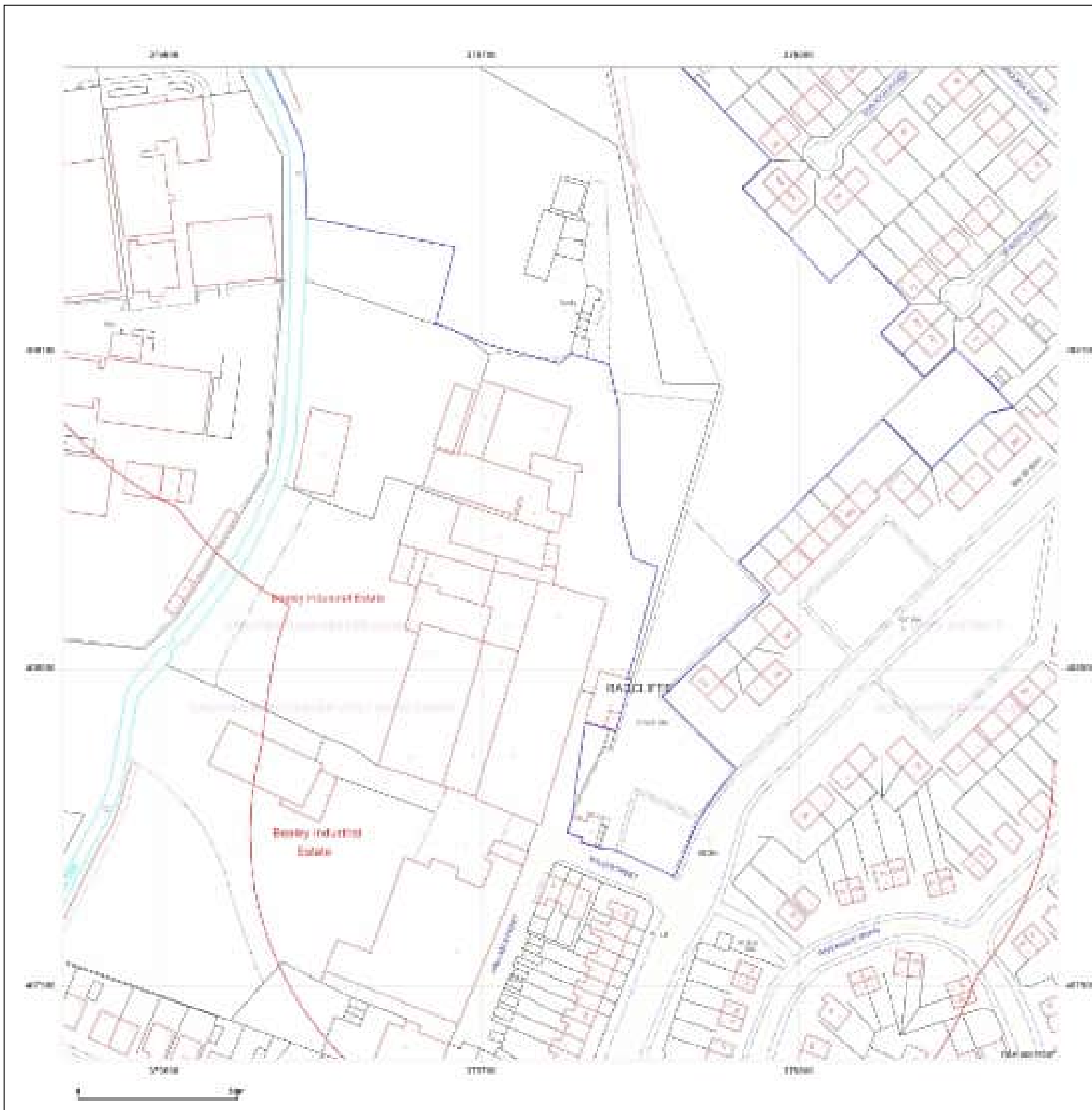


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2BD

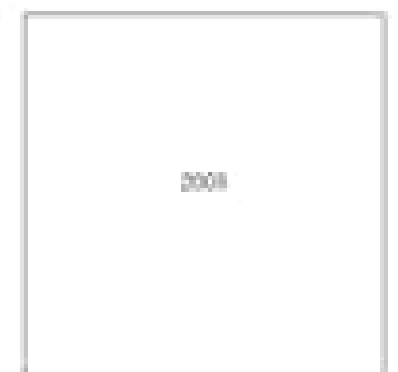
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Report Ref: GS-HMJ-3VX-27B-111_Landline_1_2
Grid Ref: 379725, 408333

Map Name: LandLine

Map date: 2003

Scale: 1:1,250

Printed at: 1:1,250



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Site Details:

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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

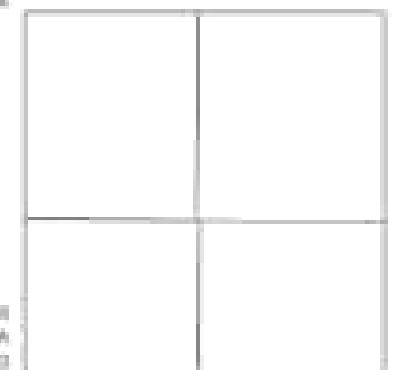
Map date: 1848-1850

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1847
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A



Surveyed 1848
Revised N/A
Edition 1850
Copyright N/A
Levelled N/A

Surveyed 1849
Revised N/A
Edition 1849
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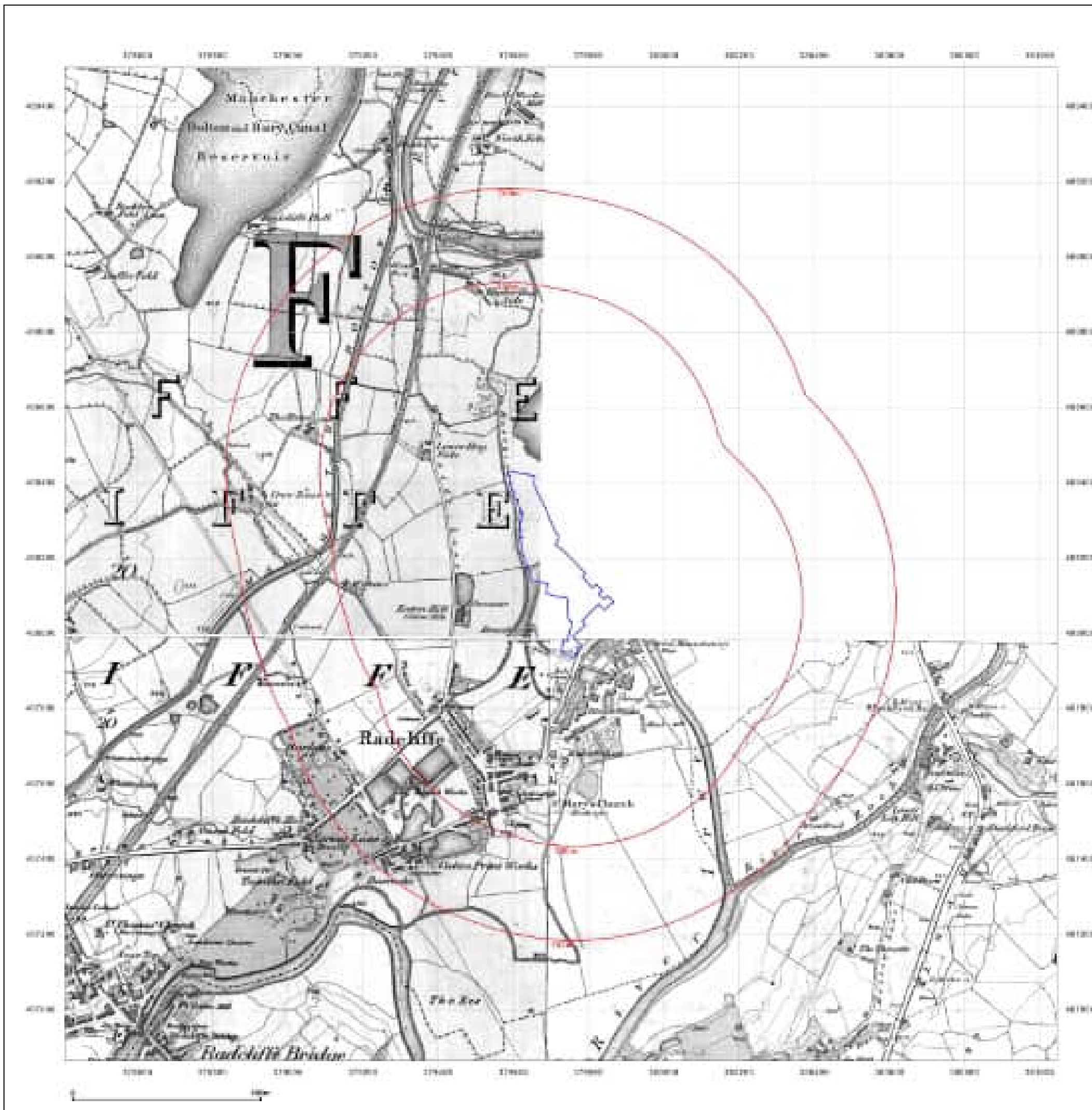


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

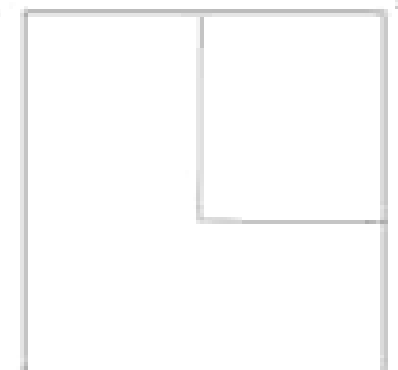
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Printed at: 1:10,560



Surveyed 1847
Revised NA
Edition 1851
Copyright 1851
Unrevised NA

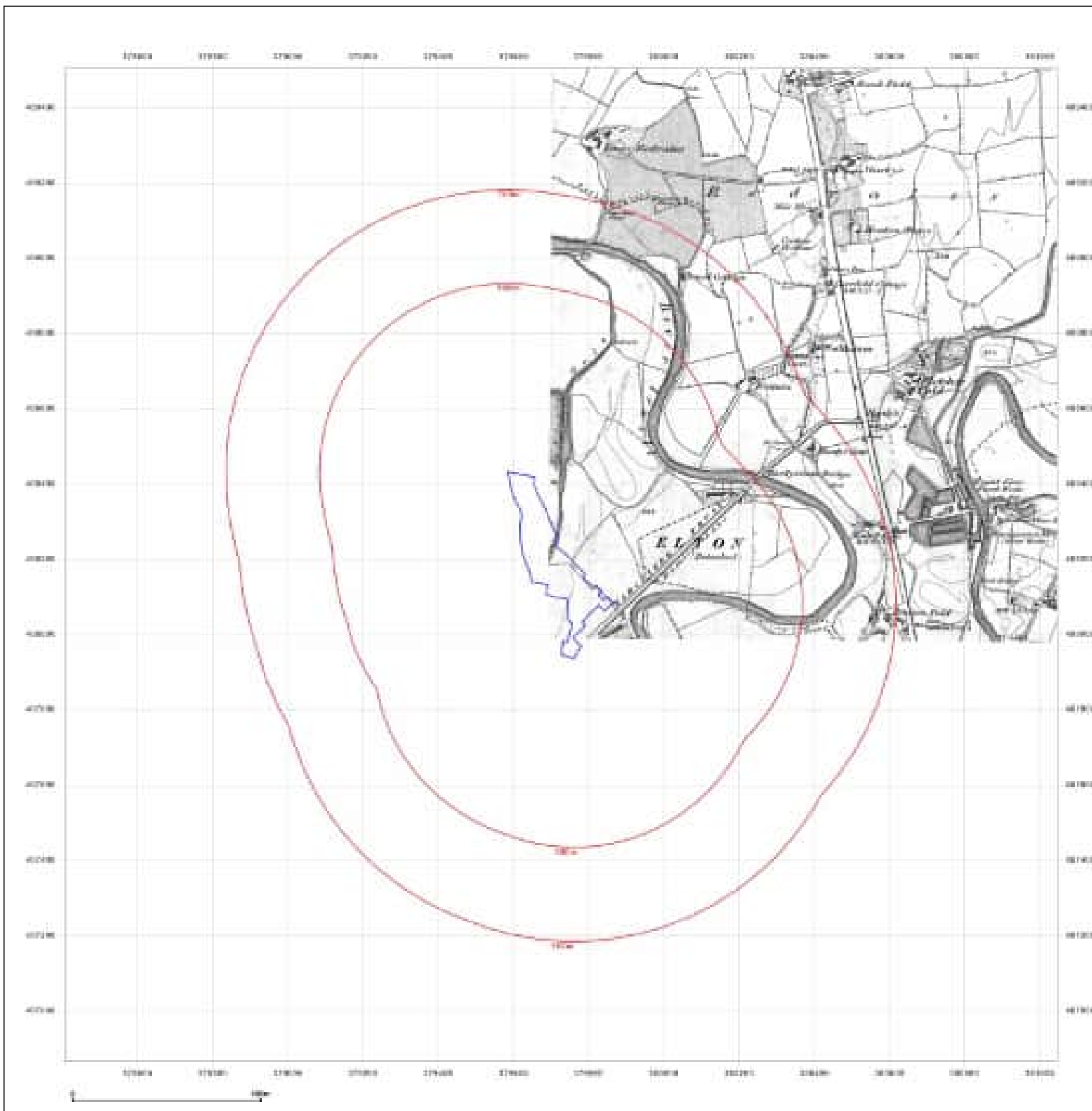


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Site Details:

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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1890-1891

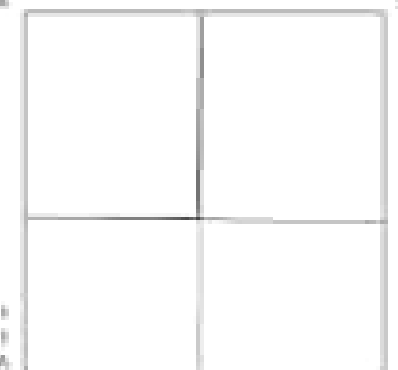
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Printed at: 1:10,560



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Edition N/A
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Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A



Surveyed 1884
Revised 1884
Edition N/A
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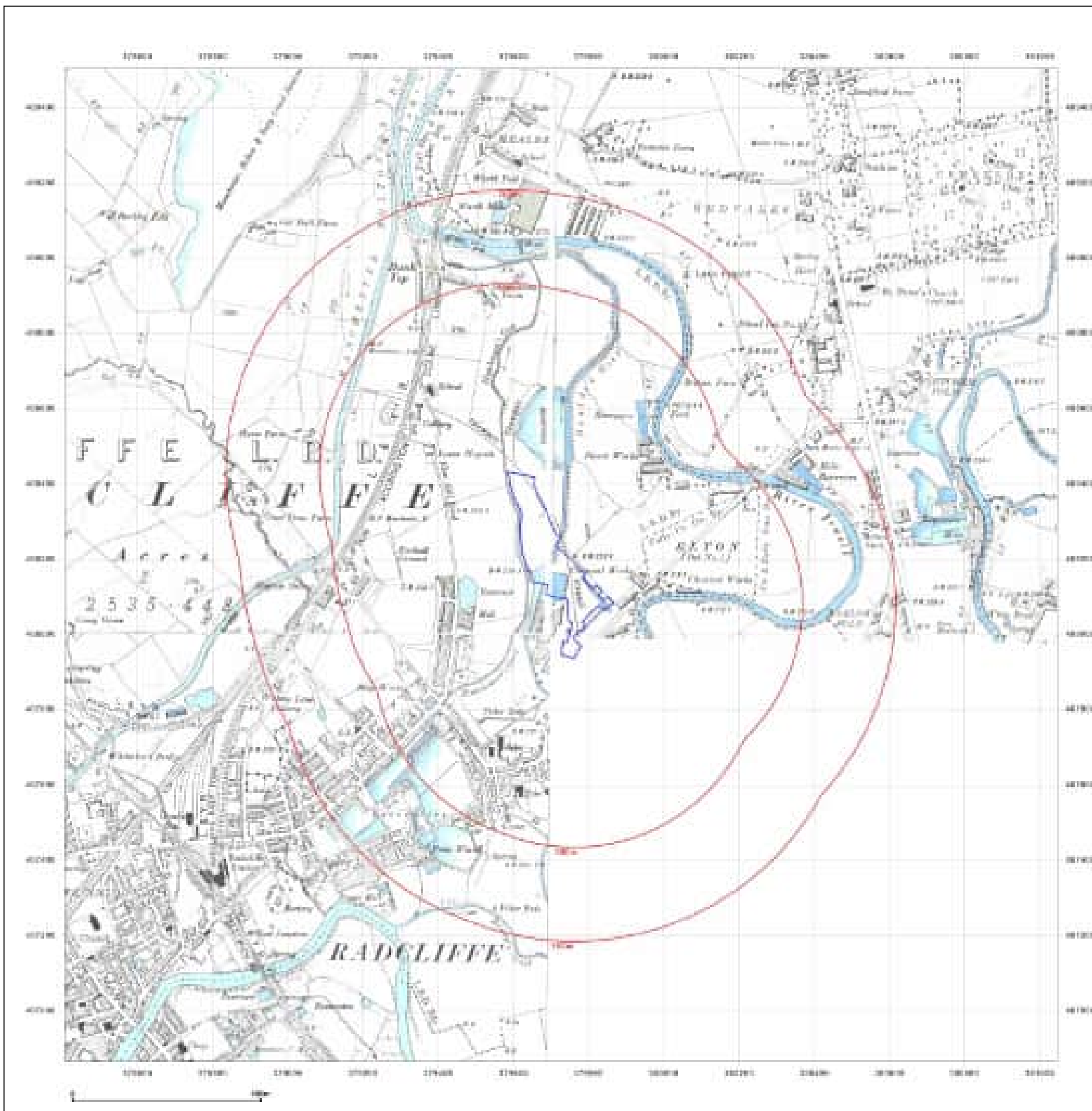


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2BD

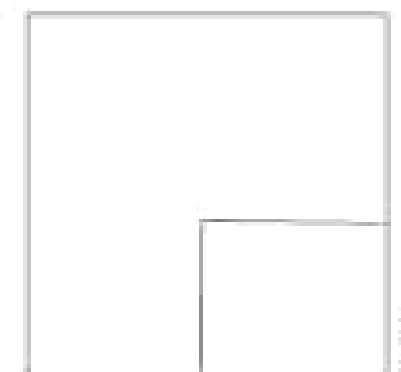
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Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1891

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1891
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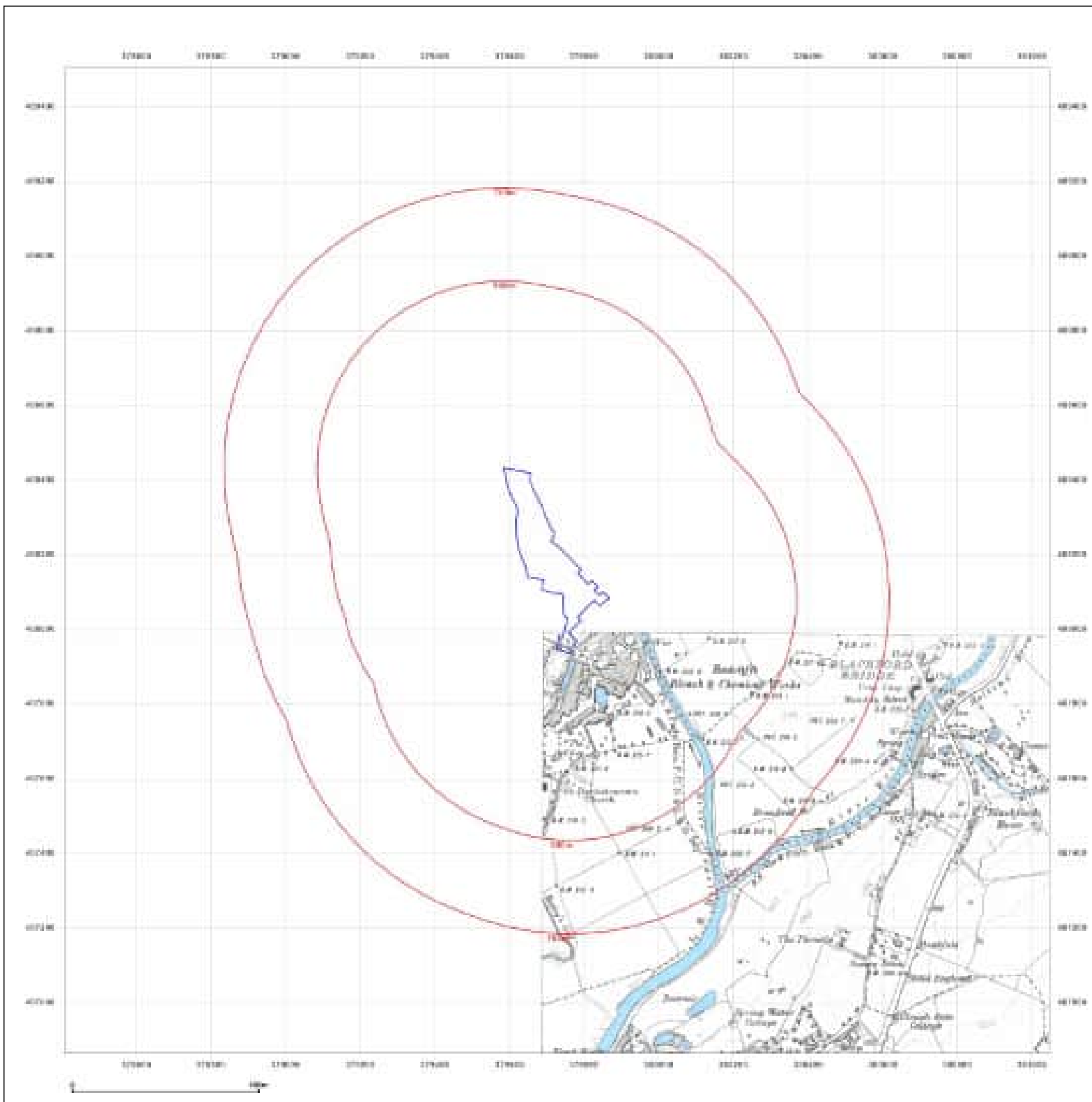


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1907-1908

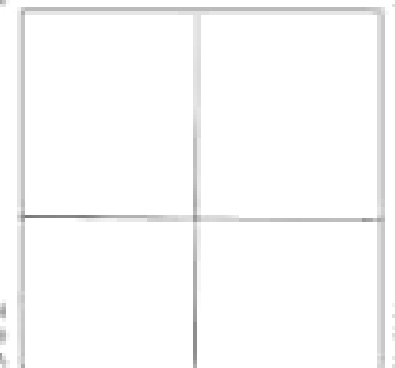
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Edition N/A
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Revised 1908
Edition N/A
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Surveyed 1844
Revised 1907
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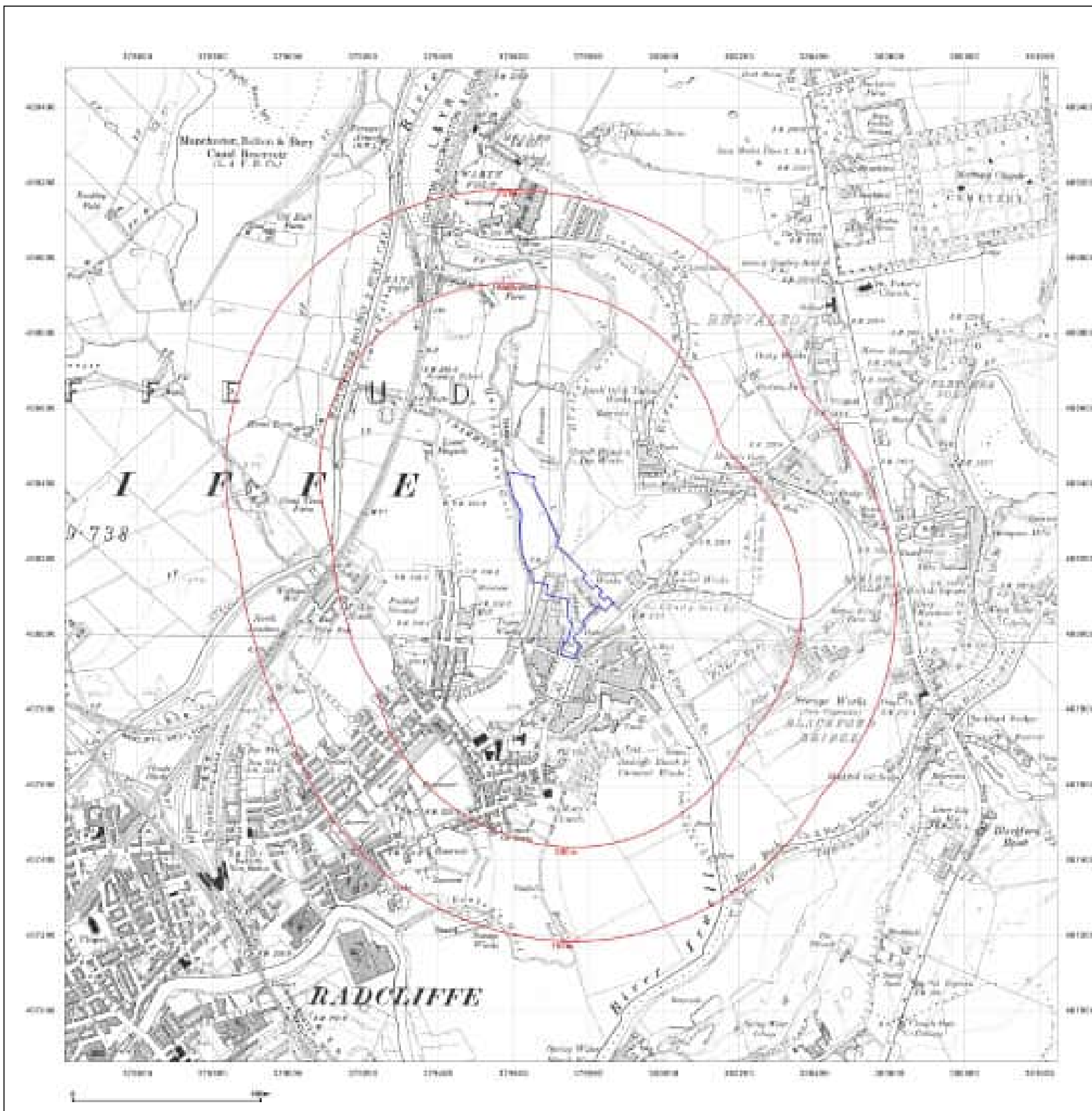


