

15 April 2026

Oak Construction Projects Limited
STOK
53 Prince's Street
Stockport
SK1 1SL

For the attention of Marcus Bunting

Re: 29-31 Maclure Road, Rochdale

Dear Marcus

We write in relation to the supplementary investigation for the residential development at the above site in order to satisfy 'Activity 3 Speciated Mercury Testing' in the Remedial Specification completed by Groundtech Consulting referenced GRO-25277-6332, dated January 2026 which states:

Objectives

Below is the extract from the Remedial Specification setting out the objective of the supplementary investigation.

"During the Ground Investigation, elevated concentrations of mercury were recorded in the granular Made Ground of WS02, WS04 and WS06 when compared to a screening value of 1.2mg/kg. Elemental mercury is considered to be volatile above the screening value of 1.2mg/kg.

Further testing is required to be carried out on the Made Ground through speciated mercury testing in order to confirm if elemental mercury is present at the site and determine if there is a volatile risk."

Background

A Geo-Environmental Appraisal has previously been completed by Groundtech Consulting referenced GRO-25277-6306 dated January 2026 and should be read in conjunction with this letter.

During the Ground Investigation, elevated concentrations of mercury were recorded in the granular Made Ground of WS02, WS04 and WS06 at 0.2m begl. The source of the elevations was considered to be associated with the minor constituents in the Made Ground from the previous site uses.

Due to the elevated concentrations, it was recommended that further testing be carried out to confirm the species of mercury present and confirm there is no vapour risk, the further work is outlined below.

Scope of Works

Five No. hand pits (HP101 to HP105) were excavated to a maximum depth of between 1.05m and 1.1m begl in the centre of the site around WS02, WS04 and WS06 where the elevated mercury was recorded in the Ground Investigation. A plan showing the location of the hand pits is shown on Groundtech plan GRO-25277-P07 and appended.

Ground Model

The site was entirely surfaced by demolition rubble from the demolition of the previous building on site. The demolition rubble comprised dark grey/black gravelly fine to coarse Sand with minor constituents of brick, concrete,

ceramic, ash and clinker in all exploratory hole locations to a maximum depth of between 0.8m and 0.9m begl. This same Made Ground strata was encountered in the previous Ground Investigation to a maximum depth of between 0.4m and 1.5m begl where the elevated mercury concentrations were recorded.

Natural strata comprising brown slightly gravelly fine to coarse Sand with minor constituents of siltstone and sandstone was encountered beneath the Made Ground to a depth of between 1.05m and 1.1m begl where the hand pits were terminated.

No groundwater was encountered during excavation of the hand pits.

A watching brief was maintained during the Ground Investigation for visual and olfactory evidence of contamination. Ash and clinker were recorded as minor constituents in the Made Ground, this was also identified in the previous investigation.

Testing Results

Three samples of the Made Ground strata where the elevated mercury was found in the previous Ground Investigation were scheduled for total and elemental mercury testing. The full set of laboratory results (Ref: 26/4621) are appended to this report, a summary of the results is outlined in the table below:

Contaminant	Range (mg/kg)	Screening value (mg/kg)	Exceedances	Locations
Total Mercury	0.6 – 8.5	40	-	-
Elemental Mercury	<0.006	1.2	-	-

The total mercury was recorded at a maximum concentration of 8.5mg/kg in HP105 however all elemental mercury was recorded below laboratory detection limits at a concentration of <0.006mg/kg.

Discussion and Conclusions

As discussed above, the screening value for mercury is based off elemental mercury which is considered to be volatile above 1.2mg/kg. Where speciated mercury testing is undertaken to confirm if the source of the mercury is elemental, the screening value can increase to 40mg/kg.

Based on the relevant screening values for both total and elemental mercury, there are no elevated concentrations of mercury.

With regards to the potential volatile risk from elemental mercury, all results for elemental mercury were recorded below the laboratory detection limit and no volatile risk is present.

We trust the above meets your satisfaction and is sufficient to discharge the relevant Planning Condition for the development. If you have any queries, please do not hesitate to contact the undersigned.

