

7th April 2026

FAO Elliot Lehman - Westchurch
(Via Email: Elliot.lehman@westchurchhomes.co.uk)

Dear Elliot,

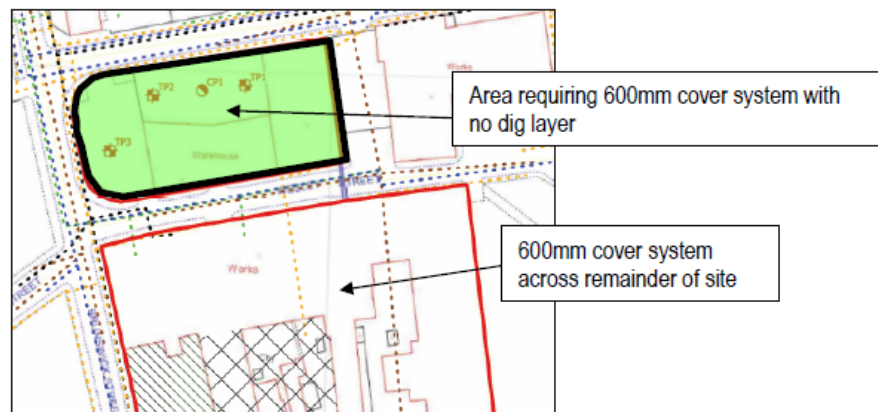
Brunswick Street, Heywood – Soil Cover System Assessment – Plots 9-12 & 14-16

Please find below our clean-cover system validation data at the above-mentioned site / plots.

Overview

Betts Geo Ltd were instructed to validate the clean cover system applied within residential gardens at the above site as per the recommendations within the Remediation Statement undertaken by Betts Geo Ltd in September 2022 (Ref; 21WCH018/RS)

The report recommends:



Within Garden Areas (Northern Parcel)

150mm topsoil

450mm subsoil (free of coarse granular material in the upper 150mm) with no dig layer at base

Within Garden Areas (Rest of Site)

150mm topsoil

450mm subsoil (free of coarse granular material in the upper 150mm)

Plots in northern area requiring 600mm clean cover system plus no-dig layer are plots 1-8.
Remainder of site is 600mm clean cover system only.

Suitability of the Topsoil and Subsoil

The composition of the topsoil and subsoil materials on site were visually inspected in-situ during sampling on 18th March 2026. Inspection confirms that the topsoil is debris free dark brown slightly sandy CLAY and subsoil material is red-brown clayey SAND, both topsoil and subsoil are physically suitable for their proposed end use.

Topsoil Source – Sandham House

Subsoil Source – Bacup Quarry

Cover System Depth Validation

Trial holes undertaken in the rear gardens of plots 9-12 & 14-16 on 18th March 2026 confirmed that the topsoil thickness was greater than 150mm; the subsoil was a typical thickness greater than 450mm completing the required 600mm clean cover system.

Chemical Validation of Topsoil

The topsoil was chemically tested in-situ at 0.10mbgl in the rear garden areas of plots 10, 13 & 16 on 18th March 2026 on a sample ratio of 1:3 garden basis in accordance with NHBC guidance.

Samples were taken in-situ at a sample rate of 1:3 garden areas per strata i.e. 3 samples were taken.

Analysis has been scheduled for the standard 'CLEA' Metals (including Chromium VI), speciated TPH to CWG and Speciated PAH's.

No visual or olfactory evidence of contamination was noted within any of the samples.

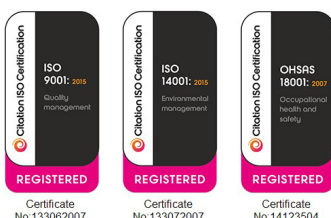
These results were screened against the same criteria i.e. EA/CIEH/LQM residential guidance for suitability.

All results fall below relevant standard guidance levels apart from Chrysotile Loose Fibre Asbestos being detected in the sample from plot 13 (quantification <0.001%). Delineation samples were taken from the topsoil on plots 12 & 14 on 25th March 2026 which tested negative for Asbestos.

