



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

No.2 Landwick Court, Metcalf Drive, Altham Business Park,
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01254 377622

Our Ref: BEK-25152-260310-JNBC

10 March 2026

JN Building Contractors Ltd

135-143 Union Street

Oldham

Lancashire

OL1 1TE

Land at Victoria Court, Bury - Additional Site Investigation Report

BEK Enviro (BEK) has been commissioned by JN Building Contractors Ltd to carry out additional site investigation works for the proposed residential development at the land located at Victoria Street, Bury (National Grid Reference 377809, 412801). The works are required to support a controlled waters risk assessment to support the construction of a residential dwelling with private garden and driveway. the proposed development layout is presented in the Phase 1 Desk Study:



Figure 1: Proposed Site Layout, Taken from the Phase 1 Desk Study

A 'Phase 1 Desk Study and Preliminary Contaminated Land Risk Assessment' prepared for the site by GeoAssist Limited (GAL), (Ref: 6171/VVC V1.0 PCLRA, dated November 2024) has been reviewed by BEK ahead of any intrusive work.



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BEK Site Investigation October 2025

BEK carried out an initial phase of site investigation at the site in October 2025 to characterise shallow ground conditions to inform a quantitative contamination risk assessment and to support recommendations for foundation design. The details work carried out and the geo-environmental assessment is presented in the BEK 'Site Investigation and Ground Assessment' (Report Ref: BEK-25152-1, dated November 2025).

The site investigation included the drilling of four window sample boreholes to a maximum depth of 5.45 m and two hand excavated trial pits to a maximum depth of 1.2 m. The ground conditions were recorded by an engineer from BEK and representative samples were recovered for chemical testing. Gas and groundwater monitoring wells were installed in 3 boreholes at depths ranging from 4.0 m to 5.0 m bgl.

Made ground was identified at the surface of each exploratory location to a minimum depth of 4.0 m. The base of the made ground was only proven in Borehole WS1 at 4.2 m and WS4 at 4.0 m, where relic topsoil was encountered over grey organic clayey silt to the base of each borehole.

Groundwater was not encountered during the investigation. Post investigation monitoring of the boreholes confirmed all boreholes to be dry or with very little water at the base of the pipe (insufficient to sample).

Chemical test results were compared to residential (with homegrown produce) assessment criteria to identify potential contaminants of concern. The contamination assessment identified that the made ground contains elevated PAH contamination which poses a risk to human health and controlled waters. Given the thickness of made ground at the site and the contamination identified, further assessment of the potential risks to controlled waters was required, particularly due to the presence of Black Brook immediately south of the site.

Additional Site Investigation February 2026

Cable and Percussive Borehole

To support a controlled waters risk assessment and provide factual geotechnical information to support piling design, a cable and percussive borehole was drilled at the site on 24 February 2026 to a depth of 10.45 m. The ground conditions were recorded by and engineer from BEK. In-situ testing (SPTs) was carried out progressively and representative samples were recovered for chemical testing.

A groundwater monitoring well was installed to 10.0 m with the response zone from 6 m to the base (targeting the natural strata).



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Surface Water Sampling

Surface water samples have been recovered from the adjacent Black Brook, one upstream (US) and one downstream (DS).

The approximate locations for the borehole and water sampling locations are shown on Figure 2 below:

