



Client:

JC Brennan Developments Limited
74 Dickenson Road
Rusholme
Manchester
M14 5HF.

Architect/Consultant

Phase II Contaminated Land Risk Assessment ADDENDUM

Church Avenue, Middleton

June 2026

Site Ref: 6192/VCA-ACLRA v1.00

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Phase II Contaminated Land Risk Assessment ADDENDUM

1. Introduction

This report is an account of Additional Targeted Ground Investigation Works carried out by GeoAssist Limited at the request of the Client, JC Brennan Developments Limited, for a proposed residential development with associated carparking and private gardens on Church Avenue, Middleton. The Report forms an Addendum to the original Phase II investigation Issued in September 2025 and referenced 6192/VCA-CLRA.

The purpose of this Phase II investigation is to provide additional information following the conclusions of the Contaminated Land Risk Assessment in which an elevated level of Lead was identified in exploratory hole WS4.

The approximate grid reference for the centre of the site is 388570, 408810 and the total area of the site is approximately 1,600m². The area of the site scheduled for investigation is outlined with a solid blue line on the site plan in Appendix A1. The positions of both the original and additional exploratory holes are also indicated on the plan. The most recent proposed development plan is shown in appendix A2.

2. Intrusive Investigation

2.1 Intrusive Investigation objectives

The objectives of the additional ground investigation is to provide further data in the area around WS4 to enable a more robust analysis of the elevated level of lead encountered;

These data will be used to refine a conceptual site model and confirm the existence of any established contaminant linkage in accordance with the UK government methodology outlined online in Land Contamination Risk Management (LCRM). The data will also guide any remedial measures adopted.

2.2 Intrusive Investigation Strategy

The analytical testing was carried out in an independent UKAS accredited Laboratory.

2.3 Methods Used for Forming Exploratory Holes

The exploratory holes established as part of this additional investigation were established using:

- § Hand tool excavation methods

A plan showing the locations of the exploratory holes established as part of the investigation forms Appendix A1 to this report.

2.4 Exploratory Hole Programme

In total 8 exploratory holes were established utilising the exploration techniques as outlined below:

- § Eight exploratory holes TP1 to TP8 were undertaken across the Site using a hand tool excavation methods in the superficial deposits for analytical purposes.

The details of the strata in the exploratory holes were recorded by a suitably qualified site operative. Upon completion all of the exploratory holes were backfilled in order with arisings to prevent the creation of any preferential pathways.

All intrusive work was carried out in accordance with:

- § British Standard 5930: 2015 Code of Practice for Site Investigations
- § British Standard 10175: 2011 where applicable

The fieldwork for all exploratory holes was completed on 03rd June 2026 in dry weather conditions.

3. Laboratory Investigation

3.1 Contamination Testing

In total an additional 8 soil samples were collected and subjected to elements of the suite of chemical testing as outlined below. All tests were conducted by i2 Analytical under UKAS Testing No 4041. The results of all the chemical analysis tests are given in appendix C1.

Soils
Lead

3.2 Subsoil Deposits

The soils contaminants that were identified above the GeoAssist Limited GACs, SGVs and C4SLs for a residential with gardens end use from the GeoAssist Limited investigations are summarized below.

Table 3.2 Tier one summary of identified soils impacts.

Determinand	GAC (mg/kg) Residential	Total tests / No. of tests in impacted strata	No. of samples exceeding SGV/GAC/ C4SL	Max Value (mg/kg)	Treat as Hotspot	US95 Value	Further action required
Heavy Metals and Metalloids							
Lead	200	14/2	2	430	Yes	Not Applicable	Remove impacted soils and retest adjacent areas
PAH Compounds							
None identified							

sm Surrogate marker approach

The analytical laboratory test results and analysis are presented in appendix C1 & C2 and have identified potential risks to end users of the Site from elevated levels of anthropogenic contamination (lead) within the near surface soils at the location of WS4 and TPC on the Site. Results confirm that further action is likely to be required in the form of removal and replacement of the affected soils to a depth of 600mm or the natural clay strata across affected areas. This approach would normally suffice to mitigate risks to an acceptable level without generating excessive and unnecessary site wide remediation costs for the developer.

Asbestos fibres were not detected in any of the samples submitted for identification tests and the natural makeup of the ground at the site indicates it is unlikely that asbestos or asbestos containing materials will be encountered at this site.

The results of all the chemical laboratory analytical tests form appendix C1 to this report and the analysis of the results forms appendix C2 to this report.

4. Remediation

Given the soils on site present a moderate risk to site end user receptors and a low risk to the wider environment, the production of a limited scope remediation scheme is likely to be a requirement on this site along with associated validation sampling of any imported soils (this may not be necessary). It is the duty of the developer to maintain adequate lines of evidence that any imported soils are suitable and failure to provide the necessary evidential information such as waste transfer notes, photographs, delivery notes for imported soils could lead to planning delays and cost increases in the final completion stages of the development for which the developer will be responsible.

5. Conceptual Model

The updated conceptual model based on the information and test results presented in this report including contamination sources, pathways and receptors is presented below.

Table 5 Amended Conceptual Site Model based on information as presented within this report.

Potential Source /Hazard	Nature of Hazard (Risk Level to site given a Residential end use	Contaminants Associated with Source	Potential Pathway	Potential Receptor
Previous & Present ON SITE Land uses:				
1. Allotment Gardens	Ground contamination Low to Moderate Risk	Lead in WS4 & TP3 Only	Dermal Contact Ingestion Inhalation	Site End Users Construction workers Controlled Waters
	Gas from in-filled ground / natural organic deposits Low Risk NHBC Green & Ciria C665 CS1	Carbon Dioxide <3% Methane = Nil	Vertical and Lateral Migration	Site Users Future Buildings & Services
Previous OFF SITE land uses within 250m as indicated by Historical Plans Including:				
3. Coal Workings & Brine Extraction	Geotechnical Hazard	None	Ground Collapse Subsidence	Humans (site users) Future Buildings & Services
	Ground contamination Low Risk	None	None	Site Users Services
	Mine Gas Low Risk	None	None	Humans (site users) Future Buildings

Only sources that have not been present on site in the past or currently are considered within the off site category. Unless the information is deemed to be pertinent to the analysis.

6. Conclusions

Evidence presented elsewhere within this report indicates that there is:

- A **Low to Moderate Risk** to end user receptors from soil contamination at the site in its present condition
- The site presents a **Low Risk** to controlled waters and the wider environment in its present condition
- The proposed development presents a **Moderate Risk** to end user receptors from soil contamination.
- The proposed development presents a **Low Risk** to controlled waters and the wider environment.

The site presents an overall **Moderate Risk** to end user receptors in its present state and will only be regarded as fit for purpose from a ground contamination perspective following the implementation of a limited scope remedial action plan.

A Limited Scope Remediation Plan will need to be prepared, submitted to, and approved by the LPA prior to onsite development works being undertaken.

6.1 Supplementary Recommendations

Careful observations should be made during site preparation and foundation works to confirm the current assessment of site conditions. Any evidence of contamination not previously identified should be brought to the attention of the LPA as soon as is practicably possible.



Matthew Benson MSc. GMICE
Geotechnical/Environmental Engineer



Mark Richardson MSc CEng MICE
Technical Director

Field investigations have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions are, and can be, variable and have only been tested at isolated locations across the site. Therefore, the potential exists for ground conditions to be encountered which are different to those considered in this report. Chemical analysis was conducted for a number of parameters based on an expert understanding of the historical and operational data available at the time and it should not be inferred or otherwise, that other chemical species are not present.

This report has been prepared by GeoAssist Limited with all reasonable professional skill and care within the terms of the contract with JC Brennan Developments Limited. The report is confidential to JC Brennan Developments Limited, their/the named persons, advisors and bankers, and GeoAssist Limited accepts no responsibility of whatever nature to third parties to whom this report may be divulged. GeoAssist Limited owns the copyright in this report. All rights are reserved and unauthorised use is prohibited. JC Brennan Developments Limited may use the report for their/her/his own purposes.



A1 Site Plan

Site Name	Silo and Outloader Development
Location	Albion Flour Mills, Stockport
GeoAssist Ref	6191VOS
Client	Wm Nelstrop and Co Ltd
	Albion Flour Mills Lancashire Hill Stockport Cheshire SK4 1TZ
Planning Consultant	Scarus Engineering Consultancy Limited
NGR (centre of site)	389335,391130
Production Date	June 2026
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

p6191GALv1.00



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A2 Proposed Plan

Site Name	Silo and Outloader Development
Location	Albion Flour Mills, Stockport
GeoAssist Ref	6191VOS
Client	Wm Nelstrop and Co Ltd
	Albion Flour Mills Lancashire Hill Stockport Cheshire SK4 1TZ
Planning Consultant	Scarus Engineering Consultancy Limited
NGR (centre of site)	389335,391130
Production Date	June 2026
Survey Method	
Surveyor	Others
Status	Final v1.00
Base Survey	OSGB36

