

Phase 3 Remediation Strategy Addendum

28 December 2025

Charlie Reed

Old Weybeards Farm, Harefield, Uxbridge, UB9 6LH

Report by Mr Louis Turner BSc (Hons)

Supervised by Mr Joseph Turner

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1. Introduction

The following document is a remediation strategy addendum carried out by Oakshire Environmental, and includes details of the site, sampling work, an evaluation of risk and an amendment to the remediation strategy.

1.1 Project Overview

The client's proposed project involves the redevelopment of the existing barns to create 5no. (2 x 3-bedroom, 2 x 2-bedroom and 1 x 1-bedroom) residential units at Old Weybeards Farm, Harefield, Uxbridge, UB9 6LH. Following the identification of contamination at the site and a subsequent remediation strategy by Adeptus, Oakshire Environmental will carry out soil contamination testing and produce a remediation strategy addendum, as described below.

1.2 Purpose of Investigation

The objectives of this report were to:

- Delineate previously identified contamination at the site.
- Outline an amendment to the approved remediation strategy.

1.3 Scope of Work

- In order to delineate previously identified contamination at the site, 16 x samples (8 x trial pits) will be taken at a maximum depth of ~0.70m at the site and analysed for Metals (As, Be, Cd, Cu, Pb, Hg, Ni, Se, V, Zn), Chromium (III & VI), Phenols, Polycyclic Aromatic Hydrocarbons (PAHs), BTEX & MTBE, Total Petroleum Hydrocarbons (TPHs) CWG (Aliphatic/ Aromatic), pH, Organic Matter and Asbestos (Qualitative) in a UKAS accredited laboratory.
- Ground conditions encountered at the site, including identification of groundwater and made ground, will be noted and used to inform recommendations and conclusions.
- Results of laboratory testing will be assessed with reference to suitable screening values, including LQM/CIEH Suitable 4 Use Levels (S4ULs), CL:AIRE Category 4 Screening Levels (C4SLs) and Generic Assessment Criteria (GAC).
- This information will be used to update the Conceptual Site Model, produced as part of previous investigations to categorise the severity of consequence and probability of identified contaminant linkages, and conduct an evaluation of contamination risk to inform an amendment to the approved remediation strategy.
- Supporting appendix to include photographs, maps and plans of the site.

1.4 Limitations

Quantum Intelligent Trading Ltd is previously and hereafter referred to as “Oakshire Environmental” or “the company”. Oakshire Environmental has exercised such professional skill, care and diligence as may reasonably be expected of a properly qualified and competent consultant when undertaking works of this nature. This report is only valid when used in its entirety and any information or advice contained within the report should not be relied upon until considered in the context of the whole report. Oakshire Environmental disclaims any responsibility to the client, as named on the front of this report (“the client”), and others in respect of any matters outside the scope of this work. Any comments made on the basis of information obtained from the client or other third parties are given in good faith on the assumption that the information is accurate. This report has been prepared solely for the benefit of the client and any other party using or placing reliance upon any information contained in this report does so at their own risk. Oakshire Environmental accepts no responsibility or liability for the contents of this report being used for any purpose or project for which it was not commissioned. Oakshire Environmental accepts no liability whatsoever for any loss or damage arising from the interpretation or use of this report and in no event shall the company be liable for any punitive, exemplary or other special damages, or for any indirect, incidental or consequential damages, including with respect to the performance or non-performance of any services, whether arising under breach of contract, tort or any other legal theory, and regardless of whether the company has been advised of, knew of, or should have known of the possibility of such damages. Furthermore, Oakshire Environmental does not accept any liability for the consequences of any legislative changes or the release of subsequent guidance documentation and following delivery of the report has no obligation to advise the client or any other party of such changes or their repercussions.

This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

2. Site

The following section provides a description of the site, location, proposed development and previous reports.

2.1 Site Description and Location

The site is located at Old Weybeards Farm, Harefield, Uxbridge, UB9 6LH and comprises an approximately 0.27ha plot of land sloping gently from south east to north west. The site formerly included traditional farm buildings, primarily timber construction, used for stabling and general storage, in addition to a sand manège that was present at the north east of the site. Surrounding land uses include open farmland to the north, east, and west, and a detached dwelling to the south.

National Grid Reference: 504600 191776

2.2 Proposed Development

The client's proposed development involves the demolition of existing barns and construction of 5no. (2 x 3-bedroom, 2 x 2-bedroom and 1 x 1-bedroom) residential dwellings with associated external works.

2.3 Previous Reports (Remediation Strategy)

A Geo-Environmental Phase 2 Site Investigation was carried out, by Adeptus Environmental in July 2023, which included recommendations for remediation and mitigation works:

“Measures will be required to ensure soil to a depth of 0.6m in the proposed soft landscaped areas does not contain elevated contamination. The most feasible methods of achieving this would initially appear to be by either:

- *Excavating to 0.6m below proposed finished levels and reinstating to levels with certified clean topsoil from an approved source; or*
- *Raising finished levels in soft landscaped areas to provide a clean cover system of at least 0.6m thickness.*

Alternatively, it may also be feasible to substitute some proportion of the proposed soft landscaped areas for hard cover such as paving. Permanent hardstandings are considered to sever contaminant linkages with solid phase contaminants in soil.