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2BD

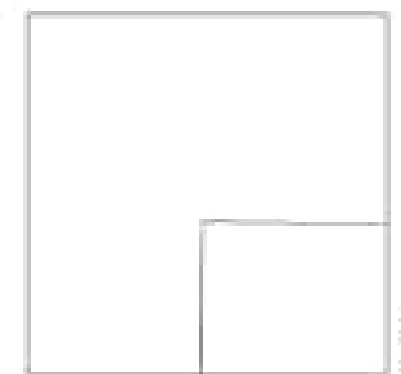
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Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1915

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1844
Revised 1875
Edition N/A
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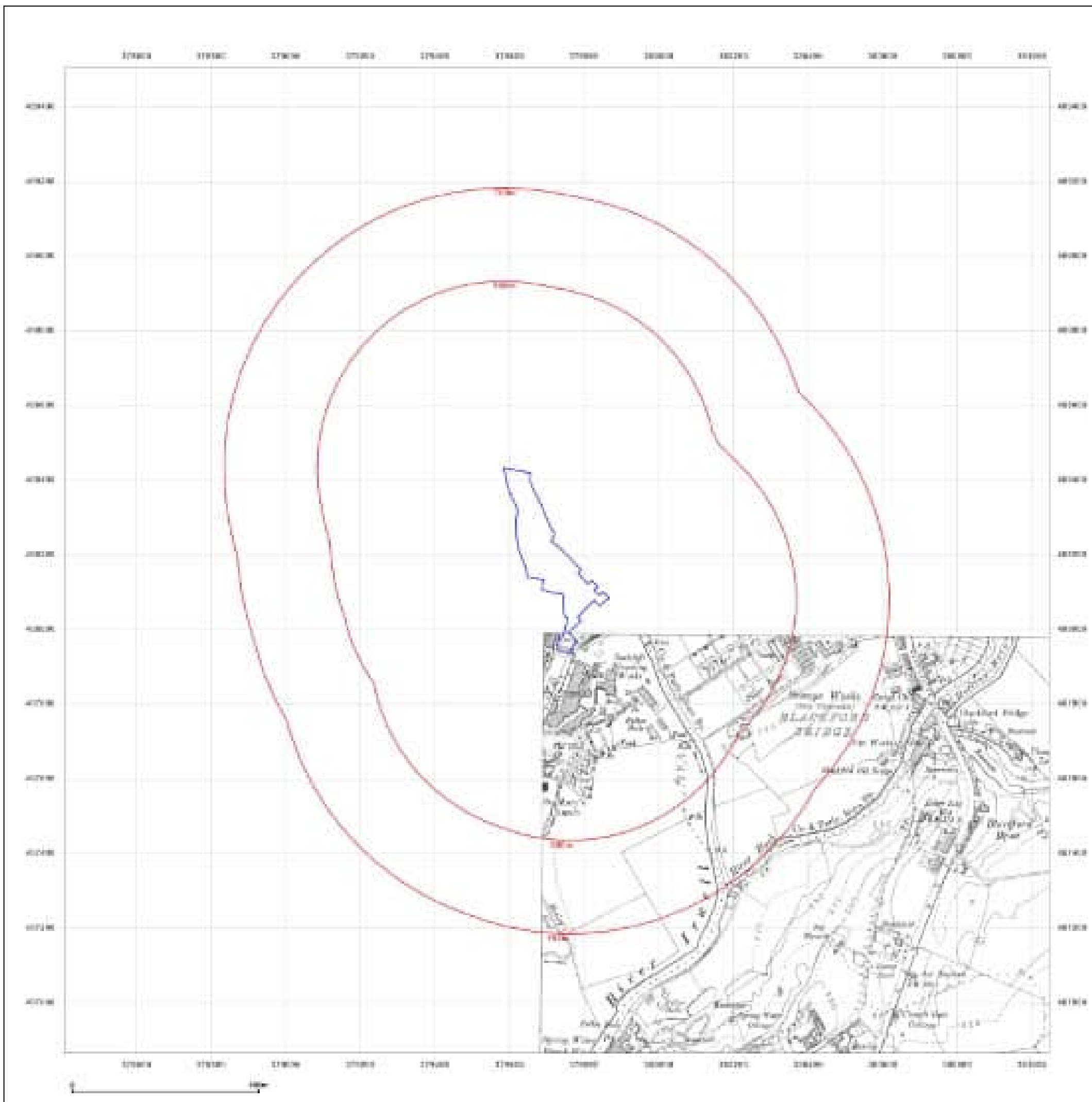


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2BD

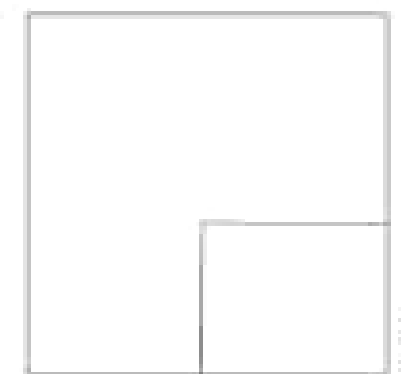
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Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1923

Scale: 1:10,560

Printed at: 1:10,560



Revised 1844
Revised 1873
Edition N/A
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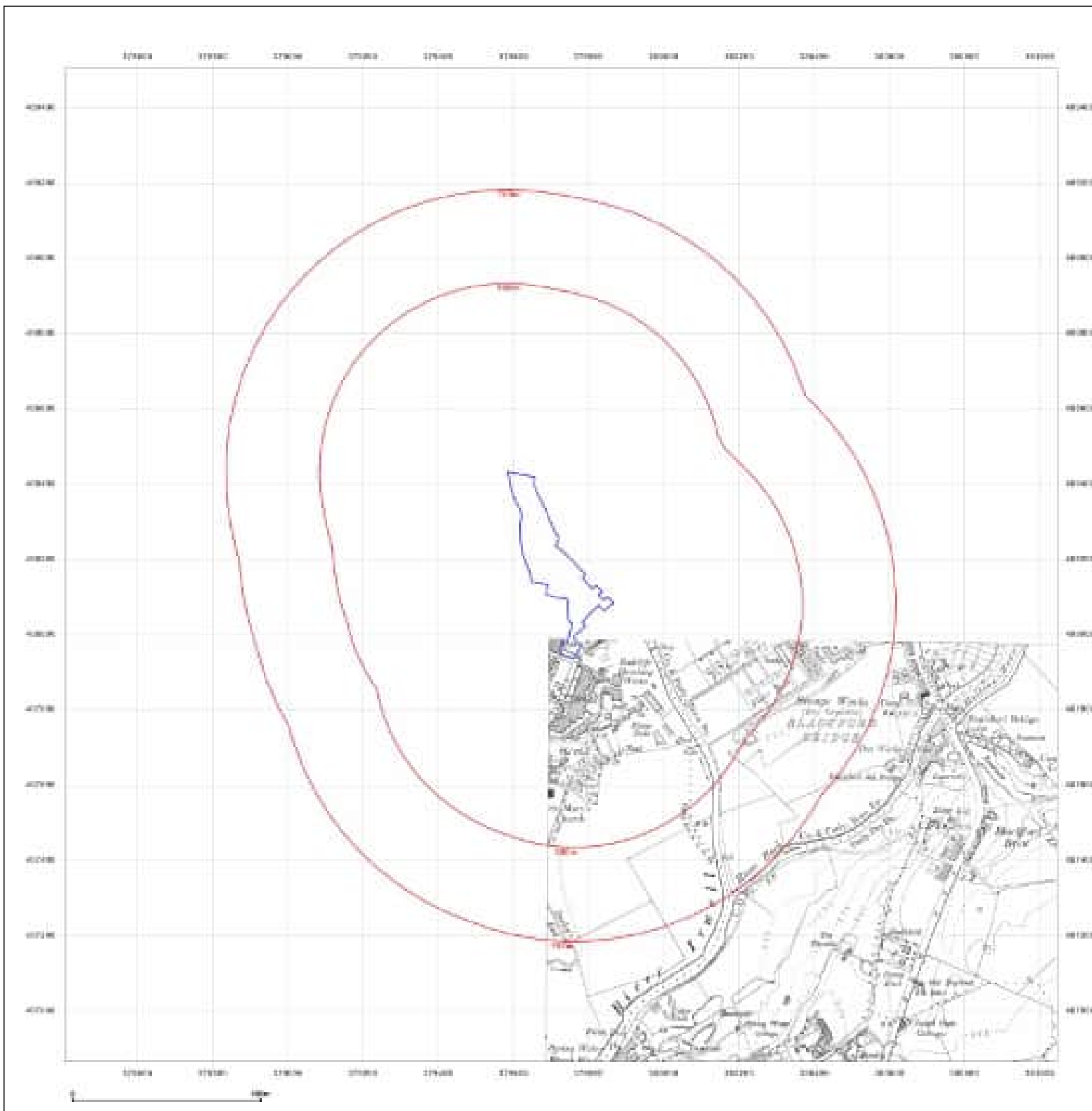


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1927-1932

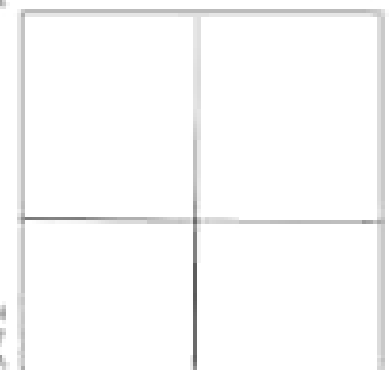
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Revised 1927
Edition N/A
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Revised 1927
Edition N/A
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Surveyed 1844
Revised 1927
Edition N/A
Copyright N/A
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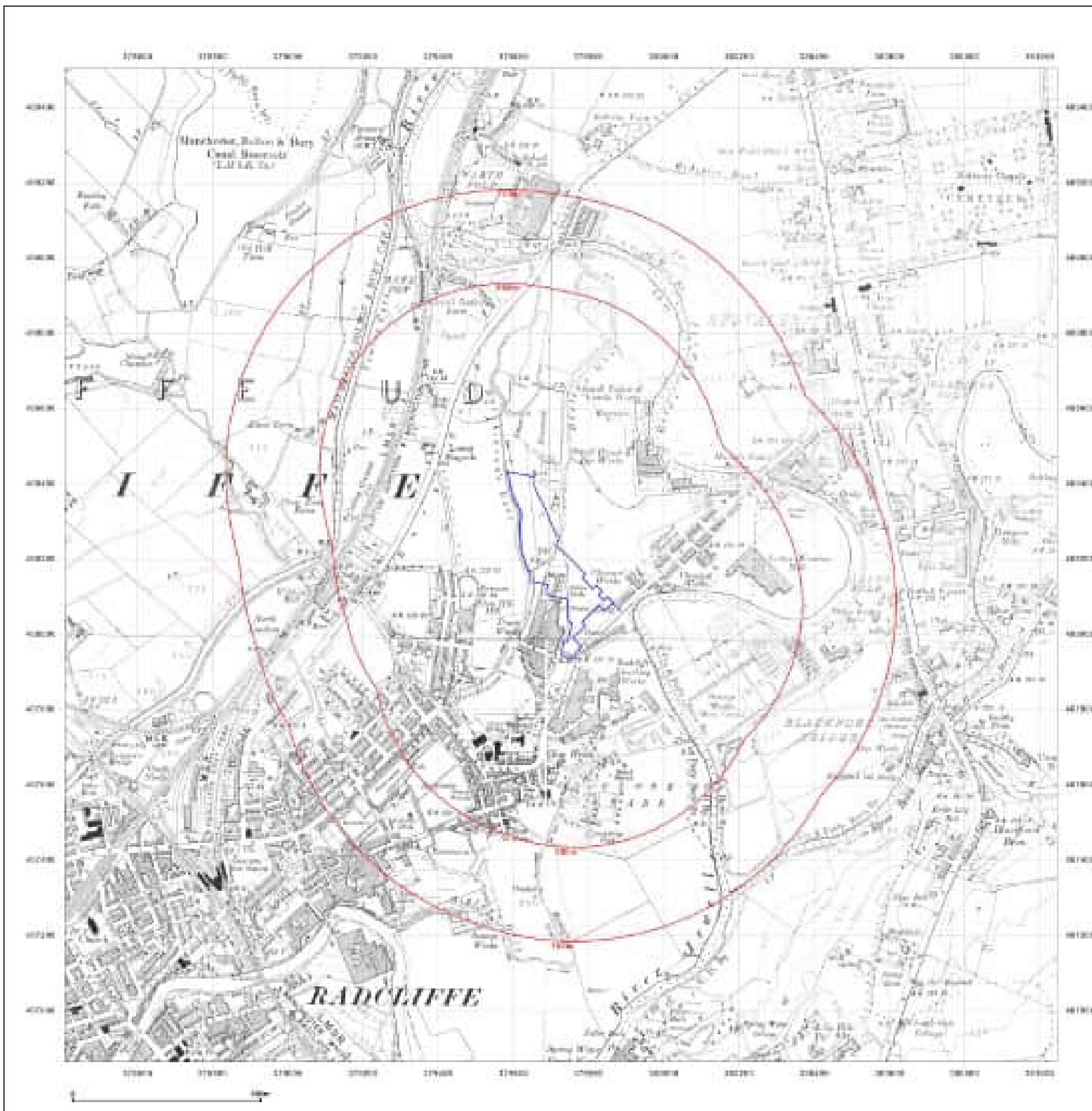


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2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1938
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Revised 1938
Edition N/A
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Levelled N/A

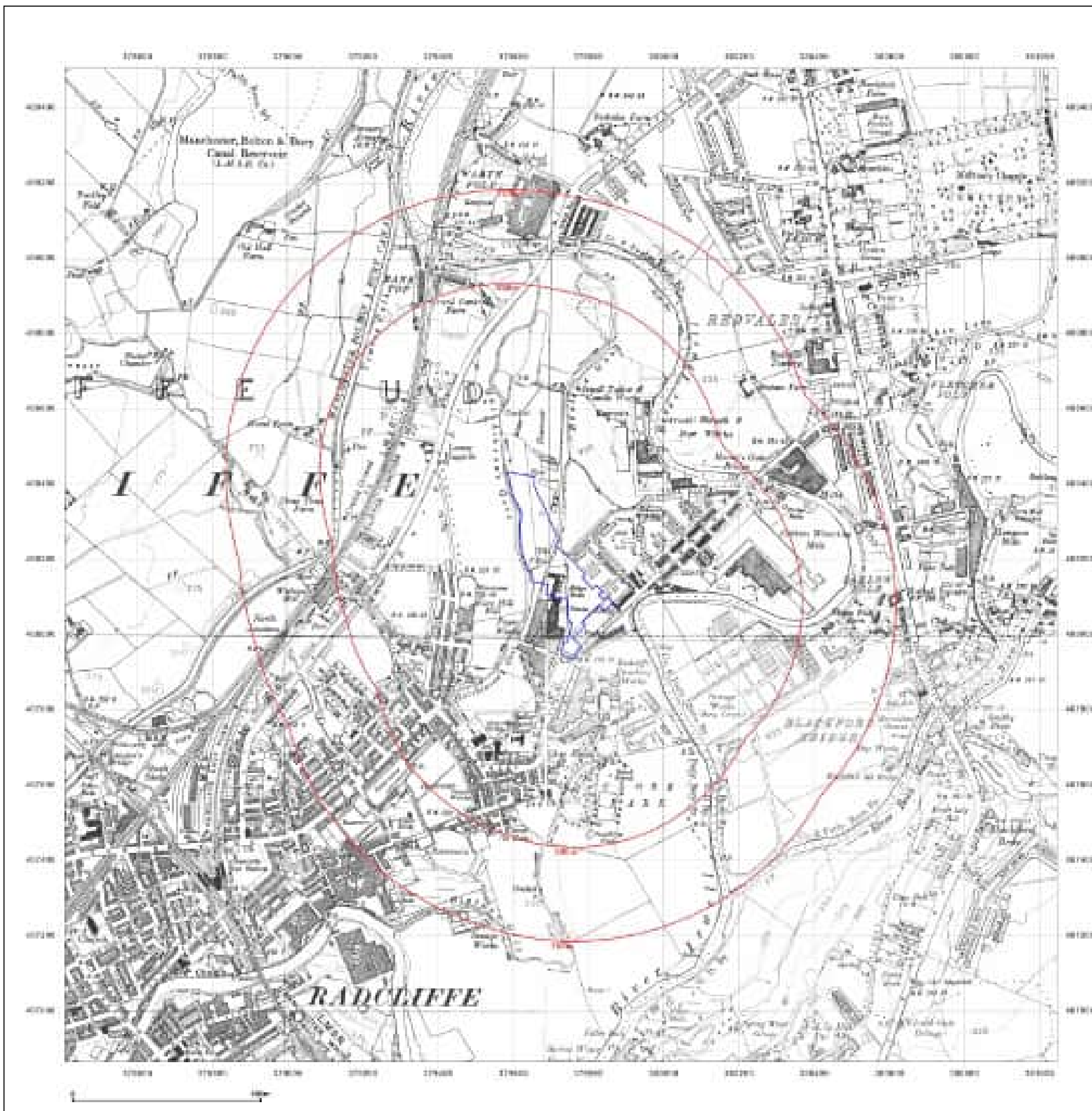


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Site Details:

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Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: Provisional

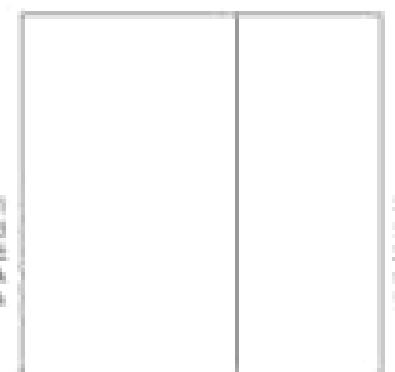
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Scale: 1:10,560

Printed at: 1:10,560



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Revised 1955
Edition 1955
Copyright N.A.
Limited 1955



Surveyed 1955
Revised 1955
Edition 1955
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Limited 1955

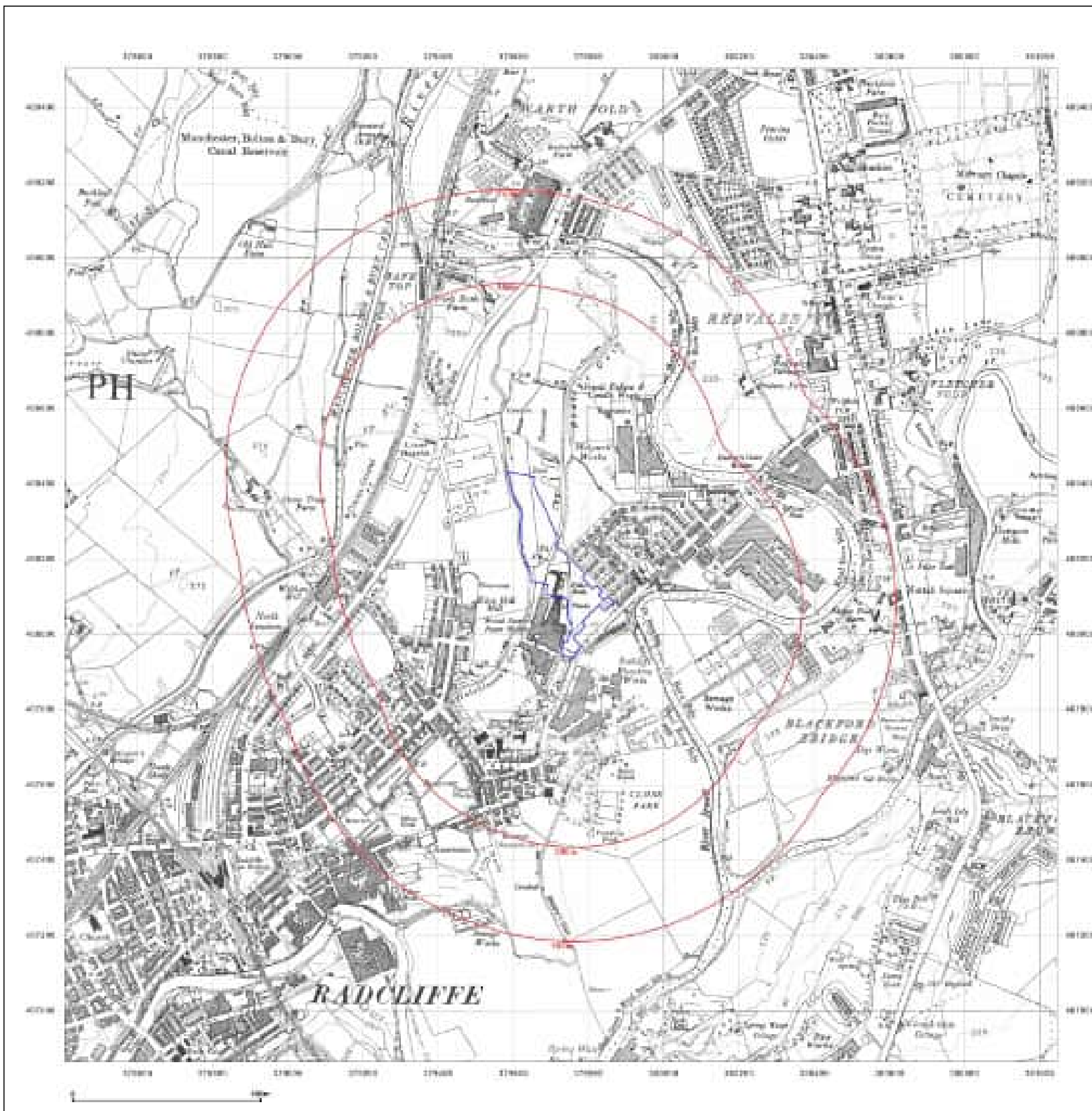


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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: Provisional