Chemical Validation of Subsoil

The subsoil was chemically tested in-situ at 0.4mbgl in the rear garden areas of plots 10, 13 & 16 on 18th March 2026 on a sample ratio of 1:3 garden basis in accordance with NHBC guidance.

Samples were taken in-situ at a sample rate of 1:3 garden areas per strata i.e. 3 samples were taken.



Analysis has been scheduled for the standard 'CLEA' Metals (including Chromium VI), speciated TPH to CWG and Speciated PAH's.

No visual or olfactory evidence of contamination was noted within any of the samples.

These results were screened against the same criteria i.e. EA/CIEH/LQM residential guidance for suitability.

All results fall below relevant standard guidance levels.

Summary

Betts Geo Environmental confirms that the soil is acceptable for use within gardens as such the capping requirements for plots 9-12 & 14-16 are complete.

We trust that this information is satisfactory for your further assessment to release the conditions.

Should you require any further clarification please do not hesitate in giving us a call.

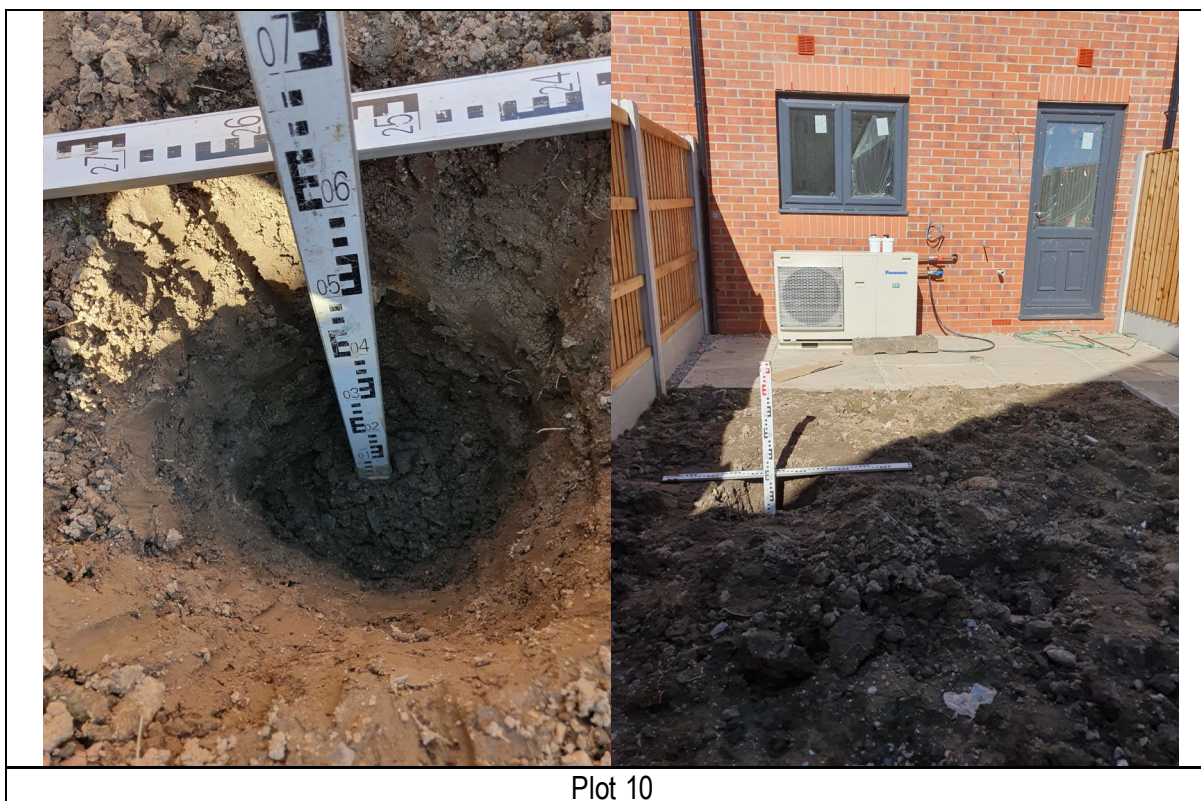
Yours Sincerely,



Andy Gerrard
BETTS GEO ENVIRONMENTAL LIMITED

Encl –
Evidentiary Photographs
Plots 10, 13 & 16 Screening
Plots 12 & 14 Delineation Screening