Mitigation will also be required to ensure site workers and adjacent land users are not exposed to short term particulate inhalation. Typically, such measures include the use of the correct PPE and wetting down to prevent fugitive dust.

Following waste classification, any excavated material should be disposed of at a suitably licenced facility.”

3. Methodology

3.1 Sampling Work

8no. trial pits were excavated at the locations shown on plans in the appendix, with ground conditions noted during the sampling process to inform recommendations and conclusions.

2no. soil samples were collected from each trial pit, by a qualified Oakshire Environmental consultant, using a window sampler and soil was then collected from the sampler and placed into sealed sample containers. Samples collected for VOC analysis were filled as much as possible to minimise air spaces, as volatile compounds can be lost into these spaces. Sampling equipment was wiped clean between sample locations to minimise cross contamination.

3.2 Sampling Strategy

16no. soil samples was considered to be a sufficient sample size, based on the size of the un-remediated areas and the levels of contamination expected. Locations were chosen to target proposed soft landscaped areas yet to be remediated as per the recommended remediation strategy.

Shallow soil in un-remediated proposed soft landscaping areas at the site were sampled as this will represent the soil that is most likely to impact future site users through inhalation, ingestion and dermal contact pathways. Deeper samples were also collected to allow identification of variability through the soil profile.

3.3 Health & Safety

When collecting soil samples on a potentially contaminated site it must be assumed that the soil is contaminated in order to protect the health of the assessor. Protective rubber gloves were worn at all times as well as substantial footwear. Equipment was washed thoroughly before and after use and kept in a container when transported to avoid the spread of any possible contamination. Sample containers were packed with biodegradable fill for protection and placed in a sealed plastic container for transportation to the laboratory.

4. Evaluation of Results

4.1 Screening Values

Results of laboratory testing of soil samples were analysed by comparing them to industry standard screening levels used for risk assessments. Screening levels used include the DEFRA Category 4 Screening Levels (C4SLs) based on Low Level of Toxicological Risk and the LQM/CIEH S4ULs for Human Health Risk Assessment. These levels cover multiple Soil Organic Matter (SOM) contents (1%, 2% and 6%) and assume a pH of 8. The 'residential with homegrown produce' screening values were used to assess results. This land use considers direct soil and indoor dust ingestion and inhalation, skin contact with soils and dust, inhalation of vapours and ingestion of homegrown produce as exposure pathways. These levels take a conservative approach to assessing potential risk and concentrations below these screening values can be considered to represent 'uncontaminated conditions' which pose 'LOW' risk to human health based on the proposed land use.

It is important to note that exceedance of a relevant screening value does not necessarily constitute evidence of either a 'significant possibility of significant harm' or the need for remediation under the UK's planning regimes. Rather such exceedance should usually trigger a further detailed quantitative risk assessment, where site-specific parameters are used to derive site-specific assessment criteria. Common sense tells us, and a robust risk evaluation reveals, that a gross exceedance is a good indicator that an unacceptable risk is present.

4.2 Summary of Results

- Heavy metal concentrations were generally low in all samples and were below residential with homegrown produce land use screening values
 - Zinc concentration was slightly elevated in sample S09, taken from shallow soil in trial pit TP05, presenting a potential phytotoxic risk
- pH was slightly acidic in sample S12, was neutral in sample S04 and was alkaline in all other samples
- Phenols and cresols concentrations were below the laboratory limit of detection in all samples
- Total Organic Carbon value was moderate in sample S09 and S13 and was low in all other samples
- Polycyclic Aromatic Hydrocarbons (PAHs) concentrations were elevated and exceeded the residential with homegrown produce screening values for Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenzo(a,h)anthracene in sample S03, taken from shallow soil in trial pit TP02, and samples S13 and S14, taken from shallow and deeper soil in trial pit TP07, however, concentrations were low in all other samples, with samples S02, S10, S11, S12, S15 and S16 below the laboratory limit of detection
- BTEX & MTBE concentrations were below the laboratory limit of detection in all samples
- Total Petroleum Hydrocarbons (TPHs) concentrations were very low, with volatile fractions below the laboratory limit of detection in all samples
- No Asbestos was detected in sampled soil

5. Remediation Strategy Amendments

The remediation strategy has been updated following the intrusive investigation and subsequent site works. All trial pits apart from TP02 and TP07 are considered to be uncontaminated and therefore do not require remediation. This amendment significantly reduces the scope of remedial measures compared to the original approach, which assumed that all proposed soft landscaped areas would need treatment. Updated plans in the appendix illustrate the specific locations of TP02 and TP07 where remediation remains necessary.

It is also noted that part of the remediation strategy has already been implemented. The building footprint and some garden areas have already been excavated, which is considered to have addressed potential contamination in those zones. These completed works should be verified and documented to ensure compliance and to avoid unnecessary duplication.

For the remaining affected areas associated with TP02 and TP07, remediation will still involve achieving a clean soil profile to a depth of 0.6 metres. This may be accomplished by excavating to the required depth and reinstating with certified clean topsoil from an approved source, or by raising finished levels to provide a clean cover system of equivalent thickness. Where appropriate, substitution of soft landscaping for permanent hard cover may also be considered, as hardstanding is regarded as an effective means of severing contaminant linkages. Waste classification and disposal of any excavated material at a suitably licensed facility remain essential requirements.