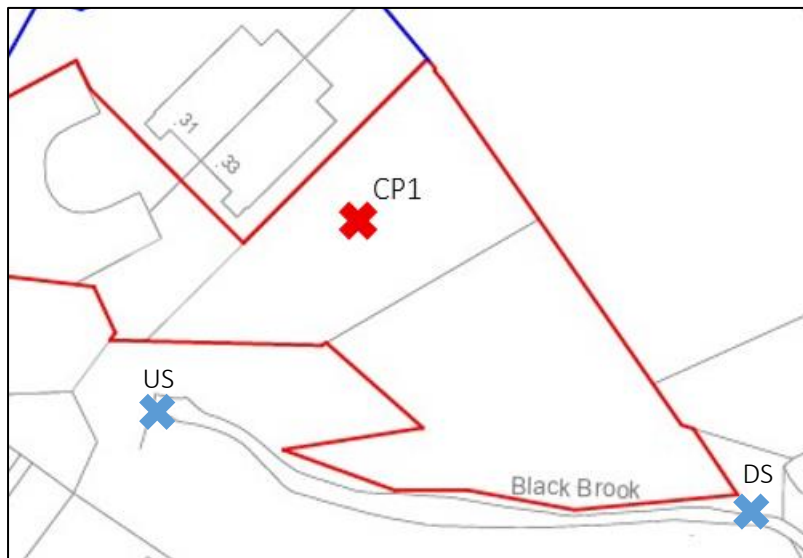


Figure 2: Borehole and Water Sampling Locations

Ground Conditions

The borehole exploratory log is presented in Annex A and ground conditions are summarised below:

Made Ground

Grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker was encountered at the surface to 4.0 m. This made ground is consistent with the made ground encountered during the initial site investigation.

Black organic slightly silty relic topsoil with rare coal was encountered was encountered from 4.0 m to 5.6 m. This relic topsoil was also encountered in the initial site investigation in Borehole WS1 and WS4.



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Natural Strata

Very stiff dark brown/grey clay with gravels to the base of the borehole (10.45 m). A layer of grey fine to medium silty clayey sand is noted from 8.0 to 8.4 m.

Groundwater

No ground water encountered during the site investigation.

Visual/Olfactory Contamination

Visual/olfactory evidence of contamination was limited to the presence of ash and clinker within the made ground.

Laboratory Testing

Two water samples from Black Brook (US & DS) were submitted to the UKAS accredited laboratory of EnviroLab and tested for the following contaminants of concern:

Arsenic (Total), Cadmium (Total), Chromium (Total), Copper (Total), Mercury (Total), Lead (Total), Nickel (Total), Selenium (Total), Zinc (Total), Boron (Total), pH, Ammoniacal Nitrogen as N, Chloride, Sulphate as SO₄, Total Cyanide, Total Phenols, Dissolved Organic Carbon, Hexavalent Chromium, 16 EPA Poly-Aromatic Hydrocarbons (PAH) and TPH-CWG.

In addition, four soil samples recovered from the made ground within the boreholes (depths of 1.0 m, 2.0 m, 4.0 & 5.0 m) have been tested for the following leachable contaminants of concern

Arsenic (Total), Cadmium (Total), Copper (Total), Lead (Total), Nickel (Total), Zinc (Total), Chromium (Total), Selenium (Total), Mercury (Total), Boron (Total), Hexavalent Chromium, Cyanide (Total), pH, Ammoniacal Nitrogen as N, Chloride, 16 EPA Poly-Aromatic Hydrocarbons (PAH), Total Phenols, Sulphate as SO₄, Dissolved Organic Carbon and TPH Total. Copies of the chemical test results are presented in Annex B.

Controlled Waters Risk Assessment

A summary of the test results is presented in the following table and the chemical test results are presented in Annex B. Note that only determinands with a concentration above the laboratory limit of detection are presented in the table.



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Determinand	Units	Upstream	Downstream
pH	pH	7.6	7.66
Chloride	mg/l	14	15
Sulphate	mg/l	10	11
Dissolved Organic Carbon (DOC)	mg/l	4.2	4.3
Boron	µg/l	27	25
Copper	µg/l	5	6
Chromium	µg/l	1	1
Chromium (hexavalent)	mg/l	<0.15	<0.05
Lead	µg/l	0.7	0.6
Zinc	µg/l	7	6
Benzo(b)fluoranthene	µg/l	<0.01	0.01
Fluoranthene	µg/l	<0.01	0.02
Indeno(123-cd)pyrene	µg/l	<0.01	0.01
Pyrene	µg/l	<0.01	0.02

Table 1: Samples from Black Brook

It can be seen from the above table that there is no discernible difference between the test results from the upstream and downstream samples recovered from Black Brook and based on these results, it does appear that the site impacts of water quality within the Brook. BEK considers the results to be representative of background concentrations within the stream.

Based on the above, BEK considers risks from contamination at the site impacting Black Brook to be negligible.

The test results of the leachable samples have been compared with the UK DWS Water Supply (Water Quality) Standards (DWS). Where no UK DWS have been established professional judgement has been used to select alternative criteria derived from various sources, eg UK Environmental Quality Standards (EQS) derived from the River Basin Typology, Standards and Groundwater threshold values (Water Framework Directive) (England and Wales) Directions 2015), USEPA standards and the Scotland Private Water Supply Regulations (Scotland 2006 SI209). This is considered to be a conservative approach and consistent with the EA "GP3" Framework.

Note that only determinands with a concentration above the laboratory limit of detection are presented in the following table:



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Determinand	Units	Concentrations	Screening Criteria	Samples Fail
pH	pH	8.18 - 8.66	6.0 - 9.0	---
Ammoniacal Nitrogen as N	mg/l	<0.05 - 0.23	-	---
Chloride	mg/l	<1 - 3.23	250 ²	---
Sulphate	mg/l	2.33 - 26.81	250 ¹	---
Dissolved Organic Carbon	mg/l	2.2 - 11.5	-	---
Arsenic	µg/l	3 - 5	10 ¹	---
Boron	µg/l	<10 - 42	1000 ¹	---
Copper	µg/l	<4 - 7	2000 ¹	---
Chromium	µg/l	<1 - 1	50 ¹	---
Lead	µg/l	2 - 5	10 ¹	---
Zinc	µg/l	4 - 7	5000 ³	---
TPH total (>C6-C40)	µg/l	<80 - 747		
Acenaphthene	µg/l	<0.02 - 0.08	5.8 ³	---
Anthracene	µg/l	<0.02 - 0.02	0.1 ³	---
Fluoranthene	µg/l	<0.02 - 0.06	0.0063 ²	ES1 (1 m), ES2 (2 m), ES4 (4 m), ES5 (5 m)
Naphthalene	µg/l	0.02 - 0.32	2.4 ²	---
Phenanthrene	µg/l	<0.02 - 0.06	0.4 ³	---
Pyrene	µg/l	<0.02 - 0.05	0.025 ³	ES4 (4 m)

Table 2: Summary of Leachable Concentrations Assessment

1 DWS - UK DWS Water Supply (Water Quality) Regs (England & Wales 2000 SI 3184 & 2010 SI 994, Scotland 2001 SI 207, Northern Ireland 2007 No. 147)

2 EQS¹ - UK EQS Water Framework Directive (Standards and Classification Directions (England and Wales) 2015

3 USEPA - USEPA Region 3 Freshwater Screening Benchmarks (7/2006)

It can be seen from the above table (and results presented in Annex B), that the profile of contamination for leachable PAH are very low, with the majority of results below the limit of detection. One marginal exceedance of Pyrene was noted at 4.0 m and marginal exceedances of Fluoranthene were noted in all samples (this is due to the assessment criteria being lower than the limit of detection in two of the four samples).

It is noted that the leachable test is considered to represent a worst-case scenario for potential contaminants of concern involving a harsh extraction process. Moreover, the leachable screening assessment is inherently conservative, comparing the concentrations found at the source against the screening criteria that would be applied to a receptor. The assessment also does not consider the effects of retardation and dispersion that would occur if the contamination was to migrate to the receptors identified.

Groundwater was not encountered in any of the boreholes drilled at the site. Water monitoring in the window sample boreholes showed them to be dry, or with very little water on all occasions.



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The cable and percussive borehole encountered a significant thickness of superficial clay beneath the made ground. The relatively impermeable clay will inhibit downward migration of any potential contamination within the made ground and any underlying aquifers beneath the site.

Based on the above, BEK considers risks from contamination at the site impacting any superficial and bedrock aquifers to be very low.

Conclusions

Based on the contamination assessment herein and with respect to the redevelopment of the site for a residential end use (with private garden), the made ground at the site represents a very low risk to controlled waters.

Notwithstanding the above, risks to human health and flora remain and specific mitigation measures will be required, as presented in Section 6 of the BEK Site Investigation and Ground Assessment.

I trust the above is satisfactory. Please call me should you have any questions.