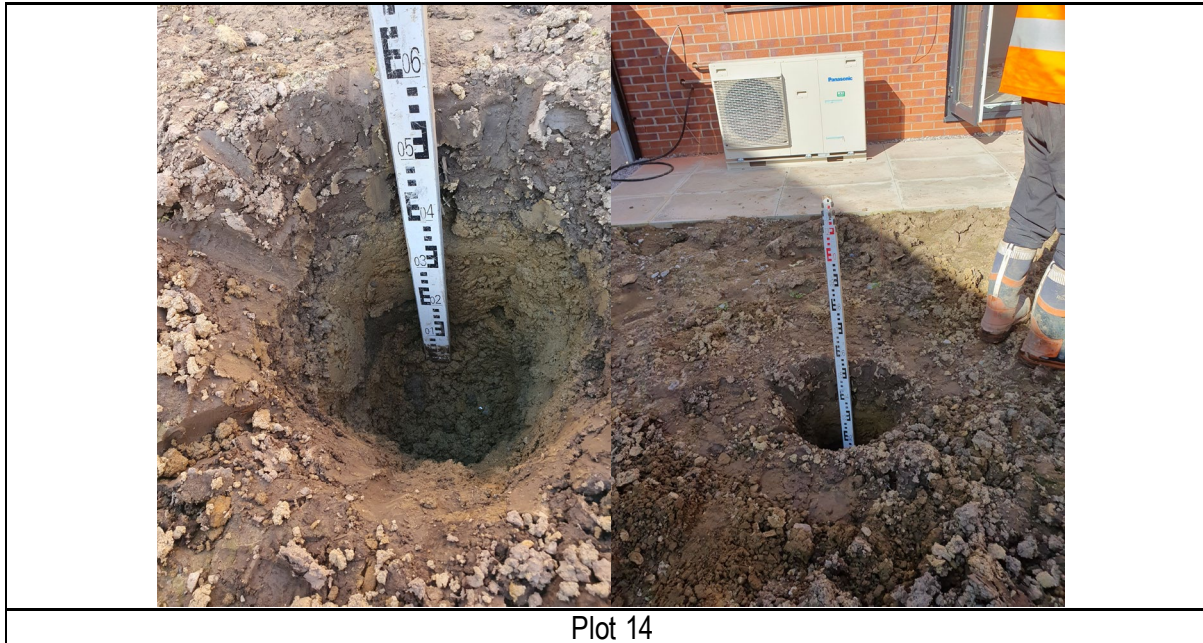




Plot 11



Plot 12





SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Brunswick Street
Project No 21WCH018
Date 07/04/2026

SOIL TYPE	SS	TS	SS	TS	SS	TS
SAMPLE LOCATION	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS
DEPTH (m)	0.40	0.10	0.40	0.10	0.40	0.10
pH	7.9	7.6	7.67	7.56	7.98	7.73
Sulphate (water sol 2:1)	0.05	0.02	0.03	0.01	<0.01	0.04
Organic matter	4.42	3.4	7.81	3.95	6.26	21.2
Arsenic	5	5	8	6	3	7
Cadmium	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0
Copper	26	25	34	30	34	697
Chromium (hexavalent)	<1	<1	<1	<1	<1	<1
Lead	36	32	40	40	28	183
Mercury	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17
Nickel	11	10	15	11	17	11
Selenium	<1	<1	<1	<1	<1	<1
Zinc	51	45	65	57	75	61
Asbestos in Soil	NAD	NAD	NAD	Chrysotile	NAD	NAD
Asbestos Matrix	-	-	-	Loose Fibres	-	-
Quantification	-	-	-	<0.001%	-	-
Organic matter	4.42	3.4	7.81	3.95	6.26	21.2

Metals	Mean Value Test *	Range		AtRisk 2017 (mg/kg)	AtRisk 2017 (mg/kg)	DEFRA C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	With Homegrown Produce (1% SOM)	With Homegrown Produce (6% SOM)	
pH	-	7.98	7.56			-
Sulphate (water sol 2:1)	-	0.05	0.01			-
Organic matter	-	21.20	3.40			
Arsenic	-	8.00	3.00	32	32	37
Cadmium	-	<1.0	<1.0	10	10	22.1
Copper	-	697.00	25.00	4730	4790	-
Chromium (hexavalent)	-	<1	<1	3.62	3.63	20.5
Lead	-	183.00	28.00			200
Mercury	-	<0.17	<0.17	8.81	15.8	-
Nickel	-	17.00	10.00	EA/AtRisk withdrawn Aug 2015		
Selenium	-	<1	<1	375	375	-
Zinc	-	75.00	45.00	20000	20300	-

NOTE:

Any individual results and mean value tests above SGVs are shown RED highlighted.