Map date: 1965

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1965
Revised 1985
Edition 1/1A
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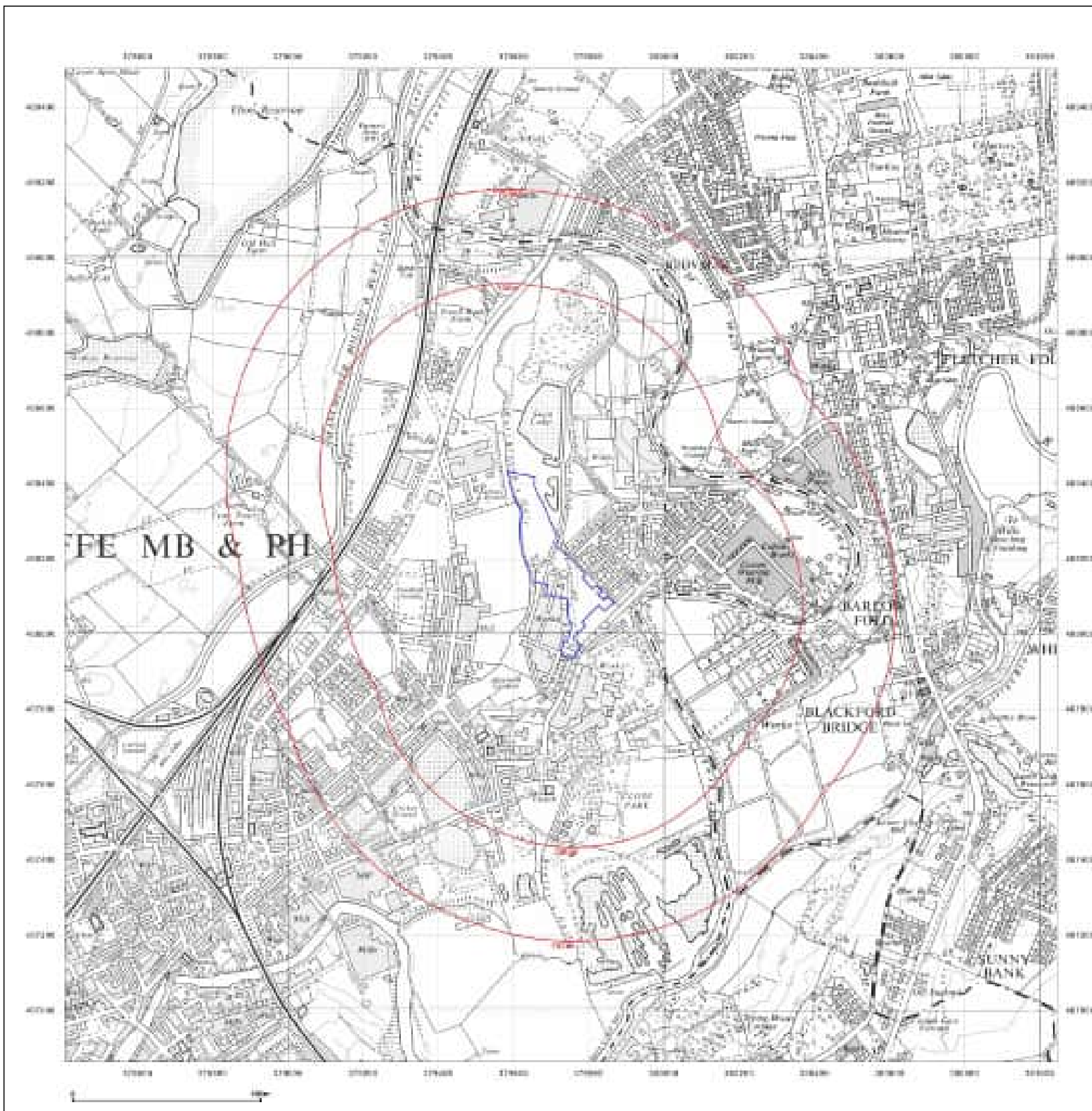


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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

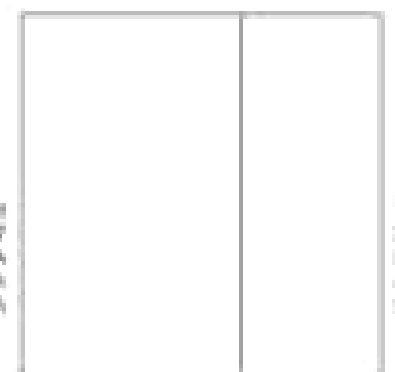
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Scale: 1:10,000

Printed at: 1:10,000



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Industrial Estate, Radcliffe, M26
2BD

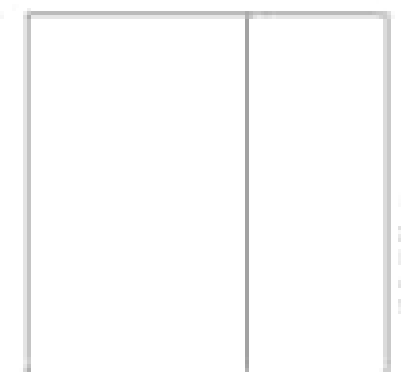
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Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

Map date: 1981

Scale: 1:10,000

Printed at: 1:10,000



Revised 1981
Revised 1981
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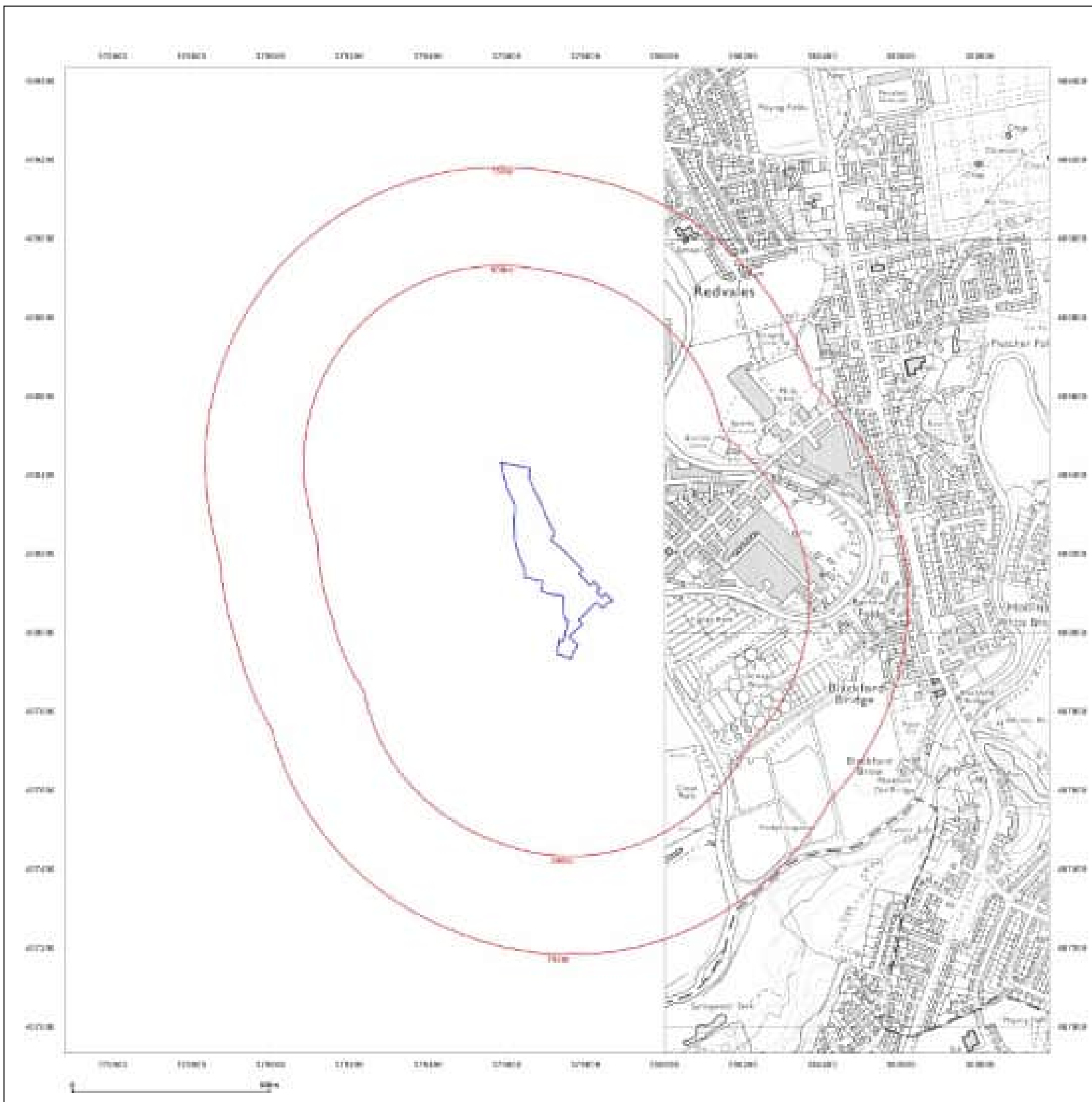


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Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

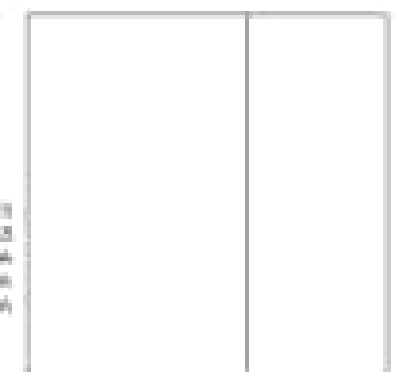
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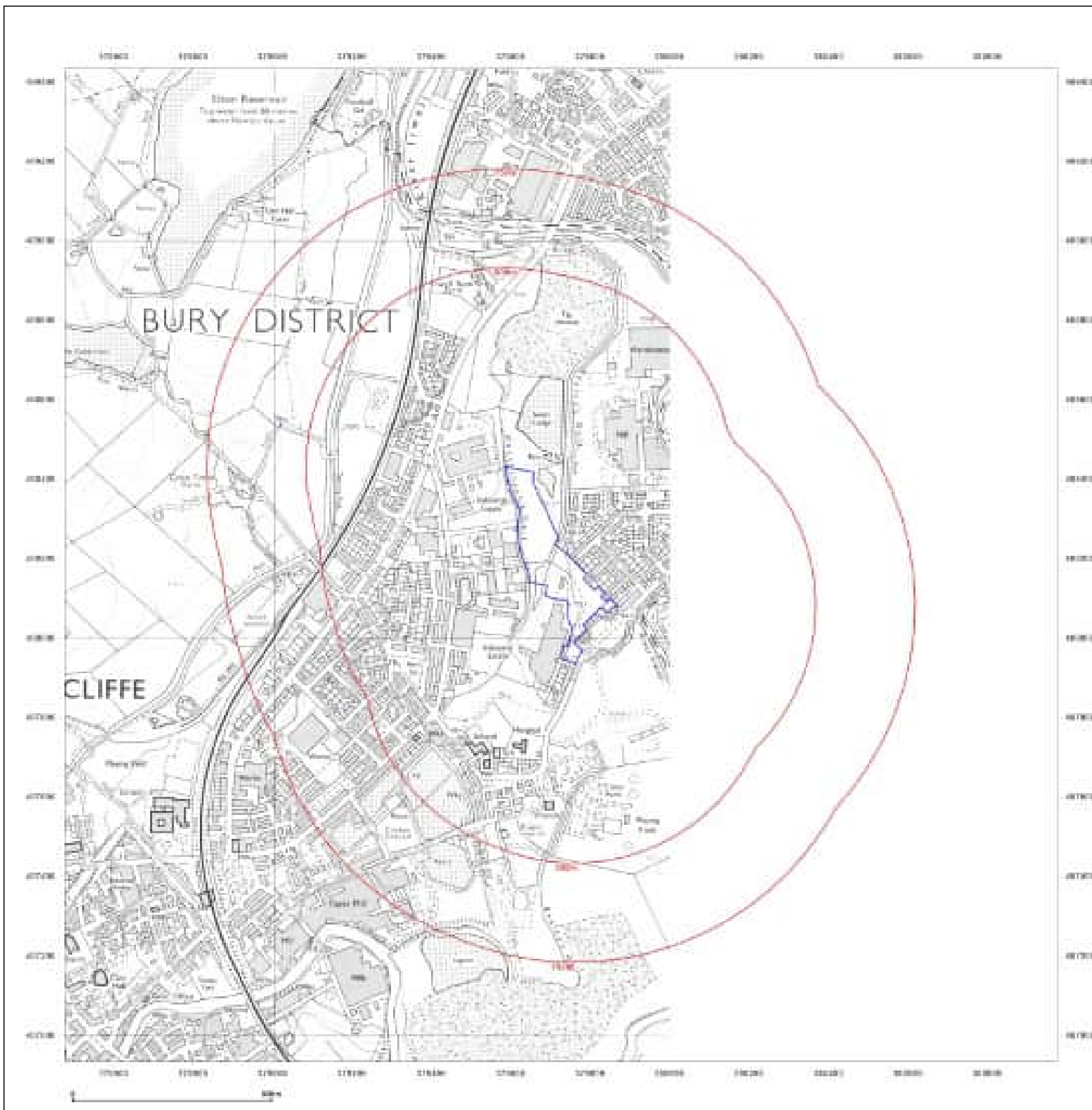


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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

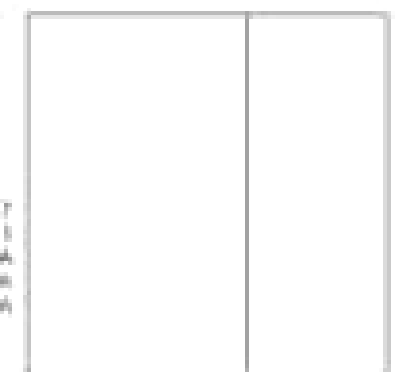
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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

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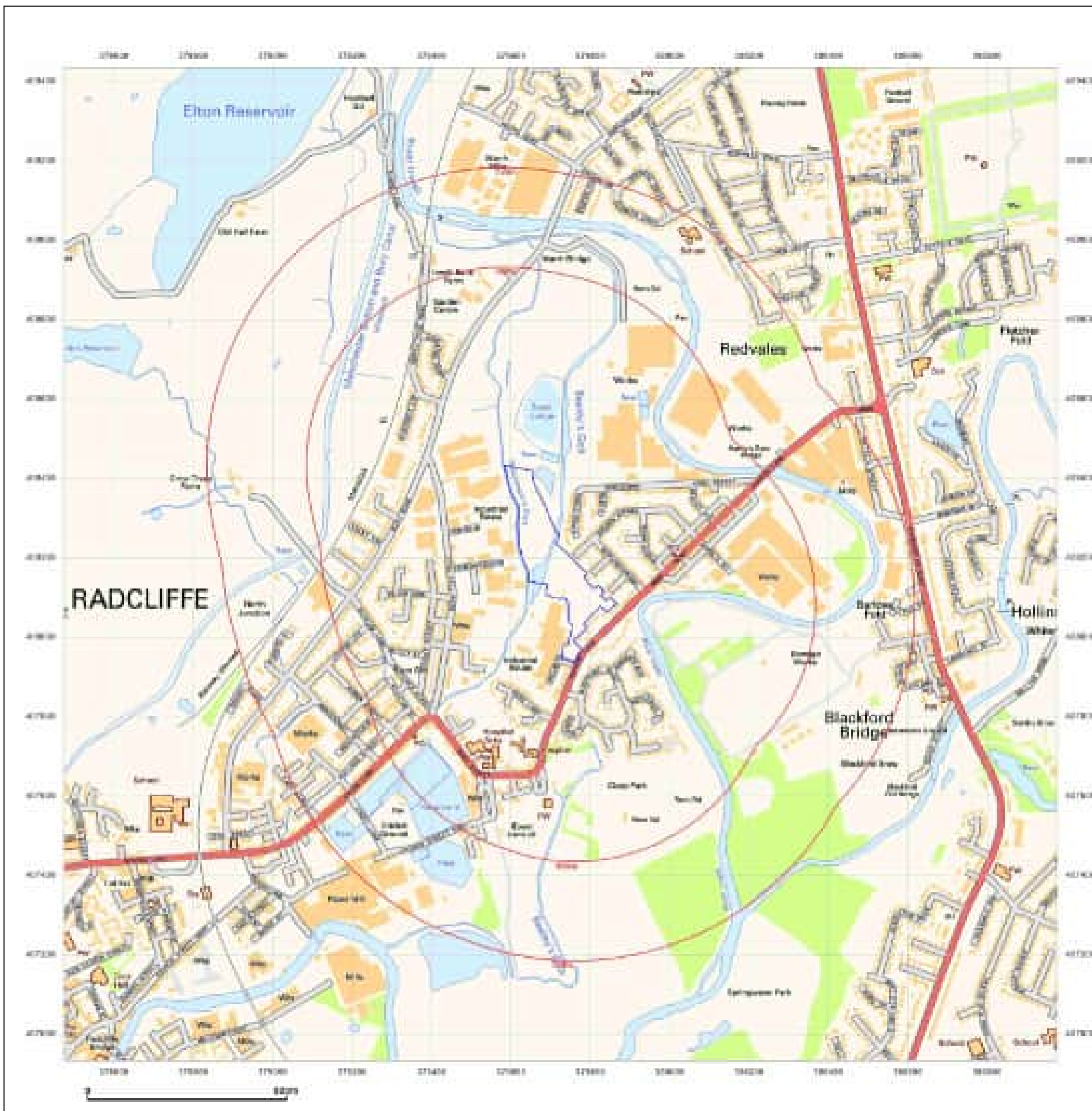


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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

Client Ref: 8353_-_PO_9951-BH
Report Ref: GS-HMJ-3VX-27B-111
Grid Ref: 379725, 408183

Map Name: National Grid

Map date: 2010

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Printed at: 1:10,000

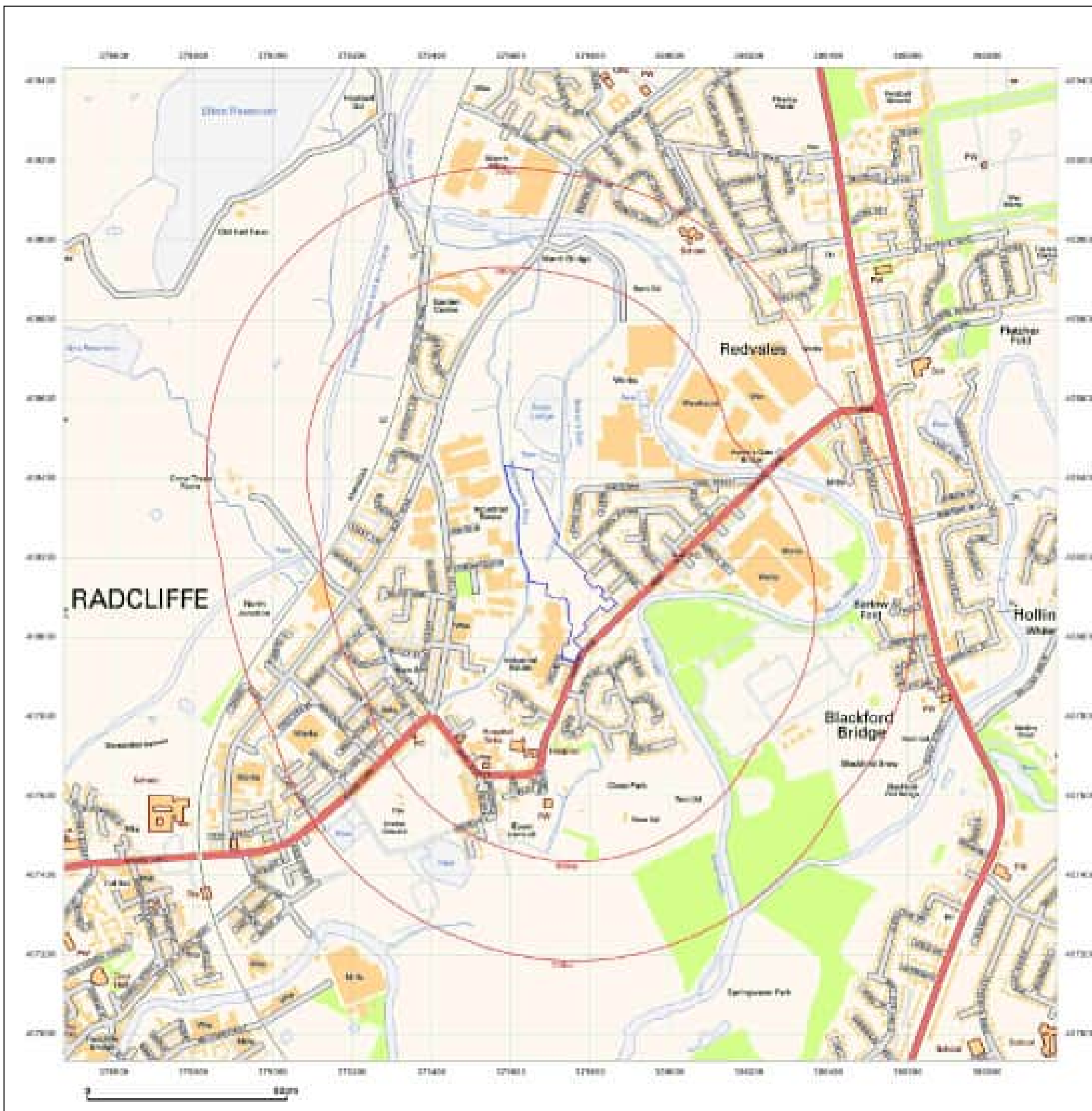


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Production date: 15 February 2024

Map legend available at:
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Site Details:

Land Adjacent to Bealey
Industrial Estate, Radcliffe, M26
2BD

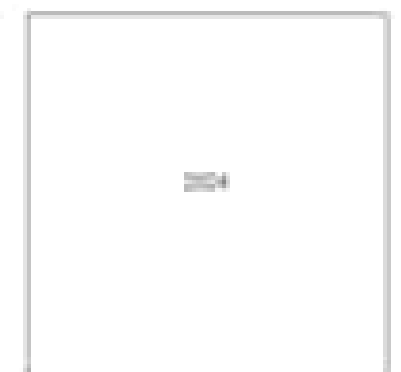
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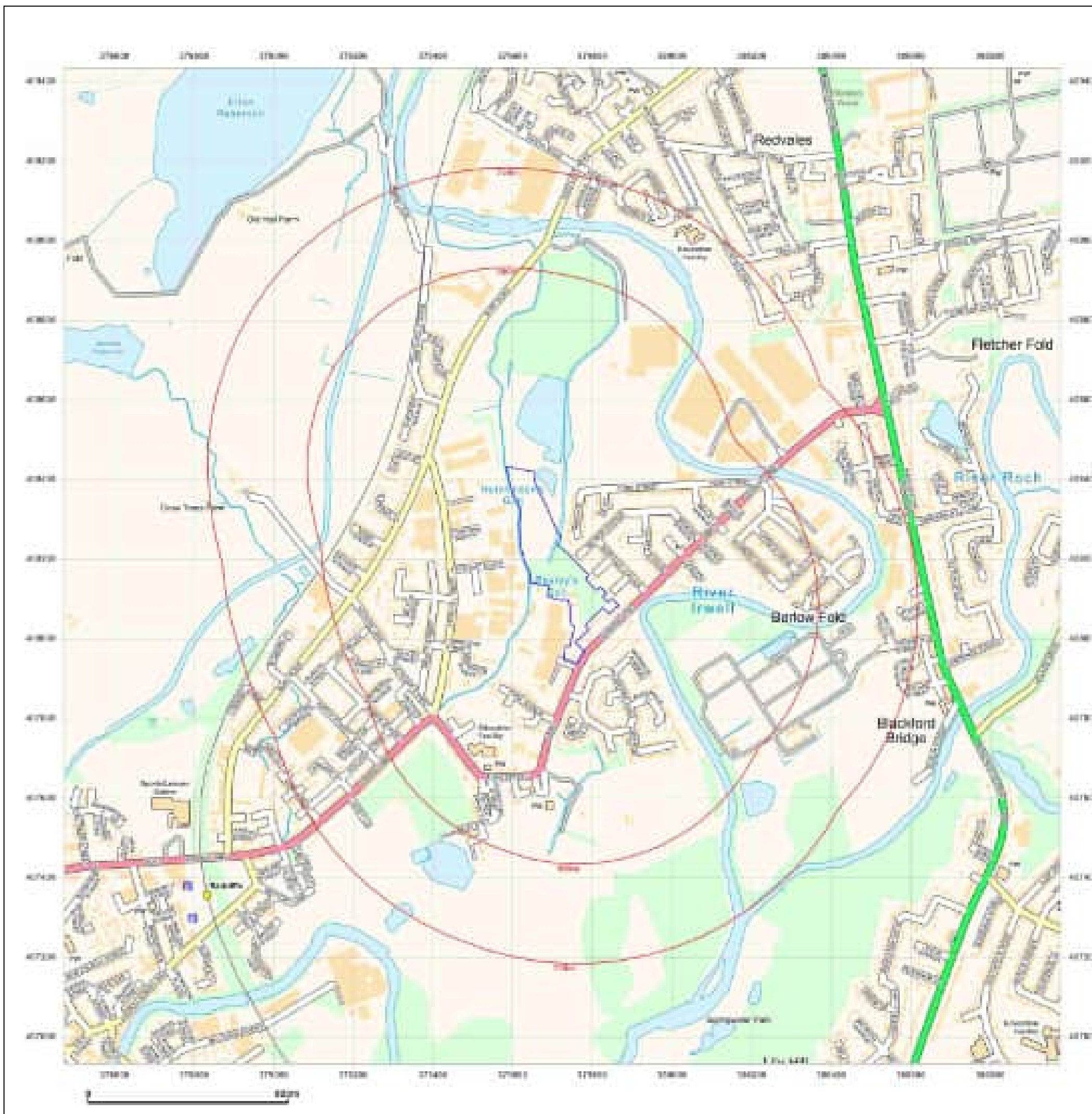


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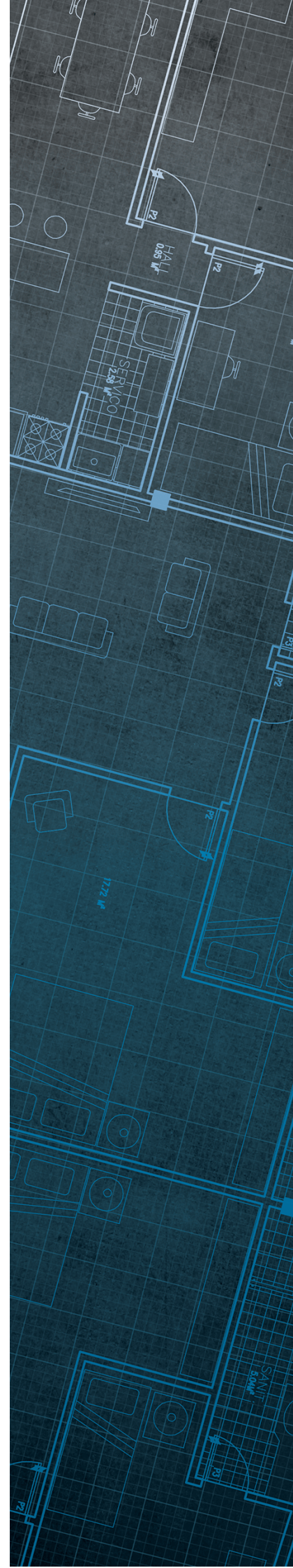
The Coal
Authority

Consultants Coal Mining Report

Land Adjacent To Bealey Industrial
Estate
Radcliffe
Bury
M26 2BD

Date of enquiry:	15 February 2024
Date enquiry received:	15 February 2024
Issue date:	15 February 2024

Our reference:	51003405517001
Your reference:	8353 - PO 9952-BH



Consultants

Coal Mining Report

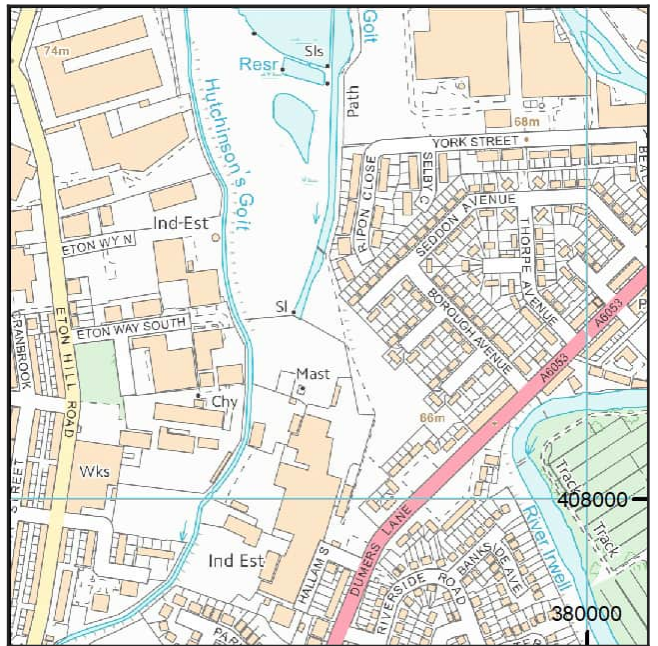
This report is based on and limited to the records held by the Coal Authority at the time the report was produced.