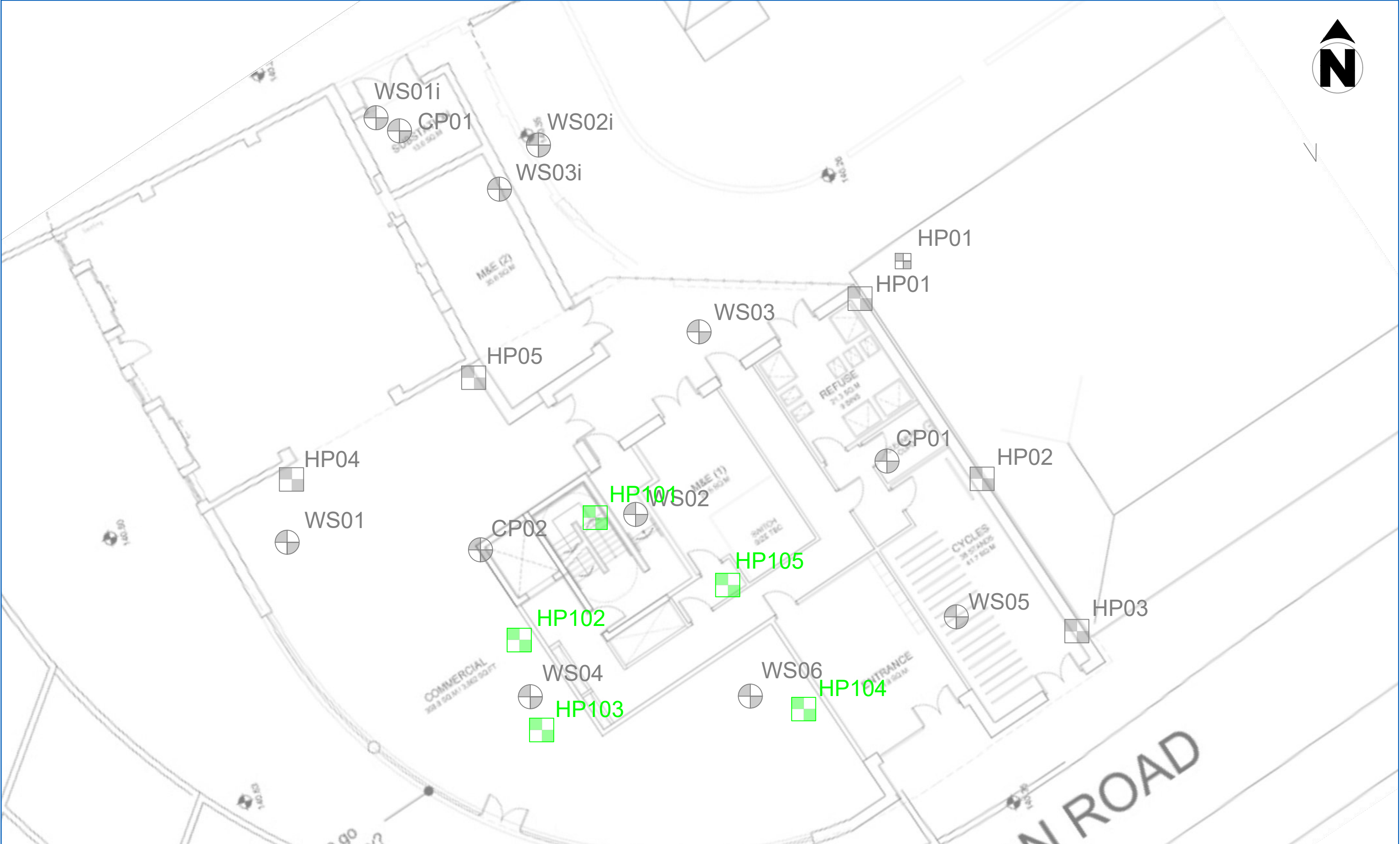
Yours Sincerely

For Groundtech Consulting Limited

Rebecca Rowlinson
Senior Consulting Engineer
rr@groundtechconsulting.com



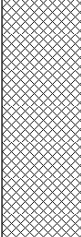
Plans

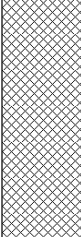


GROUNDTECH CONSULTING 	CLIENT	DATE				Status		Notes  Hand Pit Location  Previous Cable Percussive Borehole Location  Previous Windowless Sample Borehole Location  Previous Hand Inspection Pit Location
	OAK CONSTRUCTION PROJECTS	MARCH 2026				Preliminary		
	PROJECT TITLE	SCALE				Draft		
	31 MACLURE ROAD, ROCHDALE	NTS				Issued		
	PLAN TITLE	PLAN NUMBER				For Comment		
	EXPLORATORY HOLE LOCATION PLAN	GRO-25277-P07	Rev.	Details	Date	Approved		



Exploratory Hole Logs

				Trial Pit Log				Trialpit No HP101 Sheet 1 of 1	
Project Name: 29-31 MACLURE ROAD, ROCHDALE				Project No. GRO-25277		Co-ords: - Level:		Date 23/03/2026	
Location: ROCHDALE				Dimensions (m):		0.3		Scale 1:25	
Client: ROCHDALE BOROUGH COUNCIL				Depth 1.05				Logged JAR	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES					MADE GROUND: Dark grey very gravelly fine to coarse SAND. Gravel is angular to subangular fine to coarse of brick, concrete and ceramic.		
	0.50	ES							
	1.00	ES		0.80 1.05				Brown slightly gravelly silty fine to coarse SAND. Gravel is angular to subangular fine to coarse of siltstone and sandstone.	
							End of pit at 1.05 m		
1 2 3 4 5									
Remarks: 1. Location cleared of services with a handheld CAT scanner. 2. No groundwater encountered. 3. Hand excavated trial pit to 1.05m begl. 4. Trial pit backfilled with arisings.									
Stability: Stable									