Any outlier values which exceed relevant SGVs are shown in red

* - The calculations for the mean value test include outliers

** - Results for this determinand are assessed with no background levels taken into account

Results are expressed as mg/kg unless otherwise stated

ALL RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 ASSUMING NO FREE PRODUCT WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

SGVs are derived from the EA 2009 SGVs which are taken from AtRisk 2015. Category 4 screening levels have been adopted by the EA and have been included as new guidance.

Note: The SGV for elemental mercury has been used to assess total mercury concentrations at the site. The Environment Agency's Science Report SC050021 /Mercury SGV states that 'for general surface contamination and to simplify the assessment the SGV's for inorganic mercury can normally be compared with chemical analysis for total mercury content...'. Based on the latter, SGV for elemental mercury (170mg/kg) in the soil assessment is used

NAD - NO ASBESTOS DETECTED

TS - Topsoil, MG - Made Ground and N - Natural Ground

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: TPH

Project Name Brunswick Street
Project No 21WCH018
Date 07/04/2026

SOIL TYPE	SS	TS	SS	TS	SS	TS
SAMPLE LOCATION	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS
DEPTH (m)	0.40	0.10	0.40	0.10	0.40	0.10
Ali >C5-C6	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C6-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Ali >C8-C10	<1	<1	<1	<1	<1	<1
Ali >C10-C12	<1	<1	<1	<1	<1	<1
Ali >C12-C16	<1	<1	<1	<1	<1	<1
Ali >C16-C21	<1	<1	<1	2	2	<1
Ali >C21-C35	11	31	6	31	46	6
Total Aliphatics	11	32	6	33	48	6
Aro >C5-C7	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C7-C8	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Aro >C8-C10	1	<1	<1	2	1	<1
Aro >C10-C12	<1	<1	<1	<1	<1	<1
Aro >C12-C16	2	2	1	2	2	1
Aro >C16-C21	7	5	1	6	4	2
Aro >C21-C35	16	13	5	19	17	5
Total Aromatics	26	20	7	30	24	8
TPH (Ali & Aro)	38	53	14	63	72	14
BTEX - Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Toluene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - Ethyl Benzene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - m & p Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
BTEX - o Xylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
MTBE	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Organic Matter	4.42	3.4	7.81	3.95	6.26	21.2

TPH	Mean Value Test *	Range		AtRisk 2017 (mg/kg) Residential with Home Grown Produce	AtRisk 2017 (mg/kg) Residential with Home Grown Produce	DEFRA C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM WITHOUT Free Product***	6% SOM WITHOUT Free Product***	6% SOM WITHOUT Free Product***
Ali >C5-C6	-	<0.01	<0.01	42.7	369	-
Ali >C6-C8	-	<0.01	<0.01	99.3	1240	-
Ali >C8-C10	-	<1	<1	13.9	204	-
Ali >C10-C12	-	<1	<1	81.7	1180	-
Ali >C12-C16	-	<1	<1	385	4130	-
Ali >C16-C21	-	2.00	<1	210000	210100	-
Ali >C21-C35	-	46.00	6.00			
Total Aliphatics	-	48.00	6.00			
Aro >C5-C7	-	<0.01	<0.01	0.137	0.871	-
Aro >C7-C8	-	<0.01	<0.01	113	780	-
Aro >C8-C10	-	2.00	<1	20.5	232	-
Aro >C10-C12	-	<1	<1	70	468	-
Aro >C12-C16	-	2.00	1.00	165	830	-
Aro >C16-C21	-	7.00	1.00	319	1040	-
Aro >C21-C35	-	19.00	5.00	1120	1710	-
Total Aromatics	-	30.00	7.00			
TPH (Ali & Aro)	-	72.00	14.00			
BTEX - Benzene	-	<0.01	<0.01	0.0493	0.33	0.871
BTEX - Toluene	-	<0.01	<0.01	113	780	-
BTEX - Ethyl Benzene	-	<0.01	<0.01	50.7	453	-
BTEX - m & p Xylene	-	<0.01	<0.01	24	312	-
BTEX - o Xylene	-	<0.01	<0.01	26.4	336	-
MTBE	-	<0.01	<0.01	27.6	220	-

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

*** THESE RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 ASSUMING NO FREE PRODUCT WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

NOTES:

For the Purpose of this investigation- results will be assessed against RESIDENTIAL GUIDELINES WITH HOMEGROWN PRODUCE WITH NO FREE PRODUCT.

UU Drinking Water Guidelines	
PE Threshold	
Total BTEX & MTBE	0.1
EC5-EC10 Ali-Aro	2
EC10-EC16 Ali-Aro	10
EC16-EC40 Ali-Aro	500

SUMMARY OF CONTAMINATION ANALYSIS: PAH

Project Name Brunswick Street
 Project No 21WCH018
 Date 07/04/26

SOIL TYPE	SS	TS	SS	TS	SS	TS
SAMPLE LOCATION	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS
DEPTH (m)	0.40	0.10	0.40	0.10	0.40	0.10
Acenaphthene	<0.01	<0.01	0.01	<0.01	0.02	0.01
Acenaphthylene	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01
Anthracene	<0.02	<0.02	<0.02	<0.02	0.07	<0.02
Benzo(a)anthracene	0.07	0.06	<0.04	0.1	0.19	0.07
Benzo(a)pyrene	0.08	0.06	<0.04	0.11	0.19	0.06
Benzo(b)fluoranthene	0.09	0.07	<0.05	0.17	0.23	0.08
Benzo(ghi)perylene	<0.05	<0.05	<0.05	0.1	0.14	<0.05
Benzo(k)fluoranthene	<0.07	<0.07	<0.07	<0.07	0.09	<0.07
Chrysene	0.09	0.07	<0.06	0.15	0.23	0.09
Dibenzo(ah)anthracene	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04
Fluoranthene	0.15	0.15	0.11	0.24	0.41	0.14
Fluorene	<0.01	<0.01	<0.01	<0.01	0.02	<0.01
Indeno(123-cd)pyrene	0.05	0.05	<0.03	0.07	0.14	0.05
Naphthalene	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03
Phenanthrene	0.08	0.09	0.07	0.07	0.21	0.09
Pyrene	0.14	0.13	0.1	0.21	0.35	0.13
Organic Matter	4.42	3.4	7.81	3.95	6.26	21.2

PAH	Mean Value Test *	Range		AtRisk 2017 (mg/kg) Residential with Home Grown Produce	AtRisk 2017 (mg/kg) Residential with Home Grown Produce	DEFRA's C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	1% SOM WITHOUT Free Product***	6% SOM WITHOUT Free Product***	6% SOM WITHOUT Free Product***
Acenaphthene	0.02	0.02	0.01	608	2760	-
Acenaphthylene	0.01	0.00	0.00			-
Anthracene	0.05	0.07	0.07	10200	26200	-
Benzo(a)anthracene	0.13	0.19	0.06	4.52	8.54	-
Benzo(a)pyrene	0.13	0.19	0.06	1.51	2.05	4.95
Benzo(b)fluoranthene	0.17	0.23	0.07	7.72	9.86	-
Benzo(ghi)perylene	0.10	0.14	0.10	96.2	103	-
Benzo(k)fluoranthene	0.08	0.09	0.09	84.4	100	-
Chrysene	0.17	0.23	0.07	585	927	-
Dibenzo(ah)anthracene	0.04	0.00	0.00	0.838	1	-
Fluoranthene	0.29	0.41	0.11	983	2980	-
Fluorene	0.02	0.02	0.02	735	2610	-
Indeno(123-cd)pyrene	0.10	0.14	0.05	7.31	9.75	-
Naphthalene	0.03	0.00	0.00	0.829	12.2	-
Phenanthrene	0.15	0.21	0.07			-
Pyrene	0.25	0.35	0.10	668	2120	-

Results expressed as mg/kg air dried unless otherwise stated.

* - The calculations for the mean value test include outliers

*** THESE RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 ASSUMING NO FREE PRODUCT WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

NOTES:

For the Purpose of this investigation- results will be assessed against **RESIDENTIAL GUIDELINES WITH HOMEGROWN PRODUCE WITH NO FREE PRODUCT.**

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/03422
Issue Number: 1

Date: 02 April, 2026

Client: Betts Geo Environmental
Old Marsh Farm Barns
Welsh Road
Sealand
Flintshire
UK
CH5 2LY

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Brunswick Street
Project Ref: 21WCH018
Order No: BG6211
Date Samples Received: 20/03/26
Date Instructions Received: 20/03/26
Date Analysis Completed: 02/04/26

Approved by:



Amy Riding
Client Manager

Envirolab Job Number: 26/03422

Client Project Name: Brunswick Street

Client Project Ref: 21WCH018

Lab Sample ID	26/03422/1	26/03422/2	26/03422/3	26/03422/4	26/03422/5	26/03422/6		Units	Limit of Detection	Method ref
Client Sample No	SS	TS	SS	TS	SS	TS				
Client Sample ID	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS				
Depth to Top	0.40	0.10	0.40	0.10	0.40	0.10				
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	5AB	5AE	5A	5A	4AE	5AE				
% Stones >10mm _A	8.4	22.3	<0.1	<0.1	10.6	6.4		% w/w	0.1	A-T-044
pH _D ^{M#}	7.90	7.60	7.67	7.56	7.98	7.73		pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	0.05	0.02	0.03	0.01	<0.01	0.04		g/l	0.01	A-T-026s
Organic Matter _D ^{M#}	4.42	3.40	7.81	3.95	6.26	21.2		% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	5	5	8	6	3	7		mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0	<1.0	<1.0	<1.0		mg/kg	1	A-T-024s
Copper _D ^{M#}	26	25	34	30	34	697		mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-040s
Lead _D ^{M#}	36	32	40	40	28	183		mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	<0.17	<0.17		mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	11	10	15	11	17	11		mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-024s
Zinc _D ^{M#}	51	45	65	57	75	61		mg/kg	1	A-T-024s
VPH total (>C5-C10)	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00		mg/kg	1	Calc-stone+mols

Envirolab Job Number: 26/03422

Client Project Name: Brunswick Street

Client Project Ref: 21WCH018

Lab Sample ID	26/03422/1	26/03422/2	26/03422/3	26/03422/4	26/03422/5	26/03422/6		Units	Limit of Detection	Method ref
Client Sample No	SS	TS	SS	TS	SS	TS				
Client Sample ID	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS				
Depth to Top	0.40	0.10	0.40	0.10	0.40	0.10				
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	5AB	5AE	5A	5A	4AE	5AE				
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	NAD	NAD	NAD	Chrysotile	NAD	NAD				A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-				A-T-045
Asbestos Matrix (microscope) _D	-	-	-	Loose Fibres	-	-				A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	N/A	N/A				A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing) _D	-	-	-	<0.001	-	-		% w/w	0.001	A-T-054

Envirolab Job Number: 26/03422

Client Project Name: Brunswick Street

Client Project Ref: 21WCH018

Lab Sample ID	26/03422/1	26/03422/2	26/03422/3	26/03422/4	26/03422/5	26/03422/6		Units	Limit of Detection	Method ref
Client Sample No	SS	TS	SS	TS	SS	TS				
Client Sample ID	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS				
Depth to Top	0.40	0.10	0.40	0.10	0.40	0.10				
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	5AB	5AE	5A	5A	4AE	5AE				
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01	<0.01	0.01	<0.01	0.02	0.01		mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	<0.02	<0.02	<0.02	0.07	<0.02		mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.07	0.06	<0.04	0.10	0.19	0.07		mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.08	0.06	<0.04	0.11	0.19	0.06		mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.09	0.07	<0.05	0.17	0.23	0.08		mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05	<0.05	<0.05	0.10	0.14	<0.05		mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	<0.07	<0.07	<0.07	0.09	<0.07		mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.09	0.07	<0.06	0.15	0.23	0.09		mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	<0.04	<0.04	<0.04	<0.04	<0.04		mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.15	0.15	0.11	0.24	0.41	0.14		mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01	<0.01	<0.01	<0.01	0.02	<0.01		mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.05	0.05	<0.03	0.07	0.14	0.05		mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03	<0.03	<0.03	<0.03		mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.08	0.09	0.07	0.07	0.21	0.09		mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.14	0.13	0.10	0.21	0.35	0.13		mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.75	0.68	0.29	1.22	2.29	0.72		mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/03422

