

Our Ref C3644/25/E/8661  
21<sup>st</sup> November 2025

One 17 Pm (Project Management) Ltd  
The Dyehouse,  
Armitage Bridge,  
Huddersfield,  
West Yorkshire  
HD4 7PD



**For the attention of Jonathan Etchells,**

Ref: Imported Materials – Town End Road, Holmfirth

Dear Jonathan,

It is understood that materials were imported on to site in order to aid with the construction of the new property. It should be appreciated that no soil contamination was identified within the Phase 2 report, therefore, no additional topsoil was imported. However, RGS have been informed that a Type 1 material was imported to site and utilised as hardcore beneath the slab and also as backfill behind the retaining wall. It should also be noted that excavated sandstone was crushed and utilised as a 'Type 3' material.

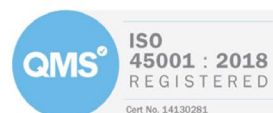
Two batches of the Type 1 material were imported from PMW Quarries:

- 19.2 tonnes (April 2024)
- 19.0 tonnes (July 2024)

This equates to approximately 20m<sup>3</sup> in total for Type 1. The contractor estimates that approximately 15m<sup>3</sup> of Type 3 was created.

Two samples of Type 1 and one sample of Type 3 were submitted for contamination testing. As per the published guidance, the materials are classified as Virgin Quarried Soils, therefore one test could be completed per material, albeit two have been completed on the Type 1 soil as two batches were imported.

The results of the chemical testing undertaken on soil samples obtained during this investigation have been compared to the ATRISK soil screening values (SSVs) for a residential end use, as compiled by WS Atkins plc. These values have been derived in such a way as to adhere to the principles within the revised CLEA model and include the most current release of the SGVs.



**Rogers Geotechnical Services Ltd**  
**Offices 1 & 2 Barncliffe Business Park, Near Bank, Shelley, Huddersfield, HD8 8LU**  
**☎ 01484 604354 Company No. 5130864**

A comparison of the results of the testing, together with the data given above, can be found appended to this letter. These results indicate the following:

<b>Table 1: Summary of Contamination Results</b>		
<b>Material</b>	<b>Depth (m)</b>	<b>Contaminants found to be exceeding SSVs (Residential with Plant Uptake)</b>
Type 1	-	None
Type 3	-	None

Concentrations of chromium, mercury, selenium and cyanide were below the detection limits for the tests. Detectable levels of all other contaminants were recorded, but these fell below the associated At Risk Soil Screening Values. In addition, the asbestos screen found no asbestos detected.

In view of the above, it is considered that the materials utilised on site are suitable for the final end use.

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For Rogers Geotechnical Services Ltd,

Yours Faithfully



**Rob Palmer** MSc FGS ACIEH  
Engineering Director



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2JT Groundworks Ltd  
153 West End  
Netherthong  
Holmfirth  
HD9 3EJ

INVOICE

Page 1

Invoice No	134888
Invoice Date	24/07/2024
Order No.	
Account Ref	TWOJTGRO

ACCOUNTS DIRECT LINE: 01484 600270

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
19.00	MOT Type 1 Limestone 23.7.24 138017	25.25	479.75	20.00	95.95

Townend Road  
Holmfirth

Total Net Amount	£	479.75
Total VAT Amount	£	95.95
Invoice Total	£	575.70

**TERMS - NET MONTHLY**

Please send payment to PMW Quarries Ltd, Holmfirth Road, Shepley, Huddersfield, HD8 8BB,  
or if paying via BACS to: Bank - Barclays Sorting Code - 20 78 91, Account Name - PMW Quarries Ltd,  
Account No - 8014 3707. Please send remittance advices to above address, fax to 01484 604057 or email to  
accounts@pmwquarries.co.uk. Thank you



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2JT Groundworks Ltd  
153 West End  
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INVOICE

Page 1

Invoice No	131301
Invoice Date	19/04/2024
Order No.	
Account Ref	TWOJTGRO

ACCOUNTS DIRECT LINE: 01484 600270

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
19.20	MOT Type 1 Limestone 18.4.24 117703	25.25	484.80	20.00	96.96

Townend Road  
Holmfirth

Total Net Amount	£	484.80
Total VAT Amount	£	96.96
Invoice Total	£	581.76

**TERMS - NET MONTHLY**

Please send payment to PMW Quarries Ltd, Holmfirth Road, Shepley, Huddersfield, HD8 8BB,  
or if paying via BACS to: Bank - Barclays Sorting Code - 20 78 91, Account Name - PMW Quarries Ltd,  
Account No - 8014 3707. Please send remittance advices to above address, fax to 01484 604057 or email to  
accounts@pmwquarries.co.uk. Thank you



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## Analytical Report Number : 25-057344

<b>Project / Site name:</b>	Town Rnd Rd, Holmfirth	<b>Samples received on:</b>	22/10/2025
<b>Your job number:</b>	C3644 25 E 8661	<b>Samples instructed on/ Analysis started on:</b>	22/10/2025
<b>Your order number:</b>		<b>Analysis completed by:</b>	29/10/2025
<b>Report Issue Number:</b>	1	<b>Report issued on:</b>	29/10/2025
<b>Samples Analysed:</b>	3 soil samples		

*Joanna Biolik*

**Signed:** \_\_\_\_\_

Joanna Biolik  
Senior Reporting Specialist  
**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

Excel copies of reports are only valid when accompanied by this PDF certificate.

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: 25-057344  
Project / Site name: Town Rnd Rd, Holmfirth

Lab Sample Number		725254	725255	725256
Sample Reference		Type1-1	Type1-2	Type3-1
Sample Number		None Supplied	None Supplied	None Supplied
Water Matrix		N/A	N/A	N/A
Depth (m)		0.00	0.00	0.00
Date Sampled		17/10/2025	17/10/2025	17/10/2025
Time Taken		None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	64.5	74.3	< 0.1
Moisture Content	%	0.01	NONE	4	3.6	0.04
Total mass of sample received	kg	0.1	NONE	2	1.8	1.8

#### Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	-	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	-	WEM	WEM
Analysis completed	N/A	N/A	N/A	-	29/10/2025	29/10/2025

#### General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.1	7.9	9.7
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Water Soluble Sulphate as SO <sub>4</sub> 16hr extraction (2:1)	mg/kg	2.5	MCERTS	-	53	35
Water Soluble SO <sub>4</sub> 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	-	26.6	17.6
Organic Matter (automated)	%	0.1	MCERTS	0.1	0.3	0.1

#### Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	-	< 0.05	0.24
Anthracene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	-	< 0.05	0.32
Pyrene	mg/kg	0.05	MCERTS	-	< 0.05	0.25
Benzo(a)anthracene	mg/kg	0.05	MCERTS	-	< 0.05	0.11
Chrysene	mg/kg	0.05	MCERTS	-	< 0.05	0.12
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	-	< 0.05	0.18
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	-	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	-	< 0.05	0.06
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	-	< 0.05	< 0.05

#### Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	-	< 0.80	1.33
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Analytical Report Number: 25-057344  
Project / Site name: Town Rnd Rd, Holmfirth

Lab Sample Number		725254	725255	725256
Sample Reference		Type1-1	Type1-2	Type3-1
Sample Number		None Supplied	None Supplied	None Supplied
Water Matrix		N/A	N/A	N/A
Depth (m)		0.00	0.00	0.00
Date Sampled		17/10/2025	17/10/2025	17/10/2025
Time Taken		None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

#### Heavy Metals / Metalloids

Element	Unit	Limit	MCERTS	725254	725255	725256
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	1.4	1.1	< 1.0
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	11	9.4	3.4
Copper (aqua regia extractable)	mg/kg	1	MCERTS	5.7	4.3	4.5
Lead (aqua regia extractable)	mg/kg	1	MCERTS	1.7	1.7	9.5
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	8.1	6.8	2.4
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	10	9.5	3.4
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	17	14	11

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

**Analytical Report Number : 25-057344**

**Project / Site name: Town Rnd Rd, Holmfirth**

\* 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 *
725254	Type1-1	None Supplied	0	Brown sand with stones
725255	Type1-2	None Supplied	0	Brown gravelly sand with stones
725256	Type3-1	None Supplied	0	Non Soil. <sup>9</sup>

Analytical Report Number : 25-057344

Project / Site name: Town Rnd Rd, Holmfirth

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
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	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
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazine followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS

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

\*g - Unaccredited sample matrix.



# Rogers Geotechnical Services: Soil Screening Values Comparison Sheet



Rogers Geotechnical Services Ltd: Soil Screening Value (SSV) Comparison Sheet													
Job Number	C3644/25/E/8661			A = WS Atkins PLC, Atrisk Soil Screening Values. A+ = Values updated June 2017. A* = Atrisk's SSV is lower than i2's detectable limit for this compound. B = health criterion values, which are available from toxicological reviews published in the C4SL project methodology report. C = Category 4 Screening Levels (C4SLs) based on 6% soil organic matter. D = Value provided is based on Methyl Mercury. Should elemental mercury be observed or a source be known then a limit of 102 should be used.					<b>KEY</b> <div style="display: flex; justify-content: space-around; font-size: x-small;"> <div style="width: 20px; height: 20px; background-color: #f4cccc; border: 1px solid black; display: inline-block;"></div> Exceeds SSV</div> <div style="width: 20px; height: 20px; background-color: #fff2cc; border: 1px solid black; display: inline-block;"></div> Exceeds 2017, Below 2015				