Client name

COOPERS

Enquiry address

Land Adjacent To Bealey Industrial Estate
Radcliffe
Bury
M26 2BD



How to contact us

0345 762 6848 (UK)
+44 (0)1623 637 000 (International)

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

www.groundstability.com

 @coalauthority

[in/company/the-coal-authority](#)

 /thecoalauthority

 /thecoalauthority

Approximate position of property



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Section 1 – Mining activity and geology

Past underground mining

Colliery	Seam	Mineral	Coal Authority reference	Depth (m)	Direction to working	Dipping rate of seam worked (degrees)	Dipped direction of seam worked	Extraction thickness (cm)	Year last mined
unnamed	DOE	Coal	3YN6	195	West	6.3	South-East	100	1887
unnamed	CANNEL	Coal	3XN8	261	Beneath Property	9.5	South	130	1894
unnamed	CANNEL	Coal	3Y5P	267	Beneath Property	9.5	South	130	1894
unnamed	CANNEL	Coal	3YPC	280	West	9.5	South	130	1894
unnamed	WIGAN FIVE FEET	Coal	3Y7S	299	South-West	13.0	East	120	1887
unnamed	CANNEL	Coal	3Y50	332	West	9.5	South-East	130	1893
unnamed	CANNEL	Coal	3YPB	368	South-West	9.5	South-East	130	1893

Probable unrecorded shallow workings

Yes.

Spine roadways at shallow depth

No spine roadway recorded at shallow depth.

Mine entries

None recorded within 100 metres of the enquiry boundary.

Abandoned mine plan catalogue numbers

The following abandoned mine plan catalogue numbers intersect with some, or all, of the enquiry boundary:

NW1556	2055	16820
3001A	3001	

Please contact us on 0345 762 6848 to determine the exact abandoned mine plans you require based on your needs.

Outcrops

Seam name	Mineral	Seam workable	Distance to outcrop (m)	Direction to outcrop	Bearing of outcrop
RAMS	Coal	Yes	Within	N/A	235
WHITE	Coal	Yes	Within	N/A	91
WHITE	Coal	Yes	20.4	North-East	276

Geological faults, fissures and breaklines

Please refer to the 'Summary of findings' map (on separate sheet) for details of any geological faults, fissures or breaklines either within or intersecting the enquiry boundary.

Faults under or close to the property recorded.

Opencast mines

None recorded within 500 metres of the enquiry boundary.

Coal Authority managed tips

None recorded within 500 metres of the enquiry boundary.

Section 2 – Investigative or remedial activity

Please refer to the 'Summary of findings' map (on separate sheet) for details of any activity within the area of the site boundary.

Site investigations

None recorded within 50 metres of the enquiry boundary.

Remediated sites

None recorded within 50 metres of the enquiry boundary.

Coal mining subsidence

The Coal Authority has not received a damage notice or claim for the subject property, or any property within 50 metres of the enquiry boundary, since 31 October 1994.

There is no current Stop Notice delaying the start of remedial works or repairs to the property.

The Coal Authority is not aware of any request having been made to carry out preventive works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991.

Mine gas

None recorded within 500 metres of the enquiry boundary.

Mine water treatment schemes

None recorded within 500 metres of the enquiry boundary.

Section 3 – Licensing and future mining activity

Future underground mining

None recorded.

Coal mining licensing

None recorded within 200 metres of the enquiry boundary.

Court orders

None recorded.

Section 46 notices

No notices have been given, under section 46 of the Coal Mining Subsidence Act 1991, stating that the land is at risk of subsidence.

Withdrawal of support notices

The property is not in an area where a notice to withdraw support has been given.

The property is not in an area where a notice has been given under section 41 of the Coal Industry Act 1994, cancelling the entitlement to withdraw support.

Payments to owners of former copyhold land

The property is not in an area where a relevant notice has been published under the Coal Industry Act 1975/Coal Industry Act 1994.

Section 4 – Further information

The following potential risks have been identified and as part of your risk assessment should be investigated further.

Future development

If development proposals are being considered, technical advice relating to both the investigation of coal and former coal mines and their treatment should be obtained before beginning work on site. All proposals should apply specialist engineering practice required for former mining areas. No development should be undertaken that intersects, disturbs or interferes with any coal or coal mines without first obtaining the permission of the Coal Authority.

MINE GAS: Please note, if there are no recorded instances of mine gas within 500m of the enquiry boundary, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded. Developers should be aware that the investigation of coal seams, mine workings or mine entries may have the potential to generate and/or displace underground gases. Associated risks both to the development site and any neighbouring land or properties should be fully considered when undertaking any ground works. The need for effective measures to prevent gases migrating onto any land or into any properties, either during investigation or remediation work, or after development must also be assessed and properly addressed. In these instances, the Coal Authority recommends that a more detailed Gas Risk Assessment is undertaken by a competent assessor.

Development advice

The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.

For further information on specific site or ground investigations in relation to any issues raised in Section 4, please call us on 0345 762 6848 or email us at groundstability@coal.gov.uk.

Section 5 – Data definitions

The datasets used in this report have limitations and assumptions within their results. For more guidance on the data and the results specific to the enquiry boundary, please **call us on 0345 762 6848** or **email us at groundstability@coal.gov.uk**.

Past underground coal mining

Details of all recorded underground mining relative to the enquiry boundary. Only past underground workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination, will be included.

Probable unrecorded shallow workings

Areas where the Coal Authority believes there to be unrecorded coal workings that exist at or close to the surface (less than 30 metres deep).

Spine roadways at shallow depth

Connecting roadways either, working to working, or, surface to working, both in-seam and cross measures that exist at or close to the surface (less than 30 metres deep), either within or within 10 metres of the enquiry boundary.

Mine entries

Details of any shaft or adit either within, or within 100 metres of the enquiry boundary including approximate location, brief treatment details where known, the mineral worked from the mine entry and conveyance details where the mine entry has previously been sold by the Authority or its predecessors British Coal or the National Coal Board.

Abandoned mine plan catalogue numbers

Plan numbers extracted from the abandoned mines catalogue containing details of coal and other mineral abandonment plans deposited via the Mines Inspectorate in accordance with the Coal Mines Regulation Act and Metalliferous Mines Regulation Act 1872. A maximum of 9 plan extents that intersect with the enquiry boundary will be included. This does not infer that the workings and/or mine entries shown on the abandonment plan will be relevant to the site/property boundary.

Outcrops

Details of seam outcrops will be included where the enquiry boundary intersects with a conjectured or actual seam outcrop location (derived by either the British Geological Survey or the Coal Authority) or intersects with a defined 50 metres buffer on the coal (dip) side of the outcrop. An indication of whether the Coal Authority believes the seam to be of sufficient thickness and/or quality to have been worked will also be included.

Geological faults, fissures and breaklines

Geological disturbances or fractures in the bedrock. Surface fault lines (British Geological Survey derived data) and fissures and breaklines (Coal Authority derived data) intersecting with the enquiry boundary will be included. In some circumstances faults, fissures or breaklines have been known to contribute to surface subsidence damage as a consequence of underground coal mining.

Opencast mines

Opencast coal sites from which coal has been removed in the past by opencast (surface) methods and where the enquiry boundary is within 500 metres of either the licence area, site boundary, excavation area (high wall) or coaling area.

Coal Authority managed tips

Locations of disused colliery tip sites owned and managed by the Coal Authority, located within 500 metres of the enquiry boundary.

Site investigations

Details of site investigations within 50 metres of the enquiry boundary where the Coal Authority has received information relating to coal mining risk investigation and/or remediation by third parties.

Remediated sites

Sites where the Coal Authority has undertaken remedial works either within or within 50 metres of the enquiry boundary following report of a hazard relating to coal mining under the Coal Authority's Emergency Surface Hazard Call Out procedures.

Coal mining subsidence

Details of alleged coal mining subsidence claims made since 31 October 1994 either within or within 50 metres of the enquiry boundary. Where the claim relates to the enquiry boundary confirmation of whether the claim was accepted, rejected or whether liability is still being determined will be given. Where the claim has been discharged, whether this was by repair, payment of compensation or a combination of both, the value of the claim, where known, will also be given.

Details of any current 'Stop Notice' deferring remedial works or repairs affecting the property/site, and if so the date of the notice.

Details of any request made to execute preventative works before coal is worked under section 33 of the Coal Mining Subsidence Act 1991. If yes, whether any person withheld consent or failed to comply with any request to execute preventative works.

Mine gas

Reports of alleged mine gas emissions received by the Coal Authority, either within or within 500 metres of the enquiry boundary that subsequently required investigation and action by the Coal Authority to mitigate the effects of the mine gas emission. Please note, if there are no recorded instances of mine gas reported, this does not mean that mine gas is not present within the vicinity. The Coal Authority Mine Gas data is limited to only those sites where a Mine Gas incident has been recorded.

Mine water treatment schemes

Locations where the Coal Authority has constructed or operates assets that remove pollutants from mine water prior to the treated mine water being discharged into the receiving water body.

These schemes are part of the UK's strategy to meet the requirements of the Water Framework Directive. Schemes fall into 2 basic categories: Remedial – mitigating the impact of existing pollution or Preventative – preventing a future pollution incident.

Mine water treatment schemes generally consist of one or more primary settlement lagoons and one or more reed beds for secondary treatment. A small number are more specialised process treatment plants.

Future underground mining

Details of all planned underground mining relative to the enquiry boundary. Only those future workings where the enquiry boundary is within 0.7 times the depth of the workings (zone of likely physical influence) allowing for seam inclination will be included.

Coal mining licensing

Details of all licenses issued by the Coal Authority either within or within 200 metres of the enquiry boundary in relation to the under taking of surface coal mining, underground coal mining or underground coal gasification.

Court orders

Orders in respect of the working of coal under the Mines (Working Facilities and Support) Acts of 1923 and 1966 or any statutory modification or amendment thereof.

Section 46 notices

Notice of proposals relating to underground coal mining operations that have been given under section 46 of the Coal Mining Subsidence Act 1991.

Withdrawal of support notices

Published notices of entitlement to withdraw support and the date of the notice. Details of any revocation notice withdrawing the entitlement to withdraw support given under Section 41 of the Coal Industry Act 1994.

Payment to owners of former copyhold land

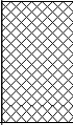
Relevant notices which may affect the property and any subsequent notice of retained interests in coal and coal mines, acceptance or rejection notices and whether any compensation has been paid to a claimant.

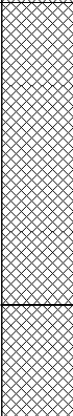
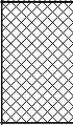
0345 762 6848 (UK)
+44 (0)1623 637 000 (International)
www.groundstability.com

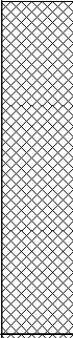
Supplemental Ground Investigation and Remediation Strategy for
Land Adjacent to Bealey Industrial Estate, Radcliffe

Appendix 3

Exploratory Hole Logs

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Trial Pit Number TP01			
Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.00 x 0.60 x 0.40m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 26/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water	
0.10	JV				(0.40)	MADEGROUND (similar to topsoil). Dark brown, slightly silty, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, concrete, glass and plastic.				
0.40	B				0.40	At 0.40m: Cobbles of brick. Possible ACM - corrugated sheet Complete at 0.40m				
						Remarks Location CAT scanned prior to excavation. Sides stable during excavation. No groundwater encountered during excavation. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit terminated due to the presence of possible ACMs. Trial pit location shown on Coopers Drawing No. 8353/01. Backfilled with arisings upon completion.				
North 						Scale (approx) 1:25		Logged By LP		Checked By PRS

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Trial Pit Number TP02				
Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 3.00m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353			
		Location (Observed measurements)		Dates 26/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1			
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water		
0.10	JV				(0.60)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly silty, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, concrete and plastic. Contains frequent roots and rootlets. Occasional cobbles of brick. *Assumed as loose.					
0.70	JV				0.60 (1.00)	MADEGROUND. Brown. Slightly silty, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick and concrete. Contains occasional boulders of concrete. *Assumed as loose to medium dense.					
1.40	JV				1.60	At 1.40m: Possibole hydrocarbon odour					
1.80	JV				(1.00)	MADEGROUND. Orangish brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies. Contains occasional cobbles of concrete. *Assumed as loose to medium dense.					
					2.60	At 2.10m: Cobble of coal tar					
2.70	JV				(0.40)	MADEGROUND. Firm, dark greyish brown, slightly sandy, slightly gravelly, silty CLAY. Gravel is angular to sub-angular, fine to coarse of various lithologies. Sand is fine to medium. Possible hydrocarbon odour.					
					3.00	Complete at 3.00m					
						Remarks Location CAT scanned prior to excavation. Spalling from 0.00m - 2.60m. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/01. Backfilled with arisings upon completion.					
North 						Scale (approx) 1:25		Logged By LP		Checked By PRS	

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Trial Pit Number TP03			
Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.70m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 26/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water	
0.20	JV					MADEGROUND. Dark brown, slightly silty, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete and plastic. Contains occasional cobbles and rare boulders of concrete. *Assumed as loose to medium dense. At 0.30m: Becoming clayey				
0.50	JV				(1.10)	At 0.50m: Possible hydrocarbon odour				
1.20	JV				1.10	MADEGROUND. Firm, orangish brown, slightly gravelly, slightly silty, very sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium. At 1.50m: Sandy				
					(1.60)	At 2.40m: Soft in places				
2.50	B				2.70	Complete at 2.70m				
					Remarks Location CAT scanned prior to excavation. Spalling from 0.00m - 1.10m. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/01. During extension of trial pit - metal pipe uncovered at 0.60m in south of trial pit. Trial pit terminated. Backfilled with arisings upon completion.					
North 					Scale (approx) 1:25		Logged By LP		Checked By PRS	

Machine : 5 Tonne Rubber
Tracked Excavator**Dimensions**
2.50 x 0.60 x 2.70m**Ground Level (mOD)****Client**
Westchurch Homes Ltd**Job
Number**
8353**Method** : Mechanical
Excavation**Location** (Observed measurements)**Dates**
26/09/2024**Engineer**
Coopers (Chester) Ltd**Sheet**
1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10	JV				(0.30)	MADEGROUND. Dark brown, sandy, gravelly SILT. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick and concrete. Contains rare cobbles and boulders of concrete.		
0.70	JV				0.30	MADEGROUND. Light brown, slightly silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick and concrete. *Assumed as loose to medium dense.		
						At 0.70m: Becoming brown		
1.80	B				(2.00)			
2.20	JV				2.30	At 2.20m: Pocket of firm, orangish brown CLAY with inclusions of ash and clinker		
2.40	JV				(0.20)	MADEGROUND. Firm, greyish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		
2.60	B		Perched water(1) at 2.60m.		2.50 (0.20) 2.70	Greyish brown, slightly silty, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies. Sand is fine to medium. Complete at 2.70m		Σ1

**Remarks**

Location CAT scanned prior to excavation.
Spalling from 0.00m - 2.30m.
Perched water at 2.60m during excavation.
*Based upon trenchside stability characteristics.
Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
Trial pit location shown on Coopers Drawing No. 8353/01.
Backfilled with arisings upon completion.

**Scale (approx)**

1:25

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LP

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By**

PRS

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Trial Pit Number TP05		
Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.80m	Ground Level (mOD)	Client Westchurch Homes Ltd	Job Number 8353			
		Location (Observed measurements)	Dates 26/09/2024	Engineer Coopers (Chester) Ltd	Sheet 1/1			
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.05	JV				(0.10)	MADEGROUND (similar to topsoil). Dark brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is fine to coarse of various lithologies.		
0.20	JV				(0.20)			
0.40	JV				0.30	MADEGROUND. Brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies.		
						MADEGROUND. Dark reddish brown, slightly silty, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, ash and clinker. *Assumed as very loose to loose. At 0.60m: Pocket of reddish brown very sandy CLAY		
1.40	JV				(1.80)			
2.20	JV				2.10	Soft, dark greyish brown, slightly gravelly, slightly silty, sandy CLAY. Possible hydrocarbon odour. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		
					(0.70)			
					2.80	Complete at 2.80m		
				Remarks Location CAT scanned prior to excavation. Spalling from 0.00m - 2.10m. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/01. Backfilled with arisings upon completion.				
North 				Scale (approx) 1:25		Logged By LP		Checked By PRS



coopers

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Site

LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Trial Pit Number

TP06

Machine : 5 Tonne Rubber Tracked Excavator

Method : Mechanical Excavation

Dimensions

2.50 x 0.60 x 2.70m

Ground Level (mOD)

Client

Westchurch Homes Ltd

Job Number

8353

Location (Observed measurements)

Dates

26/09/2024

Engineer

Coopers (Chester) Ltd

Sheet

1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.05	B				(0.10)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is fine to coarse, angular to sub-angular of various lithologies.		
0.15	JV				(0.10)			
					(0.20)			
0.40	JV				(0.70)	MADEGROUND. Orangish brown, slightly gravelly, slightly silty, very clayey, fine to medium SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies. *Assumed as loose to medium dense.		
1.00	JV				0.90	MADEGROUND. Dark reddish brown, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete, ash and clinker. *Assumed as very loose.		
					(0.40)			
1.50	JV				1.30	MADEGROUND. Firm, orangish brown, slightly gravelly, slightly silty, very sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		
					(1.30)	MADEGROUND. Dark reddish brown, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, ash and clinker. *Assumed as very loose.		
2.65	JV				2.60	MADEGROUND. Firm, orangish brown, slightly gravelly, slightly silty, very sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		
					(0.10)			
					2.70	Complete at 2.70m		



North



Remarks

Location CAT scanned prior to excavation.
 Spalling from 0.00m - to base.
 No groundwater encountered during excavation.
 *Based upon trenchside stability characteristics.
 Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
 Trial pit location shown on Coopers Drawing No. 8353/01.
 Backfilled with arisings upon completion.

Scale (approx)

1:25

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Coopers (Chester) Ltd

tel: 01244 684 910

web: www.coopers.co.uk

email: admin@coopers.co.uk

Site

LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Trial Pit Number

TP07

Machine : 5 Tonne Rubber Tracked Excavator

Method : Mechanical Excavation

Dimensions

2.50 x 0.60 x 1.70m

Ground Level (mOD)

Client

Westchurch Homes Ltd

Job Number

8353

Location (Observed measurements)

Dates

26/09/2024

Engineer

Coopers (Chester) Ltd

Sheet

1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.05	B				(0.10)	MADEGROUND (similar to topsoil). Vegetation over dark brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is fine to coarse of various lithologies.		
0.15	JV				(0.10)	MADEGROUND. Brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies. *Assumed as loose to medium dense.		
					(0.10)			
					(0.20)			
					(0.80)	MADEGROUND. Reddish brown, slightly silty, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick and concrete. *Assumed as very loose to medium dense.		
0.90	JV				1.00	At 0.90m: Wooden sleeper, approximately 1.30m x 0.25m x 0.20m		
1.10	JV				(0.70)	Brown, slightly silty SAND and GRAVEL. Sand is fine to coarse. Gravel is angular to sub-rounded, fine to coarse of various lithologies. Contains occasional cobbles. *Assumed as loose.		
					1.70	Complete at 1.70m		



Remarks

Location CAT scanned prior to excavation.
 Spalling from 0.00m - to base.
 No groundwater encountered during excavation.
 *Based upon trenchside stability characteristics.
 Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
 Trial pit location shown on Coopers Drawing No. 8353/01.
 Backfilled with arisings upon completion.

North



Scale (approx)

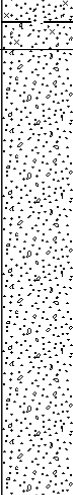
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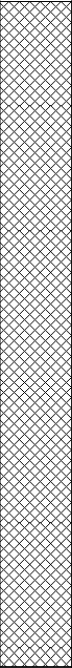
Logged By

LP

Checked By

PRS

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Trial Pit Number TP08		
Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.70m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 26/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.05	B				(0.10)	MADEGROUND (similar to topsoil). Vegetation over dark brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is fine to coarse of various lithologies.			
0.20	JV				(0.50)	MADEGROUND. Brown, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including limestone, brick and concrete.			
0.70	JV				0.60	Brown mottled orangish brown, slightly gravelly, slightly silty, very clayey, fine to medium SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies. *Assumed as very loose to medium dense.			
					(0.60)				
					1.20	Orangish brown, slightly silty SAND and GRAVEL. Sand is fine to coarse. Gravel is angular to sub-rounded, fine to coarse of various lithologies. * Assumed as loose to medium dense.			
1.30	JV				(1.50)				
					2.70	Complete at 2.70m			
						Remarks Location CAT scanned prior to excavation. Spalling from 0.00m - 1.20m during excavation. Sides collapsing from 1.20m - 1.70m. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/01. Backfilled with arisings upon completion.			
						North 	Scale (approx) 1:25	Logged By LP	Checked By PRS

Machine : 5 Tonne Rubber Tracked Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.20m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 26/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
1.00	JV				(2.20) 2.20	MADEGROUND (similar to topsoil). Vegetation over dark brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick, concrete and car tyre. Contains rare boulders of concrete. * Assumed as loose to medium dense.			
						Complete at 2.20m			



Remarks

Location CAT scanned prior to excavation.
Spalling from 0.00m - to base.
No groundwater encountered during excavation.
*Based upon trenchside stability characteristics.
Trial pit undertaken into earth bund, 2.20m above existing ground level.
Please note that discolouration of photographs may occur when viewed on
screen as a PDF, or when printed as a hard copy.
Trial pit location shown on Coopers Drawing No. 8353/01.
Backfilled with arisings upon completion.



Scale (approx)

1:25

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By

PRS

Machine : 4 Tonne Excavator Method : Mechanical Excavation	Dimensions 2.50 x 0.60 x 2.20m	Ground Level (mOD)	Client Westchurch Homes Ltd	Job Number 8353
	Location (Observed measurements)	Dates 09/02/2026	Engineer Coopers (Chester) Ltd	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10 0.20	PF JV				(0.50)	MADEGROUND. Grass over dark brown, sandy, gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, plastic and ceramic.		
0.60	PF				0.50	MADEGROUND. Greyish brown, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, ceramic, slate, tarmac, glass, metal, plastic, carpet, plaster board, natural stone and possible ACM. Moderate cobble and boulder (upto 700mm diameter) content of masonry brick, concrete, bags of cement and glass. *Assumed as loose to medium dense.		
0.80	JV				(1.70)			
					2.20	Complete at 2.20m		



Remarks

Location CAT scanned prior to excavation.
Spalling throughout.
No groundwater encountered during excavation.
*Based upon trenchside stability characteristics.
Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
Trial pit location shown on Coopers Drawing No. 8353/500.
Trial pit terminated due to possible ACM.
Backfilled with arisinas upon completion.

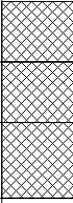
Scale (approx)	Logged By	Checked By
1:25	ST	PRS

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Trial Pit Number TP102			
Machine : 4 Tonne Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 1.70m Location (Observed measurements)		Ground Level (mOD) Dates 09/02/2026		Client Westchurch Homes Ltd Engineer Coopers (Chester) Ltd		Job Number 8353 Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.10	PF					MADEGROUND. Dark brown, clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, ceramic, metal, plastic, carpet, glass, slate, tarmac, ash and clinker, miscellaneous slag. Moderate cobble and boulder (upto 700mm diameter) content, brick and plastic. *Assumed as loose to medium dense.			
0.90	JV				(1.70)	Complete at 1.70m			
						Remarks Location CAT scanned prior to excavation. Spalling throughout. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/500. Trial pit excavated in tank, terminated at 1.70m as could not dig deeper. Backfilled with arisings upon completion.			
						Scale (approx) 1:25		Logged By ST	

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Trial Pit Number TP103	
Machine : 4 Tonne Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.50m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 09/02/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.40	B				(0.10)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly gravelly, silty, fine to coarse SAND. Gravel is angular to sub-angular, fine to medium of various lithologies including brick and plaster.			
					(0.70)	Soft, light brown, slightly gravelly, very sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. Contains rare organic matter (stems, roots).			
0.90	B				0.80	Light brown, slightly silty, slightly gravelly, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. *Assumed as loose to medium dense.			
					(0.50)				
1.50	B				1.30	Light brown, slightly clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies. Moderate cobble content. *Assumed as loose to medium dense.		▽1	
					(1.20)				
						Below 2.20m: Loose			
			Moderate inflow(1) at 2.20m.		2.50	Complete at 2.50m			
					Remarks Location CAT scanned prior to excavation. Spalling below 1.10m. Collapsing below 2.20m almost immediately due to water ingress. Moderate inflow at 2.20m during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/500. Unable to take shear vane from 0.10m - 0.80m; too sandy. Backfilled with arisings upon completion.				
					Scale (approx) 1:25		Logged By ST		Checked By PRS

 coopers				Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Trial Pit Number TP104	
Machine : 4 Tonne Excavator Method : Mechanical Excavation		Dimensions 2.50 x 0.60 x 2.80m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353			
		Location (Observed measurements)		Dates 09/02/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1			
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water		
0.10 0.10	B JV				0.40	MADEGROUND (similar to topsoil). Grass over dark greyish brown, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including metal, brick, slate, ceramic, plastic and glass. Low cobble content of metal wire fence and brick.					
0.60 0.60	B JV				1.30	*MADEGROUND. Dark grey, slightly clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies including natural stone, brick, ceramic, metal, plastic, miscellaneous slag, ash and clinker. **Assumed as loose to medium dense.					
1.90	B				1.70	Brown, with occasional black staining, slightly clayey, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse. Moderate cobble content. **Assumed as loose to medium dense.					
					(1.10)						
					2.80	Complete at 2.80m					
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											
											

	Remarks Location CAT scanned prior to excavation. Sides stable during excavation. No groundwater encountered during excavation. *0.60m on the edge of trial pit. **Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Trial pit location shown on Coopers Drawing No. 8353/500. Backfilled with arisings upon completion.		
	Scale (approx) 1:25	Logged By ST	Checked By PRS

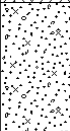
 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Trial Pit Number HDP01			
Machine : Hand Excavated Method : Manual Excavation		Dimensions 0.30 x 0.30 x 0.65m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10	JV				(0.20)	MADEGROUND. Greyish brown, slightly clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick fragments, concrete, timber, metal and plastic. MADEGROUND. Light grey and reddish brown, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, limestone and concrete. Sand is fine to coarse.			
0.30	JV			(0.20)					
0.55	JV			(0.25)					
					0.65	MADEGROUND. Dark grey, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including ash and clinker, brick, miscellaneous slag, metal fragments and timber.			
						Complete at 0.65m			
						Remarks Location CAT scanned prior to excavation. No groundwater encountered during excavation. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Terminated on obstruction at 0.65m. Hand excavated trial pit location shown on Coopers Drawing No. 8353/01 - Revision B. Backfilled with arisings upon completion.			
						Scale (approx) 1:25		Logged By ST	

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Number WS01	
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.40	B				(0.40)	Grass over dark brown, slightly gravelly, sandy, silty TOPSOIL.			
0.40-1.60	B				0.40	Orangish brown, slightly gravelly, slightly silty, very clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
1.00-1.45	SPT N=5		1,1/2,1,1,1		(1.20)	At 1.00m: Loose			
1.60-2.20 1.70	B SV *40kPa		Medium vane		1.60	Firm, medium strength, orangish brown mottled grey, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.			
2.00-2.45	SPT N=14		5,4/4,3,3,4		(0.60)			Σ1	
2.20-3.50	B		Water strike(1) at 2.10m.		2.20	Orangish brown, slightly gravelly, silty, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
3.00-3.45	SPT N=0		1,2/0,0,0,0			At 3.00m: Very loose			
3.50-5.00	B				(3.25)	At 3.80m: Gravelly			
4.00-4.45	SPT N=12		3,3/2,3,4,3			At 4.00m: Medium dense			
5.00-5.45	SPT N=21		4,4/4,5,6,6		5.45	At 4.90m: Becoming grey			
						Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 2.10m From 2.00m - 3.00m: 60% Recovery. From 3.00m - 4.00m: 50% Recovery. SPT at 4.00m: No Recovery. *Spurious shear vane result, sample breaking apart during testing due to sand content. SV No. 6 used. Monitoring well installed from ground level to 1.60m comprising 0.50m plain pipe, 1.10m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Logged in accordance BS5930:2015							Scale (approx) 1:40	Logged By LP	Checked By PRS

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Number WS02	
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B				(0.30)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly gravelly, sandy SILT. Inclusions of ash and brick fragments.			
0.20	JV				0.30				
0.30-0.80	B				(0.50)	Firm, brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium. Contains inclusions of rootlets.			
0.80-1.70	B				0.80				
1.00-1.45	SPT N=6		0,0/2,1,1,2		(0.90)	Firm, orangish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.			
						At 1.50m: Very sandy			
1.70-3.50	B				1.70	Orangish brown, slightly gravelly, slightly silty, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
2.00-2.45	SPT N=12		Water strike(1) at 2.00m. 4,2/4,3,2,3		(1.80)	At 2.00m: Medium dense At 2.20m: Gravelly			
3.00-3.45	SPT N=11		3,1/2,4,3,2		3.50	At 3.00m: Slightly clayey, very gravelly			
3.50-5.00	B					Firm, greyish brown, slightly gravelly, slightly sandy, silty CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.			
4.00-4.45	SPT N=17		5,4/4,4,4,5		(1.95)				
5.00-5.45	SPT N=27		7,5/7,7,6,7		5.45	Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 2.00m From 2.00m - 3.00m: 80% Recovery. From 3.00m - 4.00m: 70% Recovery. From 4.00m - 5.00m: 30% Recovery. Monitoring well installed from ground level to 3.00m comprising 1.00m plain pipe, 2.00m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample locations shown on Coopers Drawing No. 8353/01. Logged in accordance BS5930:2015							Scale (approx) 1:40	Logged By LP	
							Checked By PRS		

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS03			
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 21/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.20 0.30-1.00	JV B				(0.30) 0.30	MADEGROUND (similar to topsoil). Grass over dark brown, sandy SILT.				
0.60	JV				(0.70)	MADEGROUND. Dark greyish brown, slightly silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies with inclusions of ash and clinker.				
1.00-1.45 1.00-3.50	SPT N=25 B		3,6/5,6,7,7		1.00	Medium dense, orangish brown, slightly silty, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse.				
2.00-2.45	SPT N=22		5,6/6,4,6,6 Water strike(1) at 2.10m.		(2.50)			Σ1		
3.00-3.45	SPT N=11		4,4/3,3,2,3							
3.50-4.00	B				3.50	Stiff, brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.				
4.00-4.45	SPT N=40		4,5/10,10,10,10		(0.95) 4.45					
						Complete at 4.45m				
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 2.10m From 3.00m - 4.00m: 70% Recovery. Monitoring well installed from ground level to 1.00m, comprising 0.50m plain pipe, 0.50m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Logged in accordance BS5930:2015							Scale (approx) 1:40		Logged By LP	
							Checked By PRS			

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS04		
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.20	JV				(0.40)	MADEGROUND (similar to topsoil). Grass over dark brown, sandy SILT with inclusions of brick and glass fragments.			
0.40-0.80	B				0.40	Orangish brown, slightly silty, clayey, gravelly, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
0.80-2.00	B				0.80	Orangish brown, slightly silty, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse. At 1.00m: Medium dense			
1.00-1.45	SPT N=13		4,4/3,3,3,4						
2.00-2.45	SPT N=15		5,5/5,4,3,3						
2.00-4.50	B				(3.70)				
3.00-3.45	SPT N=27		Water strike(1) at 3.00m. 10,9/10,8,5,4						
4.00-4.45	SPT N=13		3,2/2,5,4,2						
4.50-5.00	B				4.50	Stiff, brown, slightly gravelly, slightly sandy, slightly silty CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
4.70	SV *42kPa		Medium vane		(0.95)				
5.00-5.45	SPT N=27		4,5/6,7,7,7		5.45	Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 3.00m. From 1.00m - 2.00m: 80% Recovery. From 2.00m - 3.00m: 50% Recovery. From 3.00m - 4.00m: 50% Recovery. SPT at 5.00m: No Recovery. Monitoring well installed from ground level to 2.00m comprising 1.00m plain pipe, 1.00m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. *Spurious shear vane result, sample breaking apart during testing. SV No. 6 used. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Logged in accordance BS5930:2015							Scale (approx) 1:40	Logged By LP	
							Checked By PRS		

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS05			
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 2.25m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 22/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.00-0.30	B				(0.30)	Grass over dark brown, slightly clayey, sandy, silty TOPSOIL.				
0.30-1.00	B				0.30 (0.70)	Orangish brown, slightly gravelly, slightly silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.				
1.00-1.45 1.00-2.00	SPT N=10 B		3,3/3,3,2,2		1.00 (1.25)	Medium dense, orangish brown, slightly silty, sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse.				
2.00-2.26	SPT 49/105		Water strike(1) at 2.00m. 8,8/27,22		2.25	Complete at 2.25m		Σ1		
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 2.00m Monitoring well installed from ground level to 1.50m comprising 0.50m plain pipe, 1.00m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Borehole terminated due to refusal in SPT at 2.25m.							Scale (approx) 1:40		Logged By LP	
Logged in accordance BS5930:2015							Checked By PRS			



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Site
LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE,
RADCLIFFE

Number
WS06

Machine : Archway Dart
Method : Drive-in Windowless Sampler

Dimensions
100mm to 4.15m

Ground Level (mOD)

Client
Westchurch Homes Ltd

Job Number
8353

Location (Observed measurements)

Dates
22/03/2024

Engineer
Coopers (Chester) Ltd

Sheet
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Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B				(0.30)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly clayey, sandy SILT.			
0.30-0.60	B				0.30				
0.60-1.10	B		Water strike(1) at 0.60m.		(0.30)	MADEGROUND. Firm, orangish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. Sand is fine to medium.		Σ1	
0.80	JV				(0.50)	MADEGROUND. Dark greyish brown, slightly silty, very gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies with inclusions of ash and clinker and brick fragments.			
1.00-1.45	SPT N=0		0,0/0,0,0,0		1.10	At 1.00m: Very loose			
1.10-1.60	B				(0.50)				
1.60-2.00	B				1.60	Soft, greyish brown, slightly gravelly, sandy, silty CLAY. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. Sand is fine to medium.			
					(0.40)				
2.00-2.45	SPT N=34		1,6/7,10,8,9		2.00	Dark brown, silty, sandy, fibrous PEAT. Faint organic odour. Inclusions of plant matter throughout.			
2.00-2.30	B				(0.30)				
2.30-3.70	B				2.30	Dark grey brown, slightly gravelly, slightly clayey, sandy SILT. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. At 2.00m: Dense			
3.00-3.45	SPT N=32		6,5/8,8,7,9		(1.85)	Dense, greyish brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. At 3.00m: Becoming gravelly			
3.70-4.15	SPT N=48		7,8/11,12,12,13		4.15	Complete at 4.15m			

Remarks
Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 0.60m.
From 2.00m - 3.00m: 80% Recovery.
Monitoring well installed from ground level to 1.10m, comprising 0.50m plain pipe, 0.60m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone.
Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334.
Window sample location shown on Coopers Drawing No. 8353/01.

Logged in accordance BS5930:2015

Scale (approx)
1:40

Logged By
LP

Checked By
PRS



coopers

Coopers (Chester) Ltd

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email: admin@coopers.co.uk

Site

LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Number

WS07

Machine : Archway Dart

Method : Drive-in Windowless Sampler

Dimensions

100mm to 4.45m

Ground Level (mOD)

Client

Westchurch Homes Ltd

Job Number

8353

Location (Observed measurements)

Dates

22/03/2024

Engineer

Coopers (Chester) Ltd

Sheet

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Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.20	JV				(0.40)	MADEGROUND (similar to topsoil). Grass over dark brown, sandy, SILT with inclusions of glass fragment.			
0.40-0.70	B				0.40	Orangish brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
0.70-2.00	B				(0.30)				
0.80	SV *40kPa		Medium vane		0.70				
1.00-1.45	SPT N=2		0,0/0,0,0,2						
			Water strike(1) at 1.40m.			Firm, orangish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. At 0.80m: Low to medium strength			
1.70	SV *38kPa		Medium vane						
2.00-2.45	SPT N=10		4,3/3,3,2,2		(2.80)	At 2.30m: Gravelly			
2.00-3.50	B					At 2.50m: Stiff, becoming brown. No longer sandy			
2.70	SV *78kPa		Medium vane			At 2.70m: High strength			
3.00-3.45	SPT N=19		0,3/4,5,5,5						
3.50-4.00	B				3.50	Brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
4.00-4.45	SPT N=50		4,5/12,13,13,12		(0.95)	At 4.00m: Dense			
					4.45	Complete at 4.45m			

Remarks

Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 1.40m.
From 1.00m - 2.00m: 50% Recovery. From 2.00m - 3.00m: 80% Recovery. From 3.00m - 4.00m: 90% Recovery.
*Spurious shear vane result, sample breaking apart during testing. SV No. 6 used.
Monitoring well installed from ground level to 3.00m comprising 1.00m plain pipe, 2.00m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone.
Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334.
Window sample location shown on Coopers Drawing No. 8353/01.
Logged in accordance BS5930:2015

Scale (approx)

1:40

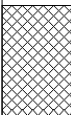
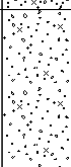
Logged By

LP

Checked By

PRS

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS08			
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 3.70m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 22/03/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1		
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.00-0.30	B				(0.30)	Grass over dark brown, sandy, silty TOPSOIL.				
0.30-1.00	B				0.30 (0.70)	Orangish brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.				
1.00-1.45 1.00-3.70	SPT N=26 B		2,3/6,7,5,8		1.00	Medium dense, orangish brown, slightly silty, sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse.				
2.00-2.45	SPT N=37		Water strike(1) at 2.00m. 13,11/11,10,8,8		(2.40)			Σ1		
3.00-3.45	SPT N=14		10,6/5,3,3,3		3.40 (0.30) 3.70	Firm, brown, slightly gravelly, slightly sandy, slightly silty CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.				
						Complete at 3.70m				
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 2.00m. SPT at 2.00m: No Recovery. From 2.00m - 3.00m: 70% Recovery. Monitoring well installed from ground level to 1.80m comprising 1.00m plain pipe, 0.80m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Borehole terminated at 3.70m due to obstruction from large cobble. Logged in accordance BS5930:2015							Scale (approx) 1:40		Logged By LP	
							Checked By PRS			

				Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Number WS09	
Machine : Archway Dart Method : Drive-in Windowless Sampler		Dimensions 100mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd				Job Number 8353			
		Location (Observed measurements)		Dates 22/03/2024		Engineer Coopers (Chester) Ltd				Sheet 1/1			
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description			Legend	Water	Instr		
0.20	JV		1,1/1,2,1,2		(0.60)	MADEGROUND (similar to topsoil). Dark brown, sandy, gravelly SILT. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick fragments, plastic and concrete.							
0.60-1.90	B				0.60	Orangish brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. At 1.00m: Loose							
1.00-1.45	SPT N=6				(1.50)								
1.90-2.10 2.00-2.45 2.10-4.00	B SPT N=6 B		3,2/2,1,2,1		2.10	At 1.90m: No longer clayey							
						Loose, orangish brown, slightly silty, sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse.							
3.00-3.45	SPT N=9				(2.35)								
4.00-4.45	SPT N=6		2,2/2,2,1,1		4.45	Complete at 4.45m							
Remarks Location CAT scanned prior to drilling. Hand dug service pit to 1.00m for service clearance. Water strike at 3.00m. From 2.00m - 3.00m: 30% Recovery. From 3.00m - 4.00m: 60% Recovery. Monitoring well installed from ground level to 2.50m comprising 1.00m plain pipe, 1.50m slotted pipe with inert free draining gravel surround, bentonite seal above and below response zone. Borehole drilled by G.P. Drilling. SPT Energy Ratio = 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Logged in accordance BS5930:2015										Scale (approx)	Logged By		
										1:40	LP		
										Checked By	PRS		

			Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk			Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS101	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 100mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 30/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.40	JV				(1.10)	MADEGROUND. Dark brown, slightly clayey, slightly silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick, concrete and plastic.			
1.20-1.65	SPT N=27		1,3/6,8,7,6		1.10	MADEGROUND. Brown, slightly silty, slightly sandy, very clayey, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete and timber. Sand is fine to coarse.			
1.50	JV								
2.00-2.45	SPT N=6		4,3/1,2,1,2		(1.90)				
2.00-3.00	JV								
3.00-3.44	SPT 25*/135		2,23/15,8,3,3		3.00	MADEGROUND. Dark greyish brown, slightly silty, slightly clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick. Sand is fine to coarse.			
3.00-4.00	N=29								
	JV				(1.45)				
4.00-4.45	SPT N=4		1,1/2,1,0,1		4.45	Complete at 4.45m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.20m for service clearance. From 2.00m - 3.00m 40% recovery, From 3.00m - 4.00m 30% recovery. Monitoring well installed from ground level to 3.50m, comprising 1.00m pain pipe and 2.50m slotted pipe with inert free draining gravel surround and bentonite seal above and below response zone. Borehole drilled by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01.							Scale (approx) 1:40	Logged By LP	Checked By PRS

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS102			
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 100mm to 0.90m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 30/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.70	JV				(0.90) 0.90	MADEGROUND. Dark brown, slightly silty, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick and concrete.			
						Complete at 0.90m			
Remarks Location CAT scanned prior to drilling. Hand dug to 0.90m for service clearance. Borehole drilled by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01. Terminated at 0.90m due to obstruction.								Scale (approx) 1:40	Logged By LP
								Checked By PRS	

			Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk			Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS103	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 100mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 30/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.05 0.20	JV JV				(0.40) 0.40	MADEGROUND (similar to topsoil). Grass over dark brown, slightly gravelly, slightly silty, gravelly, fine to medium SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies.			
0.70	JV				(0.70)	MADEGROUND. Orangish brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies.			
1.20-1.65	SPT N=2		1,0/0,0,1,1		1.10	MADEGROUND. Dark reddish brown, slightly silty, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete, ash and clinker. Sand is fine to coarse.			
1.50	JV				(1.30)				
2.00-2.45 2.00-3.80	SPT N=0 B		1,1/0,0,0,0		2.40	Soft, dark greyish brown, slightly gravelly, slightly sandy, silty CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium. At 2.70m: Becoming light brown At 2.80m: Low strength			
2.80 2.80 3.00-3.45	SV *20kPa JV SPT N=2		Medium vane 1,1/1,0,1,0		(1.40)				
3.60	SV *30kPa		Medium vane		3.80				
3.80-4.00	B				(0.65)	Greyish brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. At 4.00m: Medium dense			
4.00-4.45	SPT N=27		3,3/8,8,6,5		4.45	Complete at 4.45m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.20m for service clearance. From 1.00m - 2.00m 40% recovery, From 2.00m - 3.00m 80% recovery. *Spurious shear vane results; sample breaking apart during testing. SV10 used. Monitoring well installed from ground level to 2.50m, comprising 1.00m pain pipe and 1.50m slotted pipe with inert free draining gravel surround and bentonite seal above and below response zone. Borehole drilled by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01.							Scale (approx) 1:40	Logged By LP	Checked By PRS

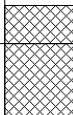
 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS104			
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 1.00mm to 4.44m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 30/09/2024		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10	B				(0.20)	MADEGROUND (similar to topsoil). Grass over dark brown, slightly gravelly, slightly silty, gravelly, fine to medium SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies.			
0.25	JV				(0.20)				
0.70	JV				(1.20)	MADEGROUND. Brown, slightly gravelly, slightly silty, clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
1.20-1.65	SPT N=13		3,2/4,3,3,3			MADEGROUND. Reddish brown, slightly silty, clayey, sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, glass, ash and clinker. Sand is fine to coarse.			
1.50-2.00	B				1.50	Brown, slightly silty, SAND and GRAVEL. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to coarse.			
1.70	JV				(0.90)				
2.00-2.45	SPT N=5		3,2/2,1,1,1			At 2.00m: Loose			
2.00-3.50	B				2.40				
2.60	JV				(1.10)	Firm (soft in places), orangish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		V1	
3.00-3.45	SPT N=15		Water strike(1) at 3.00m. 3,4/6,4,3,2						
3.50-3.70	B				3.50	Brown, slightly silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
3.70-4.00	B				(0.20)				
4.00-4.44	SPT 50/290		14,11/15,10,10,15		(0.74)	Orangish brown, slightly silty, slightly gravelly, clayey, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. At 4.00m: Dense			
					4.44	Complete at 4.44m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Water strike at 3.00m. Monitoring well installed from ground level to 1.50m, comprising 0.50m pain pipe and 1.00m slotted pipe with inert free draining gravel surround and bentonite seal above and below response zone. Borehole drilled by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01.							Scale (approx) 1:40	Logged By LP	
							Checked By PRS		

coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS201		
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 19/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.10	JV				(0.30)	MADEGROUND. Grey, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, ceramic, concrete, metal, glass and miscellaneous slag.			
0.40	JV				(0.30)				
0.70	JV				0.60	MADEGROUND. Dark brown, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, ceramic, burnt shale and ash and clinker.			
1.20-1.65	SPT N=15		0,1/3,3,4,5		(1.10)	Brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including coal. From 1.20m: Medium dense			
1.30	B								
1.80	B				1.70	Medium dense, light brown, slightly clayey, very gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including quartz, mudstone and sandstone.			
2.00-2.45	SPT N=19		11,6/4,5,4,6						
2.50	B								
			Seepage/wet(1) at 2.80m.						▽1
3.00-3.45	SPT N=5		2,2/1,1,1,2		(2.90)	From 3.00m: Loose			
3.60	B								
4.00-4.45	SPT N=12		2,2/2,3,3,4			From 4.00m: Medium dense.			
4.40	B								
4.80	B		At time of backfill(2) at 4.60m.		4.60	Firm, grey, slightly sandy, slightly gravelly, silty CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			▽2
					(0.85)				
					5.45	Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage/wet from 2.80m - 4.60m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.								Scale (approx) 1:40	Logged By ST
								Checked By PRS	

				Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk		Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS202	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 19/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.20 0.25 0.40 0.60	PF JV PF JV				(0.13) 0.13 (0.17) 0.30 (0.60)	MADEGROUND. Concrete. MADEGROUND. Light greyish brown, slightly silty, gravelly, fine to coarse SAND. Gravel is angular to sub-angular of various lithologies including concrete and brick. MADEGROUND. Dark brown, slightly clayey, very sandy, angular to sub-angular, fine to coarse of various lithologies including brick, ceramic, burnt shale, ash and clinker, concrete and natural stone. Low cobble content of brick.		  	
1.00 1.10 1.20-1.65 1.30	PF JV SPT N=1 SV 48kPa		0,0/0,0,0,1 Large vane		0.90	Firm, brown, slightly gravelly, silty, very sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including coal. From 1.30m: Soft, medium strength		       	
1.80 1.80 1.90 2.00-2.45	SV 44kPa B SV 56kPa SPT N=9		Large vane Large vane 0,0/0,3,3,3		(1.80)	From 1.90m: Firm		       	
2.60	B				2.70	Light brown, slightly silty, sub-angular to sub-rounded, fine to coarse SAND and GRAVEL of various lithologies. Low cobble content. Wet. From 3.00m: Medium dense		       	▽1
3.00-3.45	SPT N=14		Seepage(1) at 2.90m. 2,3/2,4,4,4						
3.50	B				(2.00)			       	
4.00-4.45	SPT N=15		2,3/3,2,5,5						
4.40	B				4.70	Stiff, grey, slightly sandy, gravelly, silty CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.		    	▽2
4.80 5.00-5.45	B SPT N=27		At time of backfill(2) at 4.70m. 4,5/6,6,7,8		(0.75) 5.45	Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage from 2.90m - 4.70m. Shear vane SV05 used. Unable to take shear vanes below 2.00; poor recovery, too sandy. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Monitoring well installed from 0.00m - 4.00m, comprising 1.00m of 50mm diameter plain pipe and 3.00m of 50mm diameter slotted pipe with gravel surround. Finished with flush cover and concrete surround. 0.50m of bentonite seals at top and bottom of well. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.								Scale (approx) 1:40	Logged By ST
								Checked By PRS	

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Number WS203	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 19/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.10	JV		1,1/1,1,1,1		(0.20)	MADEGROUND. Light brown and greyish brown, slightly clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, concrete and timber. Low cobble content of concrete.			
0.40	JV				0.20				
0.60	JV				(0.30)				0.50
1.00	JV				(0.40)	0.90			
1.20-1.65	SPT N=4				MADEGROUND. Dark greyish brown, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, ceramic, metal, glass, ash and clinker, slate, coal and mudstone.				
1.40	B								
1.60	B								
2.00-2.45	SPT N=16				4,3/3,4,4,5	(1.90)	Light brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Contains pockets of clay throughout. From 1.20m: Loose From 2.00m: Medium dense From 2.50m: Gravelly		
2.50	B								
2.80-3.25	SPT N=25				6,5/5,6,7,7	2.80	Medium dense, light orangish brown, slightly clayey, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse.		
3.60	B								
4.00-4.45	SPT N=11	2,1/1,2,3,5	(2.65)						
4.70	B		4,4/4,4,5,6		5.45	Complete at 5.45m			
5.00-5.45	SPT N=19								
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage/wet at 3.00m. Shear vane SV05 used. Poor recovery from 1.00m - 1.30m, from 2.00m - 2.45m and from 3.00m - 3.45m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Shear vanes attempted at 1.70m and 1.90m but sample shattered upon attempt. Spurious readings not recorded. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.								Scale (approx) 1:40	Logged By ST
								Checked By PRS	

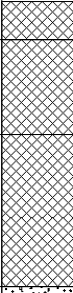
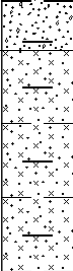
 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS204		
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 19/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.10	JV				(0.20)	MADEGROUND. Greyish brown and grey, slightly clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including tarmac, concrete and ceramic.			
0.30	JV				0.20				
					(0.40)	MADEGROUND. Dark brown, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, roots, ceramic, plastic, glass and concrete.			
0.70	JV				0.60				
					(0.80)	Brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including quartz and coal. From 1.20m: Loose			
1.20-1.65	SPT N=5		0,0/1,1,1,2		1.40				
1.50	SV 38kPa		Large vane		(0.50)	Soft, brown, slightly gravelly, silty, very sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded fine to coarse of various lithologies. From 1.50m: Low strength From 1.80m: Medium strength			
1.60	B								
1.80	SV 44kPa		Large vane		1.90	Light orangish brown, clayey, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including quartz and mudstone. From 2.00m: Medium dense			
2.00-2.45	SPT N=18		1,2/3,4,5,6		(0.90)				
2.60	B				2.80	Light brown, slightly silty, sub-angular to sub-rounded, fine to coarse SAND and GRAVEL of various lithologies. Wet. From 3.00m: Loose			V1
3.00-3.45	SPT N=8		Seepage/wet(1) at 3.00m. 2,1/1,1,3,3						
3.70	B				(2.65)	From 4.00m: Very loose			
4.00-4.45	SPT N=0		1,1/0,0,0,0						
4.30	B					From 5.00m: Loose			
5.00-5.45	SPT N=9		4,2/2,2,2,3		5.45				
						Complete at 5.45m			
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage/wet at 3.00m. Shear vane SV05 used. Poor recovery from 1.00m - 1.30m, from 2.00m - 2.45m and from 3.00m - 3.45m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.								Scale (approx) 1:40	Logged By ST
								Checked By PRS	

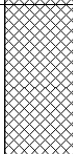
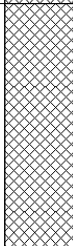
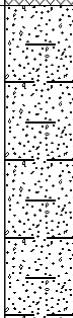
 coopers				Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk		Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS205A	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10	JV		1,0/1,0,1,2 Large vane Large vane Seepage/wet(1) at 2.00m. 5,7/5,7,7,9		(0.20)	MADEGROUND. Greyish brown and dark grey, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete, limestone, timber, metal fragments and ash. Low cobble content of concrete.			
0.50	JV				(0.60)				
0.90	JV				0.80				
1.20-1.65	SPT N=4				(0.40)		Brown, slightly gravelly, clayey, fine to coarse (predominantly fine to medium) SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.		
1.40	B				1.20				
1.60	SV 42kPa				(0.65)	Soft to firm, brown, slightly gravelly, silty, sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. From 1.20m: Loose From 1.60m: Medium strength			
1.70	B				1.85				
1.80	SV 48kPa					Light brown, slightly clayey, sub-angular to sub-rounded, fine to coarse SAND and GRAVEL. From 2.00m: Medium dense			
2.00-2.45	SPT N=28								
2.60	B								
3.00-3.45	SPT N=26				5,6/6,5,6,9	(2.60)			
3.50	B								
4.00-4.45	SPT N=11				4,2/2,2,3,4	4.45			
Complete at 4.45m									
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage/wet at 2.00m. Shear vane SV05 used. No recovery from 2.00m - 2.40m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST	
							Checked By PRS		

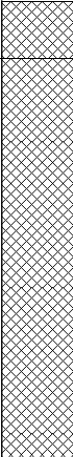
 coopers				Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk		Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS206	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10 0.10 0.30 0.40	JV PF PF JV		0,0/1,1,2,2 Large vane		(0.20) 0.20 (0.40) 0.60	MADEGROUND. Dark greyish brown, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including limestone, concrete, brick fragments, ash and clinker and metal fragments.		▽1	
0.70	JV				(0.60)	MADEGROUND. Dark brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick fragments, ash and clinker and metal fragments.			
1.20-1.65	SPT N=6				1.20	Brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies.			
1.40 1.50	SV 44kPa B				(0.40) 1.60	Soft to firm, brown, slightly gravelly, sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies including coal and mudstone. From 1.40m,: Medium strength			
1.80	B					Light brown, slightly clayey, very gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including quartz and mudstone. Wet. From 2.00m: Medium dense			
2.00-2.45	SPT N=29								
2.60	B								
3.00-3.45	SPT N=16				(2.85)				
4.00-4.45	SPT N=11				4.45				
Remarks Location CAT scanned prior to drilling. Hand dug to 1.00m for service clearance. Seepage/wet at 2.80m. Shear vane SV05 used. No recovery from 2.00m - 2.40m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Monitoring well installed from 0.00m - 3.00m, comprising 1.00m of 50mm diameter plain pipe with flush cover and concrete surround and 2.00m of 50mm diameter slotted pipe with inert, free draining gravel surround and bentonite seals. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST	
							Checked By PRS		

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Number WS207		
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.00m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.20 0.25 0.40	PF JV PF				(0.15) (0.15) (0.15) (0.30)	MADEGROUND. Concrete.			
0.60	JV				(0.40)	MADEGROUND. Grey, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies, predominantly tarmac.			
0.80 0.85 0.95	PF JV JV				0.70 (0.20) (0.20) (0.20) 1.10	MADEGROUND. Grey and greyish brown, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete, plastic and ceramic. High cobble content of brick and concrete.			
1.20-1.65 1.30	SPT N=3 B		0,0/0,1,1,1			MADEGROUND. Dark brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, ceramic and metal fragments.			
1.50	SV 40kPa		Large vane			Brown, slightly gravelly, clayey, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies.			
1.70	B								
2.00-2.45	SPT N=3		0,0/0,1,1,1		(1.90)	Soft to firm, brown, slightly gravelly, silty, sandy CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies. From 1.50m: Medium strength			
2.70 2.80	B SV 44kPa		Large vane						
3.00-3.45	SPT N=20		Seepage/wet(1) at 3.00m. 2,3/3,6,5,6		3.00	Medium dense, light brown, slightly clayey, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse. Wet.		▽1	
3.50	B				(1.70)				
4.00-4.45	SPT N=6		3,2/2,1,1,2			From 4.00m: Loose			
4.60	B				4.70 (0.30)	Light greyish brown, slightly clayey, slightly gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded of various lithologies. Wet.			
4.90	B				5.00	Complete at 5.00m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.00m for service clearance. Seepage/wet at 3.00m. Shear vane SV05 used. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Monitoring well installed from 0.00m - 3.00m, comprising 1.00m of 50mm diameter plain pipe with flush cover and concrete surround and 2.00m of 50mm diameter slotted pipe with inert, free draining gravel surround and bentonite seals. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST	Checked By PRS

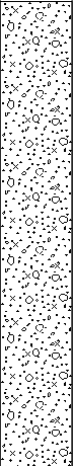
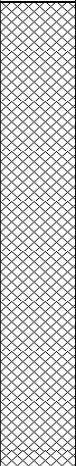
 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS208			
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 21/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.10	B				0.05 (0.10)	MADEGROUND. Tarmac.			
0.30	JV				(0.30)	MADEGROUND. Limestone hardcore.			
0.60	JV				0.45 (0.70)	MADEGROUND. Dark grey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, metal, ash and clinker and timber.			
					(0.70)	MADEGROUND. Dark greyish brown, clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, concrete, timber, ash and clinker and limestone.			
1.20-1.65	SPT N=5		0,0/1,1,1,2		1.15	Brown, soft to firm, slightly gravelly, sandy, silty CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to medium of various lithologies including mudstone and organic matter. From 1.50m: Low to medium strength			
1.40	JV								
1.50	SV 38kPa		Large vane						
1.60	B		Large vane						
1.70	SV 49kPa		Large vane						
1.90	SV 40kPa		Large vane						
1.95	B				(1.85)				
2.00-2.45	SPT N=4		1,1/1,1,1,1						
2.40	B								
2.80	B								
3.00-3.44	SPT 25*/135 N=40		Seepage/wet(1) at 3.00m. 9,16/14,12,8,6		3.00	Dense, light brown, slightly clayey, very sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Sand is fine to coarse. Wet.		▽1	
					(1.45)				
					4.45	Complete at 4.45m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.00m for service clearance. Seepage/wet at 3.00m. Shear vane SV05 used. Poor recovery from 1.00m - 1.40m. No recovery from 3.00m - 4.00m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Monitoring well installed from 0.00m - 3.00m, comprising 1.20m of 50mm diameter plain pipe with flush cover and concrete surround and 1.80m of 50mm diameter slotted pipe with inert, free draining gravel surround and bentonite seals. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST	
							Checked By PRS		

			Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk			Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS209
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 5.00m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353
		Location (Observed measurements)		Dates 23/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.30	JV				(0.20) 0.20	MADEGROUND. Concrete.		
					(0.50) 0.70	MADEGROUND. Dark grey and black, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick fragments, plastic, metal fragments, ash, glass, ceramic and mudstone. Sand is fine to coarse. *Assumed as loose to medium dense.		
0.80	JV				(0.80)	MADEGROUND. Brown, slightly clayey, gravelly, fine to coarse SAND. Gravel is angular to sub-rounded, fine to coarse of various lithologies including brick, concrete, coal, tarmac and natural stone.		▽1
1.20-1.65 1.30	SPT N=9 JV		Seepage/wet(1) at 1.20m. 1,1/1,3,3,2		1.50	Light brown, slightly clayey, very gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.		
1.60	JV							
1.80	B							
2.00-2.45	SPT N=10		3,2/2,2,2,4			From 2.00m: Medium dense		
2.70	B				(2.30)			
3.00-3.45	SPT N=0		1,2/0,0,0,0			From 3.00m: Very loose		
3.90 4.00-4.45	B SPT N=11		3,2/2,3,2,4		3.80 (1.20)	Soft, grey, slightly clayey, very sandy SILT. Sand is fine to medium.		
4.90	B				5.00	Complete at 5.00m		
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.00m for service clearance. Seepage/wet at 1.20m. Poor recovery from 4.00m - 4.80m. No recovery in final SPT. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST
							Checked By PRS	

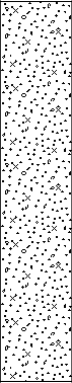
 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Number WS210	
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 4.45m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 23/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	
0.30 0.40	PF JV				(0.20) 0.20	MADEGROUND. Tarmac and limestone hardcore.			
					(0.50) 0.70	MADEGROUND. Dark grey, slightly clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, ash and clinker, metal, plastic, concrete, coal, tarmac and glass.			
0.80 0.90	PF JV		Seepage/wet(1) at 1.00m.		(0.80)	MADEGROUND. Dark greyish brown, very gravelly, fine to coarse SAND with pockets of soft, dark grey clay. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, concrete, ash and clinker and sandstone.		Σ1	
1.20-1.65 1.20	SPT N=1 JV		1,0/0,1,0,0		1.50	MADEGROUND. Grey, slightly silty, slightly gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, timber and mudstone.			
1.60 1.80	PF JV				(1.30)				
2.00-2.45	SPT N=50		5,9/11,11,12,16						
2.60	JV				2.80	Light brown, slightly clayey, very gravelly, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Wet. From 3.00m: Medium dense			
2.90 3.00-3.45	JV SPT N=15		4,3/4,4,4,3		(1.65)				
4.00-4.45	SPT N=12		3,3/3,3,2,4		4.45	Complete at 4.45m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.00m for service clearance. Seepage/wet at 1.00m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Monitoring well installed from 0.00m - 2.70m, comprising 0.50m of 50mm diameter plain pipe with flush cover and concrete surround and 2.20m of 50mm diameter slotted pipe with inert, free draining gravel surround and bentonite seals. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B.							Scale (approx) 1:40	Logged By ST	Checked By PRS

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE		Number WS211			
Machine : Archway Dart 334 Method : Drive-in Windowless Sampler		Dimensions 102-65mm to 2.40m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)		Dates 23/01/2026		Engineer Coopers (Chester) Ltd		Sheet 1/1	
Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description		Legend	Water
0.50 0.60	PF JV				(0.30) 0.30	MADEGROUND. Concrete.			▽1
0.90	B		Seepage/wet(1) at 1.00m.			MADEGROUND. Demolition rubble. Grey and brown, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, sandstone, concrete, plastic and metal.			
1.20-1.65	SPT N=25		8,7/10,5,4,6		(2.10)				
1.90 2.00-2.45	B SPT N=17		6,5/6,5,4,2						
2.40	B				2.40	Complete at 2.40m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.00m for service clearance. Seepage/wet at 1.00m. Borehole drilled uncased by GP Drilling. SPT Energy Ratio: 67%. Rig Ref: Archway Dart 334. Window sample location shown on Coopers Drawing No. 8353/01 - Revision B. Terminated due to difficult drilling.								Scale (approx) 1:40	Logged By ST
								Checked By PRS	

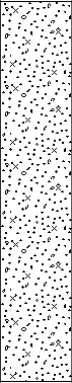
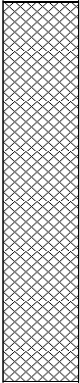
			Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk			Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Borehole Number BH01	
Boring Method Cable Percussion		Casing Diameter 150mm cased to 10.00m		Ground Level (mOD)		Client Westchurch Homes Ltd			Job Number 8353	
		Location (Observed measurements)		Dates 09/02/2026		Engineer Coopers (Chester) Ltd			Sheet 1/2	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-1.20	B					(0.15)	MADEGROUND. Concrete.			
0.20	PF					0.15				
0.50	JV						MADEGROUND. Demolition rubble. Grey and brown, slightly clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including brick, concrete, tarmac, metal, plastic, timber, glass, plasterboard, carpet and rubber. Moderate cobble content of brick and concrete.			
1.20-1.65	SPT N=9	1.20	DRY	9,5/3,2,2,2			From 1.20m: Loose			
1.20-1.65	B									
1.20-1.65	D	1.20	DRY	Moderate inflow(1) at 1.40m, rose to 0.90m in 20 mins, sealed at 4.90m.						
1.40	PF									
2.00-2.45	SPT(C) N=34	2.00	1.70	10,14/7,10,12,5		(4.55)	From 2.00m: Dense			
2.00-2.45	B									
2.00-2.45	D									
2.20	PF									
3.00-3.45	SPT(C) N=25	3.00	2.50	7,7/6,10,5,4			From 3.00m: Medium dense			
3.00-3.45	B	3.00	2.50							
3.50	D									
3.50	PF									
4.00-4.45	SPT(C) N=24	4.00	3.00	10,6/5,7,6,6						
4.00-4.45	B	4.00	3.00							
4.50	D									
4.70	D					4.70	Soft to firm, grey, slightly gravelly, sandy, silty CLAY. Sand is fine to medium. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
4.80	JV									
5.00-5.45	SPT N=13	5.00	DRY	7,5/3,3,4,3						
5.00-5.45	B									
5.00-5.45	D	4.50	DRY							
6.00-6.45	SPT N=16	5.80	DRY	4,7/7,3,3,3		(2.80)				
6.00-6.45	B									
6.00-6.45	D	5.80	DRY							
7.50-7.95	SPT N=20	7.50	DRY	3,3/5,5,5,5		7.50	Medium dense, light brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Low cobble content.			
7.50-7.95	B									
7.50-7.95	D	7.50	DRY							
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 1.40m. Cased at 1.20m. Sealed at 1.90m. Depth at 4.90m after 20 minutes. Water strike at 9.50m. Cased at 9.00m. Not sealed. Depth at 4.60m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 5.50m. Bentonite seal from 5.50m - 6.50m. Flush cover. Backfilled upon completion.								Scale (approx) 1:40	Logged By ST	Checked By PRS

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk					Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Borehole Number BH01		
Boring Method Cable Percussion		Casing Diameter 150mm cased to 10.00m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 09/02/2026		Engineer Coopers (Chester) Ltd		Sheet 2/2		
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
9.00-9.45 9.00-9.45 9.00-9.45	SPT N=20 B D	9.00 9.00	DRY DRY	3,4/5,6,5,4 Moderate inflow(2) at 9.50m, rose to 4.60m in 20 mins.		(2.95)	Medium dense, light brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Low cobble content.		V2	
10.00-10.45 10.00-10.45	SPT N=19 D	10.00 10.00	4.60 4.60	4,4/4,5,4,6		10.45	Complete at 10.45m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 1.40m. Cased at 1.20m. Sealed at 1.90m. Depth at 4.90m after 20 minutes. Water strike at 9.50m. Cased at 9.00m. Not sealed. Depth at 4.60m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 5.50m. Bentonite seal from 5.50m - 6.50m. Flush cover. Backfilled upon completion.								Scale (approx) 1:40	Logged By ST	
								Checked By PRS		

 coopers Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk					Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE					Borehole Number BH02	
Boring Method Cable Percussion		Casing Diameter 150mm cased to 10.00m			Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)			Dates 09/02/2026		Engineer Coopers (Chester) Ltd		Sheet 1/2		
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.00-1.20 0.20 0.40	B PF JV						MADEGROUND. Greyish brown, clayey, very sandy, angular to sub-angular GRAVEL of various lithologies including brick, concrete, slate, miscellaneous slags, metal, glass and plastic. Low cobble content of brick and concrete.		▼1		
1.20-1.65 1.20-1.65	SPT(C) N=9 B		DRY DRY	3,2/2,2,2,3 Moderate inflow(1) at 1.40m, rose to 0.90m in 20 mins, sealed at 4.90m.		(2.00)	From 1.20m: Loose				▼1
1.70	D		DRY								
2.00-2.45 2.00-2.45 2.10	SPT(C) N=5 B PF	1.50 1.50	DRY DRY	1,1/2,1,1,1		2.00	MADEGROUND. Loose, dark grey, clayey, very gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including brick, ceramic, plastic, metals, ash and fused material. Low cobble content of brick.				
2.50 2.50	D JV					(1.00)					
3.00-3.45 3.00-3.45	SPT(C) N=2 B	3.00 3.00	DRY DRY	1,1/0,0,1,1		3.00	MADEGROUND. Soft, black and dark grey, sandy, gravelly CLAY. Sand is fine to coarse. Gravel is angular to sub-angular, fine to coarse of various lithologies including metal, brick and plastic. Weathered hydrocarbon odour.				
3.30 3.40 3.50	PF JV D										
4.00-4.45 4.00-4.45	SPT(C) N=0 B	4.00 4.00	DRY DRY	1,0/0,0,0,0							
4.50 4.50	D PF					(2.90)			▼2		
5.00-5.45 5.00-5.45	SPT(C) N=6 B	5.00 5.00	DRY DRY	1,1/1,1,1,3							
5.50	D		DRY								
5.90 6.00	D JV	5.60	DRY			5.90	Greyish brown, slightly clayey, sandy, sub-angular to sub-rounded, fine to coarse GRAVEL of various lithologies. Moderate cobble content.				
6.50-6.95 6.50-6.95	SPT(C) N=20 B	6.50 6.50	3.30 3.30	2,5/5,4,6,5		(1.60)	From 6.50m: Medium dense				
7.00	D										
7.40	D					7.50	Grey, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.				
8.00-8.45	SPT N=20	8.00	DRY	2,3/4,4,5,7							
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 3.10m. Cased at 2.80m. Sealed at 3.60m. Depth at 2.60m after 20 minutes. Water strike at 5.90m. Cased at 5.60m. Sealed at 7.50m. Depth at 2.90m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 7.30m. Bentonite seal from 7.50m - 8.30m. Backfilled with spoil to 10.00m.								Scale (approx) 1:40	Logged By ST		
								Checked By PRS			

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk				Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Borehole Number BH02				
Boring Method Cable Percussion		Casing Diameter 150mm cased to 10.00m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353			
		Location (Observed measurements)		Dates 09/02/2026		Engineer Coopers (Chester) Ltd		Sheet 2/2			
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
8.00-8.45	D	8.00	DRY				From 8.00m: Medium dense Grey, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.				
8.50	B		DRY		(2.50)						
9.50-9.95	B	9.50	DRY	Moderate inflow(2) at 9.50m, rose to 4.60m in 20 mins. 4,4/4,6,6,6							
9.50-9.95	D	9.50	DRY								
9.50-9.95	SPT N=22		DRY			10.00	Complete at 10.45m				
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 3.10m. Cased at 2.80m. Sealed at 3.60m. Depth at 2.60m after 20 minutes. Water strike at 5.90m. Cased at 5.60m. Sealed at 7.50m. Depth at 2.90m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 7.30m. Bentonite seal from 7.50m - 8.30m. Backfilled with spoil to 10.00m.								Scale (approx) 1:40		Logged By ST	
								Checked By PRS			

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk					Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE				Borehole Number BH03	
Boring Method Cable Percussion		Casing Diameter 200mm cased to 7.50m			Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353	
		Location (Observed measurements)			Dates 11/02/2026- 12/02/2026		Engineer Coopers (Chester) Ltd		Sheet 1/2	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-1.20 0.20 0.30	B PF JV						MADEGROUND. Dark brown, clayey, very sandy, angular to sub-angular, fine to coarse GRAVEL of various lithologies including ceramic, brick, concrete, plastic, metal, carpet, timber, miscellaneous slag material, moderate cobble and boulder content of brick, fire brick and concrete.			
1.20-1.65 1.20-1.65 1.40	SPT(C) N=13 B PF		DRY DRY	9,4/4,3,4,2		(2.90)	From 1.20m: Medium dense			
1.70	D		DRY							
2.00-2.45 2.00-2.45 2.20	SPT(C) N=7 B PF	2.00 2.00	DRY DRY	3,2/2,2,2,1			From 2.00m: Loose			
2.50	D		DRY							
2.90 3.00-3.45 3.00 3.00-3.45 3.00-3.45 3.20	D SPT N=11 PF B B JV	3.00 3.00	DRY DRY DRY DRY	4,2/3,2,3,3		2.90	MADEGROUND. Orangish brown and brown, slightly silty, gravelly, fine to coarse SAND. Gravel is angular to sub-angular, fine to coarse of various lithologies including natural stone, brick and timber. Low cobble content of timber. From 3.00m: Medium dense		▼1	
4.00-4.45 4.00-4.45	B SPT(C) N=2	4.00 4.00	DRY DRY	Seepage(1) at 3.80m, rose to 3.20m in 20 mins, sealed at 7.10m. 2,2/1,0,1,0		(2.10)	From 4.00m: Very loose		▽1	
4.50	D		DRY							
5.00-5.45 5.00-5.45 5.10	SPT(C) N=17 B JV	5.00 5.00	DRY DRY	2,3/4,4,3,6		5.00	Medium dense, light brown, slightly clayey, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Low cobble content.			
5.50	D					(1.30)				
6.50-6.95 6.50-6.95 6.50-6.95	SPT N=17 B D	6.50 6.50	DRY DRY DRY	2,2/3,4,4,6		6.30	Grey, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. From 6.50m: Medium dense			
8.00-8.45	SPT N=20	7.50	7.80	3,3/5,5,5,5						
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 3.80m. Cased at 3.60m. Sealed at 7.10m. Depth at 3.20m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 6.30m. Bentonite seal from 6.30m - 7.30m. Backfilled with spoil to 10.00m. Backfilled upon completion.								Scale (approx) 1:40	Logged By ST	
								Checked By PRS		

 Coopers (Chester) Ltd tel: 01244 684 910 web: www.coopers.co.uk email: admin@coopers.co.uk					Site LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE			Borehole Number BH03		
Boring Method Cable Percussion		Casing Diameter 200mm cased to 7.50m		Ground Level (mOD)		Client Westchurch Homes Ltd		Job Number 8353		
		Location (Observed measurements)		Dates 11/02/2026- 12/02/2026		Engineer Coopers (Chester) Ltd		Sheet 2/2		
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
8.00-8.45	D	7.50	7.80			(3.70)	Grey, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies.			
9.50-9.95	SPT N=22	9.50	9.50	2,4/4,6,6,6		10.00				
							Complete at 10.00m			
Remarks Location CAT scanned prior to drilling. Hand dug inspection pit to 1.20m for service clearance. Water strike at 3.80m. Cased at 3.60m. Sealed at 7.10m. Depth at 3.20m after 20 minutes. Borehole cased to 10.00m. All logs supplemented by drillers logs. Drilling Contractor: Lundy Site Investigation. SPT Energy Ratio = 71%. Rig Ref: LS158 Bentonite seal from 0.00m - 1.00m with inert free draining gravel surround from 1.00m - 6.30m. Bentonite seal from 6.30m - 7.30m. Backfilled with spoil to 10.00m. Backfilled upon completion. Scale (approx) 1:40 Checked By PRS Logged By ST										

Supplemental Ground Investigation and Remediation Strategy for
Land Adjacent to Bealey Industrial Estate, Radcliffe

Appendix 4

Chemical Test Data



Geotechnical Test Data



Certificate of Analysis

Certificate Number 24-06432

Issued: 11-Apr-24

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 24-06432

Client Reference ~ 8353

Order No ~ P/O10002

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Description 12 Soil samples.