6. References

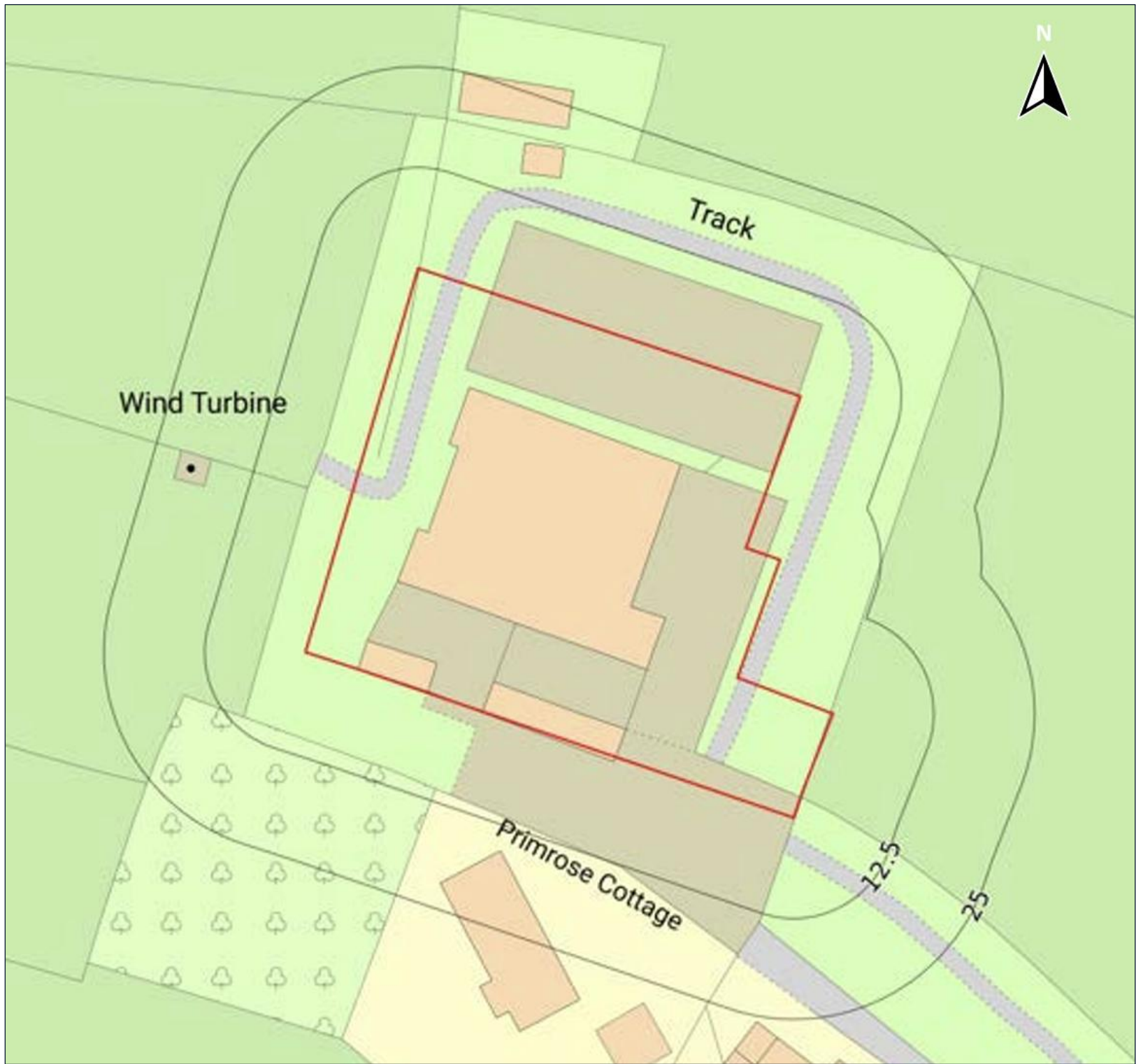
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Adeptus Environmental, July 2023. *Geo-Environmental Phase 2 Site Investigation.*



Environment Agency. *Land contamination: risk management.* [online] Available at: [gov.uk/guidance/land-contamination-how-to-manage-the-risks](https://www.gov.uk/guidance/land-contamination-how-to-manage-the-risks).

Yorkshire and Lincolnshire Pollution Advisory Group, 2021. *Technical Guidance for Developers, Landowners and Consultants - Verification Requirements for Cover Systems.*




Oakshire Environmental. Available at: <oakshireenvironmental.co.uk>.

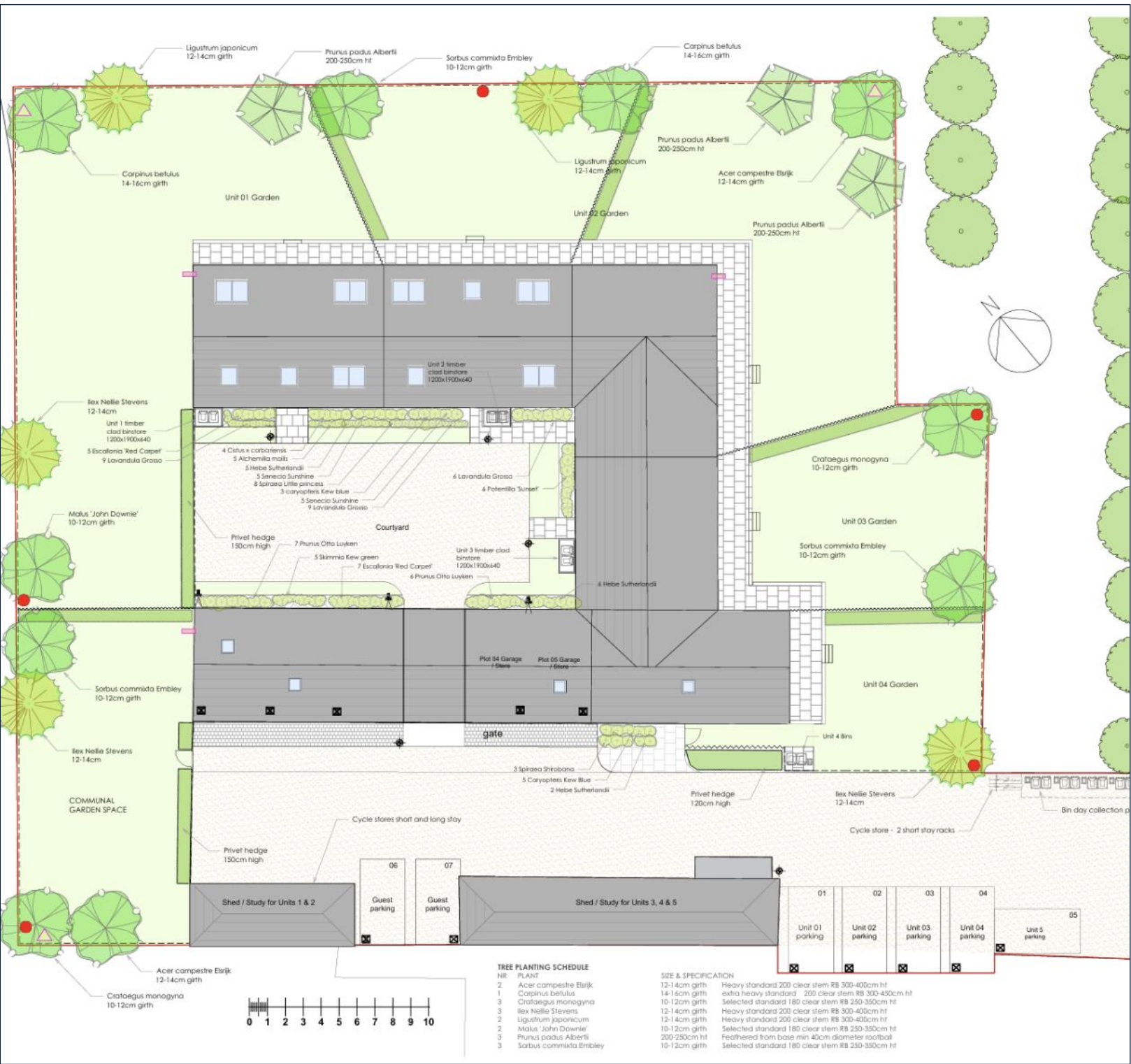


Appendix - Site Maps & Plans




Description	
Site location plan	
Sources	
Contains OS data © Crown copyright and database rights	
Key	
	Site boundary
	North

Appendix - Site Maps & Plans







Description	
Proposed landscape site plan	
Sources	
Landscape Connection	
Key	
	Site boundary
	Proposed soft landscaping
	Proposed hardstanding

