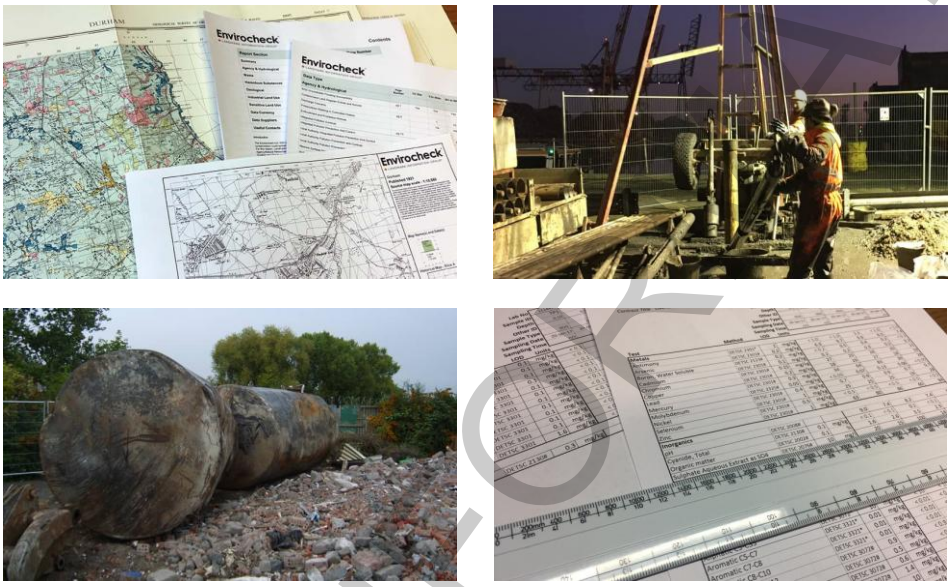

Phase 2: Site Investigation

ISH Building, Leconfield Industrial Estate

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PHASE 2 SITE INVESTIGATION REPORT

ISH BUILDING, LECONFIELD INDUSTRIAL ESTATE

TABLE OF CONTENTS

APPENDICES

Revision	Date	Prepared By	Signed
Final	May 2026	L Cassidy *Associate Director*	[redacted]
		Checked By	
		N Waterhouse *Senior Engineering Geologist*	N Waterhouse
		Approved By	
		N Waterhouse *Senior Engineering Geologist*	N Waterhouse

1 EXECUTIVE SUMMARY

Site Address	Leconfield Industrial Estate, Cleator Moor, CA25 5QB
Proposed Development	The site is expected to be developed with a new commercial building with associated parking, access roads and peripheral soft landscaping. A proposed layout has not been provided.
Fieldwork	• 4no dynamic sampling and rotary open-hole/cored boreholes (BH02 to BH04 inclusive) to a maximum depth of 40.00mbgl. • Installation of 3no monitoring wells (BH02, 04 & 05) • 8no machine excavated trial pits (TP01, TP05 & TP07-12) were dug to a maximum depth of 3.00mbgl.
Ground Conditions	• Made ground was encountered to depths of between 7.10mbgl and 9.30mbgl and was only fully penetrated within the boreholes. • Firm to stiff sandy gravelly clay was generally encountered down to a maximum depth of 11.70mbgl. • Rockhead of mudstone was encountered between 9.30 and 11.70mbgl and generally proven to max. 40.00mbgl (localised sandstone bands). • Coal (intact) was noted locally (0.07-0.30m thick) • Groundwater strikes observed between 5.70 and 21.00mbgl.
Contamination Testing Results	• 14no made ground samples tested. • No elevated organic or inorganic determinants. • No asbestos fibres. • 4no leachate samples tested – no exceedances with reference to EQS, slight exceedances for PAH and phenol with reference to DWS. • Slightly acidic but generally alkaline pH in soils and leachates.
Contamination Analysis	• Given the site's proposed commercial land use, the levels of contamination recorded on site are unlikely to pose a risk to the current and future users of the site. • If any zones of odorous, brightly coloured or suspected contaminated ground or groundwater are encountered then work should cease in that area until the material has been investigated. The results of the investigation will therefore determine whether or not remediation will be required. • Made ground classed as posing a low risk with respect to construction workers. PPE for workers. Damping down of site during dry windy conditions. • Suitable growing medium required for all proposed areas of soft landscaping, to 0.50m. • Controlled waters unlikely to be at risk. • With respect to utilities pH was elevated; as a minimum all services should be laid in clean trenches. • Sub surface concrete should be designed to DS-2 ACEC (Class AC-2). This assumes mobile groundwater conditions.
Geotechnical Testing Results	• Cohesive deposits high strength based on in-situ SPTs. • UCS and converted PLT indicate rock strengths between 1.15 and 81.4MPa. • Sulphates 47mg/l, pH slightly alkaline. • CBRs between 0.55 and >25% within variable made ground deposits.
Geotechnical Analysis & Foundation Recommendations	• Piled foundations recommended – this report should be made available to a competent piling contractor. • Normal earthworks plant for excavations.

S2 - FOR INFORMATION

2 INTRODUCTION

2.1 Authorisation

The site investigation described in this report was carried out by Solmek to the instructions of Morgan Sindall, on land located at Leconfield Industrial Estate, Cleator Moor, CA25 5QB (Figure 1).

Sources of information, including previous work undertaken at the site, are detailed below:

- *AECOM Geotechnical & Structural Design Report (60520781) December 2016.*
- *WYG Phase 1 Desk Study (A114312) January 2020*
- *WYG Phase 2 Site Investigation (A114312-1) November 2020*
- *Solmek Phase 2 Site Investigation (S220141) May 2022*
- *Solmek Phase 2 Site Investigation (S230810) September 2024*
- *Solmek Phase 2 Site Investigation (S240720) September 2024*
- *Solmek Phase 1 Desk Study (S230713) April 2026 (Revised)*

Reference should be made to the above reports for details of the site's history and environmental setting, the ground conditions encountered, and the results of historical contamination analysis.

2.2 Scope of Works

The site is expected to be developed with a new commercial building with associated parking, access roads and peripheral soft landscaping.

The following steps may be required in the investigation and remediation of potentially contaminated land:

Phase 1: Desk Study
Phase 2: Intrusive Investigation
Phase 3: Remediation Statement
Phase 4: Validation Reports

Phases 1 and 2 are generally required in the redevelopment of most sites. Phases 3 and 4 are subject to the findings of the initial stages.

A geotechnical and environmental (Phase 2) investigation including a ground gas risk assessment was requested. The fieldwork and testing was generally carried out according to;

- BS 5930:2015+A1:2020 Code of Practice for Ground Investigations
- BS 10175:2026 Investigation of Potentially Contaminated Sites – Code of Practice.
- CIRIA C665:2007 Assessing Risks Posed by Hazardous Ground Gas to Buildings
- BS 8485:2015+A1:2019 Code of Practice for the Characterization and Remediation from Ground Gas in Affected Developments
- Rock and soil descriptions shall be in accordance with BS EN ISO 14689-1:2003, BS EN ISO 14688-1:2002 and BS EN ISO 14688-2:2004
- CIRIA C758D Abandoned Mine Workings Manual

This report forms part of a Stage 1 Risk Assessment (Generic Quantitative Risk Assessment) with respect to the Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*.

The information provided in this report is based on the investigation fieldwork and is subject to the comments and approval of the various regulatory authorities. There may be other conditions prevailing on the site which have not been disclosed by this investigation and which have not been taken into account by this report. Solmek reserve the right to alter conclusions and recommendations should further information be available or provided. Any schematic representation or opinion of the possible configuration of ground conditions between exploratory holes is conjectural and given for guidance only and confirmation of intermediate ground conditions should be considered if deemed necessary.

3 SITE DESCRIPTION

A site inspection, as recommended in BS 5930 and BS 10175, was undertaken in February 2026. The site is centred at Ordnance Survey Co-ordinates 301700, 515490 and covers approximately 2.6Ha.

The site comprises a parcel of land within Leconfield Industrial Estate in Cleator Moor, West Cumbria. It is formed of several adjoining zones. The principal area is a rectangular expanse of concrete hardstanding located in the southeastern part of the site. Areas of soft standing adjoin this section to the north and south, while a car park lies immediately to the east.

To the northwest is a separate rectangular hardstanding area enclosed by fencing and accessed via two gates, with a further car park situated to its east. A road running southwest–northeast separates the southeastern concrete area from the northwestern gated section.

Access to the industrial estate is provided via a roundabout on Leconfield Street.

The surrounding land uses are predominantly industrial in character. The only notable exception is along the southeastern site boundary, where the site adjoins a wooded area containing a narrow footpath.

4 FIELDWORK

The fieldwork was carried out on 2nd to 17th April 2026. The extent of the investigation was:

- Ground penetrating radar (GPR) scan of all exploratory positions to check for underground utilities.
- Topographic survey of all exploratory positions.
- 4no dynamic sampling and rotary open-hole/cored boreholes (BH02 to BH04 inclusive) to a maximum depth of 40.00mbgl.
    - The borehole locations were specified by Billinghurst George & Partners (BGP) on behalf of the client.
    - BH01 could not be drilled due to access issues.
    - BH03, BH04 and BH05 were partially drilled via coring, to retrieve rock-core to provide geological information for pile design.
    - The boreholes were extended to between 30mbgl and 4.00mbgl to investigate the presence of shallow historic mine workings.
- Gas monitoring wells were installed in BH's 02, 04 & 05.
    - The wells were spaced at <25m centres evenly around the site in accordance with CIRIA C665.
- 8no machine excavated trial pits (TP01, TP05 & TP07-12) were dug to a maximum depth of 3.00mbgl.
    - The trial pit locations were specified by Billinghurst George & Partners (BGP) on behalf of the client.
    - Several trial pits (TP02, TP03, TP04 and TP06) could not be excavated due to access issues.
- Insitu testing in the exploratory positions as California Bearing Ratio (CBR), Standard Penetration Tests (SPTs) and hand shear vanes.
- Retrieval of samples for geotechnical and chemical testing.

The trial pits and boreholes were respectively backfilled with clean arisings and bentonite/installations upon completion.

Descriptions of the strata encountered in the boreholes and trial pits together with details of sampling and groundwater are presented in Appendix B of this report. A plan showing the location of the boreholes and trial pits can be found in Appendix A (Figure 2). Selected photos of the trial pits and retrieved rock core are presented in Appendix A.

5 GROUND CONDITIONS

A summary of the ground conditions encountered is given below. The exploratory hole logs are presented in Appendix B.

5.1 Topsoil

Topsoil was encountered within TP07, TP09 and TP10, to between 0.10 and 0.30mbgl, comprising slightly sandy slightly gravelly topsoil. The gravel generally comprised mudstone and brick.

5.2 Made Ground

Made ground was variable across the site. Where penetrated, the made ground was encountered to between 7.10mbgl (BH05) and 9.30mbgl (BH03). The 8no trial pits all terminated within the made ground, at depths between 1.20mbgl and 3.00mbgl.

The made ground comprised a variable surfacing of block paving, concrete (0.20-0.25m thick) or asphalt/macadam (0.20-0.40m thick). The underlying made ground was predominantly slag, with slag deposits ranging in thickness between 3.80m (BH05) and 7.20m (BH04). Occasionally the granular made ground contained other constituents alongside the slag, including basalt, sandstone, mudstone and brick

Locally, bands of cohesive made ground were encountered above/beneath the slag ranging in thickness from 0.20 to 2.50m.

5.3 Obstructions

The fused slag deposits generally posed an obstruction to the excavator, with TPs 07-11 all terminating shallower than target depths, within slag materials. In addition, buried concrete was noted within TP12 (0.70-1.20m) resulting in termination at 1.20mbgl.

5.4 Natural Deposits

Proven to underlie the made ground deposits across the site within BH02, BH04 and BH05 only, natural deposits generally comprised firm to stiff sandy gravelly clay, proven to depths between 10.90mbgl (BH02) and 11.70mbgl (BH04 & BH05). Within BH02 only, this clay was noted as silty.

5.5 Solid Geology

Rockhead of mudstone was encountered between 9.30mbgl (BH03) and 11.70mbgl (BH04 & BH05). Within BHs 03, 04 & 05, the solid geology was initially cored and generally logged as weak thinly laminated mudstone.

Sandstone was noted within BH03 (13.20-13.80m & 14.70-15.30m), noted as medium strong.

Openhole drilling continued to between 30.00mbgl and 40.00mbgl, generally encountering reddish brown and dark grey mudstones with no loss of flush noted.

Intact coal bands were noted within BH02 (31.20-31.50m), BH04 (13.78-13.86m) and BH05 (16.90-17.10m).

5.6 Groundwater

Groundwater strikes, where encountered, are presented on the exploratory logs (Appendix B) and are summarised below in Table 1:

TABLE 1: SUMMARY OF GROUNDWATER STRIKES

Exploratory Position	Depth Encountered (mbgl)	Strata
BH02	5.70	MADE GROUND
	8.70	CLAY
BH03	8.70	MADE GROUND
BH04	5.70	MADE GROUND
BH05	7.20	CLAY
	21.00	MUDSTONE

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities. Therefore, water levels significantly higher than those found during this investigation may be encountered.

6 CONTAMINATION TESTING RESULTS

The proposed development of the site is to involve the construction of a commercial building with associated peripheral landscaping, parking and access roads. The chemical samples were generally retrieved in line with BS ISO 18400-105:2017 *Soil Quality. Sampling*. The chemical results are presented in Appendix C.

6.1 Site Characterisation

Within the Solmek Phase 1 Desk Study, a preliminary conceptual model was formed based on the information obtained. The initial risk was based on the site history which recorded an ironworks on the site by the 1860s, with railway sidings and slag heaps also noted. Buildings were added in the 1980s and 1990s but these were demolished by the 2020s.

An overall low to moderate risk was provided for various receptors:

- Human Health – Low to Moderate
- Controlled Water – Low
- Current Site Users (on-site workers/visitors) – Low
- Vegetation – Very Low
- Construction Materials – Low to Moderate

6.2 Contamination Testing and Rationale

To provide information upon the possibility of ground contamination twelve samples of made ground and two samples of topsoil were selected for shallow contamination testing. A Low to Moderate overall contamination risk was highlighted in the Phase 1 Desk Study due to previous land uses. This coupled with the end use being Commercial 14no samples are considered appropriate for testing. The samples selected are detailed below:

- BH04 – 0.30-0.40m (Made ground – cohesive)
- TP01 – 0.30-0.40m (Made ground – granular, entirely slag)
- TP01 – 1.70-1.80m (Made ground – cohesive)
- TP05 – 2.30-2.40m (Made ground – granular, various constituents including slag)
- TP07 – 0.50-0.60m (Made ground – cohesive)
- TP08 – 0.00-0.10m (Made ground – macadam)
- TP08 – 1.10-1.20m (Made ground – granular, entirely slag)
- TP09 – 0.00-0.10m (Topsoil)
- TP09 – 0.50-0.60m (Made ground – cohesive)

- TP09 – 1.40-1.50m (Made ground – granular, entirely slag)
- TP10 – 0.20-0.30m (Topsoil)
- TP10 – 2.10-2.20m (Made ground – granular, entirely slag)
- TP11 – 0.30-0.40m (Made ground – asphalt)
- TP12 – 0.50-0.60m (Made ground – granular, various constituents including slag)

The samples selected are considered to provide coverage of the made ground strata from across the site that would be most likely to be exposed during future site works. The samples were tested for the following contaminant suites:

- 13no Metals, semi-metals, non-metals, inorganic determinants
- 13no Asbestos identification screenings
- 13no Speciated Polyaromatic Hydrocarbons (PAHs)
- 13no Total Petroleum Hydrocarbon Criteria Working Group fractions (TPHCWG)
- 3no Coal Tar Analysis (1no sample – TP08 1.10-1.20m – tested incorrectly by the lab and thus not discussed further)

Leachate analysis was also undertaken on the below samples:

- TP01 – 1.70-1.80m (Made ground – cohesive)
- TP05 – 2.30-2.40m (Made ground – granular, various constituents including slag)
- TP07 – 0.50-0.60m (Made ground – cohesive)
- TP10 – 2.10-2.20m (Made ground – granular, entirely slag)

6.3 Test Results

Based on the proposed development at the site, the test results have been compared to a series of Land Quality Management (LQM) Suitable for Use Levels (S4UL) based on a commercial land use. These are the most up to date thresholds published in 2015.

The value for lead has been compared with the Category 4 Screening Level (March 2014) developed by Contaminated Land: Applications In Real Environments (CL:AIRE).

The test results are presented in Appendix C, and a summary is provided below in Tables 2, 3 & 4.

TABLE 2: SUMMARY OF INORGANIC CONTAMINATION TESTING RESULTS

Determinand	Units	Number of Samples above Level of Detection	Minimum Recorded Level	Maximum Recorded Level	Commercial Threshold Value	Number of Results Exceeding Threshold Value
Metals						
Cadmium	mg/kg	2	<0.1	0.2	190	0
Chromium	mg/kg	13	2	20	8600	0
Copper	mg/kg	13	2.4	64	68000	0
Lead	mg/kg	13	0.5	58	2300*	0
Mercury	mg/kg	3	<0.05	0.1	1100	0
Nickel	mg/kg	13	1.1	23	980	0
Zinc	mg/kg	5	69	369	730000	0
Semi metals and non metals						
Arsenic	mg/kg	13	1.2	28	640	0
Boron	mg/kg	12	<0.2	2.1	240000	0
Selenium	mg/kg	7	<0.5	5.3	12000	0
Inorganic chemicals						
Cyanide	mg/kg	9	<0.1	1.6	1580**	0
W.S. Sulphate	mg/l	13	18	970	2000^	0
Other						
pH	pH	-	8.7	12.3	<5.5^	0

* Category 4 Screening Levels, March 2014
** CLEA Software Version 1.06 (pH7 and 1%SOM)
^ EA Threshold Values

6.4 Metals, Semi Metals and Non Metals

No samples indicated significant raised levels of contamination above the S4UL threshold values, based on the 13no samples tested for these determinants.

6.5 Inorganic Chemicals

Soluble sulphates (potentially aggressive to foundation concrete) were recorded between 18 and 970mg/l. None of the samples were elevated above levels affecting human health, however five samples were raised above the BRE Special Digest 1 500mg/l limit for the sulphate classification of concrete.

The results of the pH testing were between 8.7 and 12.3. These pH levels are consistent with slightly to strongly alkaline conditions.

6.6 Organic Chemicals

The organic thresholds vary depending on the levels of soil organic matter (SOM).

The average SOM recorded across the site was 1.8% therefore a SOM of 1% has been used to determine the S4UL thresholds. Table 3, below, summarises the results.

TABLE 3: SUMMARY OF ORGANIC CONTAMINATION TESTING RESULTS

Determinand	Units	Number of Samples above Level of Detection	Minimum Recorded Level	Maximum Recorded Level	Commercial Threshold Value at 1% SOM	Number of Results Exceeding Threshold Value
TPH Aliphatic Fractions						
Aliphatic (C5-C6)	mg/kg	0	<0.01	-	3200	0
Aliphatic (C6-C8)	mg/kg	0	<0.01	-	7800	0
Aliphatic (C8-C10)	mg/kg	0	<0.01	-	2000	0
Aliphatic (C10-C12)	mg/kg	0	<1.5	-	9700	0
Aliphatic (C12-C16)	mg/kg	0	<1.2	-	59000	0
Aliphatic (C16-C35)	mg/kg	0	<4.9	130	1600000	0
Aliphatic (C35-C44)	mg/kg	1	<3.4	120	1600000	0
TPH Aromatic Fractions						
Aromatic (C5-C7)	mg/kg	0	<0.01	-	26000	0
Aromatic (C7-C8)	mg/kg	0	<0.01	-	56000	0
Aromatic (C8-C10)	mg/kg	0	<0.01	-	3500	0
Aromatic (C10-C12)	mg/kg	0	<0.9	-	16000	0
Aromatic (C12-C16)	mg/kg	0	<0.5	-	36000	0
Aromatic (C16-C21)	mg/kg	1	<0.6	12	28000	0
Aromatic (C21-C35)	mg/kg	2	<1.4	630	28000	0
Aromatic (C35-C44)	mg/kg	2	<1.4	510	28000	0
Speciated PAH						
Naphthalene	mg/kg	1	<0.1	0.31	190	0
Acenaphthylene	mg/kg	0	<0.1	-	83000	0
Acenaphthene	mg/kg	1	<0.1	0.12	84000	0
Fluorene	mg/kg	0	<0.1	-	63000	0
Phenanthrene	mg/kg	2	<0.1	0.28	22000	0
Anthracene	mg/kg	0	<0.1	-	520000	0
Fluoranthene	mg/kg	3	<0.1	0.82	23000	0
Pyrene	mg/kg	3	<0.1	0.86	54000	0
Benzo(a)anthracene	mg/kg	2	<0.1	0.72	170	0
Chrysene	mg/kg	2	<0.1	0.83	350	0
Benzo(b)fluoranthene	mg/kg	1	<0.1	0.16	44	0
Benzo(k)fluoranthene	mg/kg	0	<0.1	-	1200	0
Benzo(a)pyrene	mg/kg	1	<0.1	0.72	35	0
Indeno(123cd)pyrene	mg/kg	0	<0.1	-	3900	0
Dibenzo(ah)anthracene	mg/kg	0	<0.1	-	3.5	0
Benzo(ghi)perylene	mg/kg	1	<0.1	0.3	500	0
PAH	mg/kg	2	<1.6	4.2	1000*	0
Phenols	mg/kg	2	<0.3	1.1	440	0
* EA Threshold Values						

No samples indicated significant raised levels of contamination above the S4UL threshold values, based on the 13no samples tested for these determinants.

6.7 Asbestos

From the 13no samples subject to asbestos screening, no asbestos fibres were recorded.

6.8 Coal Tar

Two samples of macadam/asphalt were tested for coal tar (TP08 0.00-0.10m & TP11 0.30-0.40m), with no coal tar identified in either sample. 1no additional test (TP08 1.10-1.20m) was erroneously undertaken, with no coal tar identified.

6.9 Leachates

The results of the four leachate tests are presented in Table 4. The results have been compared, where

available, to UK Drinking Water Standards (DWS), otherwise EA Leachate Quality Thresholds, EQS Freshwater and WHO Guidelines (2005) have been used.

TABLE 4: LEACHATE TESTING

Determinant	Units	Number of Samples above Level of Detection	Minimum Recorded Level	Maximum Recorded Level	UK DWS	Number of Results Exceeding Threshold Value
Inorganic Contaminants						
Cadmium	µg/l	2	<0.03	0.17	5	0
Chromium (Total)	µg/l	3	<0.25	4.91	50	0
Copper	µg/l	4	2.79	8.17	2000	0
Lead	µg/l	4	0.96	5.65	25	0
Mercury	µg/l	3	<0.01	0.03	1	0
Nickel	µg/l	3	<0.5	7.12	20	0
Zinc	µg/l	4	5.02	49.26	5000	0
Arsenic	µg/l	4	1.04	5.30	10	0
Selenium	µg/l	4	1.34	1.94	10	0
Cyanide (Total)	µg/l	0	<40	-	50	0
Sulphate	mg/l	4	1.8	190	250	0
Boron	µg/l	3	<12	16.36	2000	0
pH	-	-	6.7	11.1	>5.5**	0
PAH						
Naphthalene	µg/l	1	<0.05	0.09	PAH DWS is 0.1µg/l	0
Acenaphthylene	µg/l	0	<0.01	-		0
Acenaphthene	µg/l	2	<0.01	0.03		0
Fluorene	µg/l	1	<0.01	0.02		0
Phenanthrene	µg/l	4	<0.01	0.04		0
Anthracene	µg/l	4	<0.01	0.03		0
Fluoranthene	µg/l	4	<0.01	0.04		0
Pyrene	µg/l	4	<0.01	0.04		0
Benzo(a)anthracene	µg/l	1	<0.01	0.02		0
Chrysene	µg/l	1	<0.01	0.01		0
Benzo(b)fluoranthene	µg/l	3	<0.01	0.03		0
Benzo(k)fluoranthene	µg/l	1	<0.01	0.01		0
Benzo(a)pyrene	µg/l	1	<0.01	0.02		0
Benzo(ghi)perylene	µg/l	1	<0.01	0.02		0
Dibenzo(ah)anthracene	µg/l	0	<0.01	-		0
Indeno(123cd)pyrene	µg/l	1	<0.01	0.02		0
PAH Total	µg/l	2	<0.20	0.29	0.2**	2
Phenol	µg/l	4	2.0	5.0	0.5	4
TPH Aliphatic Fractions						
C5-6	µg/l	0	<0.1	-	15000*	0
C6-8	µg/l	0	<0.1	-	15000*	0
C8-10	µg/l	0	<0.1	-	300*	0
C10-12	µg/l	0	<1.0	-	300*	0
C12-16	µg/l	0	<1.0	-	300*	0
C16-21	µg/l	0	<1.0	-	300*	0
C21-35	µg/l	0	<1.0	-	300*	0
TPH Aromatic Fractions						
C5-7	µg/l	0	<0.1	-	10*	0
C7-8	µg/l	0	<0.1	-	10*	0
C8-10	µg/l	0	<0.1	-	100*	0
C10-12	µg/l	0	<1.0	-	100*	0
C12-16	µg/l	0	<1.0	-	100*	0
C16-21	µg/l	0	<1.0	-	90*	0
C21-35	µg/l	0	<1.0	-	90*	0

** WHO Guidelines 2005*
*** EA leachate quality thresholds*
**** EQS Freshwater*

Following review of the leachate results to date, the below exceedances were noted:

- TP01 – 1.70-1.80m (Made ground – cohesive) recorded elevated phenol and PAH
- TP05 – 2.30-2.40m (Made ground – granular, various constituents including slag) recorded elevated phenol
- TP07 – 0.50-0.60m (Made ground – cohesive) recorded elevated phenol
- TP10 – 2.10-2.20m (Made ground – granular, entirely slag) recorded elevated phenol and PAH

6.10 Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to "identify and remove unacceptable risks to human health and the environment" and to "seek to ensure that contaminated land is made suitable for its current use". Part 2A uses a risk based approach to defining contaminated land whereby the "risk" is interpreted as "the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land" and by "the scale and seriousness of such harm or pollution if it did occur".

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *"for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters."*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include "land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health." Categories 3 and 4 "encompass land which is not capable of being determined on such grounds".

See Appendix E for additional notes on contamination guidelines.

7 CONTAMINATION ANALYSIS AND CONCEPTUAL MODEL

The encountered contamination has been assessed with respect to the receptors present, to determine if any pollution linkages are present on site, based on source – pathway – receptor relationships.

Mitigation measures to reduce the risks identified for each receptor are discussed in the following sections, whilst the Conceptual Model is presented as Table 5.

7.1 Users of the Site Once Development is Complete

The users of the site, particularly construction workers, are likely to be exposed to contaminants present in the soils beneath the site during redevelopment work. **Potential** exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatised compounds, and inadvertent soil ingestion.

To establish if the levels of contaminants present on site may pose a risk to the health of the future users of the site the results of the contamination testing have been compared to a series of LQM S4UL thresholds based on commercial end use (see Tables 2, 3 and 4).

The levels of contaminants across the site are low with no exceedances recorded.

The new development is expected to comprise new commercial buildings with associated landscaping and parking/access roads. Based on the **shallow** soil contamination testing, it is considered that the levels of contamination are unlikely to pose a risk to future users of the site.

7.2 Construction Workers and Users of Surrounding Sites

Short term human exposure to contaminants present in soils can occur via several pathways during the construction and ground works phase of the development. These include dermal absorption after contact with contaminated ground, inhalation of soil or dust (including windblown dust), inhalation of volatised compounds, inadvertent soil ingestion and contact with contaminated groundwater.

It is considered that the encountered levels of contamination are unlikely to pose a risk to construction

workers and users of surrounding sites, however S4ULs assume long term exposure to contamination and therefore relate primarily to chronic health risks. The risk of short-term acute exposure (e.g. to construction workers) falls under the *Health and Safety at Work Act: 1974* and underlying regulations, such as the *Control of Substances Hazardous to Health (COSHH, 2002)* Regulations. The levels of contamination and the associated risks to site workers should be considered under the *Construction Design and Management (CDM, 2015)* regulations during the planning of works and the preparation of the designers and contractors Health and Safety Plans and Method Statements.

As good practice, full PPE must be employed in accordance with Health and Safety Executive*: Protection of Workers and the General Public During the Development of Contaminated Land* and safeguards should be taken to limit dust during ground works, and access to the public should be restricted. Construction workers should use gloves as a precaution when handling any fill materials. Provision of suitable hygiene facilities are needed for site workers.

Although asbestos or other forms of contamination were not detected from the soil samples subjected to testing within this investigation, the possibility still exists that asbestos containing materials may still be present on site and currently lie undetected. It is therefore advised that a 'watching brief' is undertaken during the initial site strip and any excavation works and advice sought if asbestos is found or suspected.

During dry weather, any excavations may require clean water to be sprinkled at shallow depth to prevent excess dust escaping to off-site receptors. Monitoring of dust concentrations during construction should be given careful consideration to ensure occupational exposure levels are not exceeded. Works should be undertaken in line with BRE: *The Control of Dust and Emissions from Construction and Demolition, Best Practice Guidance*.

7.3 Vegetation

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, nickel, and zinc.

To establish if the levels of contaminants present on site may pose a risk to vegetation the results of the contamination testing have been compared to a series of threshold values published in *Code of Good Agricultural Practice for the Protection of Soil*. No concentrations of the phytotoxic determinants are shown as elevated from the 13no samples tested for a full suite of determinants.

Any areas of soft landscaping will require a suitable growing medium. Proposed landscaped areas should be excavated to 0.50mbgl or natural ground, whichever is shallower. The suitable growing medium should comprise 200mm topsoil over up to 300mm of subsoil. The suitable growing medium may utilise on-site materials, based on the contamination testing undertaken to date, however, care must be taken to stockpile any excavated material away from any potential sources of contamination. The topsoil and subsoil should be screened of any deleterious materials (i.e. ash, slag, brick rubble and concrete).

7.4 Ground and Surface Water

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology.

7.4.1 *Hydrogeological Context*

From the site investigation undertaken, ground conditions broadly comprise deep made ground (ca. 6.10m) over drift deposits comprising sandy gravelly silty clays (low permeability) encountered to depths between 7.10 and 9.30mbgl, overlying sandy gravelly clay (low to moderate permeability). The drift deposits are designated as a Secondary Aquifer – Undifferentiated by the Environment Agency.

The published geology indicates the site is underlain by variable geology of various formations, most conservatively assumed to be Secondary Aquifer – A, albeit the intrusive works encountered predominantly low permeability mudstones, with rockhead proven in the intrusive investigation between 9.30 and 11.70mbgl.

The nearest surface water feature is Nor Beck located 69m north of the site.

With respect to groundwater, during the fieldwork strikes were noted between 5.70 and 21.00mbgl.

No groundwater or surface water abstractions are noted within 1km of the site.

7.4.2 *Contamination Context*

No contamination was recorded based on the 14no soil samples tested.

With respect to leachates, slight exceedances were noted for total PAH and phenol with respect to stringent Drinking Water Standards (DWS), however when compared to more appropriate Environmental Quality Standards (EQS), no exceedances were noted.

7.4.3 *Hydrogeological Risk Assessment*

Due to the generally low contamination found across the site, the aquifer designations beneath the site, and the distance to surface waters, the development is considered to represent a low risk to groundwater or surface water receptors.

7.5 Construction Materials

Materials at risk from potential soil contamination include inorganic matrices such as cement and concrete and also organic material; e.g. plastics and rubbers. Acid ground conditions and elevated levels of sulphates can accelerate the corrosion of building materials. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum-based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

7.5.1 *Concrete Classification*

BRE Special Digest One: *Concrete in Aggressive Ground*: 2005 3rd Edition has been used to assess the risks posed to underground concrete and to establish the design measures required to mitigate the risks. The results of the pH and water-soluble sulphate tests (when converted to total potential sulphate) fall into Class DS-2 ACEC (Class AC-2) requirements for concrete protection. This assumes mobile groundwater conditions.

7.5.2 *Water Supply Pipes Material Selection*

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication *Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites* (January 2011). A Brownfield Site is defined in the document as “Land or premises that have previously been used or developed that may be vacant or derelict”. It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer.

Based on the samples tested during the site investigation, levels of acidic to alkaline pH (8.7 to 12.3) were recorded across the site at depths of between 0.00mbgl and 2.40mbgl within the made ground and natural samples.

The concentrations of the selected determinants should be compared to the pipe material selection table in Appendix E, and consultation with the appropriate utility supply company is required to identify the most suitable service fabric. However, the pH levels may preclude the use of copper pipes depending on the depth of proposed service corridors.

7.6 Unexpected Contamination

If during the initial site strip or subsequent ongoing construction activities, any zones of odorous, brightly coloured or suspected contaminated ground, or suspected Asbestos Containing Materials (ACMs) are encountered, then the following procedure should be followed:

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- Stop work in the affected area
- Contact Solmek and provide pictures of the affected area
- Solmek can visit site to investigate the material and provide guidance
- If required – Solmek can sample and test the material
- Once test results are returned, this will determine whether or not remediation will be required

7.7 Waste Classification

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste* (2015). This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

For this project, Waste Classification has not been requested by the client. Waste classification, in line with the aforementioned EA guidance, would be needed to classify the material as Hazardous or Non-Hazardous Waste. WAC testing would then be required to determine the suitability of the material for the relevant landfill.

7.8 Conceptual Model

Following the above assessments of the risks posed to various receptors, the contamination conceptual model in Table 5 identifies the potential pollution linkages present on site, based on source – pathway – receptor relationships.

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TABLE 5: CONCEPTUAL MODEL

Source	Pathway	Receptor	Risk Rating	Comments
Asphyxiating or explosive ground gases • Made ground (7.10-9.30m) • Deep coal mining	**Ground gas migration** • Migration through permeable soils • Inhalation	**Future site users** • Adult workers	Moderate /Low	Gas monitoring in progress, source risk rating subject to change.
		Users during development • Construction workers	Low	
Areas of contamination hazardous to human health (Commercial Thresholds) • 14no samples tested • No significantly elevated organic determinants • No significantly elevated inorganic determinants • No asbestos fibres	• Inhalation • Dust ingestion • Dermal contact	**Future site users** • Adult workers	Low	Low contamination levels considered unlikely to pose a risk to future users.
		Users during development • Construction workers	Low	Low contamination levels not considered to pose a risk. As good practice, consideration to be given to Health and Safety Executive: *Protection of Workers and the General Public During the Development of Contaminated Land.*
	• Inhalation • Dust ingestion	**Users of surrounding sites** • Transient adult workers	Low	Potential low risk during construction from dust generation. Consideration to be given to dust suppression, in line with BRE: *The Control of Dust and Emissions from Construction and Demolition, Best Practice Guidance.*
Areas of elevated Leachate/Water contamination • 4no leachate samples tested • Slightly elevated total PAH and phenol with respect to DWS (no exceedances of EQS)	• Leaching of mobilised contaminants	**Drift geology** • Secondary Aquifer – Undifferentiated	Low	The low permeability and relatively low sensitivity aquifer is not considered to be a sensitive receptor.
		Solid geology • Secondary Aquifer – A	Low	Medium sensitivity aquifer at depths unlikely to be at risk from low contamination levels recorded.
	• Drainage • Lateral migration • Accumulation of contaminated sediment	**Surface water features** • Nor Beck located 69m north	Low	The distant surface water is highly unlikely to be impacted by the low contamination levels recorded.
Areas of phytotoxic contamination • No phytotoxic levels recorded	• Uptake via roots and leaf surfaces	**Vegetation** • Soft landscaping	Low	No exceedances of phytotoxic thresholds.
Areas of contamination above service fabric or BRE Special Digest 1 thresholds • Elevated pH, phenol & sulphates	• Direct contact	**Construction Materials** • Concrete	Moderate	Mitigation through use of sulphate resistant concrete where in contact with made ground (DS-2 AC-2).
		Construction Materials • Service Fabric	Moderate	PVC and copper piping to be avoided and prudent to lay any service within a clean bedding.

8 MINING ASSESSMENT

8.1 Mining Assessment – Shallow Workings

For this site, the Phase 1 Desk Study indicated the site was underlain by possible mine workings, for both coal and ironstone, which may pose a risk to future development.

The ten times seam thickness rule states that where competent rock exceeds ten times the extracted seam thickness, then no major crown holing should occur at the surface (Structural Foundations Manual; M. F. Atkinson, *Spon Press* 2003). If the competent rock cover is less than ten times the extracted seam thickness, then recommendations suggest the workings must be grouted using a mixture of pulverised fuel ash (PFA) and cement placed into the area under pressure.

Multiple situations may mean a ratio in excess of 10x seam thickness is required to prevent crown hole collapse, including but not exclusive to; steeply dipping strata, presence of groundwater, a high extraction ratio noted, and multiple seam extractions underlying the site (CIRIA C758D, Table 5.1). Additionally, weak basement rock underlying the workings has potential to cause a separate collapse mechanism via pillars sinking.

Conversely, there are scenarios where the acceptable cover criterion may be decreased from 10x seam thickness, these include where a rigid non-degradable roof strata is present to stop the upward void migration and where low residual voidage is proven either via infilling or extensive collapse (CIRIA C758D, Table 5.1).

For certain developments, a ratio of less than 10x may be addressed via bridging techniques i.e. utilising raft foundations, however this would be dependent on approval from the regulatory authorities.

Table 6 below shows a summary of the ground conditions encountered within the rotary boreholes drilled to date highlighting possible mining related information.

TABLE 6: SOLID GEOLOGY SUMMARY

Borehole Reference	Depth of coal/possible workings (mbgl)	Thickness of coal/void (m)	Flush Returns (%)	Overlying Solid Geology Thickness (m)	Remarks
BH02	31.20-31.50	0.30	100	30.20	Intact coal – Inferred Pillar
BH04	13.78-13.86	0.07	100	2.08	Intact coal – Inferred Pillar
BH05	16.90-17.10	0.20	100	5.20	Intact coal – Inferred Pillar
* Includes overlying workings					

Based on the geological plans, the shallowest known worked coal seam is the Main seam at 30m, with a thickness of 2.70m. In addition, the shallower Ten Quarters seam may be present below the site. There is also potential ironstone (haematite works) beneath the site, however no ironstone bands were encountered historically or within the 2026 boreholes.

The four rotary boreholes drilled to scheduled depths between 30.00 and 40.00mbgl recorded localised intact coal (<0.30m thick) with no voids or workings encountered.

Given this, and given that no voids/workings have been encountered historically, the risks from shallow mining are considered to be low, as the two boreholes which were drilled to 40m have effectively proven between 29.10m and 30.70m of intact rock beneath the site.

9 GROUND GAS ASSESSMENT

The proposed development includes the construction of commercial buildings.

Ground gases such as carbon dioxide (CO_2), methane (CH_4), carbon monoxide (CO) and volatile organic

compounds (VOCs) can be classed as a form of contamination where there is a potential risk to human health.

For this report, gas monitoring is via measuring emissions from three standpipes (BH02, BH04 & BH05) that were installed during the sitework.

The response zones are briefly summarised below in Table 7.

TABLE 7: SUMMARY OF MONITORING WELL RESPONSE ZONES

Borehole	Pipework	Installation Depth (mbgl)	Response zone of slotted pipework (mbgl)	Response Zone Stratum
BH02	50mm HDPE pipe	10.00	7.00-10.00	CLAY
BH04	50mm HDPE pipe	7.00	4.00-7.00	MADE GROUND
BH05	50mm HDPE pipe	3.00	1.00-3.00	MADE GROUND

The gas monitoring will consist of four visits over a period of one month. The gas monitoring results will be presented as an addendum to this report.

10 GEOTECHNICAL TESTING AND ANALYSIS

Samples taken from the boreholes and trial pits underwent a series of geotechnical tests at a UKAS accredited laboratory to aid foundation design and soil description. In addition, in-situ Standard Penetration Tests (SPTs) and Hand Shear Vanes were undertaken at regular intervals during drilling/excavation. The geotechnical results are presented in Appendix D.

10.1 Strength and Density

10.1.1 *SPT N Values*

Standard Penetration Tests undertaken within the natural cohesive deposits yielded N values of 16 to 50+, indicating high strength deposits.

SPT N values within the rockhead yielded N values of 50+.

10.1.2 *Hand Shear Vanes*

Hand shear vane testing within the cohesive made ground deposits returned results ranging from 58 to 120kPa.

10.2 pH and Sulphate Results

One sample of natural soil was tested for acidity and soluble sulphate content to assess whether the material may be potentially aggressive to building fabric. The result of the testing for pH was 9.7 indicating alkaline conditions. Soluble sulphates were recorded at levels of 47mg/l.

10.3 Rock Uniaxial Compressive Strength (UCS) Tests

4no rock core samples were subject to UCS testing, from 10.40 to 16.20mbgl.

The samples generally exhibited a ‘Axial Cleavage failure mode’ and produced UCS results of between 10.3 and 81.4MPa.

10.4 Point Load Testing

4no samples of rock core were sent for Point Load Testing (both axial and diametral where possible) to provide an indication of the strength of the rock. The corrected results ranged between 0.05 and 0.19Is(50)MPa in the mudstone, whilst the sandstone result was 2.47Is(50)MPa. These indicate approximate

UCS values of 1.15-437MPa for the mudstone and 56.81MPa for the sandstone.

10.5 Slag Petrology Testing

4no samples from between 1.00 and 2.10mbgl were sent to Celtest for slag petrology testing. This testing is ongoing and the results will be added to the report later.

Historically, variable amounts of Blast Furnace Slag have been recorded, ranging from 0% to 90-95%.

Regarding expansion testing, historically there have been 7no samples tested by Solmek and 6no samples tested by WYG across the industrial estate which yielded expansion rates between 0.0% and 0.5%.

10.6 CBR Tests

CBR testing was undertaken within six of the trial pits. The in-situ CBR results are detailed below in Table 8.

TABLE 8: SUMMARY OF CBR TESTING RESULTS

Trial Pit	Test Depth (mbgl)	Material	Settlement (mm)	CBR (%)
PBT05	0.60	MADE GROUND: Granular	8.41	0.55
PBT07	0.40	MADE GROUND: Cohesive	8.46	2.29
PBT08	0.40	MADE GROUND: Slag like material	1.38	>25
PBT09	0.60	MADE GROUND: Slag like material	1.80	>25
PBT10	0.60	MADE GROUND: Cohesive	8.98	1.27
PBT11	0.60	MADE GROUND: Cohesive	8.41	2.17
For tests within Made Ground, an equilibrium CBR of 2% should be adopted				

10.7 Foundations

10.7.1 *Proposed Building – Piled Foundations*

Given the deep made ground encountered, piled foundations should be adopted. Information provided in this report should be made available to a competent piling contractor who can design appropriate foundations in accordance with Section 7: Pile foundations of BS EN 1997 – 1:2004 which applies to end-bearing piles, friction piles, tension piles and transversely loaded piles installed by driving, by jacking, and by screwing or boring. The piling contractor will need to take into consideration the possible effects of negative skin friction from made ground deposits. Allowance should be made for breaking through known and unknown buried obstructions (Section 5.3).

To mitigate the risks posed from the potentially expansive slag material, it may be necessary to sleeve the piles through the slag, with the annulus between the sleeve and the pile being filled with a compressible material (e.g. bentonite) to reduce the risk of expansion loads impacting the pile itself.

The precise method of pile installation and the applicability of proprietary systems, diameters and depths required would need to be determined by a specialist piling contractor.

10.7.2 *Pavements/Hardstanding*

Should new hardstanding be proposed, given the slag present at shallow depth, it would be recommended to further excavate to a suitable level and replace this with inert engineered fill. Consideration should also be given to flexible pavement materials.

10.7.3 *Utility Connections*

Given the widespread presence of slag across the site, proposed utilities should be designed to mitigate risks from ground movement (heave). Flexible connections should be utilised.

10.7.4 *General Foundation Comments*

Prior to placing foundation concrete, obvious soft or loose spots should be removed and replaced with suitably recompacted hardcore or lean mix concrete. In addition, all excavations should be inspected to ensure that they fully penetrate areas of disturbed ground.

Further advice should be sought from Solmek if unexpected ground conditions are encountered during redevelopment.

10.8 Excavation

Based on the nature of the ground conditions encountered, excavations should be within the capacity of normal earthworks plant although breaking out of relict foundations and other obstructions (Section 5.3) should be anticipated. Stability of excavations will be poor in the made ground but should improve in the natural clay (where present). Excavation sides should be designed, constructed and supported in accordance with the recommendations given in CIRIA Report No. 97: “Trenching Practice”.

10.9 Groundwater

Groundwater was encountered between 5.70 and 21.00mbgl.

It should be noted the rapid rate of advancement of the exploratory holes may mask minor seepages and it should be borne in mind that water levels fluctuate with a number of influences including season, rainfall, dewatering and pumping activities. Therefore, water levels significantly higher than those found during this investigation may be encountered.

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APPENDIX A:
Figures & Drawings

SOLMEK
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Figure Title

Site Location Plan

Project Number

NE-26-021

Project Name

Leconfield Industrial Estate, Cleator Moor

Client

Morgan Sindall

Date

April 2026

DRG Number

Figure 1

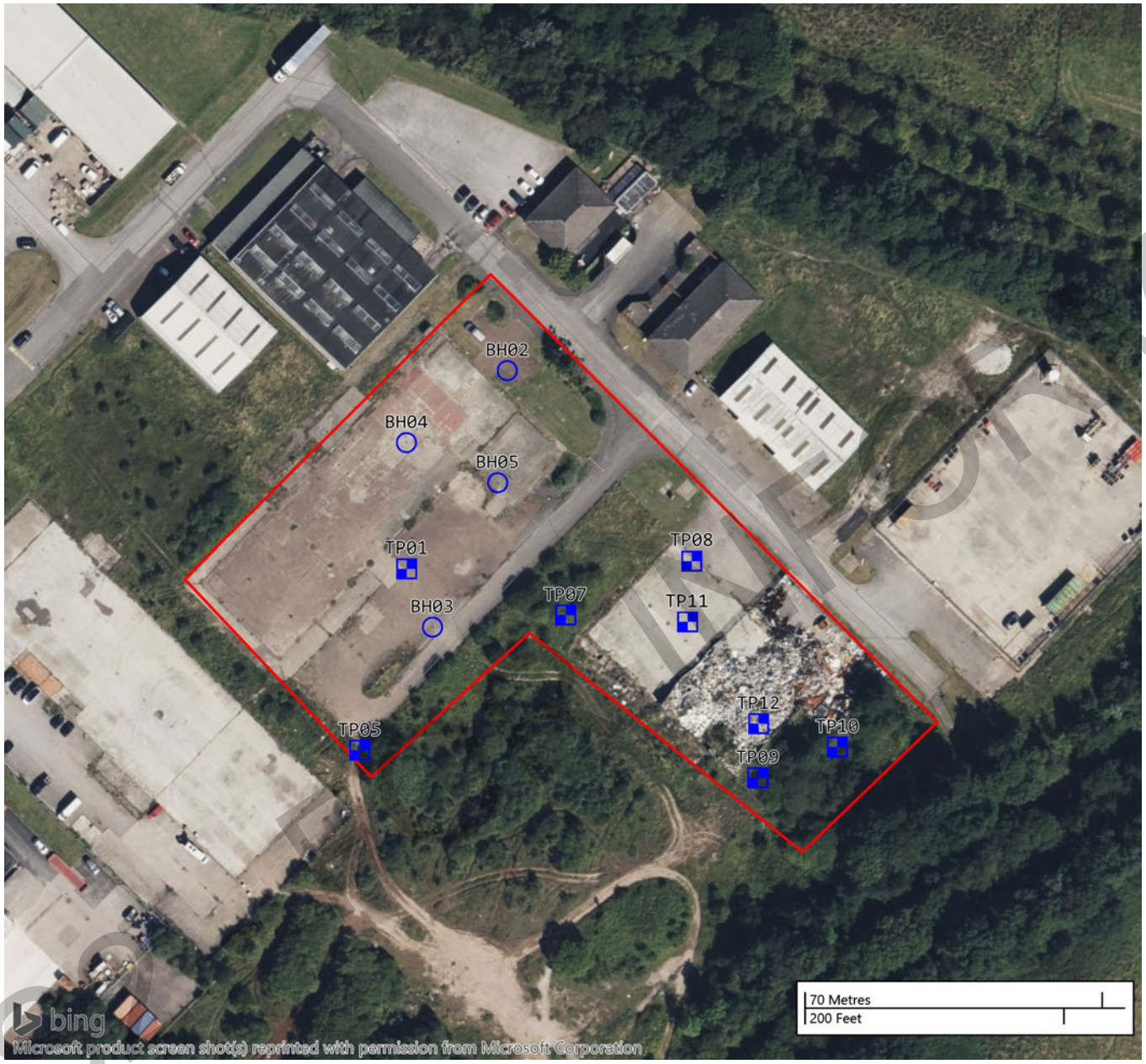
Scale

1:5000 @ A4 [DO NOT SCALE]

Legend Key

Project Bounds - Project Bounds

S2 - FOR INFORMATION



SOLMEK
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Figure Title

Exploratory Hole Location Plan

Project Number

NE-26-021

Project Name

Leconfield Industrial Estate, Cleator Moor

Client

Morgan Sindall

Date

April 2026

DRG Number

Figure 2

Scale

1:1500 @ A4 [DO NOT SCALE]

Legend Key

- Locations By Type - RO
- Locations By Type - TP
- Project Bounds - Project Bounds

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Figure 19: BH03 10.20-13.20m

Figure 20: BH03 13.20-16.20m

Title
Rock Core Photographs
Project
ISH Building, Leconfield Industrial Estate
Client
Morgan Sindall
Date
May 2026
Fig No.
Figures 19 & 20
Scale
N/A
Key

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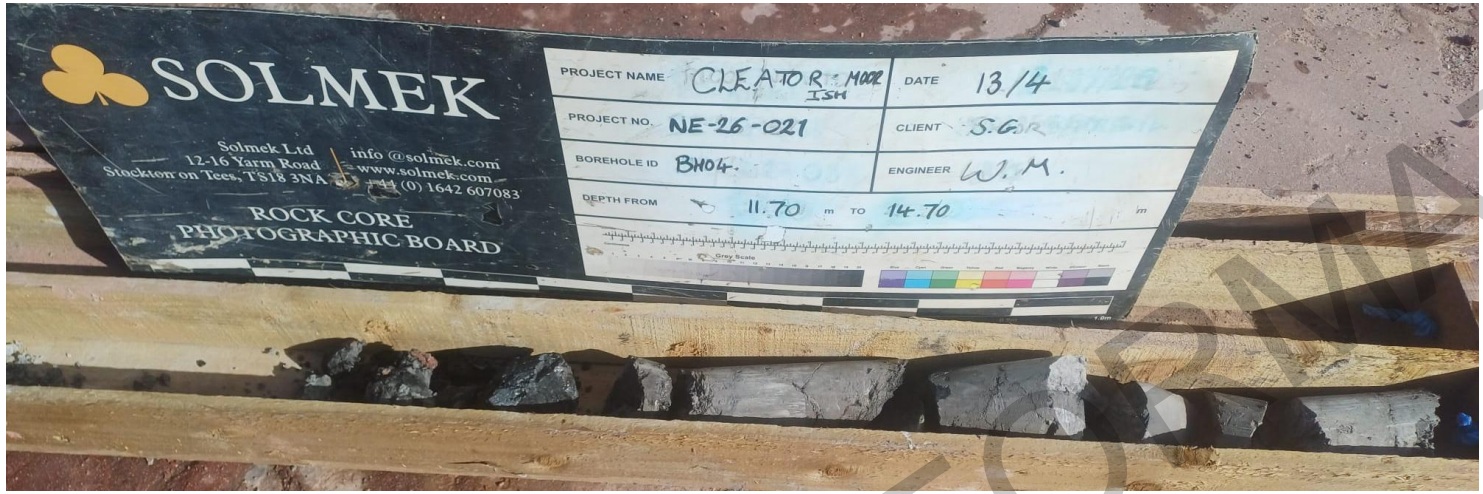

Figure 21: BH04 11.70-14.70m

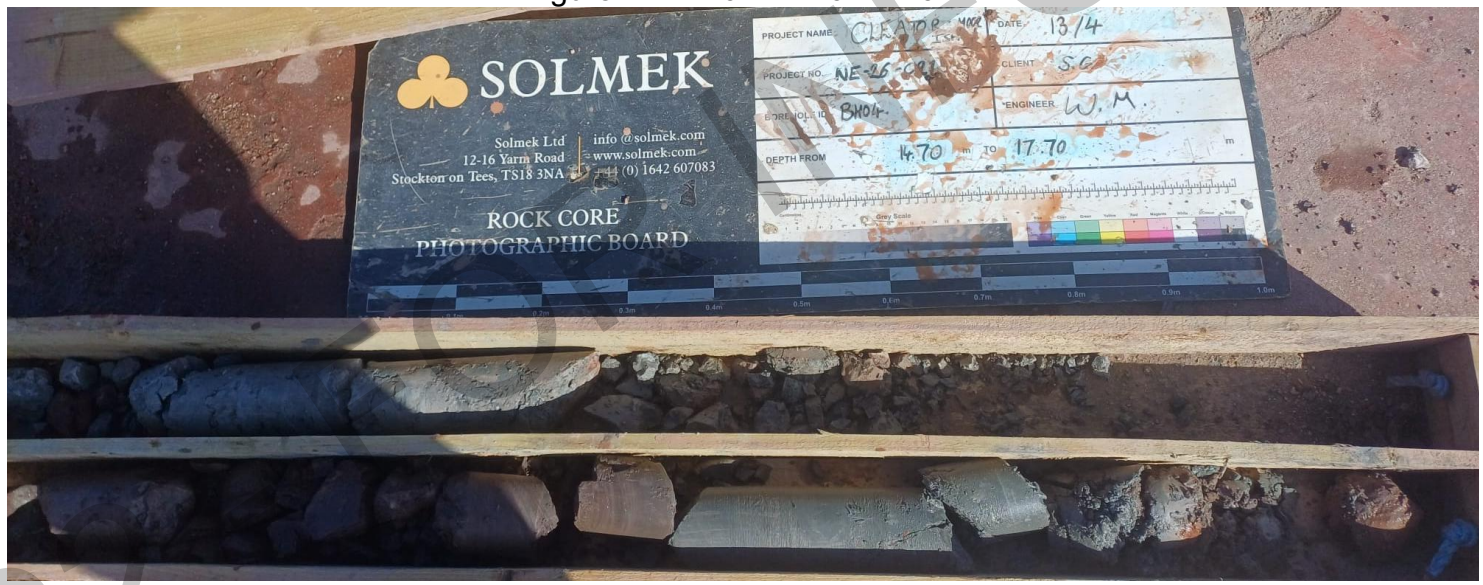

Figure 22: BH04 14.70-17.70m

Title
Rock Core Photographs
Project
ISH Building, Leconfield Industrial Estate
Client
Morgan Sindall
Date
May 2026
Fig No.
Figures 21 & 22
Scale
N/A
Key

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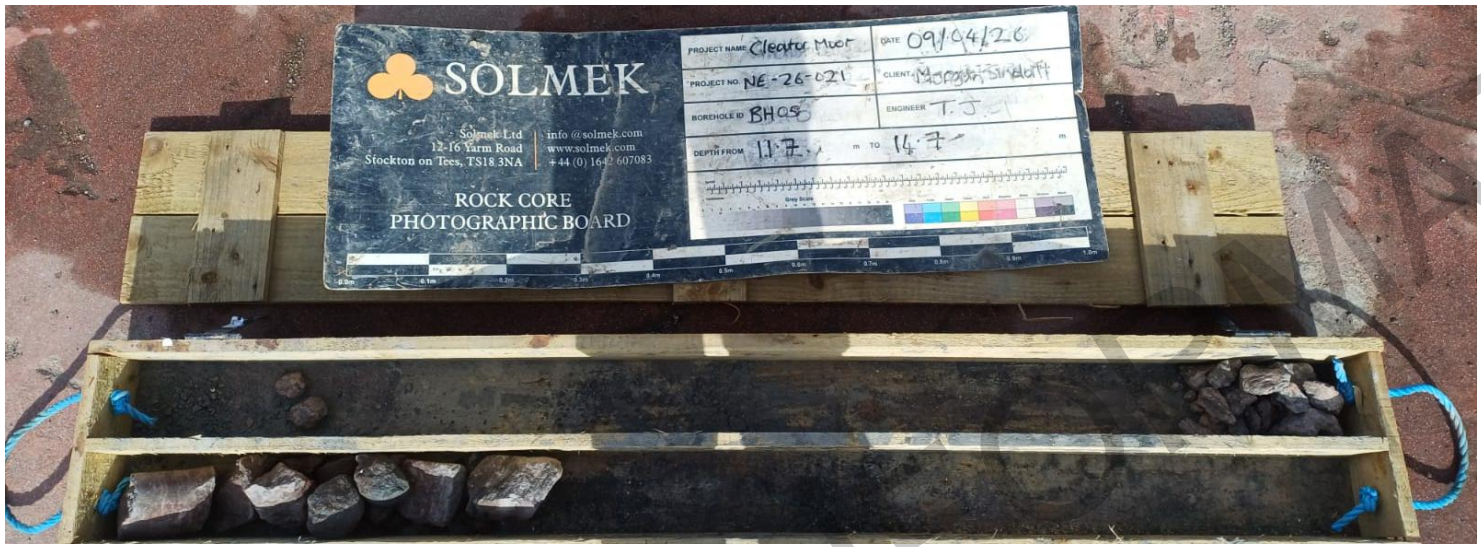

Figure 23: BH05 11.70-14.70m

Figure 24: BH05 14.70-17.70m

Title
Rock Core Photographs
Project
ISH Building, Leconfield Industrial Estate
Client
Morgan Sindall
Date
May 2026
Fig No.
Figures 23 & 24
Scale
N/A
Key

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Figure 3: TP01

Figure 4: TP01 Spoil

Title	**Date**
Figures 3 & 4	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 5: TP05

Figure 6: TP05 Spoil

Title	Date
Figures 5 & 6	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 7: TP07

Figure 8: TP07 Spoil

Title	**Date**
Figures 7 & 8	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 9: TP08

Figure 10: TP08 Spoil

Title	**Date**
Figures 9 & 10	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 11: TP09

Figure 12: TP09 Spoil

Title	**Date**
Figures 11 & 12	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 13: TP10

Figure 14: TP10 Spoil

Title	**Date**
Figures 13 & 14	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 15: TP11

Figure 16: TP11 Spoil

Title	**Date**
Figures 15 & 16	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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Figure 17: TP12

Figure 18: TP12 Spoil

Title	**Date**
Figures 17 & 18	May 2026
Project	
ISH Building, Leconfield Industrial Estate	
Client	
Morgan Sindall	

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APPENDIX B:
Borehole & Trial Pit Logs

SOLMEK
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Rotary Open Hole Log

Scale 1:150 Sheet 1 of 2

BH02

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
Client:	Morgan Sindall			**Plant used:**	Beretta T44
Method:	Open Hole			**Started:**	14/04/2026
				Ended:	15/04/2026
				Backfilled:	15/04/2026

GL (AOD):	83.07m		
Easting:	301723.46		
Northing:	515574.23		
Logged:	TJ		
Status:	FINAL		

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
		0.20	82.87	MADE GROUND: Brown-grey, concrete Brick-style paving.							
		0.30	82.77	MADE GROUND: Brown Sand subbase.							
		0.60	82.47	MADE GROUND: Brown, gravelly Sand. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, sandstone, concrete, glass, and brick.							
				MADE GROUND: Grey, fused, solid Slag.							
		7.20	75.87	Stiff, grey, slightly sandy, slightly gravelly silty CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.							
G		9.10	73.97	Stiff, red-brown, slightly sandy, slightly gravelly, slightly cobbly CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone. Cobbles are fine to coarse, subrounded to rounded of siltstone.							
		10.90	72.17	Dark grey MUDSTONE. No loss of flush and consistent output.							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. Groundwater encountered at 5.70m & 8.70m.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				5.70 8.70				

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Rotary Open Hole Log

Scale 1:150 Sheet 2 of 2

BH02

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
				Plant used:	Beretta T44
				Started:	14/04/2026
Client:	Morgan Sindall			**Ended:**	15/04/2026
Method:	Open Hole			**Backfilled:**	15/04/2026

GL (AOD):	83.07m
Easting:	301723.46
Northing:	515574.23
Logged:	TJ
Status:	FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
				Dark grey MUDSTONE. No loss of flush and consistent output.							
		31.20	51.87	COAL seam.							
		31.50	51.57	Red-brown MUDSTONE. No loss of flush and consistent output.							
		40.00	43.07	End of Borehole at 40.000m							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. Groundwater encountered at 5.70m & 8.70m.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				5.70 8.70				

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Scale 1:150 Sheet 1 of 2

BH03

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
				Plant used:	Beretta T44
				Started:	16/04/2026
Client:	Morgan Sindall			**Ended:**	17/04/2026
Method:	Open Hole & Rotary			**Backfilled:**	17/04/2026

GL (AOD):	82.90m
Easting:	301704.35
Northing:	515514.02
Logged:	TJ
Status:	FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
		0.20	82.70	MADE GROUND: Brown-grey, concrete Brick-style paving.							
		0.30	82.60	MADE GROUND: Brown Sand subbase.							
		0.60	82.30	MADE GROUND: Firm-stiff, grey, slightly sandy, slightly gravelly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.							
		1.70	81.20	MADE GROUND: Firm, grey-brown, slightly sandy, slightly gravelly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.							
				MADE GROUND: Grey, fused, solid Slag.							
		7.40	75.50	MADE GROUND: Firm, grey-brown, slightly sandy, slightly gravelly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.							
		7.80	75.10								
		8.60	74.30		8.70 - 8.73	SPT (S)	N=50+ (25 for 10mm/50 for 20mm)				
		9.30	73.60	MADE GROUND: Firm, red-brown, slightly sandy, slightly gravelly Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.							
		10.20	72.70	MADE GROUND: Grey, fused, solid Slag.	10.20 - 10.24	SPT (S)	N=50+ (25 for 15mm/50 for 30mm)				
				Grey MUDSTONE bedrock. Borehole prepared for rotary at 10.20m.							
				Rotary core: Weak, thinly laminated, dark grey, extremely close-closely spaced, stepped-undulating roughness, open apertures MUDSTONE.				48	19	13	NI 0 200
		13.20	69.70	Rotary core: Medium strong, thinly laminated, light grey-brown, very close-medium closely spaced, open apertures SANDSTONE.				60	43	43	NI 150 270
		13.80	69.10	Rotary core: Weak, thinly laminated, dark grey, extremely close-closely spaced, stepped-undulating roughness, open apertures MUDSTONE.				73	63	52	20 100 380
		14.70	68.20	Rotary core: Medium strong, thinly laminated, light grey-brown, very close-medium closely spaced, open apertures SANDSTONE.							
		15.30	67.60	Rotary core: Weak, thinly laminated, dark grey, extremely close-closely spaced, stepped-undulating roughness, open apertures MUDSTONE.							
		16.20	66.70	Red-brown MUDSTONE. No loss of flush and consistent output.							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. Groundwater encountered at 5.70m & 8.70m.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				8.70				

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BH03

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
				Plant used:	Beretta T44
				Started:	16/04/2026
Client:	Morgan Sindall			**Ended:**	17/04/2026
Method:	Open Hole & Rotary			**Backfilled:**	17/04/2026

GL (AOD):	82.90m	
Easting:	301704.35	
Northing:	515514.02	
Logged:	TJ	
Status:	FINAL	

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
				Red-brown MUDSTONE. No loss of flush and consistent output.							
		32.20	50.70	Dark grey MUDSTONE. No loss of flush and consistent output.							
		40.00	42.90	End of Borehole at 40.000m							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. Groundwater encountered at 5.70m & 8.70m.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				8.70				

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BH04

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
				Plant used:	Beretta T44
				Started:	09/04/2026
Client:	Morgan Sindall			**Ended:**	13/04/2026
Method:	Open Hole & Rotary			**Backfilled:**	13/04/2026

GL (AOD):	83.27m	
Easting:	301699.20	
Northing:	515557.69	
Logged:	TJ	
Status:	FINAL	

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
		0.20	83.07	MADE GROUND: Grey Concrete with metal rebar.	0.00 - 0.10	B+ES					
		0.40	82.87	MADE GROUND: Red-brown, sandy, gravelly, cobbly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, sandstone, concrete, brick, and slag.	0.30 - 0.40	B+ES					
					0.50 - 0.60	B+ES					
				MADE GROUND: Grey, fused, solid Slag.							
		7.60	75.67	Firm to stiff red-brown, sandy, gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.	8.70 - 9.15	SPT (S)	N=16 (4,4/3,4,4,5)				
					10.20 - 10.25	SPT (S)	N=50+ (25 for 20mm/50 for 30mm)				
		11.70	71.57	Weak, thinly laminated, light grey-red, extremely close-closely spaced, stepped-undulating roughness, open apertures MUDSTONE with very closely spaced, thinly laminated inter bedded siltstone.	11.70 - 11.74	SPT (S)	N=50+ (25 for 15mm/50 for 25mm)				
		13.78	69.49	COAL seam.				45	40	21	NI 100 120
		13.86	69.41	Weak, thinly laminated, light grey-red, extremely close-closely spaced, stepped-undulating roughness, open apertured MUDSTONE with very closely spaced, thinly laminated interbedded siltstone.				31	31	25	NI 180 200
								43	43	29	NI 100 230
		17.70	65.57	Red-brown MUDSTONE. No loss of flush and consistent output.							
		25.70	57.57	Dark grey MUDSTONE. No loss of flush and consistent output.							
		30.00	53.27	End of Borehole at 30.000m							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. No groundwater encountered.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				5.70				

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Rotary Open Hole Log

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BH05

Contract no:	NE-26-021	**Site:**	Leconfield Industrial Estate, Cleator Moor	**Driller:**	L&A Drilling Ltd
				Plant used:	Beretta T44
				Started:	08/04/2026
Client:	Morgan Sindall			**Ended:**	09/04/2026
Method:	Open Hole & Rotary			**Backfilled:**	09/04/2026

GL (AOD):	83.26m
Easting:	301720.54
Northing:	515547.74
Logged:	TJ
Status:	FINAL

Backfill / Installation	Legend	Depth (m)	Level (m AOD)	Stratum Description	Samples and Insitu Testing: Depth (m)	Type	Results	Coring / Fractures: TCR (%)	SCR (%)	RQD (%)	Fracture
		0.30	82.96	MADE GROUND: Grey Concrete with metal rebar.	0.00 - 0.10	B+ES					
				MADE GROUND: Red-brown, sandy, gravelly, cobbly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, sandstone, concrete, brick, and slag.	0.30 - 0.40	B+ES					
G					0.50 - 0.60	B+ES					
		3.70	79.56	MADE GROUND: Grey, fused, solid Slag.							
		7.10	76.16	Firm to stiff red-brown, sandy, gravelly CLAY. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, siltstone, and sandstone.	8.70 - 9.15	SPT (S)	N=16 (4,4/5,4,3,4)				
					10.20 - 10.65	SPT (S)	N=24 (4,5/6,6,5,7)				
		11.70	71.56	Rotary core: Weak, thinly laminated, light grey-red, extremely close-closely spaced, stepped-undulating roughness, open apertures MUDSTONE with very closely spaced, thinly laminated inter bedded siltstone.	11.70 - 11.89	SPT (S)	N=50+ (25/50)	13	0	0	NI 0 0
					13.20 - 13.38	SPT (S)	N=50+ (25/50)	37	15	15	NI 110 110
		14.70	68.56	Rotary core: Weak, thinly laminated, dark grey, extremely closely spaced, stepped- undulating roughness, open apertures MUDSTONE.				65	3	0	NI 0 40
		16.20	67.06	Rotary core: Weak, thinly laminated, light grey extremely close-closely spaced, stepped- undulating roughness, open apertures MUDSTONE with very closely spaced, thinly laminated interbedded siltstone.				67	33	12	NI 80 180
		16.90	66.36								
		17.10	66.16	Rotary core: Weak, black COAL.							
				Rotary core: Weak, thinly laminated, light grey extremely close-closely spaced, stepped- undulating roughness, open apertured MUDSTONE with very closely spaced, thinly laminated interbedded siltstone.							
		21.60	61.66	Red-brown MUDSTONE. No loss of flush and consistent output.							
		23.90	59.36	Dark grey MUDSTONE. No loss of flush and consistent output.							
		30.00	53.26	End of Borehole at 30.000m							

Hole Diameter		Casing Depths		General Remarks
Depth Base (m)	Diameter (mm)	Depth Base (m)	Diameter (mm)	1.2m Hand excavated inspection pit dug. Groundwater encountered at 7.20m & 21.00m.

Flush Returns				Ground Water				
From (m)	To (m)	Flush Type	Flush (%)	Depth Strike (m)	Depth Casing (m)	Depth Sealed (m)	Time Elapsed (min)	Water Level (m)
				7.20 21.00				

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Trial Pit Log

TrialPit No: TP01
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301698E - 515528N Level: 83.03
Plant Used:	JCB 3CX	Dimensions (m): Depth 3.00	Date 09/04/2026 Scale 1:26
Client:	Morgan Sindall		Logged TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES		0.08	82.94		MADE GROUND: Red brick paving.
	0.10 - 0.20	B+ES					MADE GROUND: Brown, gravelly Sand subbase. Sand is fine to coarse. Gravel is fine to coarse, subangular to subrounded of basalt, and brick.
	0.30 - 0.40	B+ES		0.25	82.78		MADE GROUND: Blue-grey, sandy, cobbly gravel. Sand is fine to coarse. Gravel and cobbles are fine to coarse, angular to subangular of slag.
	0.50 - 0.60	B+ES		0.50	82.52		MADE GROUND: Stiff, red-brown, sandy, gravelly, cobbly, bouldery clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of siltstone, asphalt, and concrete. Cobbles are fine to coarse, rounded to subrounded of siltstone, and slag. Boulders are fine to coarse, rounded to subrounded of slag.
	0.50	HV	80kPa				
	1.00	HV	76kPa				
	1.10 - 1.20	B+ES					
	1.50	HV	84kPa				
	1.70 - 1.80	B+ES					
	2.00	HV	100kPa				
	2.30 - 2.40	B+ES					
	2.50	HV	120kPa				
	2.90 - 3.00	B+ES					
	3.00	HV	110kPa	3.00	80.03		End of Pit at 3.000m

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Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP05
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301686E - 515485N Level: 82.85
Plant Used:	JCB 3CX	Dimensions (m): Depth 3.00	Date 09/04/2026 Scale 1:26
Client:	Morgan Sindall		Logged TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES		0.08	82.77		MADE GROUND: Red brick paving.
	0.20 - 0.30	B+ES					MADE GROUND: Brown gravelly sand subbase. Sand is fine to coarse. Gravel is fine to coarse, subangular to subrounded of basalt.
	0.50 - 0.60	B+ES		0.50	82.35		MADE GROUND: Dark brown, clayey, sandy, slightly cobbly gravel. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of basalt, sandstone, brick and slag. Cobbles are fine to coarse, angular to subangular of slag. Sulphurous smell.
	1.10 - 1.20	B+ES					
	1.70 - 1.80	B+ES					
	2.30 - 2.40	B+ES					
	2.90 - 3.00	B+ES		3.00	79.85		End of Pit at 3.000m

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Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP07
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301736E - 515516N Level: 83.28
Plant Used:	JCB 3CX	Dimensions (m): Depth 2.00	1.50
Client:	Morgan Sindall		Date 02/04/2026 Scale 1:26 Logged TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES					MADE GROUND: Brown, clayey, slightly sandy, slightly gravelly Topsoil. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, and brick.
	0.20 - 0.30	B+ES		0.20	83.08		MADE GROUND: Firm-stiff, red-brown, sandy, gravelly, slightly cobbly, reworked, medium-high strength Clay. Sand is fine to coarse. Gravel is fine to coarse, subangular to subrounded of mudstone, siltstone, sandstone, and pottery. Cobbles are fine to coarse, subangular to subrounded of siltstone. Sulphurous smell.
	0.30	HV	76kPa				
	0.50 - 0.60	ES					
	0.80 - 0.90	B+ES					
	0.80	HV	68kPa				
	1.30	HV	86kPa				
	1.40 - 1.50	B+ES					
	1.80 - 1.90	B+ES		1.80	81.48		MADE GROUND: Light grey, sandy, cobbly Gravel. Sand is fine to coarse. Gravel and cobbles are fine to coarse, angular to subangular of slag. Sulphurous smell.
				2.00	81.28		End of Pit at 2.000m

Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP08
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301766E - 515528N Level: 83.03
Plant Used:	JCB 3CX	Dimensions (m): Depth 1.70	Date 07/04/2026 Scale 1:26
Client:	Morgan Sindall		Logged TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES					MADE GROUND: Dark grey macadam.
	0.20 - 0.30	B+ES		0.20	82.83		
				0.30	82.73		MADE GROUND: Dark brown to grey, gravelly sand. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of macadam and slag.
	0.50 - 0.60	B+ES					MADE GROUND: Light grey, sandy gravel. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of slag.
	1.10 - 1.20	B+ES					
	1.60 - 1.70	B+ES					
				1.70	81.33		End of Pit at 1.700m

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Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP09
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301781E - 515477N Level: 83.06
Plant Used:	JCB 3CX	Dimensions (m): Depth 1.50	1.50 × 0.80
Client:	Morgan Sindall		Date: 02/04/2026 Scale: 1:26 Logged: TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES		0.10	82.96		MADE GROUND: Brown, clayey, slightly sandy, slightly gravelly Topsoil. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, and brick.
	0.20 - 0.30 0.20	B+ES HV	65kPa				MADE GROUND: Firm-stiff, red-brown, sandy, gravelly, slightly cobbly, reworked, medium-high strength Clay. Sand is fine to coarse. Gravel is fine to coarse, subangular to subrounded of mudstone, siltstone, sandstone, and pottery. Cobbles are fine to coarse, subangular to subrounded of siltstone. Sulphurous smell.
	0.50 - 0.60	B+ES					
	0.70	HV	80kPa				
	0.90 - 1.00	B+ES		0.90	82.16		MADE GROUND: Light grey, sandy, cobbly Gravel. Sand is fine to coarse. Gravel and cobbles are fine to coarse, angular to subangular of slag. Sulphurous smell.
	1.40 - 1.50	B+ES		1.50	81.56		End of Pit at 1.500m

Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP10
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301800E - 515484N Level: 83.15
Plant Used:	JCB 3CX	Dimensions (m): Depth 2.20	1.50 × 0.80
Client:	Morgan Sindall		Date: 02/04/2026 Scale: 1:26 Logged: TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.20 - 0.30	B+ES		0.30	82.85		MADE GROUND: Brown, clayey, slightly sandy, slightly gravelly Topsoil. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of mudstone, and brick.
	0.40	HV	58kPa				MADE GROUND: Firm-stiff, red-brown, sandy, gravelly, slightly cobbly, reworked, medium-high strength Clay. Sand is fine to coarse. Gravel is fine to coarse, subangular to subrounded of mudstone, siltstone, sandstone, and pottery. Cobbles are fine to coarse, subangular to subrounded of siltstone. Sulphurous smell.
	0.50 - 0.60	B+ES					
	0.90	HV	78kPa				
	1.10 - 1.20	B+ES					
	1.30	HV	83kPa				
	1.60 - 1.70	B+ES		1.50	81.65		MADE GROUND: Light grey, sandy, cobbly Gravel. Sand is fine to coarse. Gravel and cobbles are fine to coarse, angular to subangular of slag. Sulphurous smell.
	2.10 - 2.20	B+ES		2.20	80.95		End of Pit at 2.200m

Remarks: No groundwater encountered.

Stability: Pit wall stable.

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Trial Pit Log

TrialPit No: TP11
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301765E - 515514N Level: 83.17
Plant Used:	JCB 3CX	Dimensions (m): Depth 1.60	Date 08/04/2026 Scale 1:26
Client:	Morgan Sindall		Logged TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES					MADE GROUND: Grey concrete with rebar.
				0.25	82.92		
	0.30 - 0.40	B+ES					MADE GROUND: Grey asphalt.
				0.40	82.77		
	0.50 - 0.60	B+ES					MADE GROUND: Stiff, red-brown, sandy, gravelly, slightly cobbly, reworked Clay. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of siltstone, asphalt, and concrete. Cobbles are fine to coarse, rounded to subrounded of siltstone.
	0.50	HV	90kPa				
	1.00	HV	110kPa				
	1.10 - 1.20	B+ES					
				1.20	81.97		
	1.30 - 1.40	B+ES					MADE GROUND: Light grey, fused slag.
				1.60	81.57		End of Pit at 1.600m

Remarks: No groundwater encountered.

Stability: Pit wall stable.

SOLMEK
Solmek Ltd
12-16 Yarm Road
Stockton on Tees
TS18 3NA
Tel: 01642 607083
Email: info@solmek.com

Trial Pit Log

TrialPit No: TP12
Sheet 1 of 1

Project Name:	Leconfield Industrial Estate, Cleator Moor	Project No. NE-26-021	Co-ords: 301781E - 515490N Level: 83.19
Plant Used:	JCB 3CX	Dimensions (m): Depth 1.20	1.50 × 0.80
Client:	Morgan Sindall		Date: 02/04/2026 Scale: 1:26 Logged: TJ

Water Strike	Samples & In Situ Testing: Depth	Type	Results	Depth (m)	Level (m)	Legend	Stratum Description
	0.00 - 0.10	B+ES					MADE GROUND: Grey concrete with rebar.
	0.20 - 0.30	B+ES		0.20	82.99		MADE GROUND: Dark grey, sandy, cobbly Gravel. Sand is fine to coarse. Gravel is fine to coarse, angular to subangular of slag, concrete, brick, and timber. Cobbles are fine to coarse, angular to subangular of brick. Large reworked clay lenses.
	0.50 - 0.60	ES					
				0.70	82.49		MADE GROUND: Grey concrete with rebar.
	0.90 - 1.00	B					
				1.20	81.99		End of Pit at 1.200m

Remarks: No groundwater encountered.

Stability: Pit wall stable.

SOLMEK

APPENDIX C:
Contamination Laboratory Results

Normec DETS

Certificate of Analysis

Certificate Number 26-09656 *Issued:* 01-May-26

Client SOLMEK
12 Yarm Road
Stockton On Tees
Cleveland
TS18 3NA

Our Reference 26-09656

Client Reference ~ NE-26-021

Order No ~ PO-01-26433

Contract Title ~ Cleator Moor, ISH Building

Description 14 Soil samples, 4 Leachate prepared by DETS samples.

Date Received 23-Apr-26

Date Started 23-Apr-26

Date Completed 01-May-26

Test Procedures Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME

ilac-MRA UKAS TESTING 2139

Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Sample ID	Depth	Lab No	Completed	Matrix Description
BH04	0.30-0.40	2675211	01/05/2026	Brown sandy CLAY
TP01	0.30-0.40	2675212	01/05/2026	Grey sandy GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP01	1.70-1.80	2675213	01/05/2026	Dark brown slightly gravelly, sandy CLAY
TP05	2.30-2.40	2675214	01/05/2026	Dark brown gravelly, very sandy CLAY
TP07	0.50-0.60	2675215	01/05/2026	Dark brown sandy CLAY
TP08	0.00-0.10	2675216	01/05/2026	Dark grey sandy GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP08	1.10-1.20	2675217	01/05/2026	Light grey sandy GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP09	0.50-0.50	2675218	01/05/2026	Dark brown slightly gravelly, sandy CLAY
TP09	0.00-0.10	2675219	01/05/2026	Dark brown sandy CLAY including some wood and numerous rootlets
TP09	1.40-1.50	2675220	01/05/2026	Light black sandy GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP10	0.20-0.30	2675221	01/05/2026	Dark brown slightly gravelly, sandy CLAY including odd rootlets
TP10	2.10-2.20	2675222	01/05/2026	Light grey very gravelly SAND
TP11	0.30-0.40	2675223	01/05/2026	Grey GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP12	0.50-0.60	2675224	01/05/2026	Dark brown gravelly, sandy CLAY

S2 - FOR INFORMATION

Normec DETS

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

	Lab No	2675211	2675212	2675213	2675214	2675215	2675216
	Sample ID ~	BH04	TP01	TP01	TP05	TP07	TP08
	Depth ~	0.30-0.40	0.30-0.40	1.70-1.80	2.30-2.40	0.50-0.60	0.00-0.10
	Other ID ~						
	Sample Type ~	ES	ES	ES	ES	ES	ES
	Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	6.6	5.2	9.9	28	8.8	1.2
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	1.0	1.3	1.0	0.9	0.4	< 0.2
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	0.2
Chromium	DETSC 2301#	0.15	mg/kg	11	2.3	17	8.3	20	1.8
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	75	5.9	18	64	11	2.4
Lead	DETSC 2301#	0.3	mg/kg	5.6	4.2	15	37	10	0.5
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05	< 0.05	< 0.05	0.10	< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg	11	1.8	16	23	17	1.4
Selenium	DETSC 2301#	0.5	mg/kg	1.2	5.3	< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	20	7.9	25	36	25	2.5
Inorganics									
pH	DETSC 2008#		pH	12.3	12.0	10.2	11.3	10.1	9.7
Cyanide, Free	DETSC 2130#	0.1	mg/kg	0.2	0.4	< 0.1	0.1	< 0.1	< 0.1
Organic matter	DETSC 2002#	0.1	%	0.6	1.1	0.7	2.3	0.5	2.2
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	440	830	130	310	64	18
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	130
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4	< 3.4	< 3.4	< 3.4	< 3.4	120
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	250
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	12
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	630
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4	< 1.4	< 1.4	< 1.4	< 1.4	510
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	1100
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10	< 10	< 10	< 10	< 10	1400
EPH >C10-C40: EH_2D_Total	DETSC 3521#	10	mg/kg						
Coal Tar Presence	DETSC 3433*								
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

	Lab No	2675211	2675212	2675213	2675214	2675215	2675216
	Sample ID ~	BH04	TP01	TP01	TP05	TP07	TP08
	Depth ~	0.30-0.40	0.30-0.40	1.70-1.80	2.30-2.40	0.50-0.60	0.00-0.10
	Other ID ~						
	Sample Type ~	ES	ES	ES	ES	ES	ES
	Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.20	< 0.10	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.44	< 0.10	< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	0.86	< 0.10	< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6	< 1.6
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3	< 0.3

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Normec DETS

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

			Lab No	2675217	2675218	2675219	2675220	2675221	2675222
			Sample ID ~	TP08	TP09	TP09	TP09	TP10	TP10
			Depth ~	1.10-1.20	0.50-0.50	0.00-0.10	1.40-1.50	0.20-0.30	2.10-2.20
			Other ID ~						
			Sample Type ~	ES	ES	ES	ES	ES	ES
			Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg		4.9	7.6	3.6	10	4.6
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.5	0.6	1.4	0.6	1.1
Cadmium	DETSC 2301#	0.1	mg/kg		< 0.1	0.2	< 0.1	< 0.1	< 0.1
Chromium	DETSC 2301#	0.15	mg/kg		5.3	8.4	2.0	7.9	3.1
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg		5.1	13	4.5	12	4.4
Lead	DETSC 2301#	0.3	mg/kg		3.2	58	0.6	29	3.1
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05	0.07	< 0.05	0.06	< 0.05
Nickel	DETSC 2301#	1	mg/kg		4.5	8.5	1.2	8.1	1.1
Selenium	DETSC 2301#	0.5	mg/kg		0.7	< 0.5	3.6	< 0.5	4.2
Zinc	DETSC 2301#	1	mg/kg		9.3	93	4.4	51	5.9
Inorganics									
pH	DETSC 2008#		pH		11.4	11.4	12.1	9.0	10.5
Cyanide, Free	DETSC 2130#	0.1	mg/kg		< 0.1	0.1	1.6	0.2	0.7
Organic matter	DETSC 2002#	0.1	%		0.6	7.3	1.0	3.2	0.7
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		810	310	830	420	730
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2	< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4	< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10	< 10	< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9	< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		47	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		50	< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		97	< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		97	< 10	< 10	< 10	< 10
EPH >C10-C40: EH_2D_Total	DETSC 3521#	10	mg/kg	< 10.00					
Coal Tar Presence	DETSC 3433*			N					
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

S2 - FOR INFORMATION

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

			Lab No	2675217	2675218	2675219	2675220	2675221	2675222
			Sample ID ~	TP08	TP09	TP09	TP09	TP10	TP10
			Depth ~	1.10-1.20	0.50-0.50	0.00-0.10	1.40-1.50	0.20-0.30	2.10-2.20
			Other ID ~						
			Sample Type ~	ES	ES	ES	ES	ES	ES
			Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026	17/04/2026
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	0.31	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	0.53	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	0.72	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	0.83	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6	< 1.6	< 1.6	2.4	< 1.6
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3	1.1	< 0.3	0.4	< 0.3

Normec DETS

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675223	2675224
Sample ID ~	TP11	TP12
Depth ~	0.30-0.40	0.50-0.60
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg		10
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		1.4
Cadmium	DETSC 2301#	0.1	mg/kg		< 0.1
Chromium	DETSC 2301#	0.15	mg/kg		7.9
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0
Copper	DETSC 2301#	0.2	mg/kg		12
Lead	DETSC 2301#	0.3	mg/kg		8.5
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05
Nickel	DETSC 2301#	1	mg/kg		7.3
Selenium	DETSC 2301#	0.5	mg/kg		5.3
Zinc	DETSC 2301#	1	mg/kg		37
Inorganics					
pH	DETSC 2008#		pH		8.7
Cyanide, Free	DETSC 2130#	0.1	mg/kg		0.1
Organic matter	DETSC 2002#	0.1	%		0.8
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		970
Petroleum Hydrocarbons					
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10
EPH >C10-C40: EH_2D_Total	DETSC 3521#	10	mg/kg	22.15	
Coal Tar Presence	DETSC 3433*			N	
PAHs					
Naphthalene	DETSC 3301	0.1	mg/kg		0.31
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675223	2675224
Sample ID ~	TP11	TP12
Depth ~	0.30-0.40	0.50-0.60
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Acenaphthene	DETSC 3301	0.1	mg/kg		0.12
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		0.28
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		0.82
Pyrene	DETSC 3301	0.1	mg/kg		0.70
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		0.54
Chrysene	DETSC 3301	0.1	mg/kg		0.21
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		0.16
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		0.72
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		0.30
PAH 16 Total	DETSC 3301	1.6	mg/kg		4.2
Phenols					
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3

S2 - FOR INFORMATION

Summary of Chemical Analysis
Soil VOC/SVOC Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675217	2675223
Sample ID ~	TP08	TP11
Depth ~	1.10-1.20	0.30-0.40
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
SVOCs					
LMW 2/3 Ring PAH	DETSC 3433*	0.1	mg/kg	< 0.1	1.6
HMW 4/5 Ring PAH	DETSC 3433*	0.1	mg/kg	< 0.1	1.2
LMW / HMM	DETSC 3433*	0.1		Pyrogenic	Petrogenic
Phenanthrene / Anthracene	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
Anthracene / (Anthracene + Phenanthrene)	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
Fluorene / (Fluorene + Pyrene)	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
1. Indeno(1,2,3-cd)Pyrene / (Indeno(1,2,3-cd)Pyrene + Benzo(g,h,i	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
2. Indeno(1,2,3-cd)Pyrene / (Indeno(1,2,3-cd)Pyrene + Benzo(g,h,i	DETSC 3433*	0.1		Mixed Source	ed Source
Fluoranthene / Pyrene	DETSC 3433*	0.1		Petrogenic	Pyrogenic
Fluoranthene / (Fluoranthene + Pyrene)	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
Benzo(a)pyrene / Benzo(a)pyrene + Chrysene	DETSC 3433*	0.1		Pyrogenic	Unknown
Benzo(a)anthracene / (Benzo(a)anthracene + Chrysene)	DETSC 3433*	0.1		Pyrogenic	Pyrogenic
Cholestane (231m/z)	DETSC 3433*	0.1		absent	absent
Quinoline (129 m/z)	DETSC 3433*	0.1		absent	absent
Carbazole (167 m/z)	DETSC 3433*	0.1		absent	absent
Interpretation	DETSC 3433*	0.1		Unknown	Unknown
Fluoranthene / Pyrene	DETSC 3433*	0.1		1.0	1.2
Benzo(a)anthracene / Chrysene	DETSC 3433*	0.1		1.0	0.8
Benzo(a)antracene / Benzo(a)pyrene	DETSC 3433*	0.1		1.8	2.0
Benzoapyrene (>0.005%)	DETSC 3433*	0.1		Unknown	Unknown
EPH (0.1% (1000 mg/kg) for hazardous classification)	DETSC 3433*	10	mg/kg	< 10	22
Total 16 PAHs	DETSC 3433*	0.1		Unknown	Unknown
Phenols and cresols	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1
Benzoapyrene (0.1% (1000 mg/kg) with *20 WM3)	DETSC 3433*	0.1		Unknown	Unknown
Naphthalene	DETSC 3433	0.1	mg/kg	< 0.1	1.0
Acenaphthylene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Acenaphthene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Fluorene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Phenanthrene	DETSC 3433	0.1	mg/kg	< 0.1	0.4
Anthracene	DETSC 3433	0.1	mg/kg	< 0.1	0.1
Fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1	0.4
Pyrene	DETSC 3433	0.1	mg/kg	< 0.1	0.4
Benzo(a)anthracene	DETSC 3433	0.1	mg/kg	< 0.1	0.2
Chrysene	DETSC 3433	0.1	mg/kg	< 0.1	0.2
Benzo(b)fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Benzo(k)fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1

S2 - FOR INFORMATION

Normec DETS

Summary of Chemical Analysis
Soil VOC/SVOC Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675217	2675223
Sample ID ~	TP08	TP11
Depth ~	1.10-1.20	0.30-0.40
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Benzo(a)pyrene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Indeno(123cd)pyrene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Dibenzo(ah)anthracene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Benzo(ghi)perylene	DETSC 3433	0.1	mg/kg	< 0.1	< 0.1
Carbazole	DETSC 3433*	0.1	mg/kg	< 0.1	< 0.1

Normec DETS

Summary of Chemical Analysis
Leachate Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675225	2675226	2675227	2675228
Sample ID ~	TP01	TP05	TP10	TP07
Depth ~	1.70-1.80	2.30-2.40	2.10-2.20	0.50-0.60
Other ID ~				
Sample Type ~	ES	ES	ES	ES
Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Preparation							
NRA Leachate Preparation	DETSC 1009*			Y	Y	Y	Y
Metals							
Arsenic, Dissolved	DETSC 2306	0.16	ug/l	3.84	5.30	1.04	4.86
Boron, Dissolved	DETSC 2306*	12	ug/l	14.39	16.11	16.36	< 12.00
Cadmium, Dissolved	DETSC 2306	0.03	ug/l	0.06	< 0.03	< 0.03	0.17
Chromium, Dissolved	DETSC 2306	0.25	ug/l	2.83	1.82	< 0.25	4.91
Chromium, Hexavalent	DETSC 2203	7	ug/l	< 7.0	< 7.0	< 7.0	< 7.0
Copper, Dissolved	DETSC 2306	0.4	ug/l	6.60	8.17	3.14	2.79
Lead, Dissolved	DETSC 2306	0.09	ug/l	3.78	5.65	0.96	2.19
Mercury, Dissolved	DETSC 2306	0.01	ug/l	0.02	0.03	0.01	< 0.01
Nickel, Dissolved	DETSC 2306	0.5	ug/l	7.12	2.22	< 0.50	2.66
Selenium, Dissolved	DETSC 2306	0.25	ug/l	1.60	1.34	1.94	1.92
Zinc, Dissolved	DETSC 2306	1.3	ug/l	49.26	10.16	5.02	8.99
Inorganics							
pH	DETSC 2008		pH	8.8	7.7	11.1	6.7
Cyanide, Free	DETSC 2130	20	ug/l	< 20	< 20	< 20	< 20
Phenol - Monohydric Low Level	DETSC 2131	1.5	ug/l	2.0	3.3	4.2	5.0
Sulphate as SO4	DETSC 2055	0.1	mg/l	5.3	3.0	14	5.0
Petroleum Hydrocarbons							
Aliphatic C5-C6: HS_1D_AL	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aliphatic C6-C8: HS_1D_AL	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aliphatic C8-C10: HS_1D_AL	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	ug/l	< 10	< 10	< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aromatic C7-C8: HS_1D_AR	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aromatic C8-C10: HS_1D_AR	DETSC 3322	0.1	ug/l	< 0.1	< 0.1	< 0.1	< 0.1
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1	ug/l	< 1.0	< 1.0	< 1.0	< 1.0
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	ug/l	< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	ug/l	< 10	< 10	< 10	< 10
PAHs							
Naphthalene	DETSC 3304	0.05	ug/l	0.09	< 0.05	< 0.05	< 0.05
Acenaphthylene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	< 0.01

Symbol key at end of report

S2 - FOR INFORMATION

Normec DETS

Summary of Chemical Analysis
Leachate Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675225	2675226	2675227	2675228
Sample ID ~	TP01	TP05	TP10	TP07
Depth ~	1.70-1.80	2.30-2.40	2.10-2.20	0.50-0.60
Other ID ~				
Sample Type ~	ES	ES	ES	ES
Sampling Date ~	17/04/2026	17/04/2026	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Acenaphthene	DETSC 3304	0.01	ug/l	0.03	< 0.01	< 0.01	0.01
Fluorene	DETSC 3304	0.01	ug/l	0.02	< 0.01	< 0.01	< 0.01
Phenanthrene	DETSC 3304	0.01	ug/l	0.04	0.02	0.02	0.03
Anthracene	DETSC 3304	0.01	ug/l	0.03	0.03	0.01	0.01
Fluoranthene	DETSC 3304	0.01	ug/l	0.04	0.02	0.01	0.04
Pyrene	DETSC 3304	0.01	ug/l	0.03	0.02	0.01	0.04
Benzo(a)anthracene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.02
Chrysene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.01
Benzo(b)fluoranthene	DETSC 3304	0.01	ug/l	0.01	0.01	< 0.01	0.03
Benzo(k)fluoranthene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.01
Benzo(a)pyrene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.02
Indeno(1,2,3-c,d)pyrene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.02
Dibenzo(a,h)anthracene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	< 0.01
Benzo(g,h,i)perylene	DETSC 3304	0.01	ug/l	< 0.01	< 0.01	< 0.01	0.02
PAH Total	DETSC 3304	0.2	ug/l	0.29	< 0.20	< 0.20	0.26

Symbol key at end of report

S2 - FOR INFORMATION

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2675211	BH04 0.30-0.40	SOIL	NAD	none	Pierce Booth
2675212	TP01 0.30-0.40	SOIL	NAD	none	Pierce Booth
2675213	TP01 1.70-1.80	SOIL	NAD	none	Pierce Booth
2675214	TP05 2.30-2.40	SOIL	NAD	none	Pierce Booth
2675215	TP07 0.50-0.60	SOIL	NAD	none	Pierce Booth
2675216	TP08 0.00-0.10	SOIL	NAD	none	Pierce Booth
2675218	TP09 0.50-0.50	SOIL	NAD	none	Pierce Booth
2675219	TP09 0.00-0.10	SOIL	NAD	none	Pierce Booth
2675220	TP09 1.40-1.50	SOIL	NAD	none	Pierce Booth
2675221	TP10 0.20-0.30	SOIL	NAD	none	Pierce Booth
2675222	TP10 2.10-2.20	SOIL	NAD	none	Pierce Booth
2675224	TP12 0.50-0.60	SOIL	NAD	none	Pierce Booth

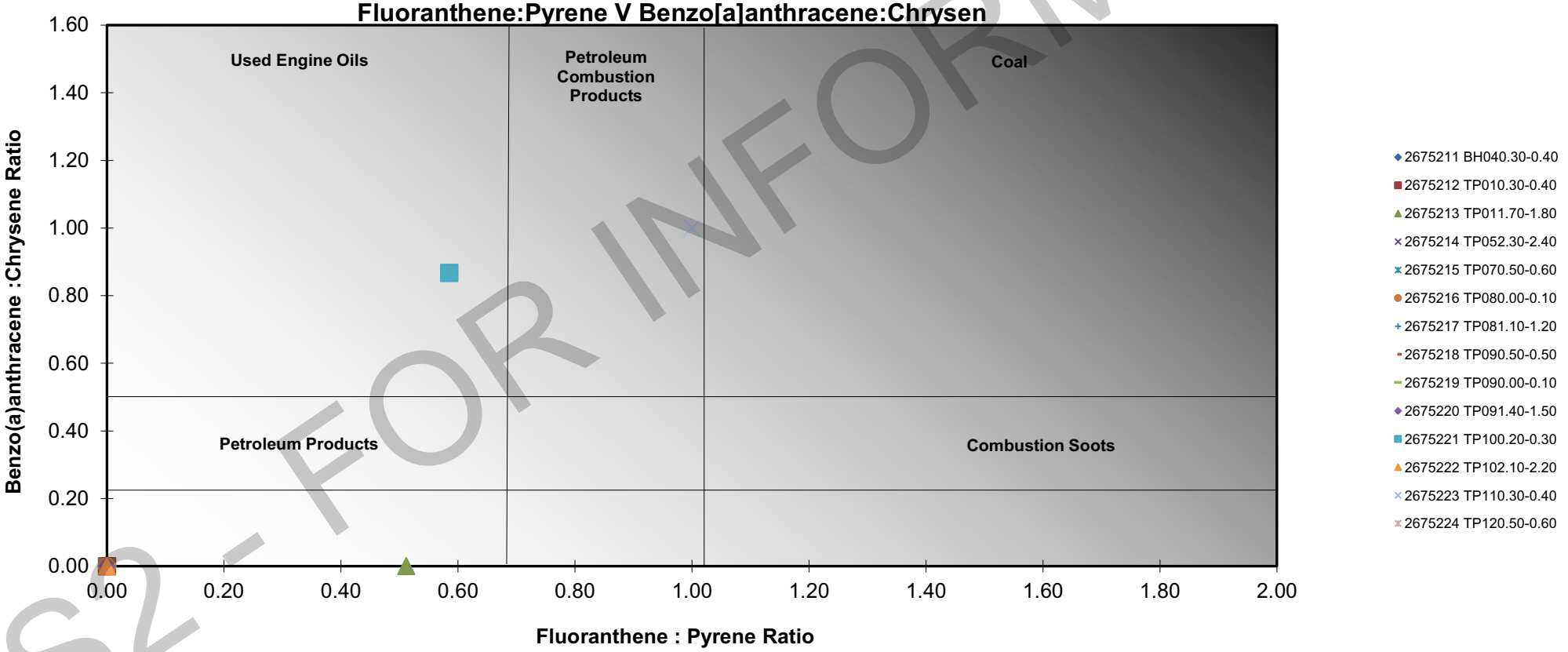
Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Normec DETS

Our Ref 26-09656
Client Ref NE-26-021
Contract Title Cleator Moor, ISH Building

Source Signature Double Ratio Plot of

Fluoranthene:Pyrene V Benzo[a]anthracene:Chrysen



Information in Support of the Analytical Results

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract ~ Cleator Moor, ISH Building

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	time exceeded for tests	Incorrect container for tests	Headspace in container for tests
2675211	BH04 0.30-0.40 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675212	TP01 0.30-0.40 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675213	TP01 1.70-1.80 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675214	TP05 2.30-2.40 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675215	TP07 0.50-0.60 SOIL	17/04/26	GJ 250ml, GJ 60ml ((Headspace)), PT 1L x2			BTEX/C5-10, HS
2675216	TP08 0.00-0.10 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675217	TP08 1.10-1.20 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675218	TP09 0.50-0.50 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675219	TP09 0.00-0.10 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675220	TP09 1.40-1.50 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675221	TP10 0.20-0.30 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675222	TP10 2.10-2.20 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675223	TP11 0.30-0.40 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675224	TP12 0.50-0.60 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675225	TP01 1.70-1.80 LEACHATE	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675226	TP05 2.30-2.40 LEACHATE	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675227	TP10 2.10-2.20 LEACHATE	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2675228	TP07 0.50-0.60 LEACHATE	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

S2 - FOR INFORMATION

Information in Support of the Analytical Results

Our Ref 26-09656
Client Ref ~ NE-26-021
Contract ~ Cleator Moor, ISH Building

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

S2 - FOR INFORMATION

Normec DETS

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
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
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

S2 - FOR INFORMATION

Normec DETS

Certificate of Analysis

Certificate Number 26-11511 *Issued:* 21-May-26

Client SOLMEK
12 Yarm Road
Stockton On Tees
Cleveland
TS18 3NA

Our Reference 26-11511
Client Reference ~ NE-26-021
Order No ~ PO-01-26433
Contract Title ~ Cleator Moor, ISH Building
Description 2 Soil samples.
Date Received 23-Apr-26
Date Started 14-May-26
Date Completed 21-May-26
Test Procedures Identified by prefix DETSn (details on request).
Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME

ilac-MRA UKAS TESTING 2139

Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Sample ID	Depth	Lab No	Completed	Matrix Description
TP08	0.00-0.10	2686305	21/05/2026	Dark grey GRAVEL (sample matrix outside MCERTS scope of accreditation)
TP08	1.10-1.20	2686306	21/05/2026	Light grey sandy GRAVEL (Possible made ground - slag) (sample matrix outside MCERTS scope of accreditation)

S2 - FOR INFORMATION

Normec DETS

Summary of Chemical Analysis
Soil Samples

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2686305	2686306
Sample ID ~	TP08	TP08
Depth ~	0.00-0.10	1.10-1.20
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Metals					
Arsenic	DETSC 2301#	0.2	mg/kg		4.5
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		2.1
Cadmium	DETSC 2301#	0.1	mg/kg		< 0.1
Chromium	DETSC 2301#	0.15	mg/kg		3.1
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0
Copper	DETSC 2301#	0.2	mg/kg		6.8
Lead	DETSC 2301#	0.3	mg/kg		9.1
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05
Nickel	DETSC 2301#	1	mg/kg		2.2
Selenium	DETSC 2301#	0.5	mg/kg		4.6
Zinc	DETSC 2301#	1	mg/kg		14
Inorganics					
pH	DETSC 2008#		pH		9.4
Cyanide, Free	DETSC 2130#	0.1	mg/kg		1.3
Organic matter	DETSC 2002#	0.1	%		2.4
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		350
Petroleum Hydrocarbons					
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10
EPH >C10-C40: EH_2D_Total	DETSC 3521#	10	mg/kg	17.98	
Coal Tar Presence	DETSC 3433*			N	
PAHs					
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10

Symbol key at end of report

S2 - FOR INFORMATION

Summary of Chemical Analysis
Soil Samples

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2686305	2686306
Sample ID ~	TP08	TP08
Depth ~	0.00-0.10	1.10-1.20
Other ID ~		
Sample Type ~	ES	ES
Sampling Date ~	17/04/2026	17/04/2026
Sampling Time ~	n/s	n/s

Test	Method	LOD	Units		
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6
Phenols					
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	< 0.3	< 0.3

Normec DETS

Summary of Chemical Analysis
Soil VOC/SVOC Samples

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2686305
Sample ID ~	TP08
Depth ~	0.00-0.10
Other ID ~	
Sample Type ~	ES
Sampling Date ~	17/04/2026
Sampling Time ~	n/s

Test	Method	LOD	Units	
SVOCs				
LMW 2/3 Ring PAH	DETSC 3433*	0.1	mg/kg	0.3
HMW 4/5 Ring PAH	DETSC 3433*	0.1	mg/kg	1.6
LMW / HMM	DETSC 3433*	0.1		Pyrogenic
Phenanthrene / Anthracene	DETSC 3433*	0.1		Pyrogenic
Anthracene / (Anthracene + Phenanthrene)	DETSC 3433*	0.1		Pyrogenic
Fluorene / (Fluorene + Pyrene)	DETSC 3433*	0.1		Pyrogenic
1. Indeno(1,2,3-cd)Pyrene / (Indeno(1,2,3-cd)Pyrene + Benzo(g,h,i	DETSC 3433*	0.1		Pyrogenic
2. Indeno(1,2,3-cd)Pyrene / (Indeno(1,2,3-cd)Pyrene + Benzo(g,h,i	DETSC 3433*	0.1		Mixed Source
Fluoranthene / Pyrene	DETSC 3433*	0.1		Petrogenic
Fluoranthene / (Fluoranthene + Pyrene)	DETSC 3433*	0.1		Petrogenic
Benzo(a)pyrene / Benzo(a)pyrene + Chrysene	DETSC 3433*	0.1		Pyrogenic
Benzo(a)anthracene / (Benzo(a)anthracene + Chrysene)	DETSC 3433*	0.1		Pyrogenic
Cholestane (231m/z)	DETSC 3433*	0.1		present
Quinoline (129 m/z)	DETSC 3433*	0.1		absent
Carbazole (167 m/z)	DETSC 3433*	0.1		absent
Interpretation	DETSC 3433*	0.1		Unknown
Fluoranthene / Pyrene	DETSC 3433*	0.1		0.3
Benzo(a)anthracene / Chrysene	DETSC 3433*	0.1		1.0
Benzo(a)antracene / Benzo(a)pyrene	DETSC 3433*	0.1		0.1
Benzoapyrene (>0.005%)	DETSC 3433*	0.1		Unknown
EPH (0.1% (1000 mg/kg) for hazardous classification)	DETSC 3433*	10	mg/kg	18
Total 16 PAHs	DETSC 3433*	0.1		Unknown
Phenols and cresols	DETSC 3433*	0.1	mg/kg	< 0.1
Benzoapyrene (0.1% (1000 mg/kg) with *20 WM3)	DETSC 3433*	0.1		Unknown
Naphthalene	DETSC 3433	0.1	mg/kg	< 0.1
Acenaphthylene	DETSC 3433	0.1	mg/kg	0.3
Acenaphthene	DETSC 3433	0.1	mg/kg	< 0.1
Fluorene	DETSC 3433	0.1	mg/kg	< 0.1
Phenanthrene	DETSC 3433	0.1	mg/kg	< 0.1
Anthracene	DETSC 3433	0.1	mg/kg	< 0.1
Fluoranthene	DETSC 3433	0.1	mg/kg	< 0.1
Pyrene	DETSC 3433	0.1	mg/kg	0.1
Benzo(a)anthracene	DETSC 3433	0.1	mg/kg	< 0.1
Chrysene	DETSC 3433	0.1	mg/kg	0.1
Benzo(b)fluoranthene	DETSC 3433	0.1	mg/kg	0.3
Benzo(k)fluoranthene	DETSC 3433	0.1	mg/kg	0.1

S2 - FOR INFORMATION

Summary of Chemical Analysis
Soil VOC/SVOC Samples

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2686305
Sample ID ~	TP08
Depth ~	0.00-0.10
Other ID ~	
Sample Type ~	ES
Sampling Date ~	17/04/2026
Sampling Time ~	n/s

Test	Method	LOD	Units	
Benzo(a)pyrene	DETSC 3433	0.1	mg/kg	0.4
Indeno(123cd)pyrene	DETSC 3433	0.1	mg/kg	0.3
Dibenzo(ah)anthracene	DETSC 3433	0.1	mg/kg	< 0.1
Benzo(ghi)perylene	DETSC 3433	0.1	mg/kg	0.3
Carbazole	DETSC 3433*	0.1	mg/kg	< 0.1

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2686306	TP08 1.10-1.20	SOIL	NAD	none	Josh Best

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

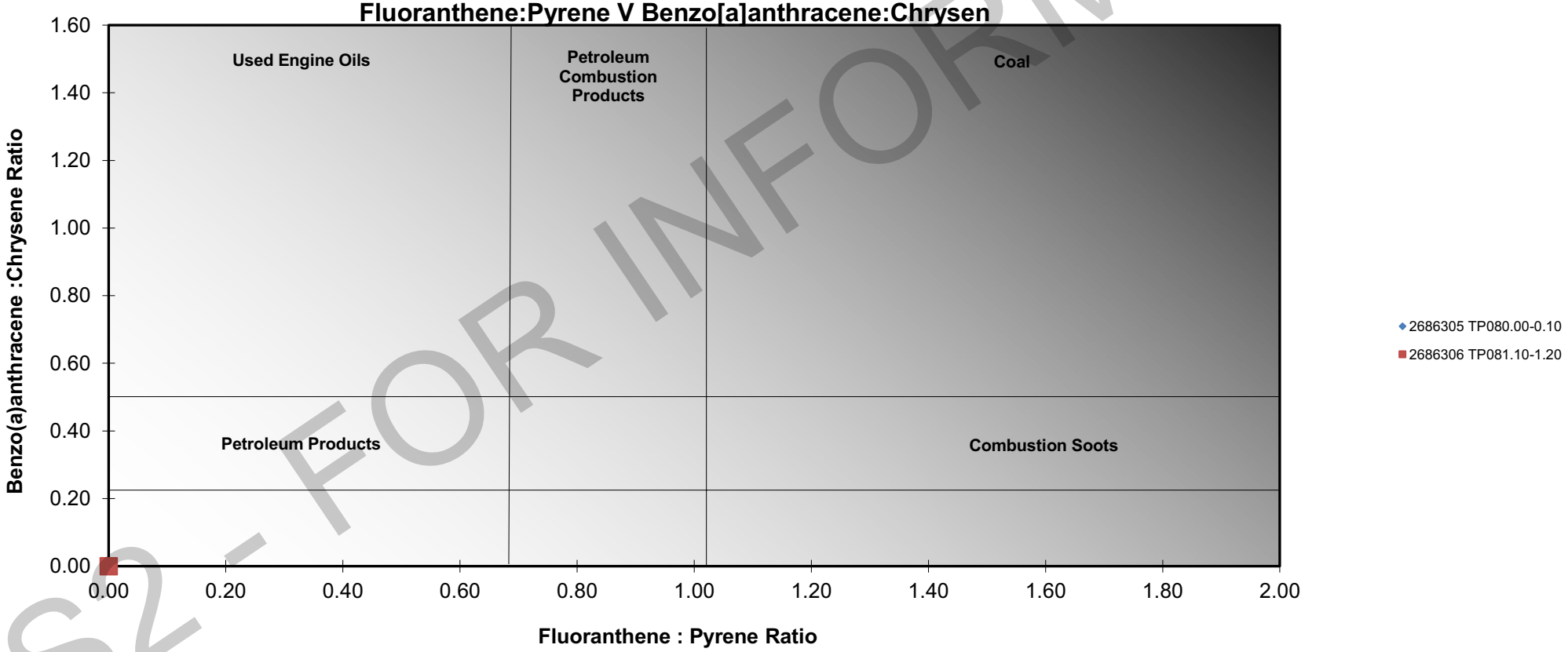
S2 - FOR INFORMATION

Normec DETS

Our Ref 26-11511
Client Ref NE-26-021
Contract Title Cleator Moor, ISH Building

Source Signature Double Ratio Plot of

Fluoranthene:Pyrene V Benzo[a]anthracene:Chrysen



Information in Support of the Analytical Results

Our Ref 26-11511
Client Ref ~ NE-26-021
Contract ~ Cleator Moor, ISH Building

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	time exceeded for tests	Incorrect container for tests	Headspace in container for tests
2686305	TP08 0.00-0.10 SOIL	17/04/26	GJ 250ml, GJ 60ml, PT 1L x2			
2686306	TP08 1.10-1.20 SOIL	17/04/26	GJ 250ml, GJ 60ml ((Headspace)), PT 1L x2			BTEX/C5-10, HS

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

S2 - FOR INFORMATION

Normec DETS

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
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
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

S2 - FOR INFORMATION

SOLMEK

APPENDIX D:
Geotechnical Laboratory Results

Laboratory Report Front Sheet

G2M Testing
Unit 5/6 Innovation Court,
Meadowfield Industrial Estate,
County Durham,
DH7 8FA
0191 349 9210
info@g2mtesting.co.uk

UKAS TESTING
10258

Site name	Job number
ISH Building, Leconfield, Cleator Moor	NE-26-021

Client details:

Reference: NE-26-021
Name: Solmek
Address: 12 Yarm Road
Stockton-onTees
TS18 3NA

Telephone:
Email:

FAO: Leo Cassidy

Samples received: 24/04/2026

Date commenced: 30/04/2026

Date reported: 06/05/2026

Observations and interpretations are outside of the UKAS Accreditiation

Samples will be held at the laboratory for a period of 4 weeks after the report date. After the above reporting date the samples will be disposed of. Should further testing be required then the office should be informed before the above date.

Signature:	Approved Signitories:
J.Brischuk.	☐ D.Anderson (Managing Director) ☑ J. Brischuk (Laboratory Manager) ☐

S2 - FOR INFORMATION

Summary of Rock Point Load Tests

G2M Testing
Unit 5/6 Innovation Court,
Meadowfield Industrial Estate,
County Durham,
DH7 8EA
0191 349 9210
info@g2mtesting.co.uk

Project name	Project number
ISH Building, Leconfield, Cleator Moor	NE-26-021

Hole	Sample			Specimen		Rock type and test condition	Test Type		Failure validity	Dimensions			Is	Is(50)	Remarks
	Depth m	Ref	Type	Depth m	Ref		Type	Dir.		W mm	D mm	D' mm	MPa	MPa	
BH04	12.20		C	12.20	BH04	Mudstone	D	L	Valid		78		0.19	0.24	
BH05	13.20		C	13.20	BH05	Sandstone	A	P	Valid	78	50		2.12	2.47	
BH04	14.50		C	14.50	BH04	Mudstone	A	P	Valid	78	20		0.06	0.06	
BH05	16.00		C	16.00	BH05	Mudstone	A	P	Valid	78	50		0.04	0.05	

Column	Key	Description
Test Type	A	Axial
	B	Block
	D	Diametral
	I	Irregular lump
Test Direction	L	Parallel to planes of weakness
	P	Perpendicular to planes of weakness
	U	Unknown
Dimensions	W	Width
	D	Platen seperation at start of test
	D'	Platen seperation at sample failure
	Is	Point Load Index
	Is(50)	Corrected Point Load Index to equivalent 50 mm diameter

Approved by	J. Brischuk
Approval date	06/05/2026
Date report generated	
Report Number	

S2 - FOR INFORMATION

g2mtesting

UNIAXIAL COMPRESSION TEST ON ROCK - SUMMARY OF RESULTS

Project No.: NE-26-021

Project Name: ISH Building, Leconfield, Cleator Moor

Hole No.	Sample				Rock Type	Specimen Dimensions2			Bulk Density2	Water Content 1	Uniaxial Compression3				Remarks
	Ref	Top	Base	Type		Dia. mm	Length mm	H/D	Mg/m3	%	Condition	Stress Rate MPa/s	Mode of failure	UCS MPa	
BH03		10.40		C		78.0	175.0	2.2	3.00	1.8	as received	0.2093	AC	21.5	
BH03		13.50		C		78.0	129.0	1.7	2.56	2.9	as received	0.2093	S + AC	10.3	
BH03		14.70		C		78.0	189.0	2.4	2.48	3.3	as received	0.2093	AC	10.3	
BH04		16.20		C		78.0	90.0	1.2	2.55	1.2	as received	0.2093	AC	81.4	

Notes

1 ISRM p87 test 1, water content at 105 ± 3 oC, specimen as tested for UCS

2 ISRM p86 clause (vii), Caliper method used for determination of bulk volume and derivation of bulk density

3 ISRM p153 part 1, determination of Uniaxial Compressive Strength (UCS) of Rock Materials

above notes apply unless annotated otherwise in the remarks

Mode of failure :

S - Single shear MS - multiple shear

AC - Axial cleavage F - Fragmented

Test Specification	Date Printed	Approved By	Table
International Society for Rock Mechanics, The complete ISRM suggested methods for Rock Characterization Testing and Monitoring, 2007	05/06/2026 00:00	Joe.Brischuk	1
			Sheet 1

S2 - FOR INFORMATION

Normec DETS

Certificate of Analysis

Certificate Number 26-09653 *Issued:* 29-Apr-26

Client SOLMEK
12 Yarm Road
Stockton On Tees
Cleveland
TS18 3NA

Our Reference 26-09653
Client Reference ~ NE-26-021
Order No ~ PO-01-26433
Contract Title ~ Cleator Moor, ISH Building
Description 1 Soil sample.
Date Received 23-Apr-26
Date Started 23-Apr-26
Date Completed 29-Apr-26
Test Procedures Identified by prefix DETSn (details on request).
Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Reyhan Irfan
Operations Manager

mCERTS THE ENVIRONMENT AGENCY'S MONITORING CERTIFICATION SCHEME

ilac-MRA UKAS TESTING 2139

Summary of Chemical Analysis
Matrix Descriptions

Our Ref 26-09653
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Sample ID	Depth	Lab No	Completed	Matrix Description
BH05	8.7	2675190	29/04/2026	Grey gravelly SAND

Summary of Chemical Analysis
Soil Samples

Our Ref 26-09653
Client Ref ~ NE-26-021
Contract Title ~ Cleator Moor, ISH Building

Lab No	2675190
Sample ID ~	BH05
Depth ~	8.70
Other ID ~	
Sample Type ~	D
Sampling Date ~	17/04/2026
Sampling Time ~	n/s

Test	Method	LOD	Units	
Inorganics				
pH	DETSC 2008#		pH	9.7
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	47

Symbol key at end of report

S2 - FOR INFORMATION

Information in Support of the Analytical Results

Our Ref 26-09653
Client Ref ~ NE-26-021
Contract ~ Cleator Moor, ISH Building

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2675190	BH05 8.70 SOIL	17/04/26	PT 1L		

Key: P-Plastic T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

S2 - FOR INFORMATION

Normec DETS

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO4	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO4	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

S2 - FOR INFORMATION

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS

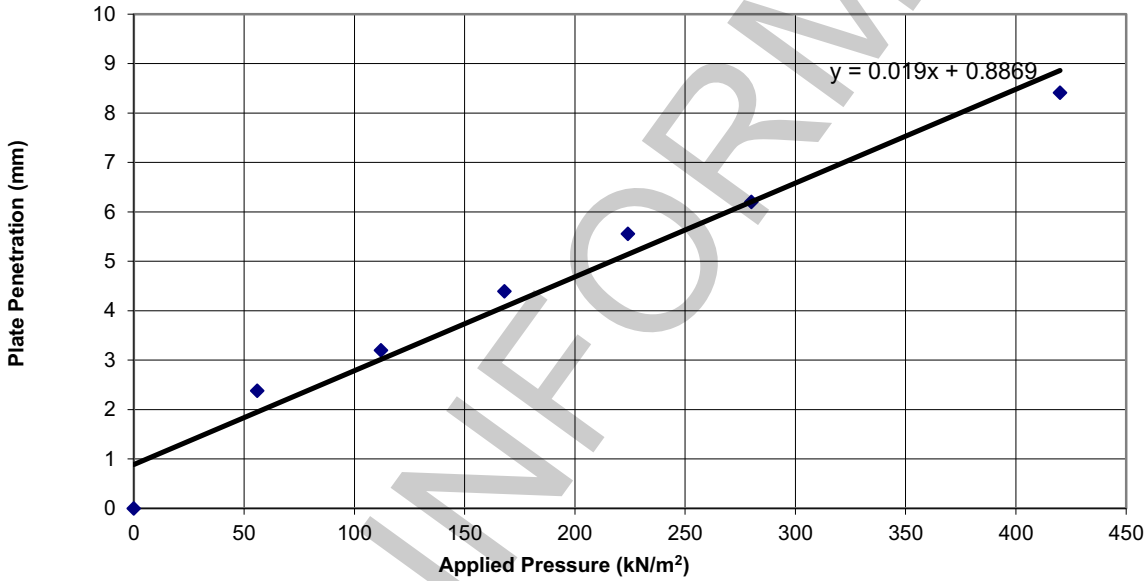
Key:
~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report

S2 - FOR INFORMATION

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			**Date:**	08.04.2026
Project Number:	NE-26-021		**Test No:**	PBT05
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.60m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Clayey, sandy, slightly cobbly Gravel.



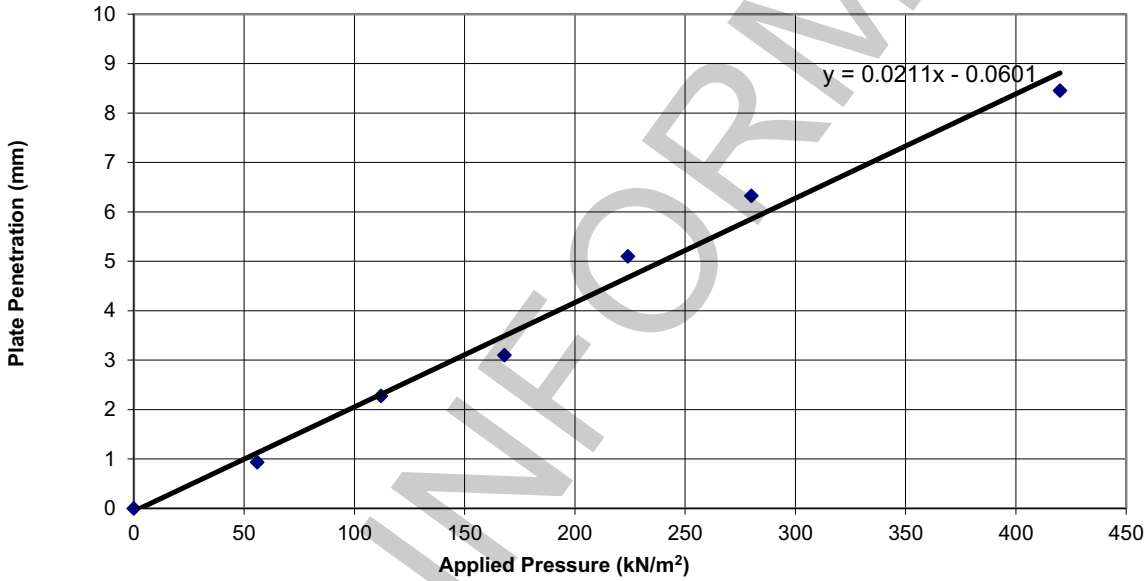
	Pressure (kN/m²)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	2.38
Stage 2	112	3.20
Stage 3	168	4.39
Stage 4	224	5.56
Stage 5	280	6.20
Stage 6	420	8.41
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by:	Timothy Jones
Stress Applied @ 1.25mm	28.66 kN/m²		
Total Plate Deflection	8.41 mm	Checked by:	
Plate Diameter	305 mm		
k305	22926		
k762	10265		
CBR	0.55 %		

SOLMEK

SOLMEK
GEOTECHNICAL TESTING LABORATORY

PLATE BEARING TEST			**Date:**	07.04.2026
Project Number:	NE-26-021		**Test No:**	PBT07
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.40m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Sandy, gravelly, slightly cobbly, reworked Clay.



	Pressure (kN/m²)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	0.94
Stage 2	112	2.28
Stage 3	168	3.10
Stage 4	224	5.10
Stage 5	280	6.33
Stage 6	420	8.46
Stage 7		
Stage 8		

Conversion Factor	0.45
Stress Applied @ 1.25mm	65.61 kN/m²
Total Plate Deflection	8.46 mm
Plate Diameter	305 mm
k305	52488
k762	23501
CBR	2.29 %

Produced by: Timothy Groves

Checked by:

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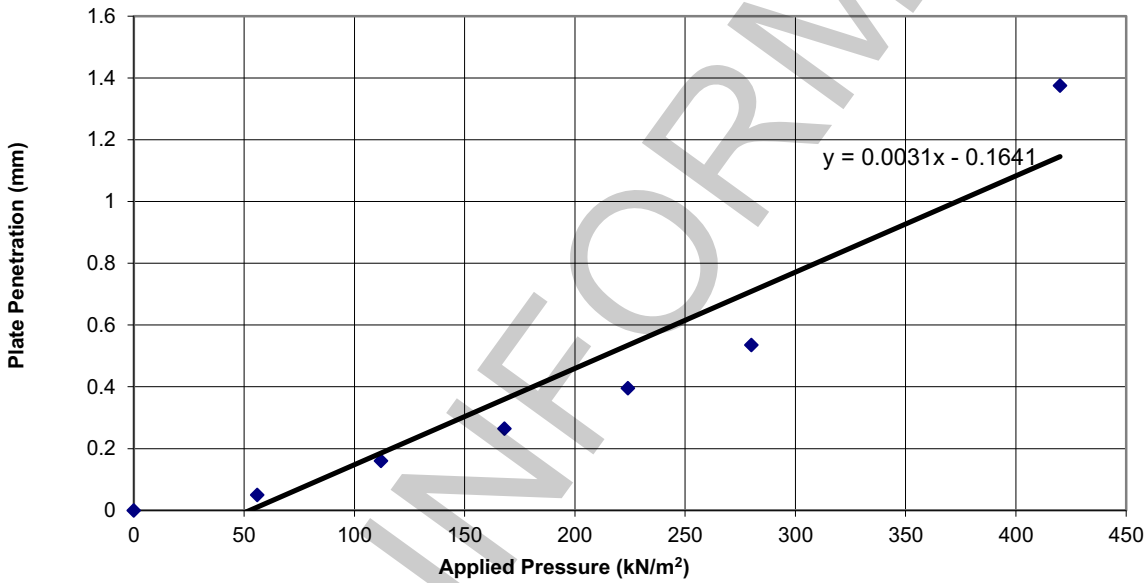
PLATE BEARING TEST			**Date:**	08.04.2026
Project Number:	NE-26-021		**Test No:**	PBT08
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.40m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Sandy, gravelly Slag.



	Pressure (kN/m²)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	0.05
Stage 2	112	0.16
Stage 3	168	0.27
Stage 4	224	0.40
Stage 5	280	0.54
Stage 6	420	1.38
Stage 7		
Stage 8		

Conversion Factor	0.45
Stress Applied @ 1.25mm	661.90 kN/m²
Total Plate Deflection	1.38 mm
Plate Diameter	305 mm
k305	529517
k762	237089
CBR	126 %

Produced by: Timothy Jones

Checked by:

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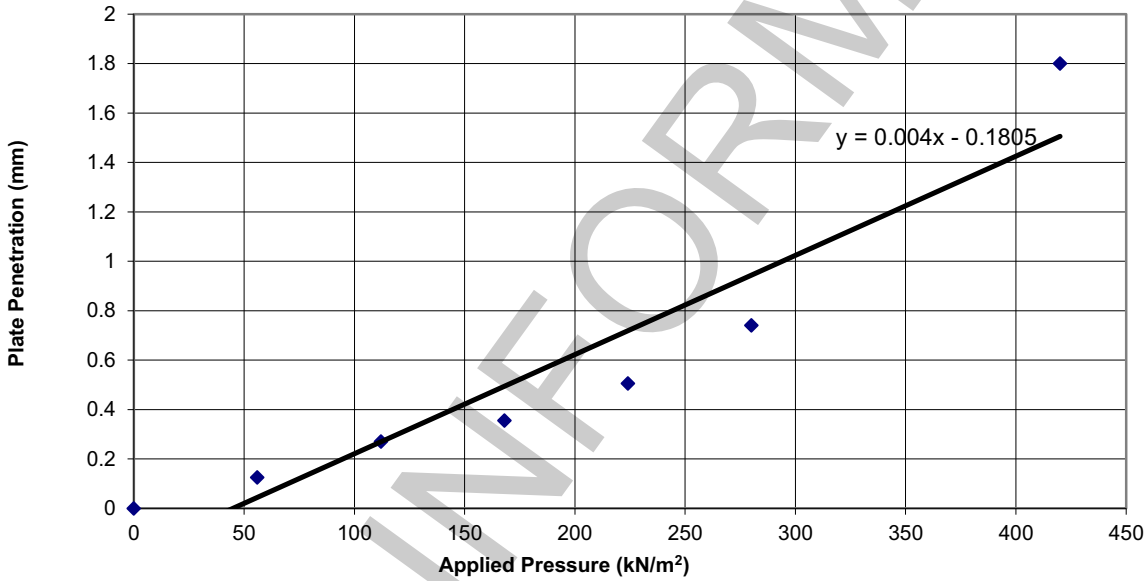
PLATE BEARING TEST			**Date:**	02.04.2026
Project Number:	NE-26-021		**Test No:**	PBT09
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.90m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Sandy, gravelly Slag.



	Pressure (kN/m^2)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	0.13
Stage 2	112	0.27
Stage 3	168	0.36
Stage 4	224	0.51
Stage 5	280	0.74
Stage 6	420	1.80
Stage 7		
Stage 8		

Conversion Factor	0.45	Produced by:	Timothy Groves
Stress Applied @ 1.25mm	505.14 kN/m^2		
Total Plate Deflection	1.80 mm	Checked by:	
Plate Diameter	305 mm		
k305	404110		
k762	180938		
CBR	79 %		

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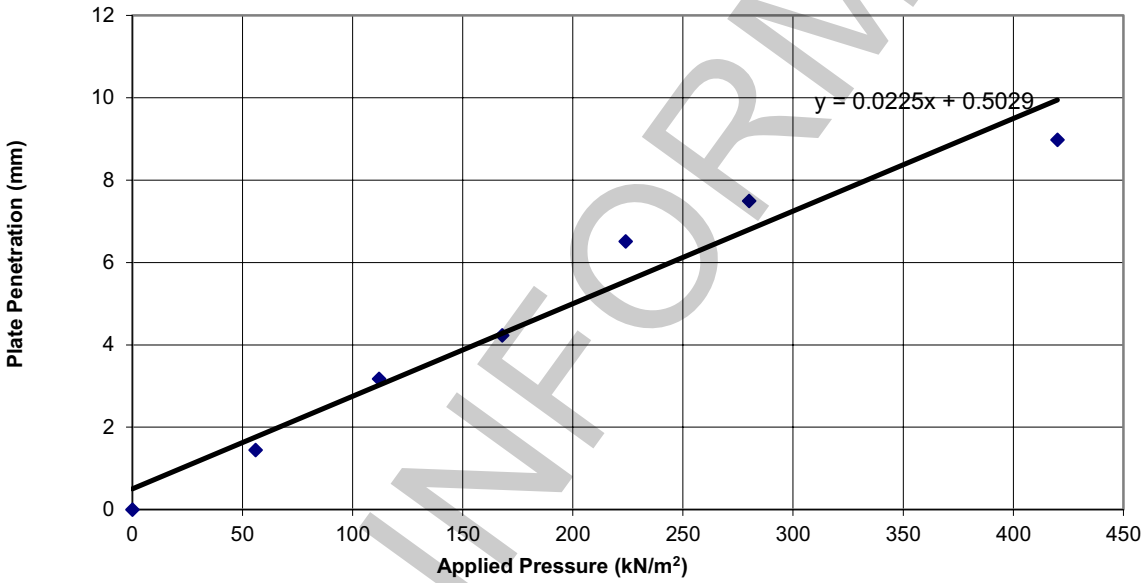
PLATE BEARING TEST			**Date:**	02/04/2026
Project Number:	NE-26-021		**Test No:**	PBT10
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.60m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Sandy, gravelly, slighlty cobbly, reworked Clay.



	Pressure (kN/m^2)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	1.45
Stage 2	112	3.18
Stage 3	168	4.24
Stage 4	224	6.52
Stage 5	280	7.50
Stage 6	420	8.98
Stage 7		
Stage 8		

Conversion Factor	0.45		
Stress Applied @ 1.25mm	46.55 kN/m^2	Produced by:	Timothy Groves
Total Plate Deflection	8.98 mm	Checked by:	
Plate Diameter	305 mm		
k305	37243		
k762	16675		
CBR	1.27 %		

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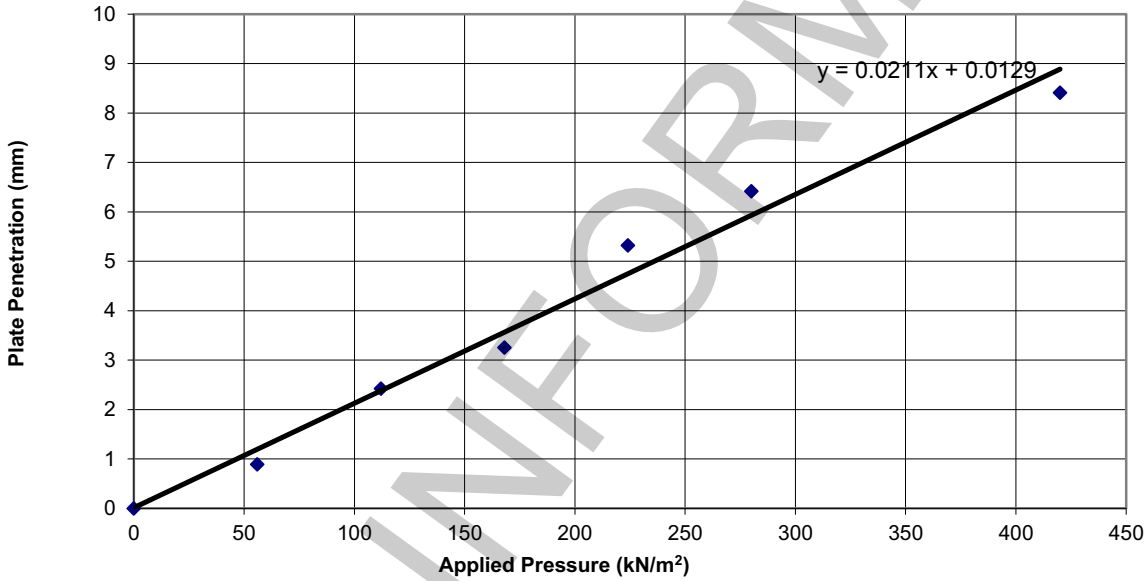
PLATE BEARING TEST			**Date:**	08.04.2026
Project Number:	NE-26-021		**Test No:**	PBT11
Project Name:	Cleator Moor, ISH Building		**Test Level:**	0.60m
Test Method: BS 1377 : Part 9 : 1990 (Incremental Method)			**Weather:**	Cold/sunny
Plate Diameter:	0.305 m		**Load Applied:**	420 kPa
Kentledge Type:	JCB 3CX		**Remarks:**	MADE GROUND. Sandy, gravelly, slightly cobbly, reworked Clay.



	Pressure (kN/m²)	Plate Pentration (mm)
Initial	0	0
Stage 1	56	0.89
Stage 2	112	2.43
Stage 3	168	3.26
Stage 4	224	5.32
Stage 5	280	6.42
Stage 6	420	8.41
Stage 7		
Stage 8		

Conversion Factor	0.45
Stress Applied @ 1.25mm	63.59 kN/m²
Total Plate Deflection	8.41 mm
Plate Diameter	305 mm
k305	50874
k762	22779
CBR	2.17 %

Produced by: Timothy Jones

Checked by:

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APPENDIX E:
Notes on Limitations & Contamination Guidance

SOLMEK NOTES ON CONTAMINATION GUIDANCE (REF: VERSION 1/2026)

UK BACKGROUND

Environmental Protection Act 1990: Part 2A Revised Statutory Guidance (April 2012)

This revised document explains how the Local Authority should decide if land, based on a legal interpretation, is contaminated. The document replaces the previous guidance given in Annex 3 of DEFRA Circular 01/2006, issued in accordance with section 78YA of the 1990 Environmental Protection Act.

The main objectives of the Part 2A regime are to *"identify and remove unacceptable risks to human health and the environment" and* to *"seek to ensure that contaminated land is made suitable for its current use".*

Part 2A uses a risk based approach to defining contaminated land whereby the "risk" is interpreted as *"the likelihood that harm, or pollution of water, will occur as a result of contaminants in, on or under the land"* and by *"the scale and seriousness of such harm or pollution if it did occur".*

For a relevant risk to exist a contaminant, pathway and receptor linkage must be present before the land can be considered to be contaminated. The document explains that *"for a risk to exist there must be contaminants present in, on or under the land in a form and quantity that poses a hazard, and one or more pathways by which they might significantly harm people, the environment, or property; or significantly pollute controlled waters."*

A conceptual model is used to develop and communicate the risks associated with a particular site.

To determine if land is contaminated the local authority use various categories from 1 to 4. Categories 1 and 2 include *"land which is capable of being determined as contaminated land on grounds of significant possibility of significant harm to human health."*

Categories 3 and 4 *"encompass land which is not capable of being determined on such grounds".*

PRELIMINARY CONCEPTUAL MODEL

Preliminary Conceptual Models are undertaken in accordance with CIRIA C552. The Preliminary Conceptual Model assesses the consequence and the likelihood of a risk being realised to provide a risk classification, using the tables detailed below.

CONSEQUENCE OF RISK BEING REALISED (Based on C552 CIRIA, 2001)

Classification	Definition	Example
Severe	Short-term (acute) risk to human health, the environment, an element of the development or other aspect with is likely to result in *significant harm*, damage or both.	High concentrations of cyanide on the surface of an informal recreational area. Major spills of contaminants from site into controlled water. High concentrations of explosive gas in the subsurface environment that have a clear unobstructed pathway into buildings.
Moderate	Chronic damage to human health, a plausible chance that an event will occur, although the timeline is not immediate to be in the short-term.	Appreciable concentration of contamination that over the longer-term will cause significant harm i.e. high lead concentration in topsoil. Shallow mine workings that are potentially unstable but may remain in a satisfactory or stable conditions for a number of years.
Mild	Low level pollution of non-sensitive water, a feasible hazardous scenario although the timeline of such occurring can probably be considered in 10's of years.	The effect of high sulphate concentrations on structural concrete. Pollution of non-classified groundwater.
Minor	Harm, although not necessarily significant to human health, or with respect to other aspects of the development, which are considered implausible in terms of occurrence, or will have little consequential impact.	The presence of contaminants at such low concentrations that protective equipment is required during site works. Any damage to structures is minimal and will not be structural in characteristics.

S2 - FOR INFORMATION

PROBABILITY OF RISK BEING REALISED (C552 CIRIA, 2001)

Classification	Definition
High Likelihood	There is a viable pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence that the receptor has been harmed or polluted.
Likely	There is a viable pollutant linkage and all elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a viable pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place, and is less likely in the shorter term.
Unlikely	There is a viable pollutant linkage but circumstances are such that it is improbable that an event would occur even in the very long term.

RISK CLASSIFICATION MATRIX (C552 CIRIA, 2001)

Risk = Probability x Consequence		Consequence			
		Severe	**Moderate**	**Mild**	**Minor**
Probability	**High likelihood**	Very high risk	High risk	Moderate risk	Moderate/low risk
	Likely	High risk	Moderate risk	Moderate/low risk	Low risk
	Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
	Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk

HUMAN RECEPTORS

Human exposure to contaminants present in soils can occur via several pathways. Direct exposure pathways include dermal absorption after contact with contaminated ground, inhalation of soil or dust, inhalation of volatised compounds, and inadvertent soil ingestion (or deliberate soil ingestion in the case of some children). Other indirect pathways include human ingestion of plants grown in contaminated soil or contaminated ground or surface water. Contaminants associated with wind blown dust can affect humans on surrounding sites.

VEGETATION

Plants can be affected by soil contamination in a number of ways resulting in growth inhibition, nutrient deficiencies and yellowing of leaves. Contaminants are taken up by plants through the roots and through foliage. Contaminants identified as being highly phytotoxic include boron, cadmium, copper, lead, nickel, and zinc.

To establish if the levels of contaminants present on a site may pose a risk to vegetation the results of the contamination testing are compared to a series of threshold values published in 'Code of Good Agricultural Practice for the Protection of Soil'.

GROUNDWATER AND SURFACE WATER RECEPTORS

The principal pathway by which soil contamination may reach the water environment is through a slow seepage or leaching to groundwater or surface water. The potential for contaminants to migrate along such pathways is dependent on the chemical and physical characteristics of the contaminants and the local hydrogