

Environmental
Geotechnical
Specialists

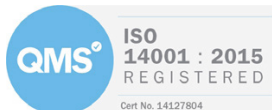


PHASE 4 VALIDATION REPORT

< ENVIRONMENTAL > < GEOTECHNICAL >

job number	C5162/26/E/9014	date	29.05.2026
site address	13 Queen Street, Mirfield, West Yorkshire, WF14 8AH		
written by	S. Hale	checked by	T. Merry
issued by	S. Hale		

 Please consider the environment before printing this report.



Environmental
Geotechnical
Specialists

Rogers Geotechnical Services Ltd
Unit 1 Manorcroft Works, Commercial Road, Skelmanthorpe, Huddersfield, HD8 9DT
01484 604 354 www.rogersgeotech.co.uk Company No: 5130864

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Phase 4: Validation Report of Remediation

Location: **13 Queen Street**
Mirfield, West Yorkshire, WF14 8AH

For: John Oates Homes

Report No. C5162/26/E/9014

Report date: May 2026

For and on behalf of **Rogers Geotechnical Services Ltd**

Steven Hale BSc FGS
Geo-environmental Engineer

Tobias Merry MSci (Hons), FGS
Geo-environmental Engineer

1. Introduction

The land associated with 13 Queen Street, Mirfield has now been developed by the construction of two new semi-detached dwellings with associated parking and garden areas. The majority of the site is to comprise hard standing or permanent structure; however, two rear garden areas of soft landscaping will be present at the site.

In order to fully discharge a planning condition relating to land contamination, a verification report has been produced to demonstrate that the required depth of cover has been achieved and that contamination levels of the soils used in the formation of the cover system are acceptable.

In accordance with your instructions we have undertaken testing of the imported material to validate that this is now suitable, and confirm that the pathway for contamination is broken. The following describes the work undertaken, presents the data obtained and discusses the findings in association with the proposed development.

This report has been produced on the understanding that a Remediation Statement has been submitted and agreed with the local planning authority.

2. Review of the Proposed Remediation Strategy

2.1 Summary of Contamination Risks

A Phase 2 Geo-environmental investigation was undertaken by Rogers Geotechnical Services in November 2025 (Ref C5162/25/E/7951). This report concludes that the existing topsoil at the site can be classified as generally contaminated by lead and arsenic, therefore, remediation would be required.

2.2 Proposed Remediation Strategy

As part of the part of a planning consent the below remediation strategy/scheme has been produced and agreed with Kirklees Council. The general layout of the site showing the verification positions can be found in Appendix 1. In addition, it should also be noted that the majority of the site is to comprise a hard-standing surface. In areas where parking is proposed the site will be overlain by asphalt. The remainder of the hard standing will be comprised of paving stones. It is determined that this method of remediation will protect the end users from ingestion or dermal contact with contaminated soil.

Where areas of soft landscaping are to be placed, it is recommended that the contaminated topsoil be wholly removed and a suitable replacement topsoil be brought onto site.

2.3 Source of Material

For cover and containment systems, verification will normally depend upon the provision of defensible measurements, observations and records. The following table provides information in regards to the source and characteristics of the material used within the remediation process.

Table 1: Validation Sampling and Testing			
Type of Material	Source of Material	Volume of imported Material	No. Samples Required
Topsoil	Manufactured - Topsoil imported from PMW Quarries, Holmfirth Road, Shepley, Huddersfield, West Yorkshire, HD8 8BB. Topsoil reports presented in Appendix 2.	29.6m ³	Minimum of 3 or 1 per 250m ³
Capillary Break	PMW Quarries	12.3m ³	Minimum 1 per 500m ³

It should be appreciated that any fill should be subjected to validation testing to assess its suitability. Depending on the origin and nature of the material, not all fill will require the sampling frequency and testing indicated, although this should be in agreement with any regulatory bodies (such as the Local Authority).

3. Limitations

The recommendations made and opinions expressed in this report are based on the ground conditions revealed by the site works, together with an assessment of the site and of the laboratory test results. Whilst opinions may be expressed relating to sub-soil conditions in parts of the site not investigated, for example between investigatory positions, these are for guidance only and no liability can be accepted for their accuracy.

This report has been prepared in accordance with our understanding of current best practice. However, new information or legislation, or changes to best practice may necessitate revision of the report after the date of issue.

4. Fieldworks

The fieldworks were undertaken on the 6th May 2025 and included the investigation of the two positions shown on the site plan which is presented in Appendix 1 to this report. Appendix 3 of this report contains the trial pit records and the photographs taken at the time of the fieldworks.

The positions were excavated employing hand digging techniques in order to reveal the nature of the near surface soils. The soils were logged on site in general accordance with BS5930: 2015 +A1:2020. Samples were taken from the trialpits for chemical testing. The chemical test specimens were retained in the appropriate air tight containers within cool boxes for onward transition to the laboratory.

5. Strata Conditions

In accordance with the geology of the area, the succession has been shown to include the following:

Depth m below ground level to underside of layer	Strata Type	Positions Layer Revealed	Groundwater Strikes m below ground level
0.50	Topsoil (Brownish red, silty, slightly gravelly SAND).	All	None
+0.60	Capillary Break (Cream, slightly sandy GRAVEL)	All	None

'+' denotes that the strata extended below the termination depth of the investigated positions, thus the extent of the deposit is only proven to the depths indicated.

5.1 General Strata

Subsequent to the up-filing operation within the garden and soft landscaping areas at the site, these areas were found to be capped by topsoil comprising brownish red, organic, silty, slightly gravelly.

