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Manchester M3 5BQ, United Kingdom

Document name: 211196-EDGE-XX-XX-RP-G-0002_PLOTS 87, 89 & 90 VERI [P01]

VERIFICATION REPORT FOR GARDENS AT PLOTS 87, 89 & 90 FOR 211196 – SCHOOL STREET, RADCLIFFE

Prepared for:

Seddon Construction Ltd.

Plodder Lane

Bolton

BL4 0NN

Revision	Date	Description	Prepared by	Checked by	Approved by
01	18/11/2025	Plots 87, 89 & 90 Garden Validation Report	AJB	JC	AJB

INTRODUCTION

Background

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

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

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

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

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

The remediation strategy indicates that:

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

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

IMPORTED TOPSOIL AND LABORATORY TESTING

Topsoil

Approximately 80 m³ of topsoil has been imported to date to the site by DXI Regeneration sourced from a greenfield site at Vistry Homes, Mill Lane, Warrington. As per Section 5.7.1 of the remediation strategy (requiring 1 sample to be tested per 50 m³ from a greenfield source), to date, 4 samples of the topsoil have been tested for a general suite of analysis.

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

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

In addition, one sample of the topsoil has been tested for BS3882 (Specification for topsoil).

The results are presented in Annex II.

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

SITE VISIT

EDGE visited site on the 19th September 2025 to excavate inspection pits in Plots 87, 89 & 90.

EDGE can confirm that the required cover depth was in place with 600 to 1,000 mm of clean topsoil cover in the plots placed on a geotextile marker layer.

A selection of photographs is presented in Annex III.

CONCLUSIONS

In accordance with the requirements set out in the remediation strategy, EDGE has undertaken the inspection and validation of the clean soil cover at Plots 87, 89 & 90 at the new Hive Homes development located at School Street, Radcliffe.

EDGE confirm that the clean cover system at Plots 87, 89 & 90 meets the requirements of the remedial strategy.

The plot validation certificates are presented in Annex IV.

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



On behalf of EDGE Consulting Engineers

18/11/2025

Date

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

ANNEX I

Drawings

SCHOOL STREET, RADCLIFFE

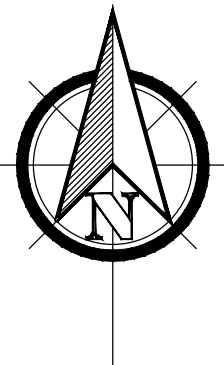


Schedule of Accommodation						
New name / Sales name	Codes	Typology	Beds	sqft	Total	Total Sqft
Cornbrook End	Co End	Mews	3	762	16	12192
Cornbrook Mid	Co Mid	Mews	3	762	11	8382
Cornbrook End	Co Semi	Semi	3	762	2	1524
Bowker End	Bo End	Mews	3	837	2	1674
Bowker Mid	Bo Mid	Mews	3	837	1	837
Bowker End	Bo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

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

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

general notes:
do not scale the drawing.
all dimensions to be checked on site prior to commencement of work and any discrepancy shall be immediately reported and resolved prior to work commencing.
this drawing is to be read in conjunction with all relevant drawings and specifications relating to the job whether or not indicated on the drawing.
copyright reserved to mck associates ltd. and this drawing may not be used or reproduced without prior written consent.



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

Z	15.04.2024	WL	Update layout: paths all amended, bins & clean stone areas shown
V	05.02.2024	AT	Update layout: parking provision and bin storage provision
X	03.01.2024	WL	Further boundary fence amended. Layout email comments added
W	01.01.2024	WL	Plot 30 northern end edge amended. New road boundary
V	20.10.2023	WL	Shared ownership text changed to affordable rent in key and under schedule
U	17.05.2023	WL	Drive rail near of 19 extended between drive & footpath. 5.5m added for this after drive
T	16.08.2023	WL	Knee rail added to rear of 79. Front path for 79-79 increased to 1.2m
S	09.05.2023	WL	Drive amended for plots 5, 31 & 36
R	14.08.2023	WL	Footpath & knee rail added to front of 76-79 to utilise 2nd gateway
Q	09.05.2023	WL	Plot 81 & 82 FH amended to plots 3, 4 & 5
P	14.07.2023	WL	amended location of affordable tenures. Changes removed
N	17.04.2023	CT	amended location of affordable tenures
M	05.04.2023	WL	Trees retained at left of entrance
L	28.03.2023	WL	Amended road in front of plots 86
K	27.03.2023	CT	Amended access and paths to south
J	23.03.2023	CT	Checked up amended and additional changes to plots 12 - 21
I	27.02.2023	CT	Sketch sheet showing changes following planners comments
H	18.01.2023	MHR	20' high board added with heavy duty fence
G	28.11.2022	WL	BC, FH, AFF marked on. Key updated
F	14.03.2022	AT	Amended turning heads to allow access for refuse vehicle
E	22.02.2022	AT	Changed ghed plots from 62-65 to plots 55-57 following email
D	18.02.2022	AT	Amended plots 13-17 and 51-57. Also updated key for marked units.
C	27.01.2022	WL	Amended kerbs & road widths at turning head between 83-84
B	18.01.2022	WL	Amended drives in front of 80-87
A	17.01.2022	CT	Amended plot 42, 73, added a raised table, extended turning head towards plot 44

