

**Former Longley Park Motors,  
Huddersfield**



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

## REMEDIATION COMPLETION STATEMENT



Report Prepared By:

Report Reviewed By:

James Edley

Steven Partridge

Client:  
Enterprise Rent-a-Car UK Ltd

Subadra Consulting Ltd. Registered in  
England No. 4586038  
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- Attachment One: Notice to Interested Parties
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- Attachment Three: Chemical Analysis Certificates
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## 1 Introduction

### 1.1 The Purpose of The Remedial Works

The site is located on the corner of Allen Row and Market Street in Huddersfield, West Yorkshire that Enterprise Rent-A-Car UK Ltd (Enterprise) have converted from a derelict site, formerly used as a car dealership and retail filling station, into a vehicle rental depot.

The redevelopment was carried out during the summer of 2025 and included the partial demolition of the existing building, removal of the first floor offices, and removal of the former forecourt canopy. A planning application was submitted to, and subsequently approved by Kirklees Council, (planning application ref. 2023/62/92347/W). Conditions 9 through to 12 relate to the presence of contamination and required the completion of an intrusive ground investigation, environmental risk assessment, remedial strategy, site remediation and subsequent verification monitoring. We therefore carried out a series of environmental investigation and assessments at the site, on behalf of Enterprise, in support of discharge of these conditions.

The results of our initial environmental monitoring has identified the presence of hydrocarbon impact, including the presence of a layer of hydrocarbon product, localised within the former retail filling station forecourt area. Our forensic assessment of this sample indicated it was representative of 'extensively weathered diesel', confirming the contamination is most likely to be associated with the site's historical use as a retail filling station.

Our quantitative risk assessment (Ref.3) indicated that the residual hydrocarbon impact we recorded in soil and groundwater was not likely to pose a significant risk of impact to future site employees. However, the continued presence of hydrocarbon product and the elevated concentrations of dissolved hydrocarbons, posed a theoretical risk of impact to *controlled water* receptors, notably the underlying Secondary Aquifer and River Colne (110m from the site). Remedial works were therefore indicated to be required.

We developed a remedial strategy which was designed to remove any residual hydrocarbon product and reduce dissolved hydrocarbons to acceptable levels. This was submitted to, and approved by, the planning authority. All remedial activities and associated validation monitoring have now been completed and this report contains a summary of the works undertaken, as well as the results of our post-remediation validation monitoring.

All the activities comprising this assessment were carried out in accordance with the procedures set out in our Quality Manual. Your attention is drawn to the Notice to Interested Parties included as Attachment One.

### 1.2 Previous Reports Relating to the Site

The environmental reports that have been prepared relating to the site's redevelopment, are listed in the table below. All reports were prepared by us, Subadra Consulting Ltd, on behalf of Enterprise Rent-A-Car UK Ltd. We have used information from these documents within our current report.

Our Ref.	Report Title	Prepared By	Prepared on Behalf of	Date of Issue	Report Reference
Ref.1	Phase One Environmental Assessment Report (desk study)	Subadra Consulting Ltd	Enterprise Rent-a-Car UK Limited	November 2022	EN22119 CL 001
Ref.2	Pre-construction Ground Investigation Report			August 2023	EN22119 CL 002

*Continued on the following page*

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Ref.3	Quantitative Risk Assessment Report	Subadra Consulting Ltd	Enterprise Rent-a-Car UK Limited	August 2024	EN22119 CL 005
Ref.4	Ground Gas Risk Assessment			December 2024	EN22119 CL 006
Ref.5	Remedial Strategy Report			December 2024	EN22119 CL 007
Ref.6	Comment on ground gas data and assessment (letter)			February 2025	EN22119 CL 008
Ref.7	Hydrocarbon Vapour Monitoring and Remediation Sequencing (letter)			May 2025	EN22119 CL 009

**Table One: Previous Environmental Reports Relating to the Site**

## 2 Review of Remedial Objectives and Strategy

### 2.1 Review of Environmental Impact

#### 2.1.1 Hydrocarbons in Groundwater

Prior to the site's redevelopment, we recorded a persistent layer of hydrocarbon product, characterised as predominantly extensively weathered diesel (with a minor petrol component) in BH001, which is located adjacent to / south of the below ground fuel tank farm.

Elevated concentrations of dissolved Total Petroleum Hydrocarbons (TPH) were recorded in the groundwater in BH001, though the concentrations of Volatile organic Compounds were generally below, or in some instances only marginally exceeding, the analysis method detection limits (not unusual for a diesel source).

Dissolved hydrocarbons, including TPH, MTBE, Ethyl-benzene and Xylenes have also been recorded in the monitoring wells located to the north and east (BH003 and BH004, respectively) of the forecourt area, albeit at much lower concentrations. A site plan showing the distribution of dissolved TPH is presented on the following page.

#### 2.1.2 Hydrocarbon Vapours

Multiple rounds of monitoring have been completed on on-site well; these results of these previous works have confirmed:

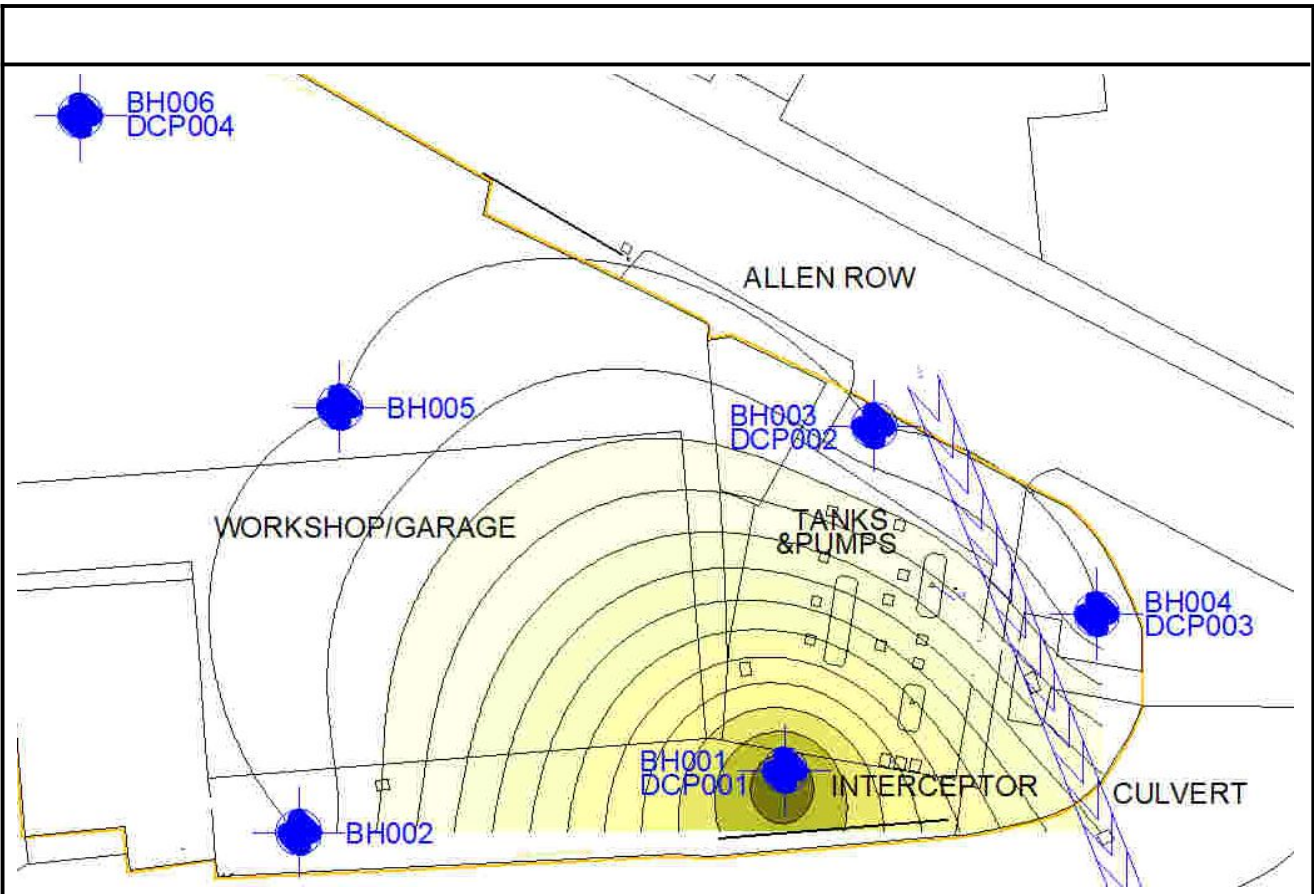
- Elevated hydrocarbon vapours in the well headspace of BH001 (maximum 237ppm).
- Generally, very low readings (<5ppm) of hydrocarbon vapours in all other monitoring wells;
- No detectable hydrocarbon vapours were recorded in the two Vapour Pins, installed within the sales building, designed to allow vapour / gas monitoring of the existing building sub-floor void.

#### 2.1.3 Forecourt Interceptor

During our visit in September 2023 we inspected the drainage interceptor and noted the presence of a 25mm layer of a dark brown viscous hydrocarbon fluid in the first chamber of the forecourt drainage interceptor. We were unable to access the other two chambers as the metal covers were rusted shut/seized. This product was removed when the interceptor was cleaned (with new access covers installed), in July 2024, and has not re-accumulated since (visual checks were carried out during groundwater monitoring visits).

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**Figure One: Dissolved Total TPH Plume**

**2.2 Review of Remedial Objectives**

Our primary remedial objective is to remove hydrocarbon product and then reduce dissolved phase hydrocarbon concentrations, such that the risk to *controlled water receptors* is reduced to acceptable levels (i.e. Below the Site Specific Acceptance Criteria determined by our Quantitative Risk Assessment).

Our secondary objective is to provide site data sufficient to verify that the above objective has been completed, which in turn should enable the discharge of relevant contaminated land conditions specified within the local Planning Authority decision notice.

**2.3 Summary of Previous Remediation Actions**

A review of the remedial actions carried out at the site are summarised below.

**2.3.1 Removal of Hydrocarbon Product from BH001**

We removed hydrocarbon product from BH001 using bailers on numerous occasions, as indicated in the table below.

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Date	Thickness of Hydrocarbon Recorded (mm)	Volume of Hydrocarbon Product Removed (ml)
11 <sup>th</sup> September 2023*	9	~200
11 <sup>th</sup> July 2024*	80	~150
17 <sup>th</sup> July 2024	0	0
31 <sup>st</sup> July 2024	0	0
16 <sup>th</sup> August 2024	0	0
21 <sup>st</sup> November 2024	203	~250
Notes:	*Oil absorbent booms placed in well between visits to assist in the removal of hydrocarbon product. Boom was saturated with product upon retrieval.	

**Table Two: Summary of Hydrocarbon Product Removal from BH001**

Whilst this manual removal was initially successful, fuel re-accumulated over time, potentially as a result of rising groundwater levels ‘flushing’ product out of fissures within the sandstone.

**2.3.2 Preliminary Appraisal of Monitored Natural Attenuation**

We previously carried out a preliminary appraisal of the potential for natural attenuation to be occurring beneath the site. We identified two lines of evidence to suggest that natural attenuation is likely to be occurring:

- Redox potential values across the site range from +4.0 to +18.9, which are associated with manganese and nitrate reduction.
- The plots for nitrate and manganese II also both infer that anaerobic degradation of hydrocarbons (via denitrification and manganese reduction respectively) may be occurring on-site.

This data suggests that anaerobic attenuation of dissolved hydrocarbons beneath and down-gradient of the former forecourt area is occurring.

High concentrations of hydrocarbons, especially heavier or more complex compounds, can be toxic to microorganisms, which can inhibit microbial growth and activity, leading to reduced bio-degradation rates. We concluded that once all hydrocarbon product has been fully eradicated, we would anticipate attenuation rates to increase leading to a more rapid long-term reduction in residual dissolved hydrocarbons in the groundwater beneath the former forecourt area.

**2.4 Summary of Remediation Strategy**

Based on our understand of site conditions we determined the following (summarised) remedial strategy would be successful in achieving our remedial objectives:

- Inspection of the abandoned below ground diesel tanks (to verify they were not acting as an on-going source of contamination);
- Install 3No. treatment wells, immediately surrounding the primary contaminant plume (BH001), followed by injection of remediation reagents into the aquifer;
- Post-treatment monitoring to verify the effectiveness of our treatment.

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### 3 Record of Remediation and Validation Works

The works we have carried out as part of the site remediation and subsequent validation monitoring are summarised in the table below, with further details presented within the subsequent sections of this report.

Date	Reason for Visit	Summary of Works Completed
25 <sup>th</sup> to 27 <sup>th</sup> June 2025	Installation of remediation wells	➤ We attended site in order to install three additional monitoring/remediation wells, adjacent to BH001 and the site's below ground tank farm.
30 <sup>th</sup> June 2025	Product removal and Gas Monitoring	<ul style="list-style-type: none"> <li>➤ Monitoring of product levels in all wells (including three new wells).</li> <li>➤ Removal of product where encountered</li> <li>➤ Ground gas / vapour monitoring</li> </ul>
7 <sup>th</sup> July 2025	Product removal and Gas Monitoring	<ul style="list-style-type: none"> <li>➤ Monitoring of product levels and removal of product where encountered</li> <li>➤ Ground gas / vapour monitoring</li> </ul>
19 <sup>th</sup> August 2025	Product removal and Gas Monitoring	<ul style="list-style-type: none"> <li>➤ Monitoring of product levels and removal of product where encountered</li> <li>➤ Ground gas / vapour monitoring</li> </ul>
16 <sup>th</sup> October 2025	Product removal	<ul style="list-style-type: none"> <li>➤ Monitoring of product levels and removal of product where encountered</li> <li>➤ Inspection of below ground fuel tanks to verify status.</li> </ul>
4 <sup>th</sup> November 2025	Product removal	➤ Monitoring of product levels and removal of product where encountered
10 <sup>th</sup> to 12 <sup>th</sup> December 2025	Chemical treatment	➤ Application of chemical reagents to the three remediation wells.
16 <sup>th</sup> January 2026	Post-treatment validation monitoring	➤ Monitoring of product levels in wells
13 <sup>th</sup> February 2026		<ul style="list-style-type: none"> <li>➤ Monitoring of product levels in wells</li> <li>➤ Collection of groundwater samples for analysis</li> </ul>
22 <sup>nd</sup> April 2026		➤ Monitoring of product levels in wells
3 <sup>rd</sup> June 2026		<ul style="list-style-type: none"> <li>➤ Monitoring of product levels in wells</li> <li>➤ Collection of groundwater samples for analysis</li> </ul>

**Table Three: Summary of Remedial Works Completed**

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## 4 Details of Remedial Activities

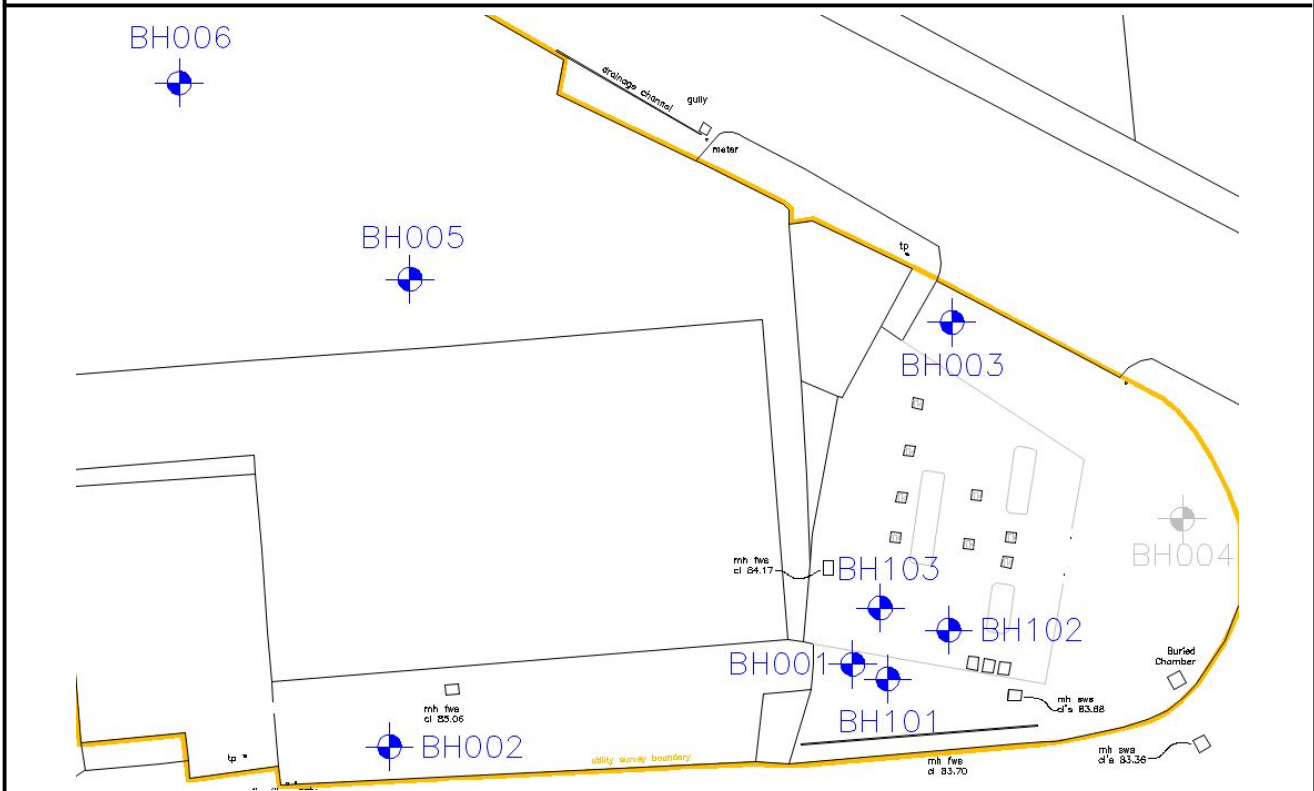
### 4.1 Installation of Remediation Wells

We attended site from 25<sup>th</sup> to 27<sup>th</sup> June 2025 in order to install three additional monitoring/remediation wells, located between BH001 (where we have continually recorded product) and the abandoned below ground fuel tanks (the most likely source of the hydrocarbon product recorded). The remediation wells were positioned as close as possible to the tanks, subject to our H&S policies (to ensure safe drilling practices and the protection of below ground assets).

The boreholes were constructed using our Comacchio rotary drill rig, employing water-flush rock-rolling techniques (no core recovery). Monitoring wells were installed to the base of each borehole, at ~9m below ground level, with the monitoring wells screened from 1.0m downwards. A site plan showing the location of these new wells is provided below.

The purpose of these wells was as follows:

- Provide delineation data for the hydrocarbon product plume (only identified at BH001);
- Where hydrocarbon product is encountered, to enable enhanced product recovery;
- To be used as treatment wells, allowing the application of chemical reagents directly into the aquifer (direct injection not being possible, due to the hard nature of ground conditions).



**Figure Two: Monitoring Well Locations**

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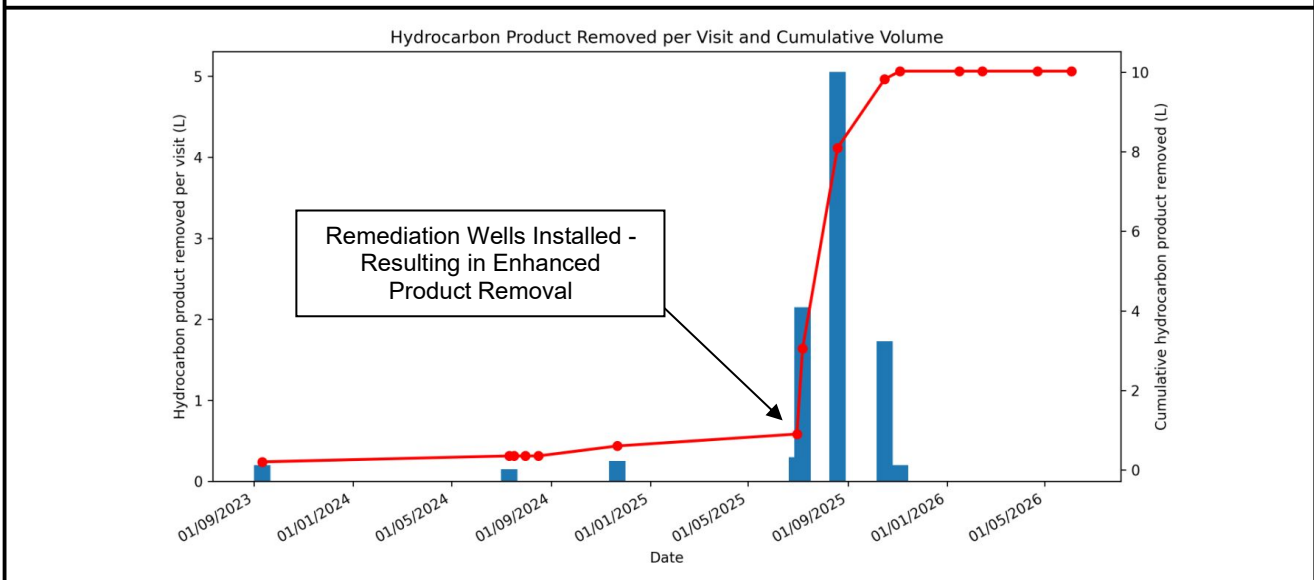
## 4.2 Removal of Hydrocarbon Product

In accordance with our remedial strategy, once the additional remediation wells had been installed, we carried out a series of manual product removal visits.