At both validation positions the topsoil was found to be 500mm thick and underlain by a capillary break comprising a cream, sandy gravel. It is understood that the capillary break is 100mm thick and is underlain by the natural clays present at the reduced level of the site.

6. Laboratory Testing - Environmental

A suite of testing was conducted on samples from across the site and the following regime was undertaken.

Brownfield soil Suite

- Standard metals/metalloids As, Cd, Cr, CrVI, Cu, Hg, Ni, Pb, Se, V, Zn
- Free CN-, PAH (16 USEPA), TPH (CWG banded), Phenols
- Asbestos
- pH, total/soluble SO₄²⁻, Organic content (Soil Organic Matter)

Hardcore Suite

- Standard metals/metalloids As, Cd, Cr, CrVI, Cu, Hg, Ni, Pb, Se, V, Zn
- Free CN-, PAH (16 USEPA)
- Asbestos Screen
- pH, total/soluble SO₄²⁻, Organic content (Soil Organic Matter)

This testing was undertaken by i2 Analytical and the results of all of the chemical testing are presented in Appendix 4 of this report.

7. Discussion of Ground Conditions - Environmental

It is understood that a site is to be developed by the construction of two new semi-detached dwelling with associated car parking and garden areas. Consequently, the site may be classified as residential with plant uptake.

7.1 Discussion of Test Results

On the basis that the site comprises houses and the fill at the site has been used to provide clean cover in the garden and soft landscaping areas of the properties, the site can be classified as residential with plant uptake.

The results of the chemical testing undertaken on soil samples obtained during this investigation have been compared to the ATRISK soil screening values (SSVs) 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. A list of subscribers is provided within the website¹ and these include many local authorities.

¹ <http://www.atrisksoil.co.uk/pages/general/subscribers.asp>

A comparison of the results of the testing, together with the data given above, can be found within Appendix 4. These results indicate the following:

Table 3: Summary of Contamination Results		
Location	Depth (m)	Contaminants found to be exceeding SSVs (Residential with Plant Uptake)
HP01	0.00 – 0.25	None.
HP01	0.25 – 0.50	None.
HP01	0.50 – 0.60	PAHs: Indeno(1,2,3-c,d)Purene & Benzo(g,h,i)perylene.
HP02	0.20 – 0.40	PAHs: Benzo(g,h,i)perylene.

Concentrations of cadmium, chromium, mercury, free cyanide, phenols, and petroleum hydrocarbons (aromatic C5 to C35 and aromatic C5 to C35) were below the detection limits for the tests. Detectable levels of all other contaminants were recorded, but these fell below the associated ATRISK Soil Screening Values. In addition, no asbestos was detected during the testing.

It should be appreciated that the soil screening values for PAHs and TPHs (where appropriate) represents vapour saturation limits. The inhalation of vapour pathway contributes less than 10% of total exposure, which is unlikely to significantly affect the combined assessment criterion². In view of this, the ATRISK soil SSVs notes that the users may wish to consider using a combined assessment criterion if free product is not observed, the values for which are also provided on the summary of contamination analysis. It is therefore considered that the criteria for no free product should be adopted for the PAHs and TPHs at this site. The results of the contaminants found to exceed these screening values are tabulated below:

Table 4: Summary of Areas Contaminated by PAHs & TPHs		
Location	Depth (m)	Contaminants found to be exceeding SSVs (Residential with Plant Uptake)
HP01	0.00 – 0.25	None
HP01	0.25 – 0.50	None.
HP01	0.50 – 0.60	None.
HP02	0.20 – 0.40	None.

On the basis of the above the materials tested may be considered as uncontaminated and suitable for the site end-use.

8. Discussion of Ground Conditions – Validation Requirements

8.1 Validation of Clean Cover

It is concluded that the imported material being placed as a capping at the garden areas on the site has been obtained from a single supplier and comprises topsoil (brownish red, organic, silty, slightly gravelly sand). This material will prove suitable as a growing medium and is compliant with BS3883

² Ref: ATRISK soil, SSVs derived using CLEA v1.071 for 1% SOM, Residential with home grown produce land use, 23.06.17.

(2007) and is free from obvious contamination (i.e. visual or olfactory evidence) and unsuitable material (i.e. whole bricks, brick ties, timber or glass).

Further to the photographic records, the excavations at the validation positions and the chemical testing, it is considered that garden and soft landscaping areas at the site have been filled with 0.5m of topsoil suitable for the site use. Moreover, it is understood, and observed from the upper surface that a 0.1m layer of granular material forming a capillary break underlays the topsoil.

As a consequence, it is apparent that 0.6m of clean cover has been placed above the ground within the garden and soft landscaped areas around the properties at the site. Therefore, any existing topsoil and contamination within it have been enclosed, put beyond end-users dig range and capped by a capillary break which will inhibit the down migration of root growth. As a consequence, it is considered that the risk to garden plants, end-users from dermal contact with the soil and end-users and neighbours from the inhalation of dust, ingestion of soil or dust and the ingestion of contaminated fruit and vegetables is mitigated and may be considered as low.

On the basis of the information provided above it is concluded that a sufficient thickness of clean cover has been placed within the soft landscaped areas. It is considered that the end users will be protected from ingestion or dermal contact with contaminated soil. No further action is required.

9. Conclusion

Further to the photographic records, the excavations at the validation positions and the chemical testing, it is considered that all areas of the site have been suitably capped in order to protect end users from arsenic and lead contamination at the site and no further action is required.

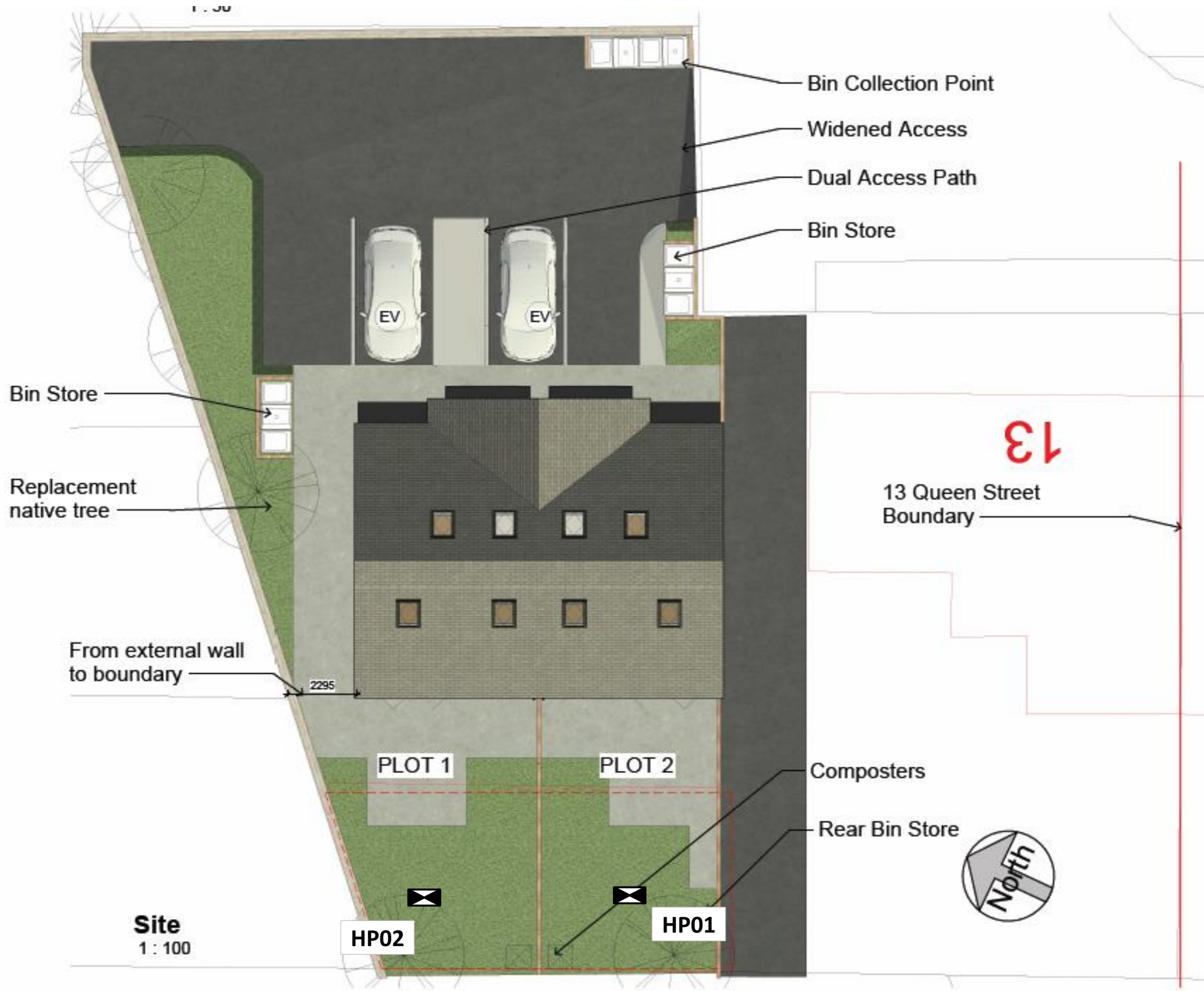
10. References

- Department for Environment, Food and Rural Affairs and the Environment Agency (2009) DEFRA Science Report – Final SC050021/SR2, *Human Health toxicological assessment of contaminants in soil*. Environment Agency, Bristol.
- Department for Environment, Food and Rural Affairs and the Environment Agency (2009) DEFRA Science Report – SC050021/SR3, *Updated technical background to the CLEA model*. Environment Agency, Bristol.
- WS Atkins plc, 2011, Soil Screening Values, Derived using CLEA v1.04 and January 2009 Guidance: SSVs derived using CLEA v1.04 for 6% SOM, Residential with home grown produce land use.
- YALPAG *Technical Guidance for Developers, Landowners and Consultants – Verification Requirements for Cover Systems V3.3 Appendix 1a*, October 2016.



Appendix 1

Site Plan



Notes:
Investigation positions approximated from site operative's notes.



Rogers Geotechnical Services Ltd

Offices 1 & 2, Barncliffe Business Park,
Near Bank, Shelley, Huddersfield, HD8 8LU

Telephone: 0843 50 66 87
www.rogersgeotech.co.uk

Client:
John Oates Homes

Job Number:
C5162/26/E/9014

Project Details:
13 Queen Street, Mirfield

Scale: Not to scale - reference only



Appendix 2

Topsoil Supplier documents, Delivery Notes & Waste Transfer Notes

PMW Quarries
Holmfirth Road
Shepley
Huddersfield
West Yorkshire
HD8 8BB

Tel 01484 606213
E Mail accounts@pmwquarries.co.uk

SIC Code 08110
Waste Carrier No CBDU393392



Details			
Collect From		Deliver To	
		Oates Builders 13 Queen St	
		Mirfield	
		WF14 8AH	
Contact		Contact	
Tel		Tel	
Job	35689 Con 1 Customer Cash/COD	Job Type	AGG
Reference	OATES BUILDERS	Vehicle Reg	PG24 PMW
Collection Date	20/03/2026	Delivery Date	24/03/2026
Goods 10TON OF GT2 LANDSCAPE TOPSOIL			
Weight	10080	Collection Ref	448859
		Delivery Ref	
Signature	(obtained via signature capture)		Signed By Graham
		Signed On	Signed At
		Arrived On	Arrived At
		Departed On	Departed At