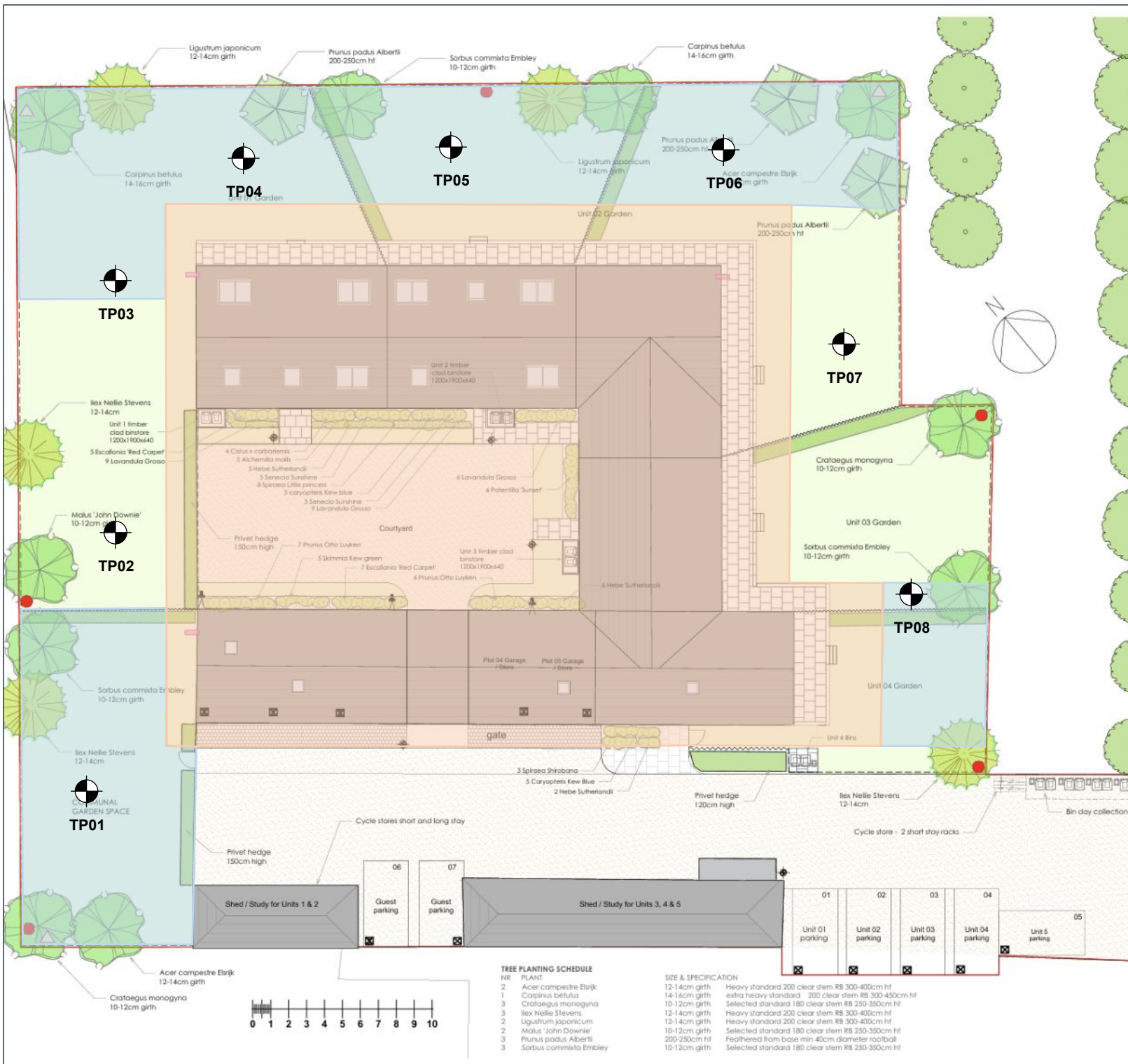


Appendix - Site Maps & Plans

Description	
Proposed landscape site plan	
Sources	
Landscape Connection	
Key	
	Site boundary
	Proposed soft landscaping
	Proposed hardstanding

Appendix - Site Maps & Plans

Description	
Site plan showing sample locations and areas assessed to be uncontaminated which should not require remediation	
Sources	
Contains OS data © Crown copyright and database rights	
Key	
	Site boundary
	Proposed soft landscaping
	Proposed hardstanding
	Approximate area already excavated by minimum 600mm as per the strategy
	Areas assessed to be uncontaminated which should not require remediation
	Trial pit location





Appendix - Site Photos	
Description	Photo showing the location of trial pit TP01
Sources	Oakshire Environmental



Appendix - Site Photos	
Description	
Photo showing the depth of trial pit TP01	
Sources	
Oakshire Environmental	



Appendix - Site Photos	
Description	Photo showing the location of trial pit TP02
Sources	Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the depth of trial pit TP02
Sources
Oakshire Environmental



Appendix - Site Photos	
Description	Photo showing the location of trial pit TP03
Sources	Oakshire Environmental



Appendix - Site Photos	
Description	Photo showing the depth of trial pit TP03
Sources	Oakshire Environmental



Appendix - Site Photos	
Description	Photo showing the location of trial pit TP04
Sources	Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the depth of trial pit TP04
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the location of trial pit TP05
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the depth of trial pit TP05
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the location of trial pit TP06
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the depth of trial pit TP06
Sources
Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the location of trial pit TP07
Sources
Oakshire Environmental



Appendix - Site Photos	
Description	
Photo showing the depth of trial pit TP07	
Sources	
Oakshire Environmental	



Appendix - Site Photos	
Description	Photo showing the location of trial pit TP08
Sources	Oakshire Environmental



Appendix - Site Photos
Description
Photo showing the depth of trial pit TP08
Sources
Oakshire Environmental



ANALYTICAL TEST REPORT

Report Number 25-12308, issue number 1
Contract name: Reed
Client reference: Not Supplied
Clients name: Oakshire Environmental
Clients address: Oakshire Environmental
6 Vine Close
Bottesford
Nottingham
NG13 0FW
Samples received: 11/12/2025
Analysis started: 11/12/2025
Analysis completed: 18/12/2025
Report issued: 18/12/2025

Key
U UKAS accredited test
M MCERTS & UKAS accredited test
(B) Analysis performed at Southampton Site
I/S Insufficient sample to carry out test
U/S Sample not suitable for testing
NAD No Asbestos Detected
Full key available on Information page



Approved by: Sam Rogerson
Receipt and Reporting Manager

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
80840	S01	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	11.1
80841	S02	0.70	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	9.9
80842	S03	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	12.6
80843	S04	0.50	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	11.4
80844	S05	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	12.0
80845	S06	0.50	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	10.3
80846	S07	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	13.7
80847	S08	0.70	Brown Loamy Clay with Gravel.	-	-	11.2
80848	S09	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	17.2
80849	S10	0.60	Brown Sandy Clay with Gravel.	-	-	10.2
80850	S11	0.20	Brown Sandy Clay with Gravel.	-	-	7.9
80851	S12	0.70	Brown Sandy Clay with Gravel.	-	-	8.4
80852	S13	0.20	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	13.3
80853	S14	0.50	Brown Sandy Clayey Loam with Gravel and Vegetation.	-	-	9.9
80854	S15	0.20	Brown Sandy Clay with Gravel.	-	-	14.9
80855	S16	0.50	Brown Sandy Clay with Gravel.	-	-	19.6

DEVIATING SAMPLE INFORMATION

Comments

Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.