Do Not Scale

GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP1		
	Project: Church Avenue Location: Middleton				Sheet: 1		
Consultant: 0	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.95 m.AOD		
Client: JC Brennan Developments Limited					Co-ordinates: Easting: 388582.1(m) Northing: 408805.3(m) Dates: 03/06/2026 to 03/06/2026		
Drilling Foreman: M Walton STRATUM DESCRIPTION Engineer/Geologist: M Benson			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.65		0.30		C1	03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP2			
	Project: Church Avenue				Sheet: 1			
Consultant:	Location: Middleton							
0	Equipment:				Casing Dia. Depth (mm) (m)	Ground Level: 133.04 m.AOD		
Client:	Hand Excavation							
JC Brennan Developments Limited					Co-ordinates: Easting: 388580.5(m) Northing: 408806(m)			
				Dates: 03/06/2026 to 03/06/2026				
Drilling Foreman: M Walton			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests		Field Records
STRATUM DESCRIPTION						Depth (m) from to		
Engineer/Geologist: M Benson								

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.74		0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks:	Logged: M Benson
The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Date: 03/06/2026
	Checked: M Richardson
	Date: 04/06/2026
	Site Ref: 6192/VCA
	Scale 1:25

GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP3		
	Project: Church Avenue Location: Middleton				Sheet: 1		
Consultant: 0	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.98 m.AOD		
Client: JC Brennan Developments Limited					Co-ordinates: Easting: 388579.8(m) Northing: 408804.7(m) Dates: 03/06/2026 to 03/06/2026		
Drilling Foreman: M Walton STRATUM DESCRIPTION Engineer/Geologist: M Benson			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.68		0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP4		
	Project: Church Avenue Location: Middleton				Sheet: 1		
Consultant: 0	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.83 m.AOD		
Client: JC Brennan Developments Limited					Co-ordinates: Easting: 388579.3(m) Northing: 408803.4(m) Dates: 03/06/2026 to 03/06/2026		
Drilling Foreman: M Walton STRATUM DESCRIPTION Engineer/Geologist: M Benson			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.53		0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP5		
	Project: Church Avenue Location: Middleton				Sheet: 1		
Consultant: 0	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.86 m.AOD		
Client: JC Brennan Developments Limited					Co-ordinates: Easting: 388581(m) Northing: 408802.4(m) Dates: 03/06/2026 to 03/06/2026		
Drilling Foreman: M Walton STRATUM DESCRIPTION Engineer/Geologist: M Benson			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.56		0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP6		
	Project: Church Avenue Location: Middleton				Sheet: 1		
Consultant: 0	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.87 m.AOD		
Client: JC Brennan Developments Limited					Co-ordinates: Easting: 388583.3(m) Northing: 408801.8(m) Dates: 03/06/2026 to 03/06/2026		
Drilling Foreman: M Walton STRATUM DESCRIPTION Engineer/Geologist: M Benson			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to Sample Type/No Blow Count N/(U)	Field Records

0	Grass over brown sandy TOPSOIL with roots							
		0.30	132.57		0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m							
-1								
-1.5								
-2								
-2.5								
-3								
-3.5								
-4								
-4.5								
-5								

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP7				
Consultant: 0	Project: Church Avenue				Sheet: 1				
	Location: Middleton								
Client: JC Brennan Developments Limited	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 132.93 m.AOD				
					Co-ordinates: Easting: 388583.7(m) Northing: 408803.5(m)				
			Dates: 03/06/2026 to 03/06/2026						
Drilling Foreman: M Walton			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
STRATUM DESCRIPTION									
Engineer/Geologist: M Benson									

0	Grass over brown sandy TOPSOIL with roots								
		0.30	132.63		0.30		C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m								
-1									
-1.5									
-2									
-2.5									
-3									
-3.5									
-4									
-4.5									
-5									

Remarks:	Logged: M Benson
The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Date: 03/06/2026
	Checked: M Richardson
	Date: 04/06/2026
	Site Ref: 6192/VCA
	Scale 1:25

GeoAssist Limited	Exploratory Hole Record Sheet				Ref: TP8				
Consultant: 0	Project: Church Avenue				Sheet: 1				
	Location: Middleton								
Client: JC Brennan Developments Limited	Equipment: Hand Excavation			Casing Dia. Depth (mm) (m)	Ground Level: 133.06 m.AOD				
					Co-ordinates: Easting: 388582.9(m) Northing: 408806.7(m)				
			Dates: 03/06/2026 to 03/06/2026						
Drilling Foreman: M Walton			Depth (Thick) (m)	Reduced Level (mAOD)	Strata Legend/ Standpipe Backfill	Samples/Tests Depth (m) from to	Sample Type/No	Blow Count N/(U)	Field Records
Engineer/Geologist: M Benson									