Rev. Date By Description

Client:

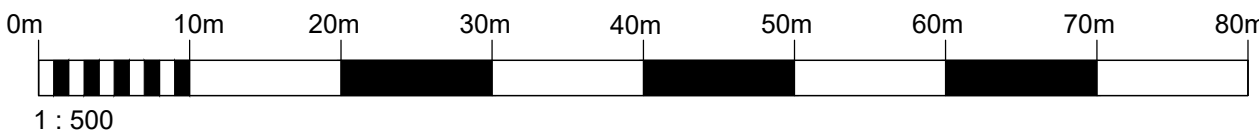


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SCHOOL STREET
RADCLIFFE

Drawing Title:
PROPOSED LAYOUT

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



ANNEX II

Laboratory Chemical Test Results (Topsoil)

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/10692
Issue Number: 1

Date: 08 October, 2025

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

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

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

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

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

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

Envirolab Job Number: 25/10692

Client Project Name: School Street, Radcliffe

Client Project Ref: 211196

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

Report Notes

General

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

Key

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

Asbestos

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

Stones etc. are not removed from the sample prior to analysis

“Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

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

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as “% stones >10mm”.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results “with Clean up” indicates samples cleaned up with Silica during extraction.

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

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

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

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

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

Envirolab Deviating Samples Report

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

Client:	Edge Consulting Engineers , 3rd Floor, Conavon Court, 12 Blackfriars Street, Manchester, M3 5BQ	Project No:	25/10692
Project:	School Street, Radcliffe	Date Received:	24/09/2025 (am)
Clients Project No:	211196	Cool Box Temperatures (°C):	12.5

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

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

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

End of Report

Final Test Report

BS3882 - 2015 Specification for Topsoil, with classification

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

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

Project Manager: A Bain / J Cummins / J Hawkrigg / C Roberts
Project Name: School Street
Project Ref: 211196
Order No: PO-0983

Date Samples Received: 19/09/2025
Date Instructions Received: 24/09/2025
Date Analysis Completed: 08/10/2025

Notes

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

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

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

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

Please contact us if you need any further information.

Prepared by:



Melanie Marshall
Laboratory Co-ordinator

Approved by:



Richard Wong
Client Manager

Sample Details								
Lab Sample ID	25/10692/1							
Client Sample Number								
Client Sample ID	Plot 87 TS							
Depth to Top								
Depth to Bottom								
Date Sampled	19-Sep-25		Compliant with range (Y / N)					
Analyte	Units	Result	Multi-P	Acidic	Calcareous	Low Fertility	Low Fertility Acidic	Low Fertility Calcareous
% Clay	% w/w	11.3						
% Silt	% w/w	38.5						
% Sand	% w/w	50.2						
Textural class	N/A	Sandy Loam						
Acceptable textural classification?	N/A	Yes	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >2mm	% w/w	13.9	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >20mm	% w/w	0	Y	Y	Y	Y	Y	Y
% Coarse Fragment Content >50mm	% w/w	0	Y	Y	Y	Y	Y	Y
Loss on Ignition	%	4.1	Y	Y	Y	Y	Y	Y
pH	pH	8.13	Y	N	Y	Y	N	Y
Carbonate as CaCO ₃	% w/w	5.9			Y			Y
Nitrogen	% w/w	0.138	N	N	N			
Extractable Phosphorus	mg/l	26	Y	Y	Y	N	N	N
Extractable Potassium	mg/l	135	Y	Y	Y			
Extractable Magnesium	mg/l	79.3	Y	Y	Y			
Carbon:Nitrogen Ratio	:1	17.5	Y	Y	Y	Y	Y	Y
Electrical conductivity	µs/cm	2040	Y	Y	Y	Y	Y	Y
Zinc (HNO ₃ extractable)	mg/kg	58	Y	Y	Y	Y	Y	Y
Copper (HNO ₃ extractable)	mg/kg	34	Y	Y	Y	Y	Y	Y
Nickel (HNO ₃ extractable)	mg/kg	13	Y	Y	Y	Y	Y	Y
% Visible Contaminants >2mm	% w/w	0	Y	Y	Y	Y	Y	Y
% Visible Contaminants Plastics	% w/w	0	Y	Y	Y	Y	Y	Y
Sharps, number	N/A	0	Y	Y	Y	Y	Y	Y