Client Project Name: Brunswick Street

Client Project Ref: 21WCH018

Lab Sample ID	26/03422/1	26/03422/2	26/03422/3	26/03422/4	26/03422/5	26/03422/6		Units	Limit of Detection	Method ref
Client Sample No	SS	TS	SS	TS	SS	TS				
Client Sample ID	Plot 10 SS	Plot 10 TS	Plot 13 SS	Plot 13 TS	Plot 16 SS	Plot 16 TS				
Depth to Top	0.40	0.10	0.40	0.10	0.40	0.10				
Depth To Bottom										
Date Sampled	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26	18-Mar-26				
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES				
Sample Matrix Code	5AB	5AE	5A	5A	4AE	5AE				
TPH CWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	<1	<1	<1	2	2	<1		mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	11	31	6	31	46	6		mg/kg	1	A-T-055s
Total Aliphatics _A	11	32	6	33	48	6		mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	1	<1	<1	2	1	<1		mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1	<1	<1	<1		mg/kg	1	A-T-055s
Aro >C12-C16 _A	2	2	1	2	2	1		mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	7	5	1	6	4	2		mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	16	13	5	19	17	5		mg/kg	1	A-T-055s
Total Aromatics _A	26	20	7	30	24	8		mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	38	53	14	63	72	14		mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01	<0.01	<0.01	<0.01		mg/kg	0.01	A-T-022s

Report Notes

General

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- 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: Betts Geo Environmental, Old Marsh Farm Barns, Welsh Road, Sealand,
Flintshire, UK, CH5 2LY

Project: Brunswick Street
Clients Project No: 21WCH018

Project No: 26/03422
Date Received: 20/03/2026 (am)
Cool Box Temperatures (°C): 7.6

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	26/03422/1	26/03422/2	26/03422/3	26/03422/4	26/03422/5	26/03422/6
Client Sample No	SS	TS	SS	TS	SS	TS
Client Sample ID/Depth	Plot 10 SS 0.40m	Plot 10 TS 0.10m	Plot 13 SS 0.40m	Plot 13 TS 0.10m	Plot 16 SS 0.40m	Plot 16 TS 0.10m
Date Sampled	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26	18/03/26
A-T-019s	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026
A-T-022s	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026
A-T-024s	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026
A-T-026s	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026
A-T-031s	26/03/2026	26/03/2026	26/03/2026	27/03/2026	26/03/2026	26/03/2026
A-T-032s	26/03/2026	26/03/2026	26/03/2026	27/03/2026	26/03/2026	26/03/2026
A-T-040s	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026	27/03/2026
A-T-044	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026
A-T-045	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026	23/03/2026
A-T-054				27/03/2026		
A-T-055s	01/04/2026	01/04/2026	01/04/2026	01/04/2026	01/04/2026	02/04/2026
Calc-As Recd	01/04/2026	01/04/2026	01/04/2026	01/04/2026	01/04/2026	02/04/2026
Calc-stone+mois	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026	25/03/2026

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

SUMMARY OF CONTAMINATION ANALYSIS: SOIL

SUMMARY OF CONTAMINATION ANALYSIS: METALS

Project Name Brunswick Street
Project No 21WCH018
Date 25/03/2026

SOIL TYPE	TS	TS
SAMPLE LOCATION	Plot 12 TS	Plot 14 TS
DEPTH (m)	0.1	0.1
pH	-	-
Sulphate (water sol 2:1)	-	-
Organic matter	-	-
Arsenic	-	-
Cadmium	-	-
Copper	-	-
Chromium (hexavalent)	-	-
Lead	-	-
Mercury	-	-
Nickel	-	-
Selenium	-	-
Zinc	-	-
Asbestos in Soil	NAD	NAD
Asbestos Matrix	-	-
Quantification	-	-
Organic matter	-	-