0	Grass over brown sandy TOPSOIL with roots								
		0.30	132.76			0.30	C1		03/06/2026: On completion of exploratory hole at 0.30m Exploratory hole backfilled and reinstated.
-0.5	Exploratory Hole complete at 0.30m								
-1									
-1.5									
-2									
-2.5									
-3									
-3.5									
-4									
-4.5									
-5									

Remarks: The groundwater conditions entered on the exploratory hole logs are those observed at the time of the drilling operations and the water level may not have reached equilibrium with the surrounding water level prior to the record being taken. Standing groundwater levels will be subject to seasonal variation or changes in local drainage conditions and could be higher at certain times of the year particularly after periods of heavy rainfall.	Logged: M Benson Date: 03/06/2026 Checked: M Richardson Date: 04/06/2026 Site Ref: 6192/VCA Scale 1:25
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Analytical Report Number : 26-030586

Project / Site name: Church Avenue, Middleton

Samples received on: 08/06/2026

Your job number: 6192 VCA

**Samples instructed on/
Analysis started on:** 08/06/2026

Your order number: 2260608

Analysis completed by: 17/06/2026

Report Issue Number: 1

Report issued on: 18/06/2026

Samples Analysed: 8 soil samples

Signed:

Rachel Chappell
Key Account Manager
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

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Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-030586
 Project / Site name: Church Avenue, Middleton
 Your Order No: 2260608

Lab Sample Number	943964	943965	943966	943967	943968
Sample Reference	TP1	TP2	TP3	TP4	TP5
Sample Number	C1	C1	C1	C1	C1
Water Matrix	N/A	N/A	N/A	N/A	N/A
Depth (m)	0.30	0.30	0.30	0.30	0.30
Date Sampled	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	19	21	19	19
Total mass of sample received	kg	0.1	NONE	0.6	0.7	0.6	0.6	0.6

Heavy Metals / Metalloids

Lead (aqua regia extractable)	mg/kg	1	MCERTS	120	81	240	180	160
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number: 26-030586
 Project / Site name: Church Avenue, Middleton
 Your Order No: 2260608

Lab Sample Number	943969	943970	943971
Sample Reference	TP6	TP7	TP8
Sample Number	C1	C1	C1
Water Matrix	N/A	N/A	N/A
Depth (m)	0.30	0.30	0.30
Date Sampled	04/06/2026	04/06/2026	04/06/2026
Time Taken	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status

Mass of stone >10mm	%	0.1	NONE	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	21	20
Total mass of sample received	kg	0.1	NONE	0.6	0.6	0.6

Heavy Metals / Metalloids

Lead (aqua regia extractable)	mg/kg	1	MCERTS	120	140	65
-------------------------------	-------	---	--------	-----	-----	----

U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected



Analytical Report Number : 26-030586
Project / Site name: Church Avenue, Middleton

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
943964	TP1	C1	0.3	Brown loam and clay with vegetation
943965	TP2	C1	0.3	Brown loam and clay with vegetation and gravel
943966	TP3	C1	0.3	Brown loam and clay with vegetation
943967	TP4	C1	0.3	Brown loam and clay with vegetation and gravel
943968	TP5	C1	0.3	Brown loam and clay with vegetation and tar
943969	TP6	C1	0.3	Brown loam and clay with vegetation and gravel
943970	TP7	C1	0.3	Brown loam and clay with vegetation and gravel
943971	TP8	C1	0.3	Brown loam and clay with vegetation and gravel

Analytical Report Number : 26-030586
Project / Site name: Church Avenue, Middleton