For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.

Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

- a Sampling date not provided
- b Sampling time not provided (waters only)
- c Sample not received in appropriate containers
- d Storage Temperature
- e Headspace present in sample container
- f Sample exceeded sampling to receipt
- g Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
80840	S01	0.20	N	
80841	S02	0.70	N	
80842	S03	0.20	N	
80843	S04	0.50	N	
80844	S05	0.20	N	
80845	S06	0.50	N	
80846	S07	0.20	N	
80847	S08	0.70	N	
80848	S09	0.20	N	
80849	S10	0.60	N	
80850	S11	0.20	N	
80851	S12	0.70	N	
80852	S13	0.20	N	
80853	S14	0.50	N	
80854	S15	0.20	N	
80855	S16	0.50	N	

SOILS

Lab Number					80840	80841	80842	80843	80844
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S01	S02	S03	S04	S05
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	n/t	NAD	n/t	NAD
Metals									
Arsenic	CE264	U	1.8	mg/kg	11.3	9.2	14.1	8.9	18.8
Beryllium	CE264	M	0.2	mg/kg	0.6	0.3	0.7	0.4	0.5
Cadmium	CE264	M	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6
Chromium	CE264	U	2	mg/kg	23.3	15.9	26.8	15.6	18.3
Copper	CE264	U	1.6	mg/kg	14.7	7.0	34.2	13.1	18.8
Lead	CE264	U	2.3	mg/kg	22.1	12.7	59.3	24.0	78.5
Mercury	CE264	U	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
Nickel	CE264	M	2.1	mg/kg	10.5	5.2	10.7	6.0	7.9
Selenium	CE264	U	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Vanadium	CE264	N	1.8	mg/kg	43.3	23.5	46.7	31.2	33.4
Zinc	CE264	M	4	mg/kg	61.6	29.7	150	57.3	104
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Chromium III	CE208	N	2	mg/kg	23.3	15.9	26.8	15.6	18.3
Combustion									
Moisture Content	CE001	N	0.1	%	11.1	9.9	12.6	11.4	12.0
Total Organic Carbon	CE197	M	0.1	%	0.84	0.34	1.93	0.68	1.64
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	0.035	< 0.016	0.058
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	0.093	< 0.015	0.222
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	0.078	< 0.013	0.066
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	0.064	< 0.013	0.098
Phenanthrene	CE087	M	0.014	mg/kg	0.035	< 0.014	0.974	0.132	1.59
Anthracene	CE087	U	0.017	mg/kg	< 0.017	< 0.017	0.423	0.052	0.365
Fluoranthene	CE087	M	0.017	mg/kg	0.106	< 0.017	4.16	0.499	4.02
Pyrene	CE087	M	0.016	mg/kg	0.093	< 0.016	3.77	0.443	3.34
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.061	< 0.012	2.31	0.224	1.63

SOILS

Lab Number					80840	80841	80842	80843	80844
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S01	S02	S03	S04	S05
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Chrysene	CE087	M	0.028	mg/kg	0.056	< 0.028	2.27	0.214	1.79
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.072	< 0.020	3.14	0.270	2.15
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.028	< 0.025	1.23	0.102	0.867
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.054	< 0.019	2.77	0.228	1.60
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.059	< 0.019	2.62	0.188	1.60
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	< 0.017	0.497	0.037	0.308
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.046	< 0.019	2.06	0.142	1.11
Total PAH(16)	CE087	N	0.28	mg/kg	0.610	< 0.280	26.5	2.53	20.8
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	1.1
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0	< 4.0	7.2	< 4.0	4.5
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	0.7	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	< 0.6	< 0.6	3.2	< 0.6	2.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	< 1.0	< 1.0	6.9	< 1.0	6.9
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0	< 2.0	15.2	< 2.0	19.2

SOILS

Lab Number					80840	80841	80842	80843	80844
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S01	S02	S03	S04	S05
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	< 4.5	< 4.5	50.3	< 4.5	45.0
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	< 1.5	< 1.5	11.6	< 1.5	7.0
Wet Chem									
pH	CE004	M	0.1	pH units	7.1	7.2	7.7	7.0	8.1

