



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Ben Farmer
Ashlea Limited
Scotland Road
Carnforth
Lancashire
LA5 9RE

20th May 2026
Our Ref: TOHA/26/7261/SS
Your Ref: PO V18652-14-BF

Dear Sirs

Soil Analysis Report: Prestwich Travel Hub

We have completed the analysis of the soil samples recently submitted, referenced *Topsoil 1*, *Topsoil 2*, *Topsoil 3*, *Subsoil 1*, *Subsoil 2* and *Subsoil 3* and have pleasure reporting our findings.

The purpose of the analysis was to assess the concentrations of selected contaminants only.

ANALYTICAL SCHEDULE

The samples were submitted to a MCERTS accredited laboratory, and the following parameters were determined:

- pH and organic matter content;
- heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);
- speciated PAHs (US EPA16 suite);
- asbestos screen.

The results are presented on the attached Certificate of Analysis.

We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully

Harriet MacRae
BSc MSc
Soil Scientist

Helen Stanley
BSc MSc MSoilSci CSci
Senior Associate

For & on behalf of Tim O'Hare Associates LLP

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Client:	Ashlea Limited
Project:	Prestwich Travel Hub
Job:	Potential Contaminants Analysis
Date:	20/05/2026
Job Ref No:	TOHA/26/7261/SS

Sample Reference		Accreditation
pH Value (1:2.5 water extract)	units	UKAS
Organic Matter (LOI)	%	UKAS

Total Arsenic (As)	mg/kg	MCERTS
Total Cadmium (Cd)	mg/kg	MCERTS
Total Chromium (Cr)	mg/kg	MCERTS
Total Copper (Cu)	mg/kg	MCERTS
Total Lead (Pb)	mg/kg	MCERTS
Total Mercury (Hg)	mg/kg	MCERTS
Total Nickel (Ni)	mg/kg	MCERTS
Total Selenium (Se)	mg/kg	MCERTS
Total Zinc (Zn)	mg/kg	MCERTS
Water Soluble Boron (B)	mg/kg	MCERTS

Naphthalene	mg/kg	MCERTS
Acenaphthylene	mg/kg	MCERTS
Acenaphthene	mg/kg	MCERTS
Fluorene	mg/kg	MCERTS
Phenanthrene	mg/kg	MCERTS
Anthracene	mg/kg	MCERTS
Fluoranthene	mg/kg	MCERTS
Pyrene	mg/kg	MCERTS
Benz(a)anthracene	mg/kg	MCERTS
Chrysene	mg/kg	MCERTS
Benzo(b)fluoranthene	mg/kg	MCERTS
Benzo(k)fluoranthene	mg/kg	MCERTS
Benzo(a)pyrene	mg/kg	MCERTS
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS
Dibenzo(a,h)anthracene	mg/kg	MCERTS
Benzo(g,h,i)perylene	mg/kg	MCERTS
Total PAHs (sum USEPA16)	mg/kg	MCERTS

Asbestos Screen	ND/D	ISO 17025
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Topsoil 1	Topsoil 2	Topsoil 3	Subsoil 1	Subsoil 2	Subsoil 3
8.2	8.2	7.4	7.3	8.1	8.5
5.6	5.8	3.4	0.4	0.8	0.7
8	9	5	2	4	4
0.4	0.5	0.2	< 0.2	< 0.2	< 0.2
17	17	11	7	8.3	7.9
30	34	25	3.4	15	14
45	55	29	7.8	20	22
< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3
16	14	11	7	10	10
< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
130	150	78	22	35	42
0.9	1.1	1.8	0.4	0.5	0.5
< 0.05	< 0.05	< 0.05	< 0.05	0.22	0.84
< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05
< 0.05	< 0.05	< 0.05	< 0.05	0.24	0.77
< 0.05	< 0.05	< 0.05	< 0.05	0.23	0.88
0.10	0.14	0.08	< 0.05	1.40	4.30
< 0.05	< 0.05	< 0.05	< 0.05	0.33	1
0.36	0.35	0.23	< 0.05	2.00	4.40
0.41	0.34	0.23	< 0.05	1.80	3.80
0.28	0.21	0.15	< 0.05	0.87	1.7
0.25	0.19	0.16	< 0.05	1.00	1.80
0.29	0.26	0.19	< 0.05	1.10	1.80
0.22	0.13	0.07	< 0.05	0.53	0.88
0.26	0.21	0.16	< 0.05	0.97	1.70
0.15	0.12	0.09	< 0.05	0.53	0.78
< 0.05	< 0.05	< 0.05	< 0.05	0.11	0.16
0.18	0.13	0.12	< 0.05	0.60	0.89
2.5	2.1	1.5	< 0.80	11.9	25.8
Not-detected	Not-detected	Not-detected	Not-detected	Not-detected	Not-detected

H. MacRae

Harriet MacRae
BSc MSc
Soil Scientist

Results of analysis should be read in conjunction with the report they were issued with