Yours sincerely

Michael Buckley

BSC (Hons) MSc MEnvSci CEnv



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ANNEX A

Borehole Logs



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS1

SHEET 1/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5	0.3	D = 0.3 m					Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	SPT (C) N = 4	1,1/1,1,1,1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 9	2,2/2,2,2,3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 8	2,2/2,2,2,2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2,3/3,3,3,3					4
4.5							Black organic slightly silty relic topsoil with rare coal	4.5
5	5 - 5.45	SPT (C) N = 12	2,3/3,3,3,3				Grey clayey silt with frequent organic content	5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS2

SHEET 2/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5							Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	D = 1 m SPT (C) N = 3	-, -, 1, 1, 1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 3	-, -, 1, 1, 1					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 7	-, 1/1, 2, 2, 2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 10	1, 2/2, 2, 3, 3					4
4.5								4.5
5	5 - 5.45	SPT (C) N = 8	2, 2/2, 2, 2, 2					5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS3

SHEET 3/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5	0.5	D = 0.5 m					Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	SPT (C) N = 4	-, -, 1, 1, 1, 1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 11	2, 2/2, 3, 3, 3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 9	2, 2/2, 2, 2, 3					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2, 3/3, 3, 3, 3					4
4.5								4.5
5	5 - 5.45	SPT (C) N = 10	2, 2/2, 2, 3, 3					5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS4

SHEET 4/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5							Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
	0.8	D = 0.8 m						
1	1 - 1.45	SPT (C) N = 4	1,1/1,1,1,1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 9	1,2/2,2,2,3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 8	2,2/2,2,2,2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2,3/3,3,3,3				Black organic slightly silty relic topsoil with rare coal	4
4.5								4.5
5	5 - 5.45	SPT (C) N = 12	2,2/3,3,3,3				Grey clayey silt with frequent organic content	5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152 **DATE** 24/02/26
PROJECT NAME Victoria Court, Bury **EXCAVATION METHOD** Cable Percussion Boring
CLIENT JN Building Contractors Ltd **BOREHOLE NO** CP1
SHEET 1/1

COMPLETION

COMMENTS Surface water within Made Ground. Rest of borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5							Grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1		D = 1 m						1
1.5	1.2 - 1.65	SPT (S) N = 6	1,1/1,2,2,1	1				1.5
2				2				2
2.5	2.0 - 2.45	D = 1 m SPT (S) N = 8	2,4/2,1,2,3	2				2.5
3				3				3
3.5	3 - 3.45	D = 3 m SPT (S) N = 9	2,2/2,4,3,4	3				3.5
4								4
4.5	4 - 4.45	D = 4 m SPT (S) N = 5	2,1/2,1,1,1				Black organic slightly silty relic topsoil with rare coal	4.5
5								5
5.5	5 - 5.45	D = 5 m SPT (S) N = 10	1,1/3,2,2,3					5.5
6								6
6.5	6 - 6.45	SPT (S) N = 27	4,6/6,7,7,7				Very stiff brown/grey slightly silty sandy clay with frequent angular gravels	6.5
7								7
7.5	7.5 - 7.95	SPT (S) N = 29	5,5/7,7,7,8					7.5
8							Grey fine to medium silty clayey sand	8
8.5							Very stiff dark brown/grey slightly silty slightly sandy organic clay with rounded gravels and cobbles	8.5
9	9 - 9.45	SPT (S) N = 30	6,6/6,8,8,8					9
9.5								9.5
10	10 - 10.45	SPT (S) N = 28	4,6/6,7,8,7					10
10.5							Termination depth at: 10.45 m.	10.5

ANNEX B

Chemical Test Results

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/02170
Issue Number: 1
Date: 04 March, 2026

Client: BEK Enviro Ltd
2 Landwick Court
Metcalf Drive
Altham Business Park
Altham
Lancashire
BB5 5GY

Project Manager: *Mick Buckley/James Mashiter
Project Name: Victoria Court, Bury
Project Ref: N/A
Order No: 8933-25152-A
Date Samples Received: 24/02/26
Date Instructions Received: 25/02/26
Date Analysis Completed: 04/03/26

Approved by:



Amy Riding
Client Manager

Envirolab Job Number: 26/02170

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02170/1	26/02170/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	US	DS								
Depth to Top										
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26								
Sample Type	WATER - W	WATER - W								
Sample Matrix Code	N/A	N/A								
pH (w) _A [#]	7.60	7.66						pH	0.01	A-T-031w
Ammoniacal nitrogen as N (w) _A [#]	<0.05	<0.05						mg/l	0.05	A-T-033w
Chloride (w) _A [#]	14	15						mg/l	1	A-T-026w
Sulphate (w) _A [#]	10	11						mg/l	1	A-T-026w
Cyanide (total) (w) _A [#]	<0.005	<0.005						mg/l	0.005	A-T-042wTCN
Phenols - Total by HPLC (w) _A	<0.01	<0.01						mg/l	0.01	A-T-050w
DOC - Dissolved Organic Carbon (w) _A [#]	4.2	4.3						mg/l	2	A-T-032w
Arsenic (dissolved) _A [#]	<1	<1						µg/l	1	A-T-025w
Boron (dissolved) _A [#]	27	25						µg/l	10	A-T-025w
Cadmium (dissolved) _A [#]	<0.2	<0.2						µg/l	0.2	A-T-025w
Copper (dissolved) _A [#]	5	6						µg/l	4	A-T-025w
Chromium (dissolved) _A [#]	1	1						µg/l	1	A-T-025w
Chromium (hexavalent) (w) _A [#]	<0.15	<0.05						mg/l	0.05	A-T-040w
Lead (dissolved) _A [#]	0.7	0.6						µg/l	0.1	A-T-025w
Mercury (dissolved) _A [#]	<0.1	<0.1						µg/l	0.1	A-T-025w
Nickel (dissolved) _A [#]	<2	<2						µg/l	2	A-T-025w
Selenium (dissolved) _A [#]	<1	<1						µg/l	1	A-T-025w
Zinc (dissolved) _A [#]	7	6						µg/l	2	A-T-025w

Envirolab Job Number: 26/02170

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02170/1	26/02170/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	US	DS								
Depth to Top										
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26								
Sample Type	WATER - W	WATER - W								
Sample Matrix Code	N/A	N/A								
PAH 16MS (w)										
Acenaphthene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Acenaphthylene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Anthracene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(a)anthracene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(a)pyrene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(b)fluoranthene (w) _A [#]	<0.01	0.01						µg/l	0.01	A-T-019w
Benzo(ghi)perylene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Benzo(k)fluoranthene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Chrysene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Dibenzo(ah)anthracene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Fluoranthene (w) _A [#]	<0.01	0.02						µg/l	0.01	A-T-019w
Fluorene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Indeno(123-cd)pyrene (w) _A [#]	<0.01	0.01						µg/l	0.01	A-T-019w
Naphthalene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Phenanthrene (w) _A [#]	<0.01	<0.01						µg/l	0.01	A-T-019w
Pyrene (w) _A [#]	<0.01	0.02						µg/l	0.01	A-T-019w
Total PAH 16MS (w)_A[#]	<0.10	0.06						µg/l	0.01	A-T-019w

Envirolab Job Number: 26/02170

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02170/1	26/02170/2						Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	US	DS								
Depth to Top										
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26								
Sample Type	WATER - W	WATER - W								
Sample Matrix Code	N/A	N/A								
TPH CWG (w) with Clean Up										
Ali >C5-C6 (w) _A [#]	<1	<1						µg/l	1	A-T-022w
Ali >C6-C8 (w) _A [#]	<1	<1						µg/l	1	A-T-022w
Ali >C8-C10 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Ali >C10-C12 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Ali >C12-C16 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Ali >C16-C21 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Ali >C21-C35 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Total Aliphatics (w) _A [#]	<5	<5						µg/l	5	Calc-As Recd
Aro >C5-C7 (w) _A [#]	<1	<1						µg/l	1	A-T-022w
Aro >C7-C8 (w) _A [#]	<1	<1						µg/l	1	A-T-022w
Aro >C8-C10 (w) _A	<5	<5						µg/l	5	A-T-055w
Aro >C10-C12 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Aro >C12-C16 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Aro >C16-C21 (w) _A [#]	<5	<5						µg/l	5	A-T-055w
Aro >C21-C35 (w) _A [#]	<10	<10						µg/l	10	A-T-055w
Total Aromatics (w) _A [#]	<10	<10						µg/l	10	Calc-As Recd
TPH (Ali & Aro >C5-C35) (w) _A	<10	<10						µg/l	10	Calc-As Recd
BTEX - Benzene (w) _A [#]	<1	<1						µg/l	1	A-T-022w
BTEX - Toluene (w) _A [#]	<1	<1						µg/l	1	A-T-022w
BTEX - Ethyl Benzene (w) _A [#]	<1	<1						µg/l	1	A-T-022w
BTEX - m & p Xylene (w) _A [#]	<1	<1						µg/l	1	A-T-022w
BTEX - o Xylene (w) _A [#]	<1	<1						µg/l	1	A-T-022w
MTBE (w) _A [#]	<1	<1						µg/l	1	A-T-022w