SOILS

Lab Number					80845	80846	80847	80848	80849
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S06	S07	S08	S09	S10
Depth (m)					0.50	0.20	0.70	0.20	0.60
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	n/t	NAD	n/t	NAD	n/t
Metals									
Arsenic	CE264	U	1.8	mg/kg	16.5	9.6	11.0	20.4	12.2
Beryllium	CE264	M	0.2	mg/kg	0.5	0.3	0.4	0.4	0.4
Cadmium	CE264	M	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6
Chromium	CE264	U	2	mg/kg	20.1	16.9	17.5	23.0	22.3
Copper	CE264	U	1.6	mg/kg	18.0	10.5	10.5	80.9	13.8
Lead	CE264	U	2.3	mg/kg	56.7	27.5	21.6	111	24.4
Mercury	CE264	U	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
Nickel	CE264	M	2.1	mg/kg	8.2	4.2	5.6	8.0	9.1
Selenium	CE264	U	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Vanadium	CE264	N	1.8	mg/kg	37.2	24.5	25.5	32.4	26.7
Zinc	CE264	M	4	mg/kg	77.9	61.8	48.8	408	72.6
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Chromium III	CE208	N	2	mg/kg	20.1	16.9	17.5	23.1	22.3
Combustion									
Moisture Content	CE001	N	0.1	%	10.3	13.7	11.2	17.2	10.2
Total Organic Carbon	CE197	M	0.1	%	1.02	1.09	0.81	2.90	0.50
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	0.077	< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	0.024	< 0.013	< 0.013	< 0.013	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.358	0.106	0.036	0.081	< 0.014
Anthracene	CE087	U	0.017	mg/kg	0.112	0.030	< 0.017	0.027	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	1.18	0.297	0.123	0.315	< 0.017
Pyrene	CE087	M	0.016	mg/kg	0.998	0.251	0.107	0.274	< 0.016
Benzo(a)anthracene	CE087	U	0.012	mg/kg	0.619	0.142	0.063	0.155	< 0.012

SOILS

Lab Number					80845	80846	80847	80848	80849
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S06	S07	S08	S09	S10
Depth (m)					0.50	0.20	0.70	0.20	0.60
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Chrysene	CE087	M	0.028	mg/kg	0.696	0.152	0.061	0.176	< 0.028
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	0.859	0.196	0.080	0.199	< 0.020
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	0.323	0.070	0.032	0.079	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	0.614	0.145	0.057	0.143	< 0.019
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	0.609	0.138	0.055	0.144	< 0.019
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	0.130	0.029	< 0.017	0.028	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.439	0.109	0.044	0.104	< 0.019
Total PAH(16)	CE087	N	0.28	mg/kg	7.04	1.67	0.658	1.73	< 0.280
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0	< 4.0	< 4.0	4.8	< 4.0
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	1.1	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	1.4	< 0.6	< 0.6	2.2	< 0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	2.8	1.1	< 1.0	5.0	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	3.3	< 2.0	< 2.0	4.8	< 2.0

SOILS

Lab Number					80845	80846	80847	80848	80849
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S06	S07	S08	S09	S10
Depth (m)					0.50	0.20	0.70	0.20	0.60
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	13.0	< 4.5	< 4.5	27.3	< 4.5
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	2.2	< 1.5	< 1.5	7.8	< 1.5
Wet Chem									
pH	CE004	M	0.1	pH units	8.1	7.5	7.5	7.3	7.7

SOILS

Lab Number					80850	80851	80852	80853	80854
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S11	S12	S13	S14	S15
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Asbestos									
Asbestos Identification	SUBCO N	SU	0	-	NAD	n/t	NAD	n/t	NAD
Metals									
Arsenic	CE264	U	1.8	mg/kg	13.6	15.2	11.5	8.4	8.3
Beryllium	CE264	M	0.2	mg/kg	0.4	0.3	0.7	0.4	0.3
Cadmium	CE264	M	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6
Chromium	CE264	U	2	mg/kg	21.6	22.7	16.9	14.6	12.8
Copper	CE264	U	1.6	mg/kg	9.5	10.4	22.5	10.7	7.8
Lead	CE264	U	2.3	mg/kg	11.9	8.7	45.3	24.1	17.2
Mercury	CE264	U	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
Nickel	CE264	M	2.1	mg/kg	6.5	6.5	8.5	4.8	3.0
Selenium	CE264	U	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Vanadium	CE264	N	1.8	mg/kg	29.8	38.6	38.4	26.3	25.6
Zinc	CE264	M	4	mg/kg	30.6	21.0	66.5	34.8	25.8
Colourimetric									
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50
Chromium III	CE208	N	2	mg/kg	21.6	22.7	16.9	14.7	12.9
Combustion									
Moisture Content	CE001	N	0.1	%	7.9	8.4	13.3	9.9	14.9
Total Organic Carbon	CE197	M	0.1	%	0.21	0.22	3.28	0.74	0.62
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	0.036	0.044	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	0.172	0.171	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	0.159	0.099	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	0.108	0.099	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	< 0.014	< 0.014	1.44	1.47	0.016
Anthracene	CE087	U	0.017	mg/kg	< 0.017	< 0.017	0.569	0.602	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	< 0.017	0.018	8.35	7.73	0.040
Pyrene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	6.75	6.42	0.032
Benzo(a)anthracene	CE087	U	0.012	mg/kg	< 0.012	< 0.012	3.44	3.71	0.030

SOILS

Lab Number					80850	80851	80852	80853	80854
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S11	S12	S13	S14	S15
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
Chrysene	CE087	M	0.028	mg/kg	< 0.028	< 0.028	3.38	3.46	< 0.028
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	< 0.020	< 0.020	4.70	4.08	< 0.020
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025	< 0.025	1.85	1.60	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	< 0.019	< 0.019	2.90	3.19	< 0.019
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	< 0.019	< 0.019	2.63	2.55	< 0.019
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	< 0.017	0.513	0.493	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	< 0.019	< 0.019	1.81	1.92	< 0.019
Total PAH(16)	CE087	N	0.28	mg/kg	< 0.280	< 0.280	38.8	37.6	< 0.280
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	0.5	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7	< 0.7	< 0.7	< 0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0	< 4.0	7.4	< 4.0	< 4.0
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	< 0.6	< 0.6	3.8	0.9	< 0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	< 1.0	< 1.0	8.4	1.8	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0	< 2.0	26.2	3.4	< 2.0