Date Received 27-Mar-24

Date Started 27-Mar-24

Date Completed 11-Apr-24

Test Procedures Identified by prefix DETSn (details on request).

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

Approved By

A handwritten signature in black ink, appearing to read "K. Bridgewood".

Kirk Bridgewood
General Manager



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

Page 1 of 14

Summary of Chemical Analysis

Matrix Descriptions

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Sample ID	Depth	Lab No	Completed	Matrix Description
WS01	0.00-0.40	2317961	11/04/2024	Dark brown gravelly, sandy CLAY including odd rootlets
WS02	0.30-0.80	2317962	11/04/2024	Brown sandy CLAY
WS03	0.6	2317964	11/04/2024	Dark brown gravelly, sandy CLAY including odd rootlets (Possible made ground - slag)
WS04	0.2	2317965	11/04/2024	Dark brown gravelly, sandy CLAY including numerous rootlets
WS05	0.00-0.30	2317966	11/04/2024	Dark brown gravelly, sandy CLAY including odd rootlets
WS06	0.30-0.60	2317967	11/04/2024	Brown sandy CLAY including odd rootlets
WS06	0.8	2317968	11/04/2024	Dark brown very gravelly SAND (Possible made ground - slag)
WS06	1.60-2.00	2317969	11/04/2024	Dark brown slightly gravelly, sandy CLAY including odd rootlets
WS07	0.2	2317970	11/04/2024	Dark brown gravelly, sandy CLAY including odd rootlets (Possible made ground - plastic)
WS08	0.30-1.00	2317971	11/04/2024	Brown sandy CLAY including odd rootlets
WS09	0.2	2317972	11/04/2024	Dark brown gravelly, sandy CLAY including odd rootlets (Possible made ground - glass)

Summary of Chemical Analysis

Soil Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2317961	2317962	2317964	2317965	2317966	2317967	2317968
Sample ID ~	WS01	WS02	WS03	WS04	WS05	WS06	WS06
Depth ~	0.00-0.40	0.30-0.80	0.60	0.20	0.00-0.30	0.30-0.60	0.80
Other ID ~							
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	21/03/2024	21/03/2024	21/03/2024	21/03/2024	22/03/2024	22/03/2024	22/03/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	49	140	130	120	45	35	60
Beryllium	DETSC 2301#	0.2	mg/kg	0.4	0.6	2.8	0.6	0.9	0.8	1.8
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.4	0.4	0.5	0.3	0.3	0.7	2.5
Cadmium	DETSC 2301#	0.1	mg/kg	0.1	0.2	0.7	0.2	0.4	0.4	1.2
Chromium	DETSC 2301#	0.15	mg/kg	63	63	23	130	33	29	14
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	84	76	440	73	73	120	200
Lead	DETSC 2301#	0.3	mg/kg	160	160	230	210	160	300	220
Mercury	DETSC 2325#	0.05	mg/kg	0.22	0.15	0.86	0.50	0.31	0.24	0.18
Nickel	DETSC 2301#	1	mg/kg	13	16	66	21	19	22	41
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	0.8	< 0.5	1.1	< 0.5	3.4
Vanadium	DETSC 2301#	0.8	mg/kg	20	23	73	25	32	26	53
Zinc	DETSC 2301#	1	mg/kg	100	87	180	79	130	110	110
Inorganics										
pH	DETSC 2008#		pH	5.3	6.9	6.3	5.2	4.9	6.6	6.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.8	0.5	0.2	1.6	0.7	11	1.5
FOC	DETSC 2084#	0.001			0.018					
FOC	DETSC 2002	0.001		0.015		0.053	0.017	0.028	0.011	0.061
Total Organic Carbon	DETSC 2084#	0.5	%		1.8					
Total Organic Carbon	DETSC 2002	0.1	%	1.5		5.3	1.7	2.8	1.1	6.1
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	31	14	85	11	17	25	160
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.11	0.05	0.16	0.08	0.09	0.05	0.12
Petroleum Hydrocarbons										
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg				< 1.50			< 1.50
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg				< 1.20			< 1.20
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg				< 1.50			< 1.50
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40			< 3.40
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40			< 3.40
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40			< 3.40
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00			< 10.00
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg				< 10.00			< 10.00
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00			< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg				< 0.01			< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg				< 0.90			< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg				< 0.50			< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg				0.74			< 0.60

Summary of Chemical Analysis

Soil Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2317961	2317962	2317964	2317965	2317966	2317967	2317968
Sample ID ~	WS01	WS02	WS03	WS04	WS05	WS06	WS06
Depth ~	0.00-0.40	0.30-0.80	0.60	0.20	0.00-0.30	0.30-0.60	0.80
Other ID ~							
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	21/03/2024	21/03/2024	21/03/2024	21/03/2024	22/03/2024	22/03/2024	22/03/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units								
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg				< 1.40				< 1.40
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg				< 1.40				< 1.40
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg				< 1.40				< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00				< 10.00
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00				< 10.00
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg				< 10.00				< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00				< 10.00
Benzene	DETSC 3321#	0.01	mg/kg				< 0.01				< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg				< 0.01				< 0.01
Toluene	DETSC 3321#	0.01	mg/kg				< 0.01				< 0.01
Xylene	DETSC 3321#	0.01	mg/kg				< 0.01				< 0.01
PAHs											
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.09	< 0.03	0.11	0.10	0.09	< 0.03	< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.13	< 0.03	0.15	0.16	0.16	< 0.03	< 0.03	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg	0.13	< 0.03	0.16	0.15	0.15	< 0.03	< 0.03	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.04	< 0.03	0.06	0.05	0.05	< 0.03	< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg	0.05	< 0.03	0.07	0.06	0.06	< 0.03	< 0.03	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.04	< 0.03	0.06	0.06	0.05	< 0.03	< 0.03	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	0.04	0.03	0.03	< 0.03	< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	0.48	< 0.10	0.65	0.57	0.56	< 0.10	< 0.10	< 0.10
Phenols											
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	< 0.3	0.3	0.6	< 0.3	< 0.3	1.2

Summary of Chemical Analysis

Soil Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL EST

Lab No	2317969	2317970	2317971	2317972
Sample ID ~	WS06	WS07	WS08	WS09
Depth ~	1.60-2.00	0.20	0.30-1.00	0.20
Other ID ~				
Sample Type ~	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	22/03/2024	22/03/2024	22/03/2024	22/03/2024
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	8.2	24	10	23
Beryllium	DETSC 2301#	0.2	mg/kg	0.7	1.7	0.3	0.7
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5	0.3	0.6	0.4
Cadmium	DETSC 2301#	0.1	mg/kg	0.4	0.5	0.1	0.5
Chromium	DETSC 2301#	0.15	mg/kg	9.5	26	16	25
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	15	73	18	65
Lead	DETSC 2301#	0.3	mg/kg	17	110	25	160
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	0.16	< 0.05	1.1
Nickel	DETSC 2301#	1	mg/kg	9.5	25	11	17
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	< 0.5	0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg	13	35	19	26
Zinc	DETSC 2301#	1	mg/kg	48	180	63	310
Inorganics							
pH	DETSC 2008#		pH	6.3	7.3	6.1	7.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.7	0.9	0.4	0.6
FOC	DETSC 2084#	0.001		0.11		0.014	
FOC	DETSC 2002	0.001			0.044		0.045
Total Organic Carbon	DETSC 2084#	0.5	%	11		1.4	
Total Organic Carbon	DETSC 2002	0.1	%		4.4		4.5
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	380	73	< 10	24
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.20	0.09	0.05	0.07
Petroleum Hydrocarbons							
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg		< 0.01		
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg		< 0.01		
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg		< 0.01		
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg		< 1.50		
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg		< 1.20		
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg		< 1.50		
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg		< 3.40		
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg		< 3.40		
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg		< 3.40		
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg		< 0.01		
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg		< 0.01		
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg		< 0.01		
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg		< 0.90		
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg		< 0.50		
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg		2.68		

Summary of Chemical Analysis

Soil Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL EST

Lab No	2317969	2317970	2317971	2317972
Sample ID ~	WS06	WS07	WS08	WS09
Depth ~	1.60-2.00	0.20	0.30-1.00	0.20
Other ID ~				
Sample Type ~	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	22/03/2024	22/03/2024	22/03/2024	22/03/2024
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg		1.92		
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg		6.46		
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg		4.54		
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg		< 10.00		
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01		
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01		
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01		
Xylene	DETSC 3321#	0.01	mg/kg		< 0.01		
PAHs							
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.03	< 0.03	0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.04
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.26	< 0.03	0.15
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.05	< 0.03	0.06
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.67	< 0.03	0.24
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.65	< 0.03	0.23
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.27	< 0.03	0.13
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	0.34	< 0.03	0.14
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.40	< 0.03	0.16
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.14	< 0.03	0.09
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.30	< 0.03	0.14
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.14	< 0.03	0.11
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.04	< 0.03	0.06
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.18	0.03	0.13
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	3.4	< 0.10	1.7
Phenols							
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.9	25	0.7	0.8

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2317963	2317964
Sample ID ~	WS03	WS03
Depth ~	0.20	0.60
Other ID ~		
Sample Type ~	SOIL	SOIL
Sampling Date ~	21/03/2024	21/03/2024
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
VOCs					
Vinyl Chloride	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1 Dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Trans-1,2-dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1-dichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Cis-1,2-dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
2,2-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Bromochloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Chloroform	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1,1-trichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Carbon tetrachloride	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Benzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2-dichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Trichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Dibromomethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Bromodichloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
cis-1,3-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Toluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
trans-1,3-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1,2-trichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Tetrachloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,3-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Dibromochloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2-dibromoethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Chlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,1,1,2-tetrachloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Ethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
m+p-Xylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
o-Xylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Styrene	DETSC 3431*	0.01	mg/kg	< 0.01	< 0.01
Bromoform	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Isopropylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Bromobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2,3-trichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
n-propylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
2-chlorotoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,3,5-trimethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
4-chlorotoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Tert-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2,4-trimethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2317963	2317964
Sample ID ~	WS03	WS03
Depth ~	0.20	0.60
Other ID ~		
Sample Type ~	SOIL	SOIL
Sampling Date ~	21/03/2024	21/03/2024
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
sec-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
p-isopropyltoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,3-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,4-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
n-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2-dibromo-3-chloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
1,2,4-trichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Hexachlorobutadiene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
Naphthalene	DETSC 3431	0.01	mg/kg	< 0.01	
1,2,3-trichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01
MTBE	DETSC 3431*	0.01	mg/kg	< 0.01	< 0.01
SVOCs					
Phenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Aniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2-Chlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Benzyl Alcohol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2-Methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Bis(2-chloroisopropyl)ether	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
3&4-Methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2,4-Dimethylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Bis-(dichloroethoxy)methane	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2,4-Dichlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
1,2,4-Trichlorobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
4-Chloro-3-methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2-Methylnaphthalene	DETSC 3433	0.1	mg/kg	< 0.1	0.1
Hexachlorocyclopentadiene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2,4,6-Trichlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2,4,5-Trichlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2-Chloronaphthalene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2,4-Dinitrotoluene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Acenaphthylene	DETSC 3433	0.1	mg/kg	< 0.1	
3-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Acenaphthene	DETSC 3433	0.1	mg/kg	< 0.1	
4-Nitrophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Dibenzofuran	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2,6-Dinitrotoluene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
2,3,4,6-Tetrachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Diethylphthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
4-Chlorophenylphenylether	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Fluorene	DETSC 3433	0.1	mg/kg	< 0.1	

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2317963	2317964
Sample ID ~	WS03	WS03
Depth ~	0.20	0.60
Other ID ~		
Sample Type ~	SOIL	SOIL
Sampling Date ~	21/03/2024	21/03/2024
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
4-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2-Methyl-4,6-Dinitrophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Diphenylamine	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
4-Bromophenylphenylether	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Hexachlorobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Pentachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Phenanthrene	DETSC 3433	0.1	mg/kg	0.4	
Anthracene	DETSC 3433	0.1	mg/kg	< 0.1	
Di-n-butylphthalate	DETSC 3433	0.1	mg/kg	0.3	< 0.1
Fluoranthene	DETSC 3433	0.1	mg/kg	0.7	
Pyrene	DETSC 3433	0.1	mg/kg	0.6	
Butylbenzylphthalate	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Benzo(a)anthracene	DETSC 3433	0.1	mg/kg	0.3	
Chrysene	DETSC 3433	0.1	mg/kg	0.3	
Bis(2-ethylhexyl)phthalate	DETSC 3433	0.1	mg/kg	0.3	< 0.1
Di-n-octylphthalate	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Benzo(b)fluoranthene	DETSC 3433	0.1	mg/kg	0.5	
Benzo(k)fluoranthene	DETSC 3433	0.1	mg/kg	0.1	
Benzo(a)pyrene	DETSC 3433	0.1	mg/kg	0.4	
Indeno(123cd)pyrene	DETSC 3433	0.1	mg/kg	0.3	
Dibenzo(ah)anthracene	DETSC 3433	0.1	mg/kg	< 0.1	
Benzo(ghi)perylene	DETSC 3433	0.1	mg/kg	0.2	
1,4-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Dimethylphthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
1,3-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
1,2-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
2,3,5,6-Tetrachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Azobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Carbazole	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1

Summary of Asbestos Analysis

Soil Samples

Our Ref ~ 24-06432

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2317961	WS01 0.00-0.40	SOIL	NAD	none	Pierce Booth
2317964	WS03 0.60	SOIL	NAD	none	Pierce Booth
2317965	WS04 0.20	SOIL	NAD	none	Pierce Booth
2317966	WS05 0.00-0.30	SOIL	NAD	none	Pierce Booth
2317967	WS06 0.30-0.60	SOIL	NAD	none	Pierce Booth
2317968	WS06 0.80	SOIL	NAD	none	Pierce Booth
2317970	WS07 0.20	SOIL	NAD	none	Pierce Booth
2317972	WS09 0.20	SOIL	NAD	none	Pierce Booth

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

Information in Support of the Analytical Results

Our Ref 24-06432

Client Ref ~ 8353

Contract ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
2317961	WS01 0.00-0.40 SOIL	21/03/24	PG		
2317962	WS02 0.30-0.80 SOIL	21/03/24	PG		
2317963	WS03 0.20 SOIL	21/03/24	GJ 250ml x2, GJ 60ml		
2317964	WS03 0.60 SOIL	21/03/24	GJ 250ml x2, GJ 60ml		
2317965	WS04 0.20 SOIL	21/03/24	GJ 250ml x2, GJ 60ml		
2317966	WS05 0.00-0.30 SOIL	22/03/24	PG		
2317967	WS06 0.30-0.60 SOIL	22/03/24	PG		
2317968	WS06 0.80 SOIL	22/03/24	GJ 250ml x2, GJ 60ml		
2317969	WS06 1.60-2.00 SOIL	22/03/24	PG		
2317970	WS07 0.20 SOIL	22/03/24	GJ 250ml x2, GJ 60ml		
2317971	WS08 0.30-1.00 SOIL	22/03/24	PG		
2317972	WS09 0.20 SOIL	22/03/24	GJ 250ml x2, GJ 60ml		

Key: P-Plastic G-Bag G-Glass J-Jar

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

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

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

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

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
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Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report



Certificate of Analysis

Certificate Number 24-07560

Issued: 17-Apr-24

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 24-07560

Client Reference ~ 8353

Order No ~ P/O10002

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Description 6 Leachate prepared by DETS samples.

Date Received 27-Mar-24

Date Started 12-Apr-24

Date Completed 17-Apr-24

Test Procedures Identified by prefix DETSn (details on request).

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

Approved By

A handwritten signature in black ink, appearing to read "K. Bridgewood".

Kirk Bridgewood
General Manager



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

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Summary of Chemical Analysis

Leachate Samples

Our Ref 24-07560

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Lab No	2324235	2324236	2324237	2324238	2324239	2324240
Sample ID ~	WS02	WS03	WS04	WS06	WS06	WS09
Depth ~	0.30-0.80	0.60	0.20	0.30-0.60	0.80	0.20
Other ID ~						
Sample Type ~	LEACHATE	LEACHATE	LEACHATE	LEACHATE	LEACHATE	LEACHATE
Sampling Date ~	21/03/2024	21/03/2024	21/03/2024	22/03/2024	22/03/2024	22/03/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Preparation									
BS EN 12457 10:1	DETSC 1009*			Y	Y	Y	Y	Y	Y
Metals									
Arsenic, Dissolved	DETSC 2306	0.16	ug/l	7.1	2.0	2.4		1.2	
Copper, Dissolved	DETSC 2306	0.4	ug/l		2.8				
Lead, Dissolved	DETSC 2306	0.09	ug/l				3.4		
Zinc, Dissolved	DETSC 2306	1.3	ug/l						12
Inorganics									
Cyanide, Total	DETSC 2130	40	ug/l				< 40		

Information in Support of the Analytical Results

Our Ref 24-07560
 Client Ref ~ 8353
 Contract ~ LAND ADJACENT TO BEALEY INDUSTRIAL ESTATE, RADCLIFFE

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
2324235	WS02 0.30-0.80 LEACHATE	21/03/24	PG		
2324236	WS03 0.60 LEACHATE	21/03/24	GJ 250ml x2, GJ 60ml		
2324237	WS04 0.20 LEACHATE	21/03/24	GJ 250ml x2, GJ 60ml		
2324238	WS06 0.30-0.60 LEACHATE	22/03/24	PG		
2324239	WS06 0.80 LEACHATE	22/03/24	GJ 250ml x2, GJ 60ml		
2324240	WS09 0.20 LEACHATE	22/03/24	GJ 250ml x2, GJ 60ml		

Key: P-Plastic G-Bag G-Glass J-Jar

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

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report



Certificate of Analysis

Certificate Number 24-20913

Issued: 08-Oct-24

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 24-20913

Client Reference ~ 8353

Order No ~ 10200-LP

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Description 15 Soil samples, 1 Misc sample.

Date Received 01-Oct-24

Date Started 01-Oct-24

Date Completed 08-Oct-24

Test Procedures Identified by prefix DETSn (details on request).

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

Approved By



A handwritten signature in black ink, appearing to read "K. Bridgewood".