Metals	Mean Value Test *	Range		AtRisk 2017 (mg/kg)	AtRisk 2017 (mg/kg)	DEFRA C4SL 2017
	US ₉₅	Largest Value (mg/kg)	Smallest Value (mg/kg)	With Homegrown Produce (1% SOM)	With Homegrown Produce (6% SOM)	
pH	-	-	-			-
Sulphate (water sol 2:1)	-	-	-			-
Organic matter	-	-	-			
Arsenic	-	-	-	32	32	37
Cadmium	-	-	-	10	10	22.1
Copper	-	-	-	4730	4790	-
Chromium (hexavalent)	-	-	-	3.62	3.63	20.5
Lead	-	-	-			200
Mercury	-	-	-	8.81	15.8	-
Nickel	-	-	-	EA/AtRisk withdrawn Aug 2015		
Selenium	-	-	-	375	375	-
Zinc	-	-	-	20000	20300	-

NOTE:

Any individual results and mean value tests above SGVs are shown RED highlighted.

Any outlier values which exceed relevant SGVs are shown in red

* - The calculations for the mean value test include outliers

** - Results for this determinand are assessed with no background levels taken into account

Results are expressed as mg/kg unless otherwise stated

ALL RESULTS PRESENTED ARE ASSESSED UNDER THE COMBINED CLEA ASSESSMENT CRITERION AS OUTLINED WITHIN SR4 **ASSUMING NO FREE PRODUCT** WAS OBSERVED DURING FIELDWORK- SEE 'GUIDANCE NOTES ON CONTAMINATION'.

SGVs are derived from the EA 2009 SGV's which are taken from AtRisk 2015. Category 4 screening levels have been adopted by the EA and have been included as new guidance.

Note: The SGV for elemental mercury has been used to assess total mercury concentrations at the site. The Environment Agency's Science Report SC050021 /Mercury SGV states that 'for general surface contamination and to simplify the assessment the SGV's for inorganic mercury can normally be compared with chemical analysis for total mercury content...'. Based on the latter, SGV for elemental mercury (170mg/kg) in the soil assessment is used

NAD - NO ASBESTOS DETECTED

TS - Topsoil, MG - Made Ground and N - Natural Ground

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/03669
Issue Number: 1
Date: 27 March, 2026

Client: Betts Geo Environmental
Old Marsh Farm Barns
Welsh Road
Sealand
Flintshire
UK
CH5 2LY

Project Manager: Andy Gerrard/Betts Geolab
Project Name: Brunswick St
Project Ref: 21WCH018
Order No: BG6229
Date Samples Received: 25/03/26
Date Instructions Received: 26/03/26
Date Analysis Completed: 27/03/26

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 26/03669

Client Project Name: Brunswick St

Client Project Ref: 21WCH018

Lab Sample ID	26/03669/1	26/03669/2						Units	Limit of Detection	Method ref
Client Sample No	TS	TS								
Client Sample ID	Plot 12 TS	Plot 14 TS								
Depth to Top	0.1	0.1								
Depth To Bottom										
Date Sampled	25-Mar-26	25-Mar-26								
Sample Type	SOIL - ES	SOIL - ES								
Sample Matrix Code	6AE	6AE								
Asbestos in Soil (inc. matrix)										
Asbestos in soil [#]	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								A-T-045

Report Notes

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- 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
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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: Betts Geo Environmental, Old Marsh Farm Barns, Welsh Road, Sealand,
Flintshire, UK, CH5 2LY

Project: Brunswick St
Clients Project No: 21WCH018

Project No: 26/03669
Date Received: 26/03/2026 (am)
Cool Box Temperatures (°C): 8.2

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	26/03669/1	26/03669/2
Client Sample No	TS	TS
Client Sample ID/Depth	Plot 12 TS 0.1m	Plot 14 TS 0.1m
Date Sampled	25/03/26	25/03/26
A-T-045	27/03/2026	27/03/2026

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