Report Notes

General

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

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “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: BEK Enviro Ltd, 2 Landwick Court, Metcalfe Drive, Altham Business Park,
Altham, Lancashire , BB5 5GY

Project: Victoria Court, Bury

Clients Project No: N/A

Project No: 26/02170

Date Received: 25/02/2026 (am)

Cool Box Temperatures (°C): 12.1

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/02170/1	26/02170/2
Client Sample No		
Client Sample ID/Depth	US	DS
Date Sampled	24/02/26	24/02/26
A-T-019w	04/03/2026	04/03/2026
A-T-022w	27/02/2026	27/02/2026
A-T-025w	04/03/2026	04/03/2026
A-T-026w	27/02/2026	27/02/2026
A-T-031w	26/02/2026	26/02/2026
A-T-032w	02/03/2026	02/03/2026
A-T-033w	26/02/2026	26/02/2026
A-T-040w	27/02/2026	27/02/2026
A-T-042wTCN	26/02/2026	26/02/2026
A-T-050w	27/02/2026	27/02/2026
A-T-055w	02/03/2026	02/03/2026
Calc-As Recd	02/03/2026	02/03/2026

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

End of Report

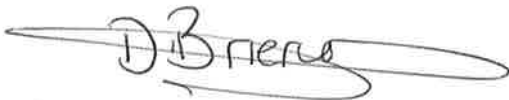
FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/02257
Issue Number: 1
Date: 06 March, 2026

Client: BEK Enviro Ltd
2 Landwick Court
Metcalf Drive
Altham Business Park
Altham
Lancashire
BB5 5GY

Project Manager: *Mick Buckley/James Mashiter
Project Name: Victoria Court, Bury
Project Ref: N/A
Order No: 8936-25152-A
Date Samples Received: 25/02/26
Date Instructions Received: 26/02/26
Date Analysis Completed: 06/03/26

Approved by:



Danielle Brierley
Client Services Supervisor

Envirolab Job Number: 26/02257

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02257/1	26/02257/2	26/02257/3	26/02257/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	ES1	ES2	ES4	ES5						
Depth to Top	1.00	2.00	4.00	5.00						
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26	24-Feb-26	24-Feb-26						
Sample Type	SOLID	SOIL	SOIL	SOIL						
Sample Matrix Code	7	4A	5A	5A						
% Stones >10mm _A	<0.1	35.1	3.2	3.4				% w/w	0.1	A-T-044

Envirolab Job Number: 26/02257

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02257/1	26/02257/2	26/02257/3	26/02257/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	ES1	ES2	ES4	ES5						
Depth to Top	1.00	2.00	4.00	5.00						
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26	24-Feb-26	24-Feb-26						
Sample Type	SOLID	SOIL	SOIL	SOIL						
Sample Matrix Code	7	4A	5A	5A						
Leachate Prep BS EN 12457-2 (10:1) _A	*	*	*	*						A-T-001
pH (leachable) _A	8.54	8.66	8.36	8.18				pH	0.01	A-T-031w
Ammoniacal nitrogen as N (leachable) _A	<0.05	0.06	0.23	0.15				mg/l	0.05	A-T-033w
Chloride (leachable) _A	<1.00	<1.00	3.23	2.97				mg/l	1	A-T-026w
Sulphate (leachable) _A	2.33	6.15	23.11	26.81				mg/l	1	A-T-026w
Cyanide (total) (leachable) _A	<0.005	<0.005	<0.005	<0.005				mg/l	0.005	A-T-042wTCN
Phenols (total by HPLC) (leachable) _A	<0.01	<0.01	<0.01	<0.01				mg/l	0.01	A-T-050w
DOC (leachable) _A	2.5	2.2	11.5	9.9				mg/l	2	A-T-032w
Arsenic (leachable) _A	3	4	5	3				µg/l	1	A-T-025w
Boron (leachable) _A	<10	11	39	42				µg/l	10	A-T-025w
Cadmium (leachable) _A	<1	<1	<1	<1				µg/l	1	A-T-025w
Copper (leachable) _A	5	7	<4	<4				µg/l	4	A-T-025w
Chromium (leachable) _A	<1	1	<1	<1				µg/l	1	A-T-025w
Chromium (hexavalent) (leachable) _A	<0.05	<0.05	<0.05	<0.05				mg/l	0.05	A-T-040w
Lead (leachable) _A	3	5	3	2				µg/l	1	A-T-025w
Mercury (leachable) _A	<0.1	<0.1	<0.1	<0.1				µg/l	0.1	A-T-025w
Nickel (leachable) _A	<2	<2	<2	<2				µg/l	2	A-T-025w
Selenium (leachable) _A	<1	<1	<1	<1				µg/l	1	A-T-025w
Zinc (leachable) _A	4	7	7	6				µg/l	2	A-T-025w
TPH total (>C6-C40) (leachable) _A	<80	<80	747	<80				µg/l	80	A-T-007w