This phase of our remedial works was carried out from June 2025 to November 2025. During each visit we monitored for the presence hydrocarbon product using an oil-water interface probe. Any product recorded was then removed using a combination of bailers and oil-absorbent socks. The results of our product monitoring and removal are summarised in the table and chart below (data from September 2023 to November 2024 included for completeness).

Date	Thickness of Hydrocarbon Product Recorded (mm)				Volume of Hydrocarbon Product Removed (L)
	BH001	Remediation Wells (installed June 2025)			
		BH101	BH102	BH103	
Sept. 2023 to Nov. 2024	-	Wells not yet installed			0.25
June 2025	44	0	0	0	0.3
July 2025	100	10	100	0	2.15
August 2025	76	0	597	27	5.05
October 2025	55	151	79	13	1.73
November 2025	26	13	10	6	0.2
<b>Total Volume of Product Removed</b>					<b>10.03</b>

**Table Four: Record of Volume of Hydrocarbon Product Removal**



**Table Five: Summary of Hydrocarbon Product Removal over Time**

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### 4.3 Application of Remediation Chemicals

By November 2025 the volume of recoverable product had decreased to the point it was not viable to continue with manual removal. We therefore moved onto the next phase of our remedial strategy, which comprised the application of remediation reagents to the three new remediation wells.

No treatment was carried out at BH001; this well has been retained as a monitoring well only (for validation purposes).

To reflect our on-going observations and monitoring results, we revised our initial remediation design slightly, to include a dose of microscopic activated carbon. The application of remediation reagents was carried out in early December 2025 and details of the volumes of reagents applied are included in the table below.

Product	Description	Dosage
Day One: Chemical Oxidant	We used an application of in situ chemical oxidation (ISCO), in order to assist in reducing any residual contaminant mass.  Alkaline activated persulfate was used as a reagent; this forms oxidative radical species, which are capable of oxidizing contaminants in both soil and groundwater.	Total Mass of Reagent: 300kg  Mass of Reagent per well: 100kg (diluted with ~500Litres of clean water at each well to assist reagent dispersal).  Locations: BH101-BH103
Day Two: 'Petrofix' (supplied by Regenesis)	Microscopic activated carbon particles that includes a blend of bio-stimulants to support the on-going degradation of hydrocarbons.  This treatment is intended to adsorb (bind) petroleum hydrocarbons quickly to remove dissolved contaminants from groundwater (and to also stimulate naturally occurring bacteria).	Total Mass of Reagent: ~360litres  Mass of Reagent per well: 120litres (diluted with ~1,000Litres of clean water at each well to assist reagent dispersal).  Locations: BH101-BH103
Day Three: Oxygen Release Substrate (ORS)	The oxygen that is released stimulates and maintains increased aerobic microbial growth for a prolonged period of time (usually over 6months), leading to enhanced bio-remediation of petroleum hydrocarbons, thus offering an effective long-term treatment option.	Total Mass of Reagent: 150kg  Mass of Reagent per well: 50kg  Followed with water-flush at each location to assist reagent dispersal.  Locations: BH101-BH103

**Table Six: Summary of Chemical Reagents Used for Treatment**

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## 4.4 Tank Inspection and Product Removal

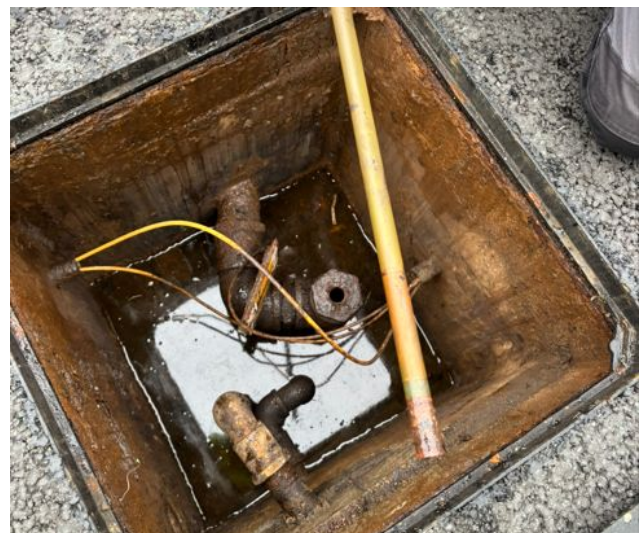
We supervised the inspection of the below ground diesel tanks, by an experienced forecourt contractor (LV Fuels), carried out on 16<sup>th</sup> October 2025. This inspection was carried out in order to enable us to verify whether the abandoned below ground tanks contained any residual hydrocarbon product, which could represent an on-going potential source of contamination (and be released to ground were the tanks to corrode sufficiently to lead to a breach at any point in the future). The results of this inspection are summarised in the table below.

Petrol tanks	Inspection of tank access chamber confirmed all petrol tanks have been decommissioned with foam.  [Note: We have not been able to obtain any records relating to these decommissioning works; the local Petroleum Officer has not records pertaining to the site.]	
Diesel Tanks	Tank 2	Monitoring indicated: 5.2cm product over 3.8cm of water
	Tank 3	Monitoring indicated: 2.4cm of product and 2.3cm of water
	Tank 5	Monitoring indicated: 3.7cm of product and 3.6cm of water

**Table Seven: Results of Below Ground Tank Inspection (October 2025)**

Further to this inspection, LV Fuels returned to the site on 3<sup>rd</sup> June 2026 in order to remove the residual hydrocarbon product from the tanks, again under our supervision. We can confirm that the contractor carried out the following works:

- Gained access to the tank via the tank gauge pipework;
- 'Bottomed out' the tanks, noting the presence of diesel in two tanks (and possibly kerosene / weathered 'light oil' in the third).
- 450litres waste fluid disposal of off-site (Consignment Note included in Attachment Five).



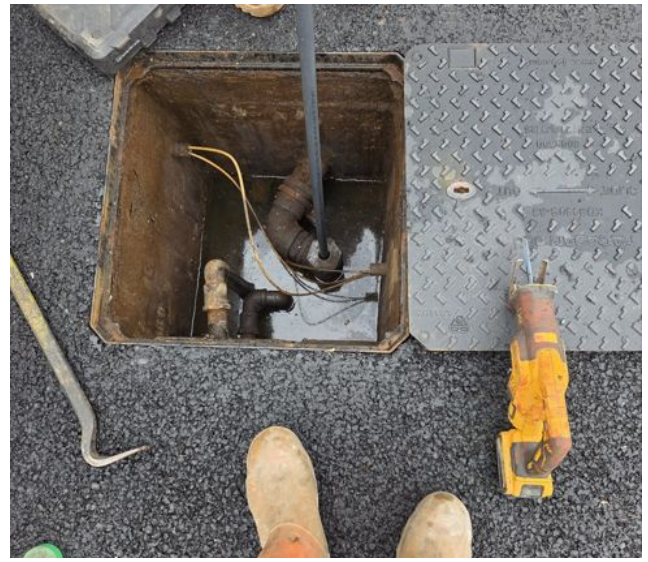
**Photograph One and Two: Tank inspection ( October 2025)**

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**Photograph Three and Four: Pumping of residual fuel/ water mix from tanks**

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**5 Validation Monitoring**

5.1 Hydrocarbon Vapour and Ground Gas Monitoring

The results of our additional ground gas monitoring are summarised below with the data included, in full, in Attachment Four.

Monitoring Locations	Summary of Results	
Vapour Pins (installed within floor of sales building)	<ul style="list-style-type: none"> <li>➤ Hydrocarbon vapour / gas monitoring of the existing building’s sub-floor void was carried out (via the installed ‘VapourPins’) on two additional occasions (30th June 2025 and 7th July 2025).</li> <li>➤ No elevated concentrations of CH<sup>4</sup>, CO<sup>2</sup> or VOCs were recorded during either visit.</li> </ul>	
Monitoring wells across external parking areas	VOCs	<ul style="list-style-type: none"> <li>➤ No elevated VOCs recorded across the majority of the well network.</li> <li>➤ Consistent with previous data, raised concentrations of VOCs, between 249 and 326ppm, were recorded at BH001 (the monitoring well where we have historically encountered hydrocarbon product).</li> </ul>
	Hazardous Ground Gas	<ul style="list-style-type: none"> <li>➤ The results of the monitoring of gas wells are broadly consistent with previous monitoring.</li> <li>➤ In the majority of wells we have recorded negligible concentrations of methane and carbon dioxide (and oxygen levels with ‘normal’ levels).</li> <li>➤ We have again recorded elevated concentrations of methane and carbon dioxide, as well as reduced concentrations of oxygen, at BH002. During monitoring, we also observed a stale organic / sulphurous odour at this location.</li> <li>➤ Due to it’s proximity to a foul sewer, we maintain that these readings are indicative of sewer gas (most likely emanating from damaged mains sewer pipes running beneath Market Street), rather than a widespread ground gas issue.</li> <li>➤ The monitoring data of the sub-floor void has confirmed that these elevated concentrations of CH<sup>4</sup> and CO<sup>2</sup> are not entering the sales building.</li> </ul>

**Table Eight: Summary of Gas / HC Vapour Monitoring Results (2025 data)**

Based on our review of this data, we maintain our previous conclusions that there are no active pollutant linkages between the concentrations of various ground gases (notably in BH002) and employees within the existing building.