Compliance **N** **N** **N** **N** **N** **N**

Analysis Results (SOIL)

Customer ENVIROLAB LTD
HOUSESTEADS
OFF STOCKPORT ROAD
HATTERSLEY
SK14 3QU

Distributor ENVIROLAB LTD
UNIT 7-8
SANDPITS BUSINESS PARK
MOTTRAM ROAD
HYDE
CHESHIRE
SK14 3AR

Sample Ref 25/10692/1

Date Received 29/09/2025 (Date Issued: 08/10/2025)

Sample No P0758092/01

Crop TOP SOIL (BS3882-2015)

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

Additional Comments

Additional technical bulletins are available at www.lancrop.com

Please Note

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

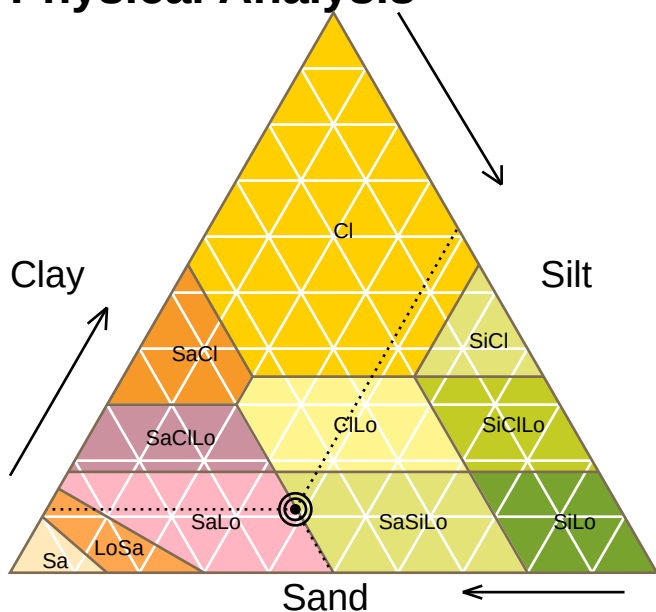
Released by Chris Lindley Laboratory Manager on behalf of Lancrop Laboratories

Analysis Results (SOIL)

Customer ENVIROLAB LTD
Sample Ref 25/10692/1
Sample No P0758092/01
Crop TOP SOIL (BS3882-2015)

Distributor ENVIROLAB LTD
Date Received 29/09/2025 (Date Issued: 08/10/2025)

Physical Analysis



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

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

ANNEX III

Photographs and Hand Dug Pit Logs

HAND DUG PIT LOG

Project Name: School Street, Radcliffe

Date: 19/09/25

Project No.: 211196

Client: Seddon Construction Limited

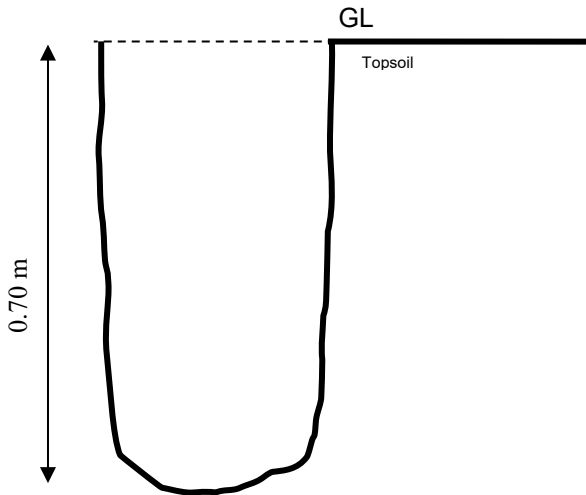
Plot Number: Plot 87

Logged By: A Bain

Total Depth: 0.70 m

Remarks: Wet ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.70	Dark brown slightly silty slightly clayey fine to coarse SAND. Occasional rootlets (TOPSOIL).

Hand Dug Pit terminated at 0.70 m.

Additional Information:

Hand dug pit terminated at 0.70 m due to encountering the membrane.

No groundwater encountered.

Pictures:



Plot 87: Overview of excavation



Plot 87: Internal View of excavation

HAND DUG PIT LOG

Project Name: School Street, Radcliffe

Date: 19/09/25

Project No.: 211196

Client: Seddon Construction Limited

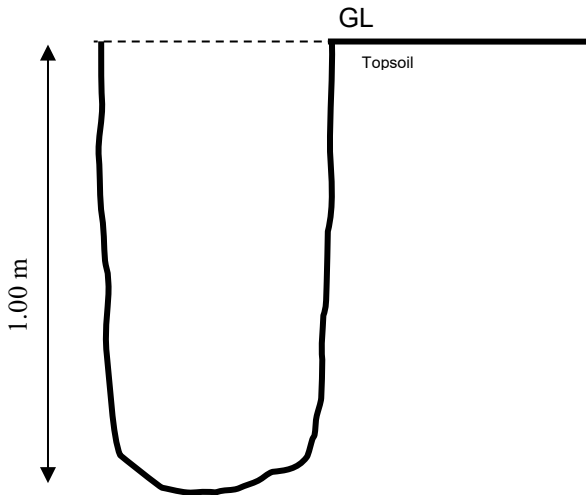
Plot Number: Plot 89

Logged By: A Bain

Total Depth: 1.00 m

Remarks: Wet ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-1.00	Dark brown slightly silty slightly clayey fine to coarse SAND. Occasional rootlets (TOPSOIL).

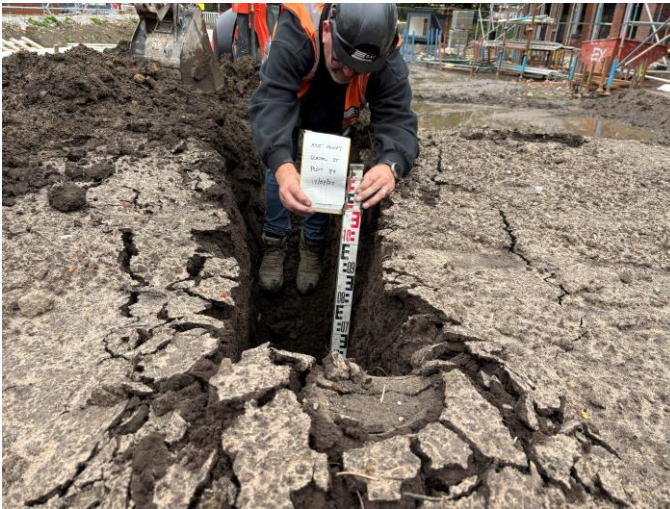
Hand Dug Pit terminated at 1.00 m.

Additional Information:

Hand dug pit terminated at 1.00 m due to encountering the membrane.

No groundwater encountered.

Pictures:



Plot 89: Overview of excavation



Plot 89: Internal View of excavation

HAND DUG PIT LOG

Project Name: School Street, Radcliffe

Date: 19/09/25

Project No.: 211196

Client: Seddon Construction Limited

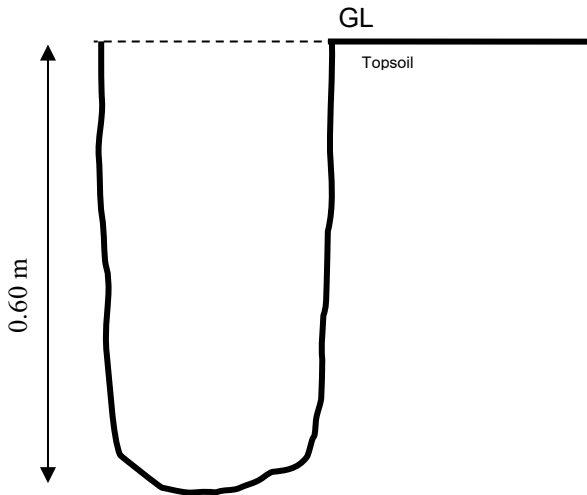
Plot Number: Plot 90

Logged By: A Bain

Total Depth: 0.60 m

Remarks: Wet ground conditions

Schematic Profile:



NOT TO SCALE

Legend	Depth (m)	Description
	0.00-0.60	Dark brown slightly silty slightly clayey fine to coarse SAND. Occasional rootlets (TOPSOIL).

Hand Dug Pit terminated at 0.60 m.

Additional Information:

Hand dug pit terminated at 0.60 m due to encountering the membrane.

No groundwater encountered.

Pictures:



Plot 90: Overview of excavation



Plot 90: Internal View of excavation

ANNEX IV

Plot Validation Certificates

VALIDATION CERTIFICATE

is hereby granted to **Seddon Construction Ltd** for **Plot No. 87** at School Street, Radcliffe, M26 3BW.

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



On behalf of EDGE Consulting Engineers

18/11/2025

Date

CONDITIONS OF ISSUE

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

VALIDATION CERTIFICATE

is hereby granted to **Seddon Construction Ltd** for **Plot No. 89** at School Street, Radcliffe, M26 3BW.

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



On behalf of EDGE Consulting Engineers

18/11/2025

Date

CONDITIONS OF ISSUE

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

VALIDATION CERTIFICATE

is hereby granted to **Seddon Construction Ltd** for **Plot No. 90** at School Street, Radcliffe, M26 3BW.

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



On behalf of EDGE Consulting Engineers

18/11/2025

Date

CONDITIONS OF ISSUE

1. Certificate to be issued alongside the validation record/verification report.
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