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

Soils Risk Assessment

Site Reference:6192VCA

Project Site:Church Avenue

Project Location:Middleton

Client:C Brennan Developments Limited

i2 Reference	0	WS1	WS2	WS3	WS4	WS5	WS6	TP1	TP2	TP3	TP4	TP5	TP6	TP7	TP8
Customer Sample Ref:	C4SL / S4UL	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m	C1 - 0.30m
	SOM 1% GAC	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025	08/07/2025	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026	04/06/2026
Determinand															
Arsenic	37	13	24	18	25	22	17	-	-	-	-	-	-	-	-
	1300														
Boron (water-soluble)	290	0.6	0.4	0.4	0.3	0.5	0.3	-	-	-	-	-	-	-	-
Cadmium	22	0.2	0.3	0.4	1	0.2	0.2	-	-	-	-	-	-	-	-
Chromium*	910	18	21	20	25	19	19	-	-	-	-	-	-	-	-
Chromium VI	21	1.5	1.2	1.2	1.2	1.2	1.2	-	-	-	-	-	-	-	-
Copper	2400	25	38	42	57	48	37	-	-	-	-	-	-	-	-
Cyanide(Total)	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-
Cyanide(free)**	34	1	1	1	1	1	1	-	-	-	-	-	-	-	-
Lead	200	57	190	83	430	97	84	120	81	240	180	160	120	140	65
Mercury [‡]	200	0.3	0.3	0.4	0.7	0.3	0.5	-	-	-	-	-	-	-	-
Nickel	130	14	17	13	18	17	15	-	-	-	-	-	-	-	-
pH	-	5.3	7.5	7.3	6.2	6	7	-	-	-	-	-	-	-	-
Phenols(Mono)	120	1	1	1	1	1	1	-	-	-	-	-	-	-	-
Selenium	250	1.4	1.3	1	1	1	1.2	-	-	-	-	-	-	-	-
SO4(Total)	-	0.049	0.066	0.059	0.055	0.056	0.034	-	-	-	-	-	-	-	-
Sulphide	-	1	1	1	1	1	1	-	-	-	-	-	-	-	-
Sulphur(Free)	-	260	350	250	310	340	260	-	-	-	-	-	-	-	-
Thiocyanate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zinc	3700	43	120	97	320	140	85	-	-	-	-	-	-	-	-
Acenaphthene	210	0.05	0.13	0.09	0.09	0.22	0.08	-	-	-	-	-	-	-	-
Acenaphthylene	170	0.05	0.05	0.05	0.05	0.05	0.05	-	-	-	-	-	-	-	-
Anthracene	2400	0.1	0.19	0.25	0.25	0.42	0.17	-	-	-	-	-	-	-	-
Benzo(a)Anthracene	7.2	0.34	0.69	0.89	0.8	1.3	0.56	-	-	-	-	-	-	-	-
Benzo(a)Pyrene SM	5	0.38	0.82	0.96	0.87	1.3	0.65	-	-	-	-	-	-	-	-
Benzo(b)Fluoranthene	2.6	0.4	0.88	1	0.94	1.5	0.73	-	-	-	-	-	-	-	-
Benzo(ghi)Perylene	320	0.27	0.56	0.67	0.63	0.74	0.37	-	-	-	-	-	-	-	-
Benzo(k)Fluoranthene	77	0.18	0.39	0.49	0.4	0.67	0.33	-	-	-	-	-	-	-	-
Chrysene	15	0.41	0.85	1	0.89	1.5	0.68	-	-	-	-	-	-	-	-
Dibenzo(ah)Anthracene	0.24	0.05	0.1	0.14	0.12	0.21	0.05	-	-	-	-	-	-	-	-
Fluoranthene	280	0.76	1.5	1.7	1.6	2.8	1.3	-	-	-	-	-	-	-	-
Fluorene	170	0.05	0.08	0.12	0.1	0.15	0.05	-	-	-	-	-	-	-	-
Indeno(123-cd)Pyrene	27	0.22	0.45	0.53	0.49	0.64	0.31	-	-	-	-	-	-	-	-
Naphthalene	2.3	0.05	0.05	0.15	0.06	0.07	0.05	-	-	-	-	-	-	-	-
Phenanthrene	95	0.47	0.82	1	1.1	1.6	0.72	-	-	-	-	-	-	-	-
Pyrene	620	0.76	1.5	1.7	1.7	2.9	1.3	-	-	-	-	-	-	-	-
PAH(total)	500	4.28	8.92	10.7	10	16	7.12	-	-	-	-	-	-	-	-
Asbestos	Not-detected	-	-	-	Not-detected	Not-detected	Not-detected	0	0	0	0	0	0	0	0
SOM [§]	-	-	-	-	4	3	2	0	0	0	0	0	0	0	0
All Units mg/kg unless otherwise stated Indicates Exceedance of Applicable Level															
Where no SOM is reported 1% SOM Criteria are used. For individual samples SOM value is used to adjust the assessment criteria accordingly that that sample.															
*Criteria Assumes Chromium III SM = Surrogate Marker Approach Culp <i>et al</i>															
**Criteria is derived considering acute effects on 1-2yo Female Receptor ingesting a single dose of 3g of soil															
***Criteria is derived considering Total TPH (C10 to C35) is formed entirety of a 50:50 Aliphatic and Aromatic Split C8-C10 range															
[‡] GAC for inorganic mercury can normally be compared with chemical analysis for total mercury content because the equilibrium concentrations of elemental and methylmercury are likely to be very low															
[§] Criteria reported to zero decimal places															
Basis of Assessment Criteria:		CLEA v1.071	EA 2005 WAC (Human Health Value)				C4SL								
			LQM S4UL				Atrisk 06								