PMW Quarries
Holmfirth Road
Shepley
Huddersfield
West Yorkshire
HD8 8BB

Tel 01484 606213
E Mail accounts@pmwquarries.co.uk

SIC Code 08110
Waste Carrier No CBDU393392



Details			
Collect From		Deliver To	
		Oates Builders 13 Queen St	
		Mirfield	
		WF14 8AH	
Contact		Contact	
Tel		Tel	
Job	35287 Con 1 Customer Cash/COD	Job Type	AGG
Reference	OATES BUILDERS	Vehicle Reg	MV69 MVX
Collection Date	18/03/2026	Delivery Date	20/03/2026
Goods GT2 LANDSCAPE TOPSOIL			
Weight	18760	Collection Ref	448745
		Delivery Ref	
Signature	(obtained via signature capture)		Signed By Graham oates
		Signed On	Signed At
		Arrived On	Arrived At
		Departed On	Departed At

PMW Quarries
Holmfirth Road
Shepley
Huddersfield
West Yorkshire
HD8 8BB

Tel 01484 606213
E Mail accounts@pmwquarries.co.uk

SIC Code 08110
Waste Carrier No CBDU393392

**Details****Collect From****Deliver To**

Oates Builders
13 Queen St

Mirfield

WF14 8AH

Contact

Tel

Contact

Tel

Job 35288 **Con** 1 **Customer** Cash/COD

Job Type AGG

Reference OATES BUILDERS

Vehicle Reg

PG24 PMW

Collection Date 18/03/2026

Delivery Date

20/03/2026

Goods GT2 LANDSCAPE TOPSOIL

Weight 18580

Collection Ref 448745

Delivery Ref

Signature (obtained via signature capture)

Signed By
Graham

Signed On

Signed At

Arrived On

Arrived At

Departed On

Departed At

WTN: 111417

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	-
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1 Load

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name Charles Bunker SIC Code:

Address:

Address of Collection Point:

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	
Other (Specify) <u>Rams & Asquith</u>		✓

Date: .. Registration No. ..

Driver Signature .. Print

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the waste (England & Wales) regulations 2011

Customer Signature Print

NOTE NO 150598

Seller / Consigner:

PMW Quarries.co.uk

22202

PMW Quarries Ltd., Holmfirth Road, Shepley
Huddersfield, West Yorkshire HD8 8BB
Tel: 01484 606213 Fax: 01484 604057

SIC Code: 08110 - Waste Carrier No. CBDU393392

CONVEYANCE NOTE: Weights & Measures Act 1963; Schedule 5, Paragraph 7; Schedule 6, Paragraph 11

LOADING ADDRESS	DATE	REG. No. OF VEHICLE
QUEEN ST MIRFIELD	11-12-25	

CUSTOMER: OATES BULLDOZERS (RTA)

TIPPING ADDRESS:

DRIVER'S SIGNATURE	MATERIAL	
	1 LOAD MUCK ANNUY	
WAITING TIME OR DAY WORK	TONNES	KILOS
	31	90
	13	00
	18	90
SIGNED:	GROSS VEHICLE WEIGHT AT WEIGHBRIDGE	
	TARE WEIGHT OF VEHICLE	
ORDER No.	NET WEIGHT SOLD	

Certified that the above particulars are true and relate to the material being conveyed in the vehicle described, which material is being so conveyed in pursuance of:

- (a) *A SALE or an agreement for the sale thereof made by weight,
- (b) *An agreement for the CARRIAGE thereof made by weight.

Dated this day of ..

* (a) or (b) delete words inapplicable

SIGNED:

Received by:

NOTICE: IT IS THE CUSTOMER'S RESPONSIBILITY TO PROVIDE ADEQUATE ACCESS, NEITHER THE COMPANY NOR THE DRIVER CAN BE HELD RESPONSIBLE FOR DAMAGE WHILST UNDER INSTRUCTION FROM THE CUSTOMER.

WTN: 104850

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	✓
Soils / Stone / Clay / Mixed	17 - 05 - 04	
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1 x 8W

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name OATES BUILDERS SIC Code:

Address:

Address of Collection Point:

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	
Other (Specify) <u>R+A LOWER EDGE RD</u>		✓

Date: Registrat

Driver Signature . .. Print

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the waste (England & Wales) regul

Customer Signatur ... Print ...

WTN: 105555

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB
 Tel: 01484 606213 Fax: 01484 604057
 Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	✓
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS
 Quantity : (number of loads, weight etc.)

1

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name: Dates builders SIC Code: _____
 Address: _____

Address of Collection Point: _____

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB
 REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	
Other (Specify) <u>DAND Asgwith</u>		

Date: _____ Registratic No. _____

Driver Signature _____ Print _____

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the (ales) reg

Customer Signatur _____ Print _____

21930

WTN: 111220

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	X
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name DATES BUILDERS SIC Code:

Address:

Address of Collection Point: MIRFIELD

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, O	EPR/LP3434HA	
GMAT (Booths), Welbe	EPR/WP3330BZ	
Windy Ridge Recycling,	EPR/WE2220AB	
Other (Specify)		X

Date: Registration No.

Driver Signature Print DAVE

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the waste (England & Wales) regulations 2011

Customer Signature Print

WTN: 112038

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify) <u>muckaway 170504</u>		<u>X</u>

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) one load 19T

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name OATES BUILDERS SIC Code:

Address:

Address of Collection Point:

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	
Other (Specify) <u>ASQUITH WDH</u>		<u>X</u>

Date: Registration No.

Driver Signature Print

CUSTOMER DECLARATION

I can confirm that I will apply the waste hierarchy as requested by regulation 12 of the

Customer Signature Print

WTN: 111221

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	K
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name DATES BUILDERS SIC Code:

Address:

Address of Collection Point: MIRFIELD

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welk Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recyclin mfirmth	EPR/WE2220AB	✓
Other (Specifv)		

Date:

..... Registration No 1

Driver Signature

..... Print Dates

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the waste (England & Wales) regulations 2011

Customer Signature Print

WTN: 124870

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	<input checked="" type="checkbox"/>
Soils / Stone / Clay / Mixed	17 - 05 - 04	<input checked="" type="checkbox"/>
Tarmacadam	17 - 03 - 02	<input type="checkbox"/>
Mixed Construction & Demolition Waste	17 - 01 - 02	<input type="checkbox"/>
Others (Specify)		<input type="checkbox"/>

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1 21933

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name GATES Builders SIC Code:

Address:

Address of Collection Point: Murfield Wakefield

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	<input type="checkbox"/>
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	<input type="checkbox"/>
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	<input type="checkbox"/>
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	<input type="checkbox"/>
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	<input type="checkbox"/>
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	<input type="checkbox"/>
Other (Specify) <u>RAND HASSELL RASTRICK</u>		<input type="checkbox"/>

Date: Registration No.

Driver Signature Print

CUSTOMER DECLARATION

I can confirm that I have applied the waste hierarchy as requested by regulation 12 of the Environmental Protection Act 1990

Customer Signature Print [Signature]

WTN: 124871

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	<input type="checkbox"/>
Soils / Stone / Clay / Mixed	17 - 05 - 04	<input checked="" type="checkbox"/>
Tarmacadam	17 - 03 - 02	<input type="checkbox"/>
Mixed Construction & Demolition Waste	17 - 01 - 02	<input type="checkbox"/>
Others (Specify)		<input type="checkbox"/>

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name Oates Builders SIC Code:

Address:

Address of Collection Point: Queen St Wakefield

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	<input type="checkbox"/>
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	<input type="checkbox"/>
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	<input type="checkbox"/>
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	<input type="checkbox"/>
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	<input type="checkbox"/>
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	<input type="checkbox"/>
Other (Specify) <u>RAVON + ASQUITH RASTRICK</u>		<input checked="" type="checkbox"/>

Date: Registration No.

Driver Signature Print

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the w

Customer Signature [Signature]

Signature [Signature]

Job: 21927

WTN: 116607

PMW Quarries.co.uk

PMW Quarries Ltd., Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

Tel: 01484 606213 Fax: 01484 604057

Registered Waste Carrier No. CBDU393392 - SIC Code: 08110

DUTY OF CARE : CONTROLLED WASTE TRANSFER NOTE

SECTION A. DESCRIPTION OF WASTE

Mixed Concrete / Bricks / Tiles	17 - 01 - 07	
Soils / Stone / Clay / Mixed	17 - 05 - 04	1
Tarmacadam	17 - 03 - 02	
Mixed Construction & Demolition Waste	17 - 01 - 02	
Others (Specify)		

Contained in: 8 WHEELER TIPPER WAGONS

Quantity : (number of loads, weight etc.) 1

SECTION B. PRODUCER OF WASTE - TRANSFEROR

Full Name Oates Builders SIC Code:

Address:

Address of Collection Point: 13 Owen Street, Wakefield
Wakefield WF14 8AH

SECTION C. PERSON COLLECTING THE WASTE - TRANSFEREE

PMW Quarries Ltd. Holmfirth Road, Shepley, Huddersfield, West Yorkshire HD8 8BB

REGISTERED WASTE CARRIER No. CBDU393392

SECTION D. TRANSFER TO DISPOSAL FACILITY

Darrington Quarries, Barnsdale Bar, Long Lane, Kirk Smeaton	EPR/AB3007ML	
Carr Hill Restoration, Barnsley Road, Upper Cumberworth	EPR/NP3394EY	
Gazzella Earthworks, Swine Lane, Nostell	EPR/FB3104KS	
Bradley Park Landfill, Occupation Lane, Huddersfield	EPR/LP3434HA	
GMAT (Booths), Welbeck Landfill, Boundary Lane, Normanton	EPR/WP3330BZ	
Windy Ridge Recycling, Cartworth Moor, Holmfirth	EPR/WE2220AB	
Other (Specify) <u>Kend + Asgwith, Rastwick</u>	<u>H06 3U</u>	

Date: Registration No.