SOILS

Lab Number					80850	80851	80852	80853	80854
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S11	S12	S13	S14	S15
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	< 4.5	< 4.5	76.4	9.3	< 4.5
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	< 1.5	< 1.5	11.2	< 1.5	< 1.5
Wet Chem									
pH	CE004	M	0.1	pH units	7.1	6.9	7.8	7.6	7.9

SOILS

Lab Number					80855
Client Reference					SOIL
Sample ID					S16
Depth (m)					0.50
Sampling Date					09/12/2025
Test	Method	Accred	LoD	Units	
Asbestos					
Asbestos Identification	SUBCO N	SU	0	-	n/t
Metals					
Arsenic	CE264	U	1.8	mg/kg	14.7
Beryllium	CE264	M	0.2	mg/kg	0.5
Cadmium	CE264	M	1.6	mg/kg	< 1.6
Chromium	CE264	U	2	mg/kg	24.9
Copper	CE264	U	1.6	mg/kg	8.8
Lead	CE264	U	2.3	mg/kg	12.5
Mercury	CE264	U	0.7	mg/kg	< 0.7
Nickel	CE264	M	2.1	mg/kg	7.3
Selenium	CE264	U	3	mg/kg	< 3.0
Vanadium	CE264	N	1.8	mg/kg	66.3
Zinc	CE264	M	4	mg/kg	26.6
Colourimetric					
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040
Total Monohydric Phenols	CE078	N	0.5	mg/kg	< 0.50
Chromium III	CE208	N	2	mg/kg	24.9
Combustion					
Moisture Content	CE001	N	0.1	%	19.6
Total Organic Carbon	CE197	M	0.1	%	0.56
Polyaromatic hydrocarbons					
Naphthalene	CE087	M	0.016	mg/kg	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	< 0.014
Anthracene	CE087	U	0.017	mg/kg	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	< 0.017
Pyrene	CE087	M	0.016	mg/kg	< 0.016
Benzo(a)anthracene	CE087	U	0.012	mg/kg	< 0.012

SOILS

Lab Number					80855
Client Reference					SOIL
Sample ID					S16
Depth (m)					0.50
Sampling Date					09/12/2025
Test	Method	Accred	LoD	Units	
Chrysene	CE087	M	0.028	mg/kg	< 0.028
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	< 0.020
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	< 0.019
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	< 0.019
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	< 0.019
Total PAH(16)	CE087	N	0.28	mg/kg	< 0.280
BTEX					
Benzene	CE267	U	0.001	mg/kg	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002
Total Petroleum Hydrocarbons					
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	< 4.0
>C35-C40 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	< 0.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	< 1.0
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	< 2.0

SOILS

Lab Number					80855
Client Reference					SOIL
Sample ID					S16
Depth (m)					0.50
Sampling Date					09/12/2025
Test	Method	Accred	LoD	Units	
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	< 4.5
>C35-C40 Aromatic (EH_2D_AR)	CE250	N	1.5	mg/kg	< 1.5
Wet Chem					
pH	CE004	M	0.1	pH units	7.7



SOIL SVOCS

Lab Number					80840	80841	80842	80843	80844
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S01	S02	S03	S04	S05
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
SVOC									
Phenol	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Cresols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Xylenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Naphthols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Trimethylphenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10



SOIL SVOCS

Lab Number					80845	80846	80847	80848	80849
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S06	S07	S08	S09	S10
Depth (m)					0.50	0.20	0.70	0.20	0.60
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
SVOC									
Phenol	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Cresols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Xylenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Naphthols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Trimethylphenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10



SOIL SVOCs

Lab Number					80850	80851	80852	80853	80854
Client Reference					SOIL	SOIL	SOIL	SOIL	SOIL
Sample ID					S11	S12	S13	S14	S15
Depth (m)					0.20	0.70	0.20	0.50	0.20
Sampling Date					09/12/2025	09/12/2025	09/12/2025	09/12/2025	09/12/2025
Test	Method	Accred	LoD	Units					
SVOC									
Phenol	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Cresols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Xylenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Naphthols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Trimethylphenols	CE189	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10



SOIL SVOCS

Lab Number					80855
Client Reference					SOIL
Sample ID					S16
Depth (m)					0.50
Sampling Date					09/12/2025
Test	Method	Accred	LoD	Units	
SVOC					
Phenol	CE189	N	0.1	mg/kg	< 0.10
Cresols	CE189	N	0.1	mg/kg	< 0.10
Xylenols	CE189	N	0.1	mg/kg	< 0.10
Naphthols	CE189	N	0.1	mg/kg	< 0.10
Trimethylphenols	CE189	N	0.1	mg/kg	< 0.10

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE189	SVOC in solids	DCM Extraction and GCMS	As submitted sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE078	Phenols in Soil	Continuous Flow Analyser	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample
CE197	Primacs in Soil	Primacs	Air dried sample

REPORT INFORMATION

Report No.:25-12308, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

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