Envirolab Job Number: 26/02257

Client Project Name: Victoria Court, Bury

Client Project Ref: N/A

Lab Sample ID	26/02257/1	26/02257/2	26/02257/3	26/02257/4				Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	ES1	ES2	ES4	ES5						
Depth to Top	1.00	2.00	4.00	5.00						
Depth To Bottom										
Date Sampled	24-Feb-26	24-Feb-26	24-Feb-26	24-Feb-26						
Sample Type	SOLID	SOIL	SOIL	SOIL						
Sample Matrix Code	7	4A	5A	5A						
PAH 16MS (leachable)										
Acenaphthene (leachable) _A	<0.02	<0.02	0.08	0.05				µg/l	0.02	A-T-019w
Acenaphthylene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Anthracene (leachable) _A	<0.02	<0.02	0.02	<0.02				µg/l	0.02	A-T-019w
Benzo(a)anthracene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Benzo(a)pyrene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Benzo(b)fluoranthene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Benzo(ghi)perylene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Benzo(k)fluoranthene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Chrysene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Dibenzo(ah)anthracene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Fluoranthene (leachable) _A	<0.02	<0.02	0.06	0.03				µg/l	0.02	A-T-019w
Fluorene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Indeno(123-cd)pyrene (leachable) _A	<0.02	<0.02	<0.02	<0.02				µg/l	0.02	A-T-019w
Naphthalene (leachable) _A	0.07	0.32	0.02	0.09				µg/l	0.02	A-T-019w
Phenanthrene (leachable) _A	<0.02	<0.02	0.06	0.03				µg/l	0.02	A-T-019w
Pyrene (leachable) _A	<0.02	<0.02	0.05	0.02				µg/l	0.02	A-T-019w
Total PAH 16MS (leachable)_A	0.07	0.32	0.29	0.22				µg/l	0.02	A-T-019w

Report Notes

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Superscript “M”	Accredited to MCertS
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None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
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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

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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: BEK Enviro Ltd, 2 Landwick Court, Metcalfe Drive, Altham Business Park,
Altham, Lancashire , BB5 5GY

Project: Victoria Court, Bury

Clients Project No: N/A

Project No: 26/02257

Date Received: 26/02/2026 (am)

Cool Box Temperatures (°C): 10.2

NO DEVIATIONS IDENTIFIED

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

Envirolab Analysis Dates

Lab Sample ID	26/02257/1	26/02257/2	26/02257/3	26/02257/4
Client Sample No				
Client Sample ID/Depth	ES1 1.00m	ES2 2.00m	ES4 4.00m	ES5 5.00m
Date Sampled	24/02/26	24/02/26	24/02/26	24/02/26
A-T-007w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-019w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-025w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-026w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-031w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-032w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-033w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-040w	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-042wTCN	05/03/2026	05/03/2026	05/03/2026	05/03/2026
A-T-044	04/03/2026	04/03/2026	04/03/2026	04/03/2026
A-T-050w	06/03/2026	06/03/2026	06/03/2026	06/03/2026

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

End of Report