Kirk Bridgewood
General Manager



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

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Summary of Chemical Analysis

Matrix Descriptions

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Sample ID	Depth	Lab No	Completed	Matrix Description
TP01	0.1	2402143	08/10/2024	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
TP02	0.7	2402146	08/10/2024	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
TP03	0.2	2402148	08/10/2024	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
TP03	1.2	2402150	08/10/2024	Dark brown slightly gravelly, sandy CLAY including odd rootlets
TP04	0.1	2402151	08/10/2024	Dark brown gravelly, sandy CLAY including odd rootlets
TP05	0.4	2402152	08/10/2024	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - brick)
TP06	1	2402154	08/10/2024	Brown slightly gravelly, sandy CLAY
TP08	0.2	2402157	08/10/2024	Dark brown very gravelly, sandy CLAY including odd rootlets (Possible made ground - glass) (Possible made ground - brick)
TP09	1	2402158	08/10/2024	Dark brown gravelly, sandy CLAY including odd rootlets

Summary of Chemical Analysis

Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402143	2402145	2402146	2402147	2402148	2402149
Sample ID ~	TP01	TP02	TP02	TP02	TP03	TP03
Depth ~	0.10	0.10	0.70	2.70	0.20	0.50
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units					
Metals								
Arsenic	DETSC 2301#	0.2	mg/kg	14		28		16
Beryllium	DETSC 2301#	0.2	mg/kg	1.1		0.9		0.8
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5		0.9		1.1
Cadmium	DETSC 2301#	0.1	mg/kg	0.5		0.6		0.9
Chromium	DETSC 2301#	0.15	mg/kg	21		64		32
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0		< 1.0		< 1.0
Copper	DETSC 2301#	0.2	mg/kg	41		110		100
Lead	DETSC 2301#	0.3	mg/kg	83		260		170
Mercury	DETSC 2325#	0.05	mg/kg	0.09		0.49		0.17
Nickel	DETSC 2301#	1	mg/kg	13		32		23
Selenium	DETSC 2301#	0.5	mg/kg	4.7		< 0.5		< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg	24		33		26
Zinc	DETSC 2301#	1	mg/kg	120		220		230
Inorganics								
pH	DETSC 2008#		pH	10.0		9.5		9.0
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.4		0.5		0.6
FOC	DETSC 2002	0.001		0.027		0.035		0.022
Total Organic Carbon	DETSC 2002	0.1	%	2.7		3.5		2.2
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	49		230		100
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.27		0.13		0.09
Petroleum Hydrocarbons								
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg			1.89		2.56
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg			< 1.20		1.64
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg			< 1.50		< 1.50
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40		< 3.40
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40		4.42
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40		4.42
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00		< 10.00
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg			< 10.00		< 10.00
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00		< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg			< 0.01		< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg			< 0.90		< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg			< 0.50		< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg			< 0.60		< 0.60
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg			2.58		2.40



Summary of Chemical Analysis Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402143	2402145	2402146	2402147	2402148	2402149
Sample ID ~	TP01	TP02	TP02	TP02	TP03	TP03
Depth ~	0.10	0.10	0.70	2.70	0.20	0.50
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg				8.98		2.40
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg				6.41		< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg				10.88		11.03

PAHs									
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03		0.08		0.04	
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03		0.04		< 0.03	
Acenaphthene	DETSC 3303#	0.03	mg/kg	0.09		0.31		0.17	
Fluorene	DETSC 3303	0.03	mg/kg	0.05		0.23		0.13	
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.58		1.9		1.1	
Anthracene	DETSC 3303	0.03	mg/kg	0.13		0.48		0.29	
Fluoranthene	DETSC 3303#	0.03	mg/kg	1.2		2.7		2.4	
Pyrene	DETSC 3303#	0.03	mg/kg	1.1		2.6		2.3	
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.45		1.0		0.89	
Chrysene	DETSC 3303	0.03	mg/kg	0.50		0.95		0.81	
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.56		1.2		1.1	
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	0.21		0.43		0.33	
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	0.42		0.96		0.79	
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	0.19		0.40		0.36	
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	0.05		0.12		0.10	
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	0.24		0.54		0.45	
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	5.7		14		11	

PCBs									
PCB 118	DETSC 3401#	0.01	mg/kg		< 0.01				
PCB 77	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 81	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 105	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 114	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 118	DETSC 3401#	0.01	mg/kg		< 0.01				
PCB 123	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 126	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 156	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 157	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 167	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 169	DETSC 3401*	0.01	mg/kg		< 0.01				
PCB 189	DETSC 3401*	0.01	mg/kg		< 0.01				

Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.6		< 0.3		0.4	

Summary of Chemical Analysis

Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402150	2402151	2402152	2402153	2402154	2402155
Sample ID ~	TP03	TP04	TP05	TP05	TP06	TP07
Depth ~	1.20	0.10	0.40	2.20	1.00	0.90
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	29	43	150		24	
Beryllium	DETSC 2301#	0.2	mg/kg	0.7	1.1	2.8		0.8	
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5	0.5	0.6		0.3	
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.8	0.3		0.4	
Chromium	DETSC 2301#	0.15	mg/kg	24	32	20		19	
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0		< 1.0	
Copper	DETSC 2301#	0.2	mg/kg	31	140	170		53	
Lead	DETSC 2301#	0.3	mg/kg	52	310	250		78	
Mercury	DETSC 2325#	0.05	mg/kg	0.08	0.98	0.37		0.26	
Nickel	DETSC 2301#	1	mg/kg	28	25	80		22	
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	0.8	3.2		1.4	
Vanadium	DETSC 2301#	0.8	mg/kg	23	34	69		22	
Zinc	DETSC 2301#	1	mg/kg	75	200	170		120	
Inorganics									
pH	DETSC 2008#		pH	7.7	8.1	6.1		7.9	
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.2	0.4	0.3		0.1	
FOC	DETSC 2002	0.001		0.016	0.039	0.076		0.017	
Total Organic Carbon	DETSC 2002	0.1	%	1.6	3.9	7.6		1.7	
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	60	20	140		32	
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.05	0.08	0.26		0.04	
Petroleum Hydrocarbons									
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg				3.18		3.81
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg				2.13		2.34
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg				< 1.50		< 1.50
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40		< 3.40
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40		< 3.40
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg				< 3.40		< 3.40
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg				< 10.00		< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg				< 0.01		< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg				< 0.90		< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg				< 0.50		< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg				< 0.60		< 0.60
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg				2.74		3.13



Summary of Chemical Analysis Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402150	2402151	2402152	2402153	2402154	2402155
Sample ID ~	TP03	TP04	TP05	TP05	TP06	TP07
Depth ~	1.20	0.10	0.40	2.20	1.00	0.90
Other ID ~						
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units						
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg				2.74		3.13
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg			< 1.40			< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00			< 10.00
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00			< 10.00
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg			< 10.00			< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00			< 10.00
PAHs									
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	0.08	< 0.03		< 0.03	
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.04	< 0.03		< 0.03	
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.31	< 0.03		< 0.03	
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	0.24	< 0.03		< 0.03	
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	2.4	0.04		< 0.03	
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.65	< 0.03		< 0.03	
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	3.7	0.07		< 0.03	
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	3.3	0.07		< 0.03	
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	1.3	0.04		< 0.03	
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	1.1	0.05		< 0.03	
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	1.6	0.04		< 0.03	
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.52	< 0.03		< 0.03	
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	1.2	< 0.03		< 0.03	
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.51	< 0.03		< 0.03	
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.13	< 0.03		< 0.03	
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.65	< 0.03		< 0.03	
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	18	0.31		< 0.10	
PCBs									
PCB 118	DETSC 3401#	0.01	mg/kg						
PCB 77	DETSC 3401*	0.01	mg/kg						
PCB 81	DETSC 3401*	0.01	mg/kg						
PCB 105	DETSC 3401*	0.01	mg/kg						
PCB 114	DETSC 3401*	0.01	mg/kg						
PCB 118	DETSC 3401#	0.01	mg/kg						
PCB 123	DETSC 3401*	0.01	mg/kg						
PCB 126	DETSC 3401*	0.01	mg/kg						
PCB 156	DETSC 3401*	0.01	mg/kg						
PCB 157	DETSC 3401*	0.01	mg/kg						
PCB 167	DETSC 3401*	0.01	mg/kg						
PCB 169	DETSC 3401*	0.01	mg/kg						
PCB 189	DETSC 3401*	0.01	mg/kg						
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	0.6	< 0.3		< 0.3	

Summary of Chemical Analysis Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402156	2402157	2402158
Sample ID ~	TP08	TP08	TP09
Depth ~	0.05	0.20	1.00
Other ID ~			
Sample Type ~	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units			
Metals						
Arsenic	DETSC 2301#	0.2	mg/kg		17	25
Beryllium	DETSC 2301#	0.2	mg/kg		0.7	1.1
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.4	0.2
Cadmium	DETSC 2301#	0.1	mg/kg		0.7	0.8
Chromium	DETSC 2301#	0.15	mg/kg		29	41
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg		100	87
Lead	DETSC 2301#	0.3	mg/kg		150	190
Mercury	DETSC 2325#	0.05	mg/kg		0.19	0.28
Nickel	DETSC 2301#	1	mg/kg		22	31
Selenium	DETSC 2301#	0.5	mg/kg		< 0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg		24	32
Zinc	DETSC 2301#	1	mg/kg		240	180
Inorganics						
pH	DETSC 2008#		pH		10.9	8.5
Cyanide, Total	DETSC 2130#	0.1	mg/kg		0.3	0.3
FOC	DETSC 2002	0.001			0.015	0.048
Total Organic Carbon	DETSC 2002	0.1	%		1.5	4.8
Sulphate Aqueous Extract as SO ₄ (2:1)	DETSC 2076#	10	mg/l		130	50
Sulphate as SO ₄ , Total	DETSC 2321#	0.01	%		0.12	0.07
Petroleum Hydrocarbons						
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg			< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg			< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg			< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg			2.94
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg			1.83
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg			< 1.50
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg			< 3.40
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg			< 10.00
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg			< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg			< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg			< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg			< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg			< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg			< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg			2.23
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg			5.65

Summary of Chemical Analysis

Soil/Misc Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402156	2402157	2402158
Sample ID ~	TP08	TP08	TP09
Depth ~	0.05	0.20	1.00
Other ID ~			
Sample Type ~	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units			
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg			69.55
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg			63.90
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg			71.78
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg			71.78
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg			90.17
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg			76.55
PAHs						
Naphthalene	DETSC 3303#	0.03	mg/kg		< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg		< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg		< 0.03	0.05
Fluorene	DETSC 3303	0.03	mg/kg		< 0.03	0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg		0.06	0.31
Anthracene	DETSC 3303	0.03	mg/kg		< 0.03	0.07
Fluoranthene	DETSC 3303#	0.03	mg/kg		0.15	0.54
Pyrene	DETSC 3303#	0.03	mg/kg		0.17	0.51
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg		0.07	0.19
Chrysene	DETSC 3303	0.03	mg/kg		0.07	0.18
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg		0.07	0.24
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg		< 0.03	0.08
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg		0.05	0.18
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg		< 0.03	0.09
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg		< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg		0.04	0.12
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg		0.68	2.6
PCBs						
PCB 118	DETSC 3401#	0.01	mg/kg	< 0.01		< 0.01
PCB 77	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 81	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 105	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 114	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 118	DETSC 3401#	0.01	mg/kg	< 0.01		< 0.01
PCB 123	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 126	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 156	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 157	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 167	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 169	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
PCB 189	DETSC 3401*	0.01	mg/kg	< 0.01		< 0.01
Phenols						
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg		0.4	0.5

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402147	2402149	2402153	2402155
Sample ID ~	TP02	TP03	TP05	TP07
Depth ~	2.70	0.50	2.20	0.90
Other ID ~				
Sample Type ~	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
VOCs							
Vinyl Chloride	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1 Dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Trans-1,2-dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1-dichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Cis-1,2-dichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
2,2-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Bromochloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Chloroform	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1,1-trichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Carbon tetrachloride	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Benzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2-dichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Trichloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Dibromomethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Bromodichloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
cis-1,3-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
trans-1,3-dichloropropene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1,2-trichloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Tetrachloroethylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,3-dichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Dibromochloromethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2-dibromoethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Chlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,1,1,2-tetrachloroethane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
m+p-Xylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
o-Xylene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Styrene	DETSC 3431*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Bromoform	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Isopropylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Bromobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2,3-trichloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
n-propylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
2-chlorotoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,3,5-trimethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
4-chlorotoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Tert-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402147	2402149	2402153	2402155
Sample ID ~	TP02	TP03	TP05	TP07
Depth ~	2.70	0.50	2.20	0.90
Other ID ~				
Sample Type ~	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
1,2,4-trimethylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
sec-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
p-isopropyltoluene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,3-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,4-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
n-butylbenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2-dichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2-dibromo-3-chloropropane	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2,4-trichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Hexachlorobutadiene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Naphthalene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
1,2,3-trichlorobenzene	DETSC 3431	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3431*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
SVOCs							
Phenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Aniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Chlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Benzyl Alcohol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Bis(2-chloroisopropyl)ether	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
3&4-Methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,4-Dimethylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Bis-(dichloroethoxy)methane	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,4-Dichlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
1,2,4-Trichlorobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
4-Chloro-3-methylphenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Methylnaphthalene	DETSC 3433	0.1	mg/kg	< 0.1	0.6	< 0.1	< 0.1
Hexachlorocyclopentadiene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,4,6-Trichlorophenol	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,4,5-Trichlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Chloronaphthalene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,4-Dinitrotoluene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthylene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
3-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Acenaphthene	DETSC 3433	0.1	mg/kg	< 0.1	0.9	< 0.1	< 0.1
4-Nitrophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Dibenzofuran	DETSC 3433	0.1	mg/kg	< 0.1	0.6	< 0.1	< 0.1
2,6-Dinitrotoluene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,3,4,6-Tetrachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Diethylphthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1

Summary of Chemical Analysis

Soil VOC/SVOC Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2402147	2402149	2402153	2402155
Sample ID ~	TP02	TP03	TP05	TP07
Depth ~	2.70	0.50	2.20	0.90
Other ID ~				
Sample Type ~	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
4-Chlorophenylphenylether	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Fluorene	DETSC 3433	0.1	mg/kg	< 0.1	0.7	< 0.1	< 0.1
4-Nitroaniline	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2-Methyl-4,6-Dinitrophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Diphenylamine	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
4-Bromophenylphenylether	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Hexachlorobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Pentachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Phenanthrene	DETSC 3433	0.1	mg/kg	< 0.1	3.8	< 0.1	0.1
Anthracene	DETSC 3433	0.1	mg/kg	0.1	1.2	< 0.1	0.1
Di-n-butylphthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Fluoranthene	DETSC 3433	0.1	mg/kg	0.3	2.7	< 0.1	0.2
Pyrene	DETSC 3433	0.1	mg/kg	0.3	2.3	< 0.1	0.2
Butylbenzylphthalate	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	0.1	0.1
Benzo(a)anthracene	DETSC 3433	0.1	mg/kg	< 0.1	1.0	< 0.1	0.2
Chrysene	DETSC 3433	0.1	mg/kg	< 0.1	1.0	< 0.1	0.2
Bis(2-ethylhexyl)phthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Di-n-octylphthalate	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(b)fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1	0.6	< 0.1	< 0.1
Benzo(k)fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1	0.4	< 0.1	< 0.1
Benzo(a)pyrene	DETSC 3433	0.1	mg/kg	< 0.1	0.6	< 0.1	< 0.1
Indeno(123cd)pyrene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Dibenzo(ah)anthracene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Benzo(ghi)perylene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
1,4-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Dimethylphthalate	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
1,3-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
1,2-Dinitrobenzene	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
2,3,5,6-Tetrachlorophenol	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Azobenzene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1
Carbazole	DETSC 3433*	0.1	mg/kg	< 0.1	0.4	< 0.1	< 0.1

Summary of Asbestos Analysis Soil Samples

Our Ref 24-20913

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Material

Lab No	Sample ID	Sample Location	Type*	Result	Comment*
2402143	TP01 0.10		SOIL	NAD	none
2402144	TP01 0.40		Cement	Chrysotile	none
2402146	TP02 0.70		SOIL	Amosite	Amosite present as fibre bundles
2402148	TP03 0.20		SOIL	Amosite	Amosite present as fibre bundles
2402150	TP03 1.20		SOIL	NAD	none
2402151	TP04 0.10		SOIL	NAD	none
2402152	TP05 0.40		SOIL	NAD	none
2402154	TP06 1.00		SOIL	NAD	none
2402157	TP08 0.20		SOIL	NAD	none
2402158	TP09 1.00		SOIL	Amosite Chrysotile	Amosite and Chrysotile present as fibre bundles

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of A are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -no laboratory scope of accreditation.

Analyst

Vicky Convery
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Information in Support of the Analytical Results

Our Ref 24-20913
 Client Ref ~ 8353
 Contract ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Hold time exceeded for tests	Inappropriate container for tests
2402143	TP01 0.10 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402144	TP01 0.40 MISC	26/09/24	PG		
2402145	TP02 0.10 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402146	TP02 0.70 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402147	TP02 2.70 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402148	TP03 0.20 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402149	TP03 0.50 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402150	TP03 1.20 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402151	TP04 0.10 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402152	TP05 0.40 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402153	TP05 2.20 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402154	TP06 1.00 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402155	TP07 0.90 SOIL	26/09/24	PG		BTEX / C5-C10, EPH/Aliphatic/Aromatic + Cleanup SVOC
2402156	TP08 0.05 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402157	TP08 0.20 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2402158	TP09 1.00 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		

Key: G-Glass J-Jar P-Plastic G-Bag

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

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

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

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

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
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Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report



Certificate of Analysis

Certificate Number 24-21167

Issued: 14-Oct-24

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 24-21167

Client Reference ~ 8353

Order No ~ 10203-LP

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Description 5 Soil samples.

Date Received 03-Oct-24

Date Started 03-Oct-24

Date Completed 14-Oct-24

Test Procedures Identified by prefix DETSn (details on request).

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

Approved By



A handwritten signature in black ink, appearing to read "Kirk Bridgewood".

Kirk Bridgewood
General Manager



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

Page 1 of 9

Summary of Chemical Analysis

Matrix Descriptions

Our Ref 24-21167

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Sample ID	Depth	Lab No	Completed	Matrix Description
WS101	0.4	2403425	14/10/2024	Dark brown very gravelly, sandy CLAY (Possible made ground - brick)
WS101	3.00-4.00	2403426	14/10/2024	Dark brown very gravelly, sandy CLAY (Possible made ground - brick)
WS102	0.7	2403427	14/10/2024	Dark brown very gravelly, sandy CLAY (Possible made ground - brick)
WS103	0.2	2403428	14/10/2024	Brown gravelly, sandy CLAY
WS104	0.7	2403429	14/10/2024	Black slightly clayey, very gravelly SAND (Possible made ground - brick)

Summary of Chemical Analysis Soil Samples

Our Ref 24-21167

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2403425	2403426	2403427	2403428	2403429
Sample ID ~	WS101	WS101	WS102	WS103	WS104
Depth ~	0.40	3.00-4.00	0.70	0.20	0.70
Other ID ~					
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	30/09/2024	30/09/2024	30/09/2024	30/09/2024	30/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units					
Metals								
Arsenic	DETSC 2301#	0.2	mg/kg	41	7.1	11	15	34
Beryllium	DETSC 2301#	0.2	mg/kg	1.1	2.4	0.6	0.6	2.5
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.8	0.5	0.4	< 0.2	0.7
Cadmium	DETSC 2301#	0.1	mg/kg	0.8	0.8	0.8	0.3	< 0.1
Chromium	DETSC 2301#	0.15	mg/kg	62	21	28	16	19
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	140	33	210	100	130
Lead	DETSC 2301#	0.3	mg/kg	350	110	230	67	53
Mercury	DETSC 2325#	0.05	mg/kg	0.73	0.06	0.72	0.07	< 0.05
Nickel	DETSC 2301#	1	mg/kg	33	17	24	15	59
Selenium	DETSC 2301#	0.5	mg/kg	0.7	< 0.5	< 0.5	< 0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg	59	42	29	24	66
Zinc	DETSC 2301#	1	mg/kg	290	89	290	58	49
Inorganics								
pH	DETSC 2008#		pH	8.3	11.7	10.5	6.7	7.4
Cyanide, Total	DETSC 2130#	0.1	mg/kg	1.1	0.2	0.6	0.2	< 0.1
FOC	DETSC 2002	0.001		0.026	0.022	0.027	0.017	0.099
Total Organic Carbon	DETSC 2002	0.1	%	2.6	2.2	2.7	1.7	9.9
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	64	56	120	46	130
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.08	0.16	0.09	0.04	0.11
Petroleum Hydrocarbons								
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg		< 0.01			
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg		< 0.01			
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg		< 0.01			
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg		< 15.00			
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg		15.12			
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg		< 15.00			
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg		< 34.00			
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg		< 3.40			
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg		< 34.00			
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg		< 76.00			
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg		< 110.00			
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg		49.19			
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg		< 0.01			
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg		< 0.01			
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg		< 0.01			
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg		< 9.00			
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg		468.4			
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg		1760			
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg		449.1			

Summary of Chemical Analysis Soil Samples

Our Ref 24-21167

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2403425	2403426	2403427	2403428	2403429
Sample ID ~	WS101	WS101	WS102	WS103	WS104
Depth ~	0.40	3.00-4.00	0.70	0.20	0.70
Other ID ~					
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	30/09/2024	30/09/2024	30/09/2024	30/09/2024	30/09/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units					
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg		1362			
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg		912.8			
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg		3600			
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg		3590			
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg		3664			
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg		3649			
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01			
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01			
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01			
Xylene	DETSC 3321#	0.01	mg/kg		< 0.01			
PAHs								
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	0.56	< 1.00	< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.30	< 1.00	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	0.04	11	< 1.00	< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	11	< 1.00	< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.30	57	3.0	< 0.03	0.12
Anthracene	DETSC 3303	0.03	mg/kg	0.06	13	< 1.00	< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.59	38	4.9	0.05	0.34
Pyrene	DETSC 3303#	0.03	mg/kg	0.54	29	4.1	0.04	0.41
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.28	6.4	2.3	0.04	0.28
Chrysene	DETSC 3303	0.03	mg/kg	0.29	5.1	2.5	< 0.03	0.32
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.41	3.9	3.4	0.03	0.44
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	0.15	1.8	1.5	< 0.03	0.17
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	0.29	3.1	3.2	< 0.03	0.34
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	0.13	1.1	1.3	< 0.03	0.15
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	0.04	0.44	< 1.00	< 0.03	0.06
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	0.17	1.3	1.8	< 0.03	0.21
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	3.3	180	28	0.13	2.8
Phenols								
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.5	0.9	0.5	0.3	0.9

Summary of Asbestos Analysis Soil Samples

Our Ref 24-21167

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2403425	WS101 0.40	SOIL	NAD	none	Pierce Booth
2403426	WS101 3.00-4.00	SOIL	NAD	none	Pierce Booth
2403427	WS102 0.70	SOIL	Chrysotile	Chrysotile present in microscopic cement fragment	Pierce Booth
2403428	WS103 0.20	SOIL	NAD	none	Pierce Booth
2403429	WS104 0.70	SOIL	NAD	none	Pierce Booth

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

Information in Support of the Analytical Results

Our Ref 24-21167
 Client Ref ~ 8353
 Contract ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Hold time exceeded for tests	Inappropriate container for tests
2403425	WS101 0.40 SOIL	30/09/24	GJ 250ml x2, GJ 60ml		
2403426	WS101 3.00-4.00 SOIL	30/09/24	GJ 250ml x2, GJ 60ml		
2403427	WS102 0.70 SOIL	30/09/24	GJ 250ml x2, GJ 60ml		
2403428	WS103 0.20 SOIL	30/09/24	GJ 250ml x2, GJ 60ml		
2403429	WS104 0.70 SOIL	30/09/24	GJ 250ml x2, GJ 60ml		

Key: G-Glass J-Jar

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

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.
 Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
 The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

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

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

Appendix A - Details of Analysis

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

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

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
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Key:

~ Sample details are provided by the client and can affect the validity of the results

* -not accredited.

-MCERTS (accreditation only applies if report carries the MCERTS logo).

\$ -subcontracted.

n/s -not supplied.

I/S -insufficient sample.

U/S -unsuitable sample.

t/f -to follow.

nd -not detected.

End of Report



Certificate of Analysis

Certificate Number 24-22201

Issued: 22-Oct-24

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 24-22201

Client Reference ~ 8353

Order No ~ 10200-LP

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Description 3 Soil samples, 3 Leachate prepared by DETS samples.

Date Received 01-Oct-24

Date Started 16-Oct-24

Date Completed 22-Oct-24

Test Procedures Identified by prefix DETSn (details on request).

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

Approved By

Kirk Bridgewood
General Manager



2139

Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

Page 1 of 5

Summary of Chemical Analysis

Leachate Samples

Our Ref 24-22201

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2409990	2409991	2409994
Sample ID ~	TP04	TP05	TP02
Depth ~	0.10	0.40	0.70
Other ID ~			
Sample Type ~	LEACHATE	LEACHATE	LEACHATE
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~	n/s	n/s	n/s

Test	Method	LOD	Units
Preparation			
BS EN 12457 10:1	DETSC 1009*		Y Y Y
Metals			
Arsenic, Dissolved	DETSC 2306	0.16	ug/l 3.7 2.3
Copper, Dissolved	DETSC 2306	0.4	ug/l 1.5
Lead, Dissolved	DETSC 2306	0.09	ug/l 1.9 1.3 2.9

Summary of Asbestos Analysis Samples

Our Ref 24-22201

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

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

Summary of Asbestos Quantification Analysis

Soil Samples

Our Ref 24-22201

Client Ref ~ 8353

Contract Title ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Lab No	2409988	2409989	2409992
Sample ID ~	TP02	TP03	TP09
Depth ~	0.70	0.20	1.00
Other ID ~			
Sample Type ~			
Sampling Date ~	26/09/2024	26/09/2024	26/09/2024
Sampling Time ~			

Test	Method	Units				
Total Mass% Asbestos (a+b+c)	DETSC 1102	Mass %		0.003	0.002	0.004
Gravimetric Quantification (a)	DETSC 1102	Mass %		na	na	na
Detailed Gravimetric Quantification (b)	DETSC 1102	Mass %		0.003	0.002	0.004
Quantification by PCOM (c)	DETSC 1102	Mass %		na	na	na
Potentially Respirable Fibres (d)	DETSC 1102	Fibres/g		na	na	na
Breakdown of Gravimetric Analysis (a)						
Mass of Sample		g		23.01	27.80	23.05
ACMs present*		type				
Mass of ACM in sample		g				
% ACM by mass		%				
% asbestos in ACM		%				
% asbestos in sample		%				
Breakdown of Detailed Gravimetric Analysis (b)						
% Amphibole bundles in sample		Mass %		0.003	0.002	0.003
% Chrysotile bundles in sample		Mass %		na	na	0.002
Breakdown of PCOM Analysis (c)						
% Amphibole fibres in sample		Mass %		na	na	na
% Chrysotile fibres in sample		Mass %		na	na	na
Breakdown of Potentially Respirable Fibre Analysis (d)						
Amphibole fibres		Fibres/g		na	na	na
Chrysotile fibres		Fibres/g		na	na	na

* Denotes test or material description outside of UKAS accreditation.
 % asbestos in Asbestos Containing Materials (ACMs) is determined by
 by reference to HSG 264.
 Recommended sample size for quantification is approximately 1kg
 # denotes deviating sample

Information in Support of the Analytical Results

Our Ref 24-22201

Client Ref ~ 8353

Contract ~ LAND ADJACENT TO BEALEY INDUSTRIAL

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
2409988	TP02 0.70 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2409989	TP03 0.20 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2409990	TP04 0.10 LEACHATE	26/09/24	GJ 250ml x2, GJ 60ml		
2409991	TP05 0.40 LEACHATE	26/09/24	GJ 250ml x2, GJ 60ml		
2409992	TP09 1.00 SOIL	26/09/24	GJ 250ml x2, GJ 60ml		
2409994	TP02 0.70 LEACHATE	26/09/24	GJ 250ml x2, GJ 60ml		

Key: G-Glass J-Jar

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

Disposal

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