In conclusion, we therefore maintain our previous conclusions, and we do not consider that the installation / retrofitting of gas protection measures within the building is necessary

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### 5.2 Groundwater Quality Monitoring

#### 5.2.1 Monitoring Data

We have attended site on four occasions to carry out validation monitoring, during the period between January 2026 and June 2026.

During each visit we recorded the depth to groundwater and the thickness of any free-phase hydrocarbons present in all groundwater monitoring wells on-site using an oil/water interface probe.

Details of the monitoring data are included in the following table.

Date	Depth to Groundwater (m bgl)							
	BH001	BH002	BH003	BH005	BH006	BH101	BH102	BH103
16/01/26	2.860	3.719	2.784	2.865	1.992	2.813	2.595	2.731
13/02/26	2.370	3.162	2.314	2.402	1.692	2.343	2.738	2.305
22/04/26	2.87	Not recorded				2.84	2.97	2.80
03/06/26	3.15	Not recorded				3.12	3.04	3.06
Observations during monitoring	<ul style="list-style-type: none"> <li>➤ No hydrocarbon product was recorded in any of the monitoring wells during these visits</li> <li>➤ No hydrocarbon sheen or odours were noted during our visits during February 2026 or April.</li> <li>➤ A hydrocarbon sheen and odour was noted in BH102 during our monitoring visit in June 2026.</li> </ul>							

Note: m bgl denotes metres below ground level

#### **Table Nine: Groundwater Monitoring Data**

During our February 2026 and June 2026 visits we also collected groundwater samples. We purged and collected groundwater samples from each of the monitoring wells using disposable bailers. Sub-samples were preserved in glass bottles and stored in cool boxes during transportation to the laboratory for subsequent analysis.

Samples were analysed by a UKAS accredited laboratory for the following analytes:

- Speciated Total petroleum hydrocarbons (TPH) in the range C<sub>6</sub> to C<sub>35</sub>.
- BTEX compounds (benzene, toluene, ethyl-benzene and xylenes).

The results of our monitoring are summarised below, with the analysis certificates included in Attachment Three.

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**5.2.2 Chemical Analysis Results (Groundwater) - February 2026**

Analyte	Sample Details and concentration (ug/l)							
	BH001	BH002	BH003	BH005	BH006	BH101	BH102	BH103
MTBE	<25	<25	<25	<25	<25	<b>84.5</b>	<25	<b>83.6</b>
Benzene	<5	<5	<5	<5	<5	<5	<5	<b>8.15</b>
Toluene	<5	<5	<5	<5	<5	<b>9.15</b>	<b>5.61</b>	<b>9.22</b>
Ethylbenzene	<5	<5	<5	<5	<5	<5	<5	<5
p+m Xylene	<10	<10	<10	<10	<10	<10	<10	<10
o Xylene	<5	<5	<5	<5	<5	<5	<5	<5

**Table Ten: BTEX Analysis Results - Groundwater (February 2026)**

Analyte	Sample Details and concentration (ug/l)							
	BH001	BH002	BH003	BH005	BH006	BH101	BH102	BH103
C <sub>6-8</sub> Aliphatic TPH	<10	<10	<10	<10	<10	<b>44</b>	<10	<b>42.2</b>
>C <sub>8-10</sub> Aliphatic TPH	<10	<10	<10	<10	<10	<10	<10	<10
>C <sub>10-12</sub> Aliphatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
>C <sub>12-16</sub> Aliphatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
>C <sub>16-21</sub> Aliphatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
>C <sub>21-35</sub> Aliphatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
C <sub>6-8</sub> Aromatic TPH	<10	<10	<10	<10	<10	<b>11.6</b>	<10	<b>17.4</b>
>C <sub>8-10</sub> Aromatic TPH	<10	<10	<10	<10	<10	<b>39.5</b>	<b>18.8</b>	<b>53.3</b>
>C <sub>10-12</sub> Aromatic TPH	<50	<50	<50	<50	<50	<b>66.5</b>	<b>231</b>	<b>66.2</b>
>C <sub>12-16</sub> Aromatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
>C <sub>16-21</sub> Aromatic TPH	<50	<50	<50	<50	<50	<50	<50	<50
>C <sub>21-35</sub> Aromatic TPH	<50	<50	<50	<50	<50	<50	<50	<50

**Table Eleven: Speciated TPH Analysis Results - Groundwater (February 2026)**

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13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

**5.2.3 Chemical Analysis Results (Groundwater) - June 2026**

Analyte	Sample Details and concentration (ug/l)			
	BH001	BH101	BH102	BH103
MTBE	<25	<b>48.7</b>	<b>71.4</b>	<25
Benzene	<5	<5	<5	<5
Toluene	<5	<b>12.1</b>	<b>29.7</b>	<5
Ethylbenzene	<5	<5	<5	<5
p+m Xylene	<10	<10	<b>10.2</b>	<10
o Xylene	<5	<5	<b>5.66</b>	<5

**Table Twelve: BTEX Analysis Results - Groundwater (June 2026)**

Analyte	Sample Details			
	BH001	BH101	BH102	BH103
C <sub>6-8</sub> Aliphatic TPH	<b>37.5</b>	<b>55.4</b>	<b>211</b>	<10
>C <sub>8-10</sub> Aliphatic TPH	<10	<10	<b>92.6</b>	<10
>C <sub>10-12</sub> Aliphatic TPH	<b>151</b>	<b>2,370</b>	<b>3,830</b>	<50
>C <sub>12-16</sub> Aliphatic TPH	<b>1,050</b>	<b>9,470</b>	<b>14,300</b>	<b>307</b>
>C <sub>16-21</sub> Aliphatic TPH	<b>920</b>	<b>8,580</b>	<b>13,300</b>	<b>287</b>
>C <sub>21-35</sub> Aliphatic TPH	<b>255</b>	<b>1,920</b>	<b>3,160</b>	<b>121</b>
C <sub>6-8</sub> Aromatic TPH	<10	<b>12.1</b>	<b>29.7</b>	<10
>C <sub>8-10</sub> Aromatic TPH	<b>38.5</b>	<b>57.7</b>	<b>224</b>	<b>12.4</b>
>C <sub>10-12</sub> Aromatic TPH	<b>86.5</b>	<b>894</b>	<b>2,510</b>	<50
>C <sub>12-16</sub> Aromatic TPH	<b>181</b>	<b>3,530</b>	<b>6,630</b>	<50
>C <sub>16-21</sub> Aromatic TPH	<50	<b>509</b>	<b>1,570</b>	<50
>C <sub>21-35</sub> Aromatic TPH	<50	<b>66.3</b>	<b>275</b>	<50

**Table Thirteen: Speciated TPH Analysis Results - Groundwater (June 2026)**

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Tel: 01296 739400 Email: consultants@subadra.com

## 5.3 Appraisal of Groundwater Quality Validation Data

### 5.3.1 Hydrocarbon Product

The results of the groundwater monitoring carried out prior to the completion of our chemical treatment indicates the following:

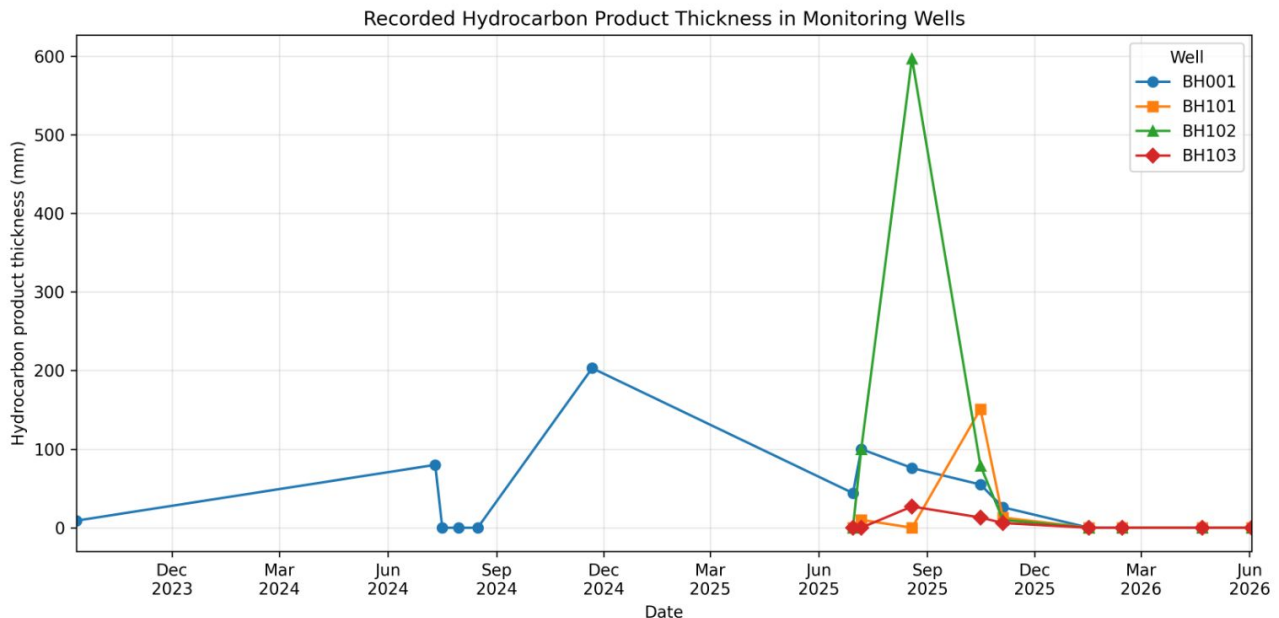
- Prior to June 2025 hydrocarbon product was continuously recorded in BH001, with a maximum measured thickness in November 2024 of 203mm (reducing to 26mm by November 2025).
- Product was also recorded in all three of the newly installed remediation wells. The maximum recorded thickness was in August 2025 (BH102) at 597mm (reducing to 10mm by November 2025).
- The site visits carried out over the period from September 2023 to November 2025 removed a total of just over 10litres of hydrocarbon product.

Since the completion of our chemical treatment, in December 2025, no hydrocarbon product has been recorded in any of the monitoring wells during any of our validation visits (carried out in January, February, April and June 2026).

The monitoring data obtained indicates the the manual removal hydrocarbon product was successful in removing the majority of the product present, with the installation of the additional remediation wells greatly enhancing product removal rates/volume.

The absence of any measurable thickness of product since December 2025 shows that the chemical treatment was successful in treating residual product.

Details of our monitoring results are presented in Tables Two, Four and Eight (in the sections above) and in the chart below.