Driver Signature Print

CUSTOMER DECLARATION

I can confirm that I have fulfilled my duty to apply the waste hierarchy as requested by regulation 12 of the (Environmental Protection Act 1990) (regulation 12) regu

Customer Signature Print

Appendix 3

Trial Pit Records & Photographs



Trial Pit Log

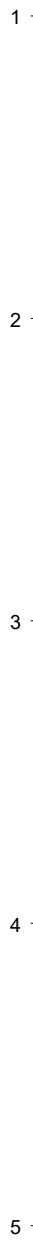
Trialpit No
HP01
Sheet 1 of 1

Project Name: 13 Queen Street Project No. C5162/26/E/9014 Co-ords: - Date 06/05/2026
Level:

Location: Mirfield, West Yorkshire, WF14 8AH Dimensions (m): 0.3

Client: John Oates Homes Depth 0.60 Scale 1:25 Logged SH

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.00 - 0.25	ES					TOPSOIL (Brownish red, organic silty, slightly gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded and fine to coarse of limestone, sandstone and various other lithologies).
	0.25 - 0.50	ES					
	0.50 - 0.60	ES		0.50 0.60			
	Capillary Break (Cream, slightly sandy, angular to sub-angular and fine to coarse GRAVEL of limestone. Sand is fine to coarse). End of pit at 0.60 m						



Remarks:
Stability:







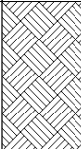
Trial Pit Log

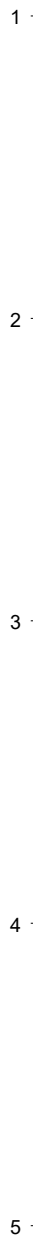
Trialpit No
HP02
Sheet 1 of 1

Project Name: 13 Queen Street Project No. C5162/26/E/9014 Co-ords: - Date 06/05/2026
Level:

Location: Mirfield, West Yorkshire, WF14 8AH Dimensions (m): 0.3

Client: John Oates Homes Depth 0.60 Scale 1:25 Logged SH

Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description
	Depth	Type	Results				
	0.20 - 0.40	ES		0.50 0.51		 <p>TOPSOIL (Brownish red, organic silty, slightly gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded and fine to coarse of limestone, sandstone and various other lithologies).</p> <p>Capillary Break (Cream, slightly sandy, angular to sub-angular and fine to coarse GRAVEL of limestone. Sand is fine to coarse).</p> <p>End of pit at 0.60 m</p>	



Remarks:
Stability:





Appendix 4

Laboratory Testing - Environmental



Rogers Geotechnical Services Ltd
Unit 1 Manorcroft Works
Commercial Road
Skelmanthorpe
HD8 9DT

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t:
e: harry.letch@rogersgeotech.co.uk

t: 01923 225404
f: 01923 237404
e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-023841

Project / Site name:	Queen Street	Samples received on:	06/05/2026
Your job number:	C5162/26/E/9014	Samples instructed on/ Analysis started on:	06/05/2026
Your order number:		Analysis completed by:	14/05/2026
Report Issue Number:	1	Report issued on:	14/05/2026
Samples Analysed:	4 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

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: 26-023841
Project / Site name: Queen Street

Lab Sample Number	910365	910366	910367	910368
Sample Reference	HP01	HP01	HP01	HP02
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.25	0.25-0.50	0.50-0.60	0.20-0.40
Date Sampled	06/05/2026	06/05/2026	06/05/2026	06/05/2026
Time Taken	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	89.8	< 0.1
Moisture Content	%	0.01	NONE	14	14	4.4	16
Total mass of sample received	kg	0.1	NONE	1	1.1	1.4	1.1
Whole Sample Crushed	N/A	N/A	NONE	-	-	Crushed	-

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KWB	KWB	KWB	KWB
Analysis completed	N/A	N/A	N/A	14/05/2026	14/05/2026	14/05/2026	14/05/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.7	8.7	8.6	8.5
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.037	0.035	0.09	0.028
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	110	96	120	100
Water Soluble SO ₄ 16hr extraction (2:1) Leachate Equivalent)	mg/l	1.25	MCERTS	57	48.2	-	52.1
Water Soluble SO ₄ 16hr extraction (2:1)	mg/l	1.25	MCERTS	-	-	62	-
Organic Matter (automated)	%	0.1	MCERTS	2.3	2.4	0.9	2.3

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	-	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.3	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.07	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.41	< 0.05
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.09	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.09	0.07	0.42	0.09
Pyrene	mg/kg	0.05	MCERTS	0.08	0.05	0.37	0.08
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.05	< 0.05	0.23	0.07
Chrysene	mg/kg	0.05	MCERTS	0.05	< 0.05	0.22	0.08
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.22	0.08
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	0.09	0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.18	0.07
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.08	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.08	0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	2.8	< 0.80
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Analytical Report Number: 26-023841
Project / Site name: Queen Street

Lab Sample Number	910365	910366	910367	910368
Sample Reference	HP01	HP01	HP01	HP02
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.00-0.25	0.25-0.50	0.50-0.60	0.20-0.40
Date Sampled	06/05/2026	06/05/2026	06/05/2026	06/05/2026
Time Taken	None Supplied	None Supplied	None Supplied	None Supplied
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Parameter	Unit	Limit	Accreditation	910365	910366	910367	910368
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	1.7	1.6	2.7	2
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{U/S} g	U/S ^{U/S} g	U/S ^{U/S} g	U/S ^{U/S} g
Chromium (hexavalent) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80	< 1.80
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	5.6	5.5	4.8	5.9
Copper (aqua regia extractable)	mg/kg	1	MCERTS	12	12	6	13
Lead (aqua regia extractable)	mg/kg	1	MCERTS	7.9	8.3	9.9	10
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	5.5	5.6	3.4	5.9
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	1.1	< 1.0
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	6.3	6.1	4.9	6.7
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	46	45	18	46

Petroleum Hydrocarbons

Parameter	Unit	Limit	Accreditation	910365	910366	910367	910368
TPHCWG - Aliphatic >EC5 - EC6 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	-	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	-	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 HS_ID_AL	mg/kg	0.01	MCERTS	< 0.010	< 0.010	-	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 EH_CU_ID_AL	mg/kg	1	MCERTS	< 1.0	< 1.0	-	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 EH_CU_ID_AL	mg/kg	2	MCERTS	< 2.0	< 2.0	-	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	-	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 EH_CU_ID_AL	mg/kg	8	MCERTS	< 8.0	< 8.0	-	< 8.0
TPHCWG - Aliphatic >EC5 - EC35 EH_CU+HS_ID_AL	mg/kg	10	NONE	< 10	< 10	-	< 10

Parameter	Unit	Limit	Accreditation	910365	910366	910367	910368
TPHCWG - Aromatic >EC5 - EC7 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	-	< 0.010
TPHCWG - Aromatic >EC7 - EC8 HS_ID_AR	mg/kg	0.01	MCERTS	< 0.010	< 0.010	-	< 0.010
TPHCWG - Aromatic >EC8 - EC10 HS_ID_AR	mg/kg	0.02	MCERTS	< 0.020	< 0.020	-	< 0.020
TPHCWG - Aromatic >EC10 - EC12 EH_CU_ID_AR	mg/kg	1	MCERTS	< 1.0	< 1.0	-	< 1.0
TPHCWG - Aromatic >EC12 - EC16 EH_CU_ID_AR	mg/kg	2	MCERTS	< 2.0	< 2.0	-	< 2.0
TPHCWG - Aromatic >EC16 - EC21 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	-	< 10
TPHCWG - Aromatic >EC21 - EC35 EH_CU_ID_AR	mg/kg	10	MCERTS	< 10	< 10	-	< 10
TPHCWG - Aromatic >EC5 - EC35 EH_CU+HS_ID_AR	mg/kg	10	NONE	< 10	< 10	-	< 10

Parameter	Unit	Limit	Accreditation	910365	910366	910367	910368
Petroleum Range Organics (EC6 - EC10) HS_ID_TOTAL	mg/kg	1	ISO 17025	-	-	< 1.0	-
TPH (EC10 - EC25) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	-	-	< 10	-
TPH (EC25 - EC40) EH_CU_ID_TOTAL	mg/kg	10	MCERTS	-	-	21	-

VOCs

Parameter	Unit	Limit	Accreditation	910365	910366	910367	910368
MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	-	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	-	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	-	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	-	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	-	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	-	< 5.0

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

Analytical Report Number : 26-023841

Project / Site name: Queen Street

* 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 *
910365	HP01	None Supplied	0.00-0.25	Brown loam and sand with gravel
910366	HP01	None Supplied	0.25-0.50	Brown loam and sand with gravel and vegetation
910367	HP01	None Supplied	0.50-0.60	Brown sand with stones
910368	HP02	None Supplied	0.20-0.40	Brown loam and sand with gravel

Analytical Report Number : 26-023841

Project / Site name: Queen Street

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
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
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 (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
Total sulphate (as SO4 in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Hexavalent chromium in soil by Ion Chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
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
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide 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
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 26-023841

Project / Site name: Queen Street

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
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-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
Whole Sample Crushed	Either: Client specific preparation instructions - sample(s) crushed whole prior to analysis OR Sample unsuitable for standard preparation and therefore crushed whole prior to analysis	In house method, applicable to dry samples only	L019B	D	NONE
Total petroleum hydrocarbons by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons by HS-GC-MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC-MS	In-house method	L129-PL	W	ISO 17025

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

*U/S g- Unsuitable for analysis due to high colour intensity.



Rogers Geotechnical Services: Soil Screening Values Comparison Sheet



Rogers Geotechnical Services Ltd: Soil Screening Value (SSV) Comparison Sheet														
Job Number	C5162/26/E/9014			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.						KEY <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 style="width: 20px; height: 20px; background-color: #fff2cc; border: 1px solid black; display: inline-block;"></div> Exceeds 2017, Below 2015 <div style="width: 20px; height: 20px; background-color: #d9ead3; border: 1px solid black; display: inline-block;"></div> Below limit of detection (LOD) </div>				
Job Name	13 Queen Street													
Date	14.05.2026													
Client	John Oates Homes													
				Sample Location	HP01	HP01	HP01	HP02						
				Depth Top	0.00	0.25	0.50	0.20						
				Depth Base	0.25	0.50	0.60	0.40						
Determinand	Units	Ref	LOD	Residential With Plant Uptake 1%										
				Atrisk 2015 (No Free Product)	Atrisk 2017									
Cadmium	mg/kg	C	0.2		22.1	< 0.2	< 0.2	< 0.2	< 0.2					
Chromium (Hexavalent)	mg/kg	B/C	1.8	20.5	3.62	< 1.8	< 1.8	< 1.8	< 1.8					
Copper	mg/kg	A+	1.0		4730	12.00	12.00	6.00	13.00					
Mercury	mg/kg	A/D	0.3		8.81	< 0.3	< 0.3	< 0.3	< 0.3					
Nickel	mg/kg	A+	1.0		136	5.50	5.60	3.40	5.90					
Lead	mg/kg	C	1.0		200	7.90	8.30	9.90	10.00					
Zinc	mg/kg	A+	1.0		20000	46.00	45.00	18.00	46.00					
Vanadium	mg/kg	A+	1.0		136	6.30	6.10	4.90	6.70					
Arsenic	mg/kg	C	1.0		37	1.70	1.60	2.70	2.00					
Selenium	mg/kg	A	1.0		375	< 1.0	< 1.0	1.10	< 1.0					
Cyanide (Free)	mg/kg	A	1.0		34	< 1.0	< 1.0	< 1.0	< 1.0					
Total Phenols	mg/kg	A	1.0		267	< 1.0	< 1.0	-	< 1.0					
Naphthalene	mg/kg	A+	0.05		0.829	< 0.05	< 0.05	0.30	< 0.05					
Acenaphthylene	mg/kg		0.05			< 0.05	< 0.05	< 0.05	< 0.05					
Acenaphthene	mg/kg	A+	0.05	608	157	< 0.05	< 0.05	0.06	< 0.05					
Fluorene	mg/kg	A+	0.05		735	< 0.05	< 0.05	0.07	< 0.05					
Phenanthrene	mg/kg		0.05			< 0.05	< 0.05	0.41	< 0.05					
Anthracene	mg/kg	A+	0.05		10200	< 0.05	< 0.05	0.09	< 0.05					
Fluoranthene	mg/kg	A+	0.05		983	0.09	< 0.05	0.42	0.09					
Pyrene	mg/kg	A+	0.05		668	0.08	0.07	0.37	0.08					
Benzo[a]anthracene	mg/kg	A	0.05	4.52	1.71	0.05	0.05	0.23	0.07					
Chrysene	mg/kg	A	0.05	585	0.44	0.05	< 0.05	0.22	0.08					
Benzo[b]fluoranthene	mg/kg	A	0.05	7.72	1.22	< 0.05	< 0.05	0.22	0.08					
Benzo[k]fluoranthene	mg/kg	A	0.05	84.4	0.686	< 0.05	< 0.05	0.09	0.05					
Benzo[a]pyrene	mg/kg	B/C	0.05	4.95	1.51	< 0.05	< 0.05	0.17	0.07					
Indeno(1,2,3-c,d)Pyrene	mg/kg	A*	0.05	7.31	0.0614	< 0.05	< 0.05	0.08	< 0.05					
Dibenzo(a,h)Anthracene	mg/kg	A	0.05	0.838	0.00393	< 0.05	< 0.05	< 0.05	< 0.05					
Benzo[g,h,i]perylene	mg/kg	A	0.05	96.2	0.0187	< 0.05	< 0.05	0.08	0.05					
Total Of 16 PAH's	mg/kg		0.8			< 0.80	< 0.80	2.80	< 0.80					
Aliphatic TPH >C5-C6	mg/kg	A+	0.01		42.7	< 0.010	< 0.010	-	< 0.010					
Aliphatic TPH >C6-C8	mg/kg	A+	0.01	0	99.3	< 0.010	< 0.010	-	< 0.010					
Aliphatic TPH >C8-C10	mg/kg	A+	0.01		13.9	< 0.010	< 0.010	-	< 0.010					
Aliphatic TPH >C10-C12	mg/kg	A+	1.0	81.7	49.9	< 1.0	< 1.0	-	< 1.0					
Aliphatic TPH >C12-C16	mg/kg	A+	2.0	385	20.9	< 2.0	< 2.0	-	< 2.0					
Aliphatic TPH >C16-C21	mg/kg	A+	8.0		210000	< 8.0	< 8.0	-	< 8.0					
Aliphatic TPH >C21-C35	mg/kg	A+	8.0		210000	< 8.0	< 8.0	-	< 8.0					
Aliphatic TPH >C35-C44	mg/kg		10.0											
Total Aliphatic Hydrocarbons	mg/kg		10.0			< 10	< 10	-	< 10					
Aromatic TPH >C5-C7	mg/kg	A+	0.01		0.137	< 0.010	< 0.010	-	< 0.010					
Aromatic TPH >C7-C8	mg/kg	A+	0.01	0	113	< 0.010	< 0.010	-	< 0.010					
Aromatic TPH >C8-C10	mg/kg	A+	0.02		20.5	< 0.020	< 0.020	-	< 0.020					



Rogers Geotechnical Services: Soil Screening Values Comparison Sheet



Rogers Geotechnical Services Ltd: Soil Screening Value (SSV) Comparison Sheet													
Job Number	C5162/26/E/9014			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.								KEY	
Job Name	13 Queen Street											Exceeds SSV	Exceeds 2017, Below 2015
Date	14.05.2026			Sample Location	HP01	HP01	HP01	HP02					
Client	John Oates Homes			Depth Top	0.00	0.25	0.50	0.20					
				Depth Base	0.25	0.50	0.60	0.40					
Determinand	Units	Ref	LOD	Residential With Plant Uptake 1%									
Aromatic TPH >C10-C12	mg/kg	A+	1.0	70	< 1.0	< 1.0	-	< 1.0					
Aromatic TPH >C12-C16	mg/kg	A+	2.0	165	155	< 2.0	< 2.0	-	< 2.0				
Aromatic TPH >C16-C21	mg/kg	A+	10.0		319	< 10	< 10	-	< 10				
Aromatic TPH >C21-C35	mg/kg	A+	10.0		1120	< 10	< 10	-	< 10				
Aromatic TPH >C35-C44	mg/kg		10.0										
Total Aromatic Hydrocarbons	mg/kg		10.0			< 10	< 10	-	< 10				
Total Petroleum Hydrocarbons	mg/kg		10.0										
pH			N/A			8.70	8.70	8.60	8.50				
Sulphate (2:1 Water Soluble) as SO4	g/l		0.00125			0.057	0.048	0.062	0.052				
ACM Type			N/A			Not detected	Not detected	Not detected	Not detected				
Asbestos Identification	%					-	-	-	-				
ACM Detection Stage			N/A			-	-	-	-				
Moisture	%		0.01			14.00	14.00	4.40	16.00				
Soil Colour			N/A										
Other Material			N/A										
Soil Texture			N/A										
Sulphate (Total)	%		0.005			0.04	0.04	0.09	0.03				
Organic Matter	%		0.1			2.30	2.40	0.90	2.30				