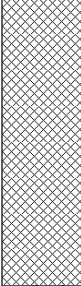
				Trial Pit Log				Trialpit No HP102 Sheet 1 of 1	
Project Name: 29-31 MACLURE ROAD, ROCHDALE				Project No. GRO-25277		Co-ords: - Level:		Date 23/03/2026	
Location: ROCHDALE						Dimensions (m):		Scale 1:25	
Client: ROCHDALE BOROUGH COUNCIL						Depth 1.00		Logged JAR	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	ES					MADE GROUND: Dark grey very gravelly fine to coarse SAND. Gravel is angular to subangular fine to coarse of brick, concrete and ceramic.		
	0.50	ES							
	1.00	ES		0.80 1.05					
							End of pit at 1.00 m		
Remarks: 1. Location cleared of services with a handheld CAT scanner. 2. No groundwater encountered. 3. Hand excavated trial pit to 1.00m begl. 4. Trial pit backfilled with arisings.									
Stability: Stable									



Date
23/03/2026

Logged
JAR

1

GROUNDTECH CONSULTING				Trial Pit Log			Trialpit No HP105 Sheet 1 of 1	
Project Name: 29-31 MACLURE ROAD, ROCHDALE				Project No. GRO-25277		Co-ords: - Level:		Date 23/03/2026
Location: ROCHDALE				Dimensions (m):		0.3 		Scale 1:25
Client: ROCHDALE BOROUGH COUNCIL				Depth 1.10		0.3 		Logged JAR
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
	Depth	Type	Results					
	0.20	ES					MADE GROUND: Dark grey very gravelly fine to coarse SAND. Gravel is angular to subangular fine to coarse of brick, concrete and ceramic.	
	0.50	ES						
	1.00	ES		0.95 1.10				Dark grey slightly gravelly silty fine to coarse SAND. Gravel is angular to subangular fine to coarse of siltstone.
							End of pit at 1.10 m	
1 2 3 4 5								
Remarks: 1. Location cleared of services with a handheld CAT scanner. 2. No groundwater encountered. 3. Hand excavated trial pit to 1.10m begl. 4. Trial pit backfilled with arisings.								
Stability: Stable								



Laboratory Testing Results

Groundtech Consulting Limited
PO Box 499
Manchester
United Kingdom
M28 8EE



4225



Attention : Rebecca Rowlinson
Date : 13th April, 2026
Your reference : GRO-25277
Our reference : Test Report 26/4621 Batch 1
Location : 31 Maclure Rd
Date samples received : 25th March, 2026
Status : Final Report
Issue : 202604131447

Fifteen samples were received for analysis on 25th March, 2026 of which three were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.

All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 2.172 kg of CO2

Scope 1&2&3 emissions - 5.133 kg of CO2

Authorised By:



Bruce Leslie
Project Manager

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: Groundtech Consulting Limited
Reference: GRO-25277
Location: 31 Maclure Rd
Contact: Rebecca Rowlinson
EMT Job No: 26/4621

Report : Solid

Solids: V=60g VOC jar, J=250g glass jar, T=plastic tub

[illegible]

Client Name:	Groundtech Consulting Limited
Reference:	GRO-25277
Location:	31 Maclure Rd
Contact:	Rebecca Rowlinson

[illegible]

Please note that only samples that are deviating are mentioned in this report. If no samples are listed it is because none were deviating. Only analyses which are accredited are recorded as deviating if set criteria are not met.

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/4621

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overestimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).

Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitatively, with a matrix specific limit of detection.

Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

HS	Headspace Analysis.
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent.
CU	Clean-up - e.g. by florisil, silica gel.
1D	GC - Single coil gas chromatography.
Total	Aliphatics & Aromatics.
AL	Aliphatics only.
AR	Aromatics only.
2D	GC-GC - Double coil gas chromatography.
#1	EH_Total but with humics mathematically subtracted
#2	EU_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +).
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry.

EMT Job No: 26/4621

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/S ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
PM4	Gravimetric measurement of Natural Moisture Content and % Moisture Content at either 35 degrees Celsius or 105 degrees Celsius. Calculation based on ISO 11465:1993(E) and BS1377-2:1990.	PM0	No preparation is required.			AR	
TM30	Determination of Trace Metals by ICP-OES (Inductively Coupled Plasma-Optical Emission Spectrometry): WATERS by Modified USEPA Method 200.7, Rev. 4.4, 1994; Modified EPA Method 6010B, Rev.2, Dec 1996; Modified BS EN ISO 11885:2009: SOILS by Modified USEP 6010B, Rev.2, Dec.1996; Modified EPA Method 3050B, Rev.2, Dec.1996	PM15	Acid digestion of dried and ground solid samples using Aqua Regia refluxed at 112.5 degrees Celsius. Samples containing asbestos are not dried and ground.	Yes		AD	Yes
Subcontracted	See attached subcontractor report for accreditation status and provider.					AD	Yes