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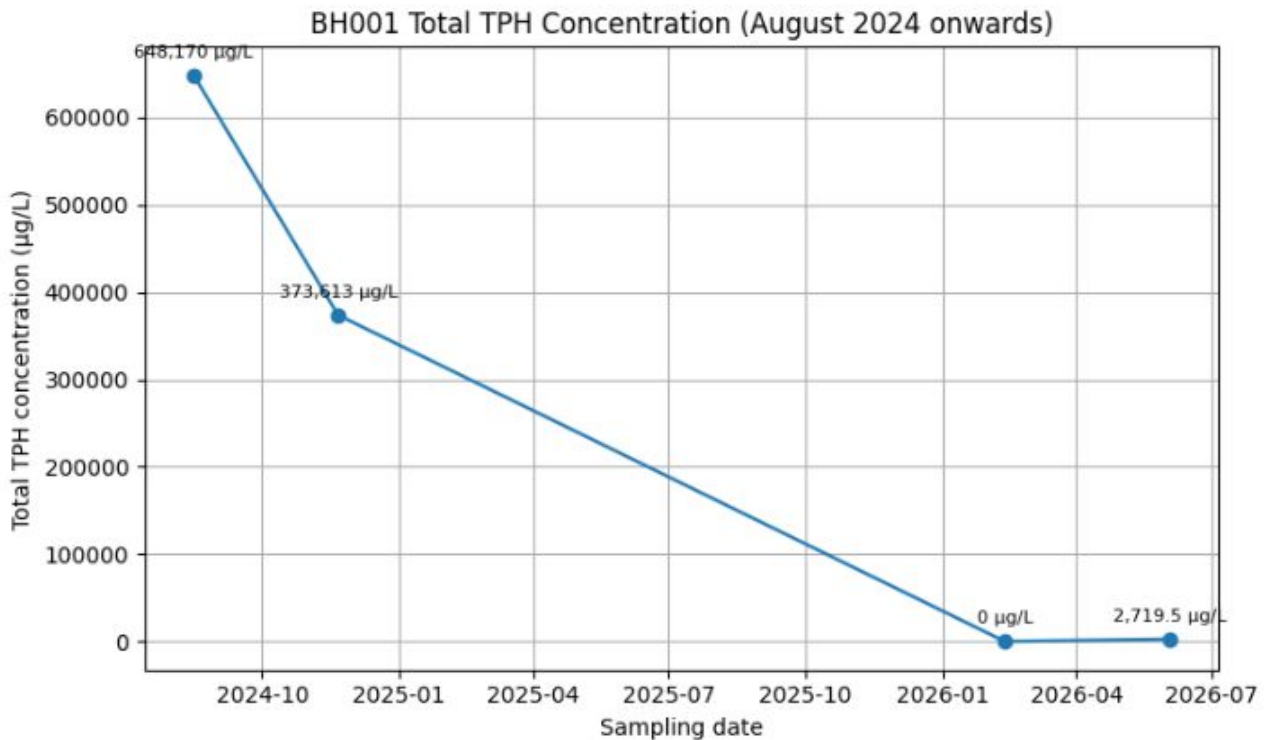
### 5.3.2 Reductions in Dissolved Hydrocarbon Concentrations

The results of the chemical analysis carried out on samples collected from BH001, illustrated as total TPH concentrations over time in the chart below, also confirms there has been a significant improvement in groundwater quality.

Concentrations in early 2024 were recorded at in excess of 600,000ug/l, not unsurprising given the continued presence of hydrocarbon product. Concentrations reduced during our manual product removal and then more dramatically in response to the remedial works we carried out in December 2025.

Shortly after our chemical treatment, in February 2026, no detectable concentrations were present in BH001.

We have seen a slight increase in concentrations since, with Total TPH recorded at 2,700ug/l in early June 2026, which we attribute to contaminant re-bounce (a common occurrence post-remediation). However, concentrations remain significantly lower than those recorded pre-treatment, with an average reduction of over 99% (as illustrated in the table on the following page).



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Tel: 01296 739400 Email: consultants@subadra.com

Analyte	Concentration in BH001 (µg/L)		
	August 2024	June 2026	% Reduction
C <sub>6-8</sub> Aliphatic TPH	3,850	37.5	99.03%
>C <sub>8-10</sub> Aliphatic TPH	4,940	<10	>99.80%
>C <sub>10-12</sub> Aliphatic TPH	65,000	151	99.77%
>C <sub>12-16</sub> Aliphatic TPH	187,000	1,050	99.44%
>C <sub>16-35</sub> Aliphatic TPH	201,500	1,175	99.42%
C <sub>6-8</sub> Aromatic TPH	1,320	<10	>99.24%
>C <sub>8-10</sub> Aromatic TPH	3,870	38.5	99.01%
>C <sub>10-12</sub> Aromatic TPH	41,800	86.5	99.79%
>C <sub>12-16</sub> Aromatic TPH	110,000	181	99.84%
>C <sub>16-21</sub> Aromatic TPH	26,500	<50	>99.81%
>C <sub>21-35</sub> Aromatic TPH	2,390	<50	>97.91%

**Table Fourteen: TPH (Total) Reduction Over Time (August 2024 to June 2026)**

**5.4 Quantitative Risk Assessment**

In order to verify whether the residual concentrations of residual dissolved hydrocarbons could pose a *theoretical* significant risk to site users and/or controlled water receptors, we have compared the concentrations recorded during our monitoring visit in June 2026 with the assessment criteria generated as part of our previous Quantitative Risk Assessment Report (ref.3). The results of this comparison are presented in the table on the following page.

Our assessment indicated the following:

- None of the concentrations of the various TPH bands and/or the BTEX compounds, recorded in BH001 (or the surrounding remedial wells) exceed the assessment criteria that were calculated to be protective of controlled water receptors.
- None of the concentrations of the various TPH bands and/or the BTEX compounds, recorded in BH001 exceed the assessment criteria adopted for human health receptors, assuming a commercial site use (i.e. Site employees working within the sales building).
- The concentration of TPH Aliphatic C<sub>10-12</sub> recorded in BH102 (one of the remediation wells surrounding BH001) marginally exceeded the relevant (Generic) assessment criteria (protective of a commercial worker) in June 2026. However, the vapour monitoring carried out within the sales building indicates this pollutant linkage is not active (i.e. dissolved hydrocarbons volatilising into soil gas, subsequently migrating towards and penetrating into the building). We therefore do not consider the residual hydrocarbon impact at BH102 poses a tangible / unacceptable risk of impact to site users.

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Compound	Dissolved Hydrocarbon Concentrations Recorded in		Site-Specific Assessment Criteria - Protective of Controlled Waters (µg/litre)	Generic Acceptance Criteria - protective of Human Health (µg/litre)
	BH001, August 2024	Maximum Over all wells, June 2026		
Benzene	<1	71.4	534	20,000
Toluene	<5	<5	8,302	21,000,000 (Sol)
Ethylbenzene	25	29.7	Sol	960,000 (Sol)
Xylenes	46	<5	3,366	940,000 (Sol)
MTBE	<10	15.82	388	23,000 (Sol)
TPH Aliphatic C <sub>6-8</sub>	3,850	211	Sol	N/A
TPH Aliphatic C <sub>8-10</sub>	4,940	92.6	Sol	5,700 (Sol)
TPH Aliphatic C <sub>10-12</sub>	65,000	<b>3,830</b>	Sol	3,600 (Sol)
TPH Aliphatic C <sub>12-16</sub>	187,000	14,300	Sol	ND
TPH Aliphatic C <sub>16-35</sub>	201,500	16,460	Sol	ND
TPH Aromatic C <sub>6-8</sub>	1,320	29.7	78,530	N/A
TPH Aromatic C <sub>8-10</sub>	3,870	224	46,192	190,000 (Sol)
TPH Aromatic C <sub>10-12</sub>	41,800	2,510	5,711	660,000 (Sol)
TPH Aromatic C <sub>12-16</sub>	110,000	6,630	Sol	3,700,000 (Sol)
TPH Aromatic C <sub>16-21</sub>	26,500	1,570	Sol	ND
TPH Aromatic C <sub>21-35</sub>	2,390	275	Sol	ND

Note: ND denotes GAC not derived by SoBRA due to contaminant being insufficiently volatile or soluble  
Sol indicates the SSAC/GAC exceeds the theoretical limit of solubility, target is removal of free-phase, if present.  
1 GAC for benzene used, as per SoBRA guidance to ensure genotoxic mutagenic effects are assessed

**Table Fifteen: Groundwater Quality Assessment**

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## 6 Conclusions

We have completed the proposed remedial works at the site, comprising a combination of the manual removal of hydrocarbon product, followed by an application of chemical reagents to lead to reduction in dissolved phase hydrocarbons.

The results of validation monitoring we have carried out, post-remediation has demonstrated the following:

- Our remedial works have been successful in eradicating hydrocarbon product from BH001 and the surrounding remediation wells;
- Our remedial works have led to an overall reduction of dissolved-phase hydrocarbons in BH001 of over 99%.

We have used our validation data to carry out a quantitative risk assessment, the results of which have confirmed that the residual dissolved phase hydrocarbons are not likely to pose a significant unacceptable risk of impact to site employees and/or controlled water receptors.

Based on our previous monitoring data, anaerobic attenuation of dissolved hydrocarbons beneath and down-gradient of the former forecourt area is occurring. Now hydrocarbon product has been eradicated, we would anticipate attenuation rates to increase leading to a more rapid long-term reduction in residual dissolved hydrocarbons in the groundwater. Residual concentrations of hydrocarbons are therefore likely to continue to decrease, over time.

The additional ground gas / hydrocarbon vapour monitoring of the sales building, which was requested by the Council's Pollution Control Officer, was consistent with our previous monitoring, and confirms no significant concentrations of gas/vapours are present within the sales building sub-floor void. We therefore maintain that the installation / retrofitting of gas protection measures within the building is not necessary.

In conclusion, the results of our validation monitoring and subsequent assessment indicates that our primary remedial objective, which was the eradication of hydrocarbon product from BH001 and the associated reduction of dissolved hydrocarbons to the site-specific acceptance criteria (protective of controlled water receptors), have been achieved. On this basis, we do not consider further remedial works and/or validation monitoring is warranted.

In addition, we can confirm that ~450litres of residual fuel/water mixture has been removed from the three abandoned below ground diesel tanks, thus mitigating the risk of a future uncontrolled loss of fuel from these tanks (i.e. From corrosion leading to a breach).

Your attention is drawn to the Notice to Interested Parties included as Attachment One.

### Table Sixteen: Conclusions

Client:  
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**ATTACHMENT ONE:  
NOTICE TO INTERESTED PARTIES**

**NOTICE TO INTERESTED PARTIES**

The purpose of our work is to provide general information on the environmental and/or geotechnical conditions existing at the site and related to soil and/or groundwater. The Client or others specified the scope of the investigation and the validity of our conclusions is limited by the scope of work specified. We are not responsible for any such limitations or omissions.

Where stated in this report, we have used information supplied by third parties. While we have evaluated as far as possible the validity of this information, we cannot guarantee its accuracy in any way whatsoever.

No investigation technique is capable of completely identifying all of the contaminants that might be present in the soil or groundwater under a site. Where specified in our report, we have examined the ground by constructing a number of boreholes and/or trial pits. We recovered samples of soil and/or groundwater from available exposures.

The depth and spacing of our sampling locations were selected to ensure with a reasonable probability that they would be representative of the actual conditions across the whole site. However, safety considerations relating to existing site infrastructure may have restricted our ability to investigate all potential contaminant sources. Specifically, we were unable to investigate the soil and groundwater condition immediately adjacent to the underground structures and/or buried services. These limitations must be borne in mind when considering the conclusions reached in this report.

Soil is intrinsically variable and the spread of contaminants within the soil is therefore subject to a degree of non-uniformity. For these reasons no sampling technique can completely eliminate the possibility of obtaining samples that are not representative of the actual conditions. Our sampling techniques are intended to reduce the possibility to an acceptable level, within the limits imposed by the budget and scope of the investigation.

Groundwater levels and soil vapour levels that we report were accurate at the time of the investigation. Groundwater and soil vapour levels are variable. Long term monitoring may be required to ensure that the levels recorded during our investigation are representative of long term and possible 'worst case' conditions. In accepting our recommendations and/or conclusions the Client acknowledges that further, more detailed investigation could allow a more accurate assessment of site conditions to be made and that this would reduce any consequential risk to the Client.

Our investigation was carried out to assess the significance of contamination resulting from use of the site as identified in this report. Unless we have indicated otherwise, no assessment of the potential impact of any other previous uses has been made. No investigation was carried out to determine whether or not any deleterious or hazardous materials (such as asbestos) have been used in the construction of the buildings present on the site. Unless otherwise stated no investigation or assessment has been made of the presence or otherwise of invasive plant species including but not limited to Japanese Knotweed.

Unless specifically stated otherwise, we have not assessed the effect of any proposed future construction activities on existing structures on or near to the site. Nor, unless stated otherwise, have we assessed the likely effect of trees on existing or proposed structures on or near the site.

We do not accept any responsibility for the cost of remedial works or other costs incurred in whatever way whatsoever as a result of any omissions, errors or other shortcomings in this report unless we have been given reasonable opportunity to verify ourselves that such faults exist and we have been given a reasonable opportunity to carry out works to remedy such faults ourselves using the most practicable means available to us. We do not accept liability for any consequential losses incurred by you while either we or others carry out any remedial works we deem necessary.

This report has been prepared for the Client, as specified on the cover page of this report. We do not accept any liability whatsoever to any other third parties unless explicitly agreed by us in writing. In accepting our recommendations and/or conclusions the Client accepts that the terms of our appointment were as detailed in the Proposal, or Proposals, that we provided to the Client before being appointed and that these terms supersede and have precedence over any other terms and/or conditions set out in any contracts agreed between ourselves and the Client, regardless of when such terms and/or conditions were agreed to by us and/or signed by us even if such contracts contain terms that contradict this.

Neither the whole nor any part of this report, or any reference to it, may be included in any published document circular or statement or published in any way without our prior written approval.

This report and its contents, together with any supporting correspondence or other documentation, remain the property of Subadra Consulting Limited until paid for in full. The copyright to this report remains vested in Subadra Consulting Ltd at all times.

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**ATTACHMENT TWO:  
SITE PLAN SHOWING MONITORING WELL LOCATIONS**



**ATTACHMENT THREE:  
CHEMICAL ANALYSIS CERTIFICATES**

# Report No 16891


Project	EN22119 Former Longley Park Motors	Sampled	12th February 2026
Client	Subadra Consulting Ltd	Report Approved By	
Sample Type	Ground Water		

## Ground Water - TPH CWG - 12th February 2026

Analyte	Unit	Method Detection Limit	Sample Details										
			BH102										
			1.74m										
C6-8 Aliphatic TPH	ug/l	10	<10										
>C8-10 Aliphatic TPH	ug/l	10	<10										
>C10-12 Aliphatic TPH	ug/l	50	<50										
>C12-16 Aliphatic TPH	ug/l	50	<50										
>C16-21 Aliphatic TPH	ug/l	50	<50										
>C21-35 Aliphatic TPH	ug/l	50	<50										
C6-8 Aromatic TPH	ug/l	10	<10										
>C8-10 Aromatic TPH	ug/l	10	18.8										
>C10-12 Aromatic TPH	ug/l	50	231										
>C12-16 Aromatic TPH	ug/l	50	<50										
>C16-21 Aromatic TPH	ug/l	50	<50										
>C21-35 Aromatic TPH	ug/l	50	<50										

Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered); Determination of hexane extractable hydrocarbons by GCxGC-FID, Methods E6.5 and E7.2 (Unfiltered)

The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

	Chain of Custody	29286	Analysed	WS 03/03/26
	Received		Reported	KC 04/03/26
	Prepared	BO 03/03/26	Page	One of One

# Report No 16811


Project	EN22119 Former Longley Park Motors	Sampled	12th February 2026
Client	Subadra Consulting Ltd	Report Approved By	Duty reporting manager
Sample Type	Ground Water		

## Ground Water - TPH CWG - 12th February 2026

Analyte	Unit	Method Detection Limit	Sample Details										
			BH001	BH002	BH003	BH005	BH006	BH101	BH103				
			2.74m	3.16m	2.31m	2.40m	1.69m	2.34m	2.31m				
C6-8 Aliphatic TPH	ug/l	10	<10	<10	<10	<10	<10	<10	44	42.2			
>C8-10 Aliphatic TPH	ug/l	10	<10	<10	<10	<10	<10	<10	<10	<10			
>C10-12 Aliphatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
>C12-16 Aliphatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
>C16-21 Aliphatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
>C21-35 Aliphatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
C6-8 Aromatic TPH	ug/l	10	<10	<10	<10	<10	<10	<10	11.6	17.4			
>C8-10 Aromatic TPH	ug/l	10	<10	<10	<10	<10	<10	<10	39.5	53.3			
>C10-12 Aromatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	66.5	66.2			
>C12-16 Aromatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
>C16-21 Aromatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			
>C21-35 Aromatic TPH	ug/l	50	<50	<50	<50	<50	<50	<50	<50	<50			

Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered); Determination of hexane extractable hydrocarbons by GCxGC-FID, Methods E6.5 and E7.2 (Unfiltered)

2. UKAS 17025  
The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

	Chain of Custody	29237	Analysed	WS 17/02/26
	Received	WS 17/02/26	Reported	KC 19/02/26
	Prepared	BO 17/02/26	Page	One of One

# Report No 16890

Project	EN22119 Former Longley Park Motors	Sampled	12th February 2026
Client	Subadra Consulting Ltd	Report Approved By	D
Sample Type	Water		

## Water - BTEX and MTBE - 12th February 2026

Analyte	Unit	Method Detection Limit	Sample Details										
			BH102										
			1.74m										
MTBE <sup>2</sup>	ug/l	25	<25										
Benzene <sup>2</sup>	ug/l	5	<5										
Toluene <sup>2</sup>	ug/l	5	5.61										
Ethylbenzene <sup>2</sup>	ug/l	5	<5										
p+m Xylene <sup>2</sup>	ug/l	10	<10										
o Xylene <sup>2</sup>	ug/l	5	<5										




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Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered)

2. UKAS

The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

	Chain of Custody	29285	Analysed	WS 03/03/26
	Received		Reported	KC 04/03/26
	Prepared	BO 03/03/26	Page	One of One

# Report No 16810

Project	EN22119 Former Longley Park Motors	Sampled	12th February 2026
Client	Subadra Consulting Ltd	Report Approved By	Duty reporting manager
Sample Type	Ground Water		

## Ground Water - BTEX and MTBE - 12th February 2026

Analyte	Unit	Method Detection Limit	Sample Details									
			BH001	BH002	BH003	BH005	BH006	BH101	BH103			
			2.74m	3.16m	2.31m	2.40m	1.69m	2.34m	2.31m			
MTBE <sup>2</sup>	ug/l	25	<25	<25	<25	<25	<25	<25	84.5	83.6		
Benzene <sup>2</sup>	ug/l	5	<5	<5	<5	<5	<5	<5	<5	8.15		
Toluene <sup>2</sup>	ug/l	5	<5	<5	<5	<5	<5	<5	9.15	9.22		
Ethylbenzene <sup>2</sup>	ug/l	5	<5	<5	<5	<5	<5	<5	<5	<5		
p+m Xylene <sup>2</sup>	ug/l	10	<10	<10	<10	<10	<10	<10	<10	<10		
o Xylene <sup>2</sup>	ug/l	5	<5	<5	<5	<5	<5	<5	<5	<5		




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Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered)

2. UKAS 17025

The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

	Chain of Custody	29236	Analysed	WS 17/02/26
	Received	WS 17/02/26	Reported	KC 19/02/26
	Prepared	BO 17/02/26	Page	One of One

# Report No 17361


Project	EN22119 Former Longley Park Motors	Sampled	3rd June 2026
Client	Subadra Consulting Ltd	Report Approved By	
Sample Type	Ground Water		

## Ground Water - TPH CWG - 3rd June 2026

Analyte	Unit	Method Detection Limit	Sample Details										
			BH001	BH101	BH102	BH103							
			3.15m	3.15m	3.04m	3.06m							
C6-8 Aliphatic TPH	ug/l	10	37.5	55.4	211	<10							
>C8-10 Aliphatic TPH	ug/l	10	<10	<10	92.6	<10							
>C10-12 Aliphatic TPH	ug/l	50	151	2370	3830	<50							
>C12-16 Aliphatic TPH	ug/l	50	1050	9470	14300	307							
>C16-21 Aliphatic TPH	ug/l	50	920	8580	13300	287							
>C21-35 Aliphatic TPH	ug/l	50	255	1920	3160	121							
C6-8 Aromatic TPH	ug/l	10	<10	12.1	29.7	<10							
>C8-10 Aromatic TPH	ug/l	10	38.5	57.7	224	12.4							
>C10-12 Aromatic TPH	ug/l	50	86.5	894	2510	<50							
>C12-16 Aromatic TPH	ug/l	50	181	3530	6630	<50							
>C16-21 Aromatic TPH	ug/l	50	<50	509	1570	<50							
>C21-35 Aromatic TPH	ug/l	50	<50	66.3	275	<50							

Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered); Determination of hexane extractable hydrocarbons by GCxGC-FID, Methods E6.5 and E7.2 (Unfiltered)

The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

 <b>Prism.NET</b> www.prismerp.co.uk	Chain of Custody	29794	Analysed	KC 10/06/26
	Received	BO 08/06/26	Reported	KC 12/06/26
	Prepared	BO 10/06/26	Page	One of One

# Report No 17353

Project	EN22119 Former Longley Park Motors	Sampled	3rd June 2026
Client	Subadra Consulting Ltd	Report Approved By	
Sample Type	Ground Water		

## Ground Water - BTEX and MTBE - 3rd June 2026

Analyte	Unit	Method Detection Limit	Sample Details									
			BH001	BH101	BH102	BH103						
			3.15m	3.15m	3.04m	3.06m						
MTBE <sup>2</sup>	ug/l	25	<25	48.7	71.4	<25						
Benzene <sup>2</sup>	ug/l	5	<5	<5	<5	<5						
Toluene <sup>2</sup>	ug/l	5	<5	12.1	29.7	<5						
Ethylbenzene <sup>2</sup>	ug/l	5	<5	<5	<5	<5						
p+m Xylene <sup>2</sup>	ug/l	10	<10	<10	10.2	<10						
o Xylene <sup>2</sup>	ug/l	5	<5	<5	5.66	<5						




2628

Method: BTEX and C6-10 Bands: Determined by headspace GC-FID, Methods E6.3 and E7.1 (Unfiltered)

2. UKAS 17025

The results included within the report relate only to the sample(s) submitted for testing. Dates of laboratory activities for each tested analyte are available upon request. Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. Sample details and sampling dates are provided by the client

	Chain of Custody	29793	Analysed	KC 10/06/26
	Received	BO 08/06/26	Reported	KC 11/06/26
	Prepared	BO 10/06/26	Page	One of One

**ATTACHMENT FOUR:  
GAS MONITORING DATA**

# Former Longley Park Motors, Huddersfield

# SUBADRA

Geotechnical and Environmental Consultants

13 Triangle Business Park, Stoke Mandeville, HP22 5BL

Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel		H.S.	
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Types		GA5000	
Site	Former Longley Park Motors		Serial Number		G503116	
National Grid reference	413411, 416167		Ground Conditions		Hard standing	
Date of Monitoring	10/08/2023		Calibration Date (GA5000)		13 <sup>th</sup> July 2023	
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>
Depths to Groundwater (m bgl)	3.7	3.9	2.7	8.2	3.1	1.9
CH <sub>4</sub> (%)	Peak	2.3	0.1	0	0.3	0.1
	Stable	2.3	0.0	0	0.1	0
CO <sub>2</sub> (%)	Peak	1.4	3.6	0.3	2.9	0.4
	Stable	1.4	3.6	0.3	1.8	0.4
O <sub>2</sub> (%)	Min	18.2	10.1	20.4	13.0	19.4
	Stable	18.2	10.1	20.4	16.2	19.4
CO	Peak / Stable	0	0	0	0	0
H <sub>2</sub> S	Peak / Stable	0	0	0	0	0
Flow (L/hr)	Peak	0	0.1	0.1	0.1	0
	Stable	0	0.1	0.0	0.1	0
Time to Stabilise (mins)	5	5	5	5	5	5
Weather / Atmos. Pressure (hPa)	Sunny. Start = 1009/ End = 1009 (pressure was static).					
<b>Ground Gas Monitoring Data - 10<sup>th</sup> August 2023</b>						

Client: Enterprise Rent-a-Car UK Ltd	<h2>Ground Gas Monitoring Sheet</h2>	Report Reference	CL 009 EN22119
		Date	March 2025
		Page	1

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel		J.E.		
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000		
Site	Former Longley Park Motors		Serial Number		G503116		
National Grid reference	413411, 416167		Ground Conditions		Hard standing		
Date of Monitoring	11/07/2024		Calibration Date (GA5000)		13 <sup>th</sup> March 2024		
	BH001	BH002	BH003	BH004	BH005	BH006	
Depths to Groundwater (m bgl)	Not sampled due to presence of fuel	3.97	2.79	7.11	3.00	2.02	
CH <sub>4</sub> (%)		Peak	1.5	0.1	0.2	0.1	0.1
		Stable	0.1	0.1	0.1	0.1	0.1
CO <sub>2</sub> (%)		Peak	0.6	0.3	0.7	1.1	0.2
		Stable	0.2	0.5	0.3	1.1	0.2
O <sub>2</sub> (%)		Min	19.8	18.2	18.9	19.3	19.5
		Stable	20.9	20.7	20.2	19.3	20.9
CO		Peak / Stable	0.0	0.0	0.0	0.0	0.0
H <sub>2</sub> S		Peak / Stable	0.0	0.0	0.0	0.0	0.0
Flow (L/hr)		Peak	0	0.1	0.1	0.1	0.0
	Stable	0	0.0	0.0	0.0	0.0	
Time to Stabilise (mins)		5	8	6	7	5	
Weather / Atmos. Pressure (hPa)	Overcast. 1,007 at start and end of monitoring period (i.e. Stable).						

## Ground Gas Monitoring Data - 11<sup>th</sup> July 2024

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	2

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel		M.L.		
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000		
Site	Former Longley Park Motors		Serial Number		G503116		
National Grid reference	413411, 416167		Ground Conditions		Hard standing		
Date of Monitoring	17/07/2024		Calibration Date (GA5000)		13 <sup>th</sup> March 2024		
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>	
Depths to Groundwater (m bgl)	Not sampled due to presence of hydrocarbon absorbent booms	4.13	4.20	7.30	4.95	2.30	
CH <sub>4</sub> (%)		Peak	3.8	0.0	0.0	0.0	0.0
		Stable	2.7	0.0	0.0	0.0	0.0
CO <sub>2</sub> (%)		Peak	9.7	0.3	1.8	1.1	0.9
		Stable	9.7	0.3	1.7	1.1	0.9
O <sub>2</sub> (%)		Min	4.1	19.7	14.8	18.2	18.9
		Stable	4.1	19.7	15.5	18.2	18.9
CO		Peak / Stable	0.0	0.0	0.0	0.0	0.0
H <sub>2</sub> S		Peak / Stable	0.0	0.0	0.0	0.0	0.0
Flow (L/hr)		Peak	0.2	0.2	0.4	0.3	0.1
	Stable	0.1	0.1	0.3	0.2	0.1	
Time to Stabilise (mins)		6	8	5	5	6	
Weather / Atmos. Pressure (hPa)	1,010 at start and end of monitoring = stable						
<b>Ground Gas Monitoring Data - 17<sup>th</sup> July 2024</b>							

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	3

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel		K.Q.	
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000	
Site	Former Longley Park Motors		Serial Number		G503116	
National Grid reference	413411, 416167		Ground Conditions		Hard standing	
Date of Monitoring	31/07/2024		Calibration Date (GA5000)		13 <sup>th</sup> March 2024	
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>
Depths to Groundwater (m bgl)	4.70	4.25	3.91	7.54	4.67	2.30
CH <sub>4</sub> (%)	Peak	0.0	0.0	0.0	0.0	0.0
	Stable	0.0	0.0	0.0	0.0	0.0
CO <sub>2</sub> (%)	Peak	0.0	0.1	0.2	0.0	0.0
	Stable	0.1	0.0	0.2	0.0	0.0
O <sub>2</sub> (%)	Min	20.4	20.8	20.2	20.6	19.6
	Stable	20.4	20.9	20.5	20.8	20.1
CO	Peak / Stable	0.0	0.0	0.0	0.0	0.0
H <sub>2</sub> S	Peak / Stable	0.0	0.0	0.0	0.0	0.0
Flow (L/hr)	Peak	0.0	0.0	0.0	0.0	0.0
	Stable	0.0	0.0	0.0	0.0	0.0
Time to Stabilise (mins)	5	5	5	5	5	5
Weather / Atmos. Pressure (hPa)	1,011 at start and 1,010 at end of monitoring ( = marginally falling).					
<b>Ground Gas Monitoring Data - 31<sup>st</sup> July 2024</b>						

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	4

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel		K.Q	
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000	
Site	Former Longley Park Motors		Serial Number		G503116	
National Grid reference	413411, 416167		Ground Conditions		Hard standing	
Date of Monitoring	16/08/2024		Calibration Date (GA5000)		13 <sup>th</sup> March 2024	
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>
Depths to Groundwater (m bgl)	4.85	4.21	2.93	7.80	4.89	2.31
CH <sub>4</sub> (%)	Peak	0.2	16.6	0.1	0.3	0.2
	Stable	0.2	10.5	0.1	0.3	0.1
CO <sub>2</sub> (%)	Peak	0.2	11.1	0.3	0.6	0.2
	Stable	0.2	11.1	0.3	0.6	0.2
O <sub>2</sub> (%)	Min	21.4	5.4	21.1	19.9	20.2
	Stable	21.4	5.4	21.1	19.9	20.2
Flow (L/hr)	Peak	0.5	0.3	0.1	0.1	-0.1
	Stable	0.4	0.2	0.1	0.1	-0.1
Time to Stabilise (mins)	5	5	6	5	5	5
Weather / Atmos. Pressure (hPa)	Sunny 1,006 at start and end of monitoring = stable					

## Ground Gas Monitoring Data - 16<sup>th</sup> August 2024

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	5

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Monitoring Personnel			N.G		
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type			GA5000 / PID Multi Rae Lite		
Site	Former Longley Park Motors		Serial Numbers			G503116 / M01C029132		
National Grid reference	413411, 416167		Ground Conditions			Hard standing		
Date of Monitoring	22/11/2024		Calibration Date (GA5000/PID)			13 <sup>th</sup> March 2024 / 23 <sup>rd</sup> May 2024		
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>	<b>VP001</b>	<b>VP002</b>
Depths to Groundwater (m bgl)	4.49	4.23	4.19	6.90	4.49	2.31	Dry	Dry
CH <sub>4</sub> (%)	Peak	0.4	13.2	6.8	0.3	0.2	0.2	0.2
	Stable	0.3	5.4	0.3	0.2	0.2	0.2	0.2
CO <sub>2</sub> (%)	Peak	0.7	5.5	4.4	0.7	1.0	0.2	0.2
	Stable	0.7	4.0	0.2	0.6	1.0	0.2	0.1
O <sub>2</sub> (%)	Min	20.9	14.7	19.6	20.7	21.5	21.6	21.8
	Stable	20.9	16.1	21.0	20.8	21.5	21.7	21.8
VOC	Peak	57	6	0.1	0.0	0.0	0.0	0.0
Flow (L/hr)	Peak	1.0	0.8	0.8	0.6	0.4	0.3	0.4
	Stable	1.0	0.8	0.9	0.5	0.3	0.3	0.4
Time to Stabilise (mins)	8	15	10	10	10	10	10	10
Weather / Atmos. Pressure (hPa)	1,011 at start and 1,010 at end of monitoring (= marginally falling). Clear Skies							
<b>Ground Gas Monitoring Data - 22<sup>nd</sup> November 2024</b>								

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	6

# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Site Technician			J.B.			
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type			GA5000 / PID Multi Rae Lite			
Site	Former Longley Park Motors		Serial Numbers			G503116 / M01E015166			
National Grid reference	413411, 416167		Ground Conditions			Hard standing			
Date of Monitoring	30 <sup>th</sup> June 2025		Calibration Date (GA5000/PID)			12 March 2025 / 5 March 2025			
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>	<b>VP001</b>	<b>VP002</b>	
Depths to Groundwater (m bgl)	3.095	3.208	2.894	Well lost as a result of re-surfacing	4.385	2.395	N/A	N/A	
CH <sub>4</sub> (%)	Peak	20.1*	0.5		0	0.1	0.1	0.0	0.0
	Stable	20.1*	0.4		0	0	0.1	0.0	0.0
CO <sub>2</sub> (%)	Peak	0.8	2.2		0.2	1.8	0.5	0.1	0.1
	Stable	0.4	2.2		0.2	1.8	0.5	0.1	0.1
O <sub>2</sub> (%)	Min	19	16.1		18.9	17.6	19.3	19.9	19.7
	Stable	19.6	16.1		18.9	17.6	19.3	20.5	20.2
VOC	Peak	266	0		0	0	0	0	0
Flow (L/hr)	Peak	0.3	0.2		0.2	0.3	0.3	0.1	0.1
	Stable	0.3	0.2		0.2	0.3	0.3	0.1	0.1
Time to Stabilise (mins)	120	5	5		5	5	5	5	
Weather / Atmos. Pressure (hPa)	1,005 at start and 1,04 at end of monitoring (= marginally falling). Sunny with clear skies.								

## Ground Gas Monitoring Data - June 2025

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
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# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Site Technician		J.E.				
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000 / PID Multi Rae Lite				
Site	Former Longley Park Motors		Serial Numbers		G503116 / M01E015166				
National Grid reference	413411, 416167		Ground Conditions		Hard standing				
Date of Monitoring	7 <sup>th</sup> July 2025		Calibration Date (GA5000/PID)		12 March 2025 / 5 March 2025				
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>	<b>VP001</b>	<b>VP002</b>	
Groundwater depth (m bgl)	3.97	3.95	2.95	Well lost as a result of re-surfacing	3.65	2.27	N/A	Internal monitoring pins lost due to re-surfacing in sales building.	
CH <sub>4</sub> (%)	Peak	0.9	14.4		0.1	0.1	0.1		0.0
	Stable	0.8	10.9		0.1	0.1	0.1		0.0
CO <sub>2</sub> (%)	Peak	0.6	4.1		0.3	0.5	0.2		0.2
	Stable	0.6	3.1		0.3	0.4	0.3		0.1
O <sub>2</sub> (%)	Min	19.9	13.5		19.8	20.2	20.4		20.0
	Stable	19.4	16.8		19.5	20.4	20.4		19.8
VOC	Peak	249	3		0.0	0.0	0.1		0.0
Flow (L/hr)	Peak	0.2	0.5		0.1	0.1	0.1		0.0
	Stable	0.1	0.6		0.1	0.1	0.1		0.1
Time to Stabilise (mins)	8	12	5		5	5	7		
Weather / Atmos. Pressure (hPa)	1,005 at start and 1,004 at end of monitoring (= falling slightly). Sunshine, some clouds.								
<b>Ground Gas Monitoring Data - 7<sup>th</sup> July 2025</b>									

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
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# Former Longley Park Motors, Huddersfield



13 Triangle Business Park, Stoke Mandeville, HP22 5BL  
Tel: 01296 739400 Email: consultants@subadra.com

Site Reference Number	EN22119		Site Technician					
Client	Enterprise-Rent-a-Car UK Ltd		Instrument Type		GA5000 / PID Multi Rae Lite			
Site	Former Longley Park Motors		Serial Numbers		G503116 / M01E015166			
National Grid reference	413411, 416167		Ground Conditions		Hard standing			
Date of Monitoring	19 <sup>th</sup> August 2025		Calibration Date (GA5000/PID)		12 March 2025 / 5 March 2025			
	<b>BH001</b>	<b>BH002</b>	<b>BH003</b>	<b>BH004</b>	<b>BH005</b>	<b>BH006</b>	<b>VP001</b> <b>VP002</b>	
Groundwater depth (m bgl)	4.511	4.272	4.139	Well lost as a result of re-surfacing	3.772	1.455	Internal monitoring pins lost due to re-surfacing in sales building.	
CH <sub>4</sub> (%)	Peak	1.5	18.1		0.4	0		0.1
	Stable	1.5	18.1		0.4	0		0.1
CO <sub>2</sub> (%)	Peak	3.3	5.6		0.4	0.5		0.4
	Stable	3.3	5.6		0.4	0.3		0.4
O <sub>2</sub> (%)	Min	16.6	9.8		17.1	20.2		20.4
	Stable	16.6	9.8		20.2	20.4		20.4
VOC	Peak	326	2.4		0.0	0.0		0.1
Flow (L/hr)	Peak	0.6	0.7		0.6	0.7		0.8
	Stable	0.6	0.7		0.6	0.7		0.7
Time to Stabilise (mins)	15	15	15		15	15		
Weather / Atmos. Pressure (hPa)	1,009 at start and 1,009 at end of monitoring (= static). Overcast.							

## Ground Gas Monitoring Data - 19<sup>th</sup> August 2025

Client: Enterprise Rent-a-Car UK Ltd	<b>Ground Gas Monitoring Sheet</b>	Report	EN22119 CL 011
		Date	May 2026
		Page	9

**ATTACHMENT FIVE:  
WASTE CONSIGNMENT NOTE**

# THE HAZARDOUS WASTE REGULATIONS 2005 CONSIGNMENT NOTE

## PART A Notification details

1 Consignment note code: **BTTECO115009**

2 The waste described below is to be removed from (name, address, postcode, telephone, e-mail, facsimile):  
**THE TRIANGLE PADDOCK**  
**HDA4RU**

3 The waste will be taken to (name, address and postcode):  
**UNIT 8, PACE CHERWELL VALLEY**  
**BUSINESS PARK OX173AS**

4 The waste producer was (if different from 2) (name, address, postcode, telephone, e-mail, facsimile):  
 -

## PART B Description of the waste

If continuation sheet used, tick here

1 The process giving rise to the waste(s) was: **HEATING**      2 SIC (2007) for the process giving rise to the waste: **412021**

3 WASTE DETAILS (where more than one waste type is collected all of the information given below must be completed for each EWC identified)

Description of waste	List of wastes (EWC code)(6 digits)	Quantity (kg)	The chemical/biological components in the waste and their concentrations are:		Physical form (gas, liquid, solid, powder, sludge or mixed)	Hazard code(s)	Container type, number and size
			Component	Concentration (% or mg/kg)			
HEATING OIL	170503	450kg	-	-	LIGUID		IBC

The information given below is to be completed for each EWC identified

EWC code	UN identification number(s)	Proper shipping name(s)	UN class(es)	Packing group(s)	Special handling requirements
130701	1223	WASTE HEATING OIL	3	3	SUITABLE PPE

## PART C Carrier's certificate

## PART D Consignor's certificate

(If more than one carrier is used, please attach schedule for subsequent carriers. If schedule of carriers is attached tick here. )

I certify that I today collected the consignment and that the details in A2, A3 and B3 are correct and I have been advised of any specific handling requirements.

Where this note comprises part of a multiple collection the round number and collection number are:

**1**

1 Carrier name: **BRITTECO LTD**  
 On behalf of (name, address, postcode, telephone, e-mail, facsimile):

2 Carrier registration no./reason for exemption: **CBDU 2089 28**

3 Vehicle registration no. (or mode of transport, if not road): **KV71ZCY**

Signature  
 Date **3.06.2026** Time **15:20**

I certify that the information in A, B and C has been completed and is correct, that the carrier is registered or exempt and was advised of the appropriate precautionary measures. All of the waste is packaged and labelled correctly and the carrier has been advised of any special handling requirements.

I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.

1 Consignor name: **JAMES EDLEY**  
 On behalf of (name, address, postcode, telephone, e-mail, facsimile):

Signature  
 Date  
 Time

## PART E Consignee's certificate (where more than one waste type is collected all of the information given below must be completed for each EWC)

Individual EWC code(s) received	Quantity of each EWC code received (kg)	EWC code accepted/rejected	Waste management operation (R or D code)
130701	450	ACCEPTED	D

1 I received this waste at the address given in A3 on: Date **4.06.2026** Time **07:30**

2 Vehicle registration no. (or mode of transport if not road): **KV71ZCY**

3 Where waste is rejected please provide details:

Name: **BRITTECO LTD**  
 On behalf of (name, address, postcode, telephone, e-mail, facsimile):

**BRITTECO LTD**  
**UNIT 8, CHERWELL**  
**VALLEY BUSINESS**  
**PARK**

I certify that waste permit/exempt waste operation number:  
**EPR / SP3490 CA**

authorises the management of the waste described in B at the address given in A3.

Where the consignment forms part of a multiple collection, as identified in Part C, I certify that the total number of consignments forming the collection are: **No**

Signature  
 Date  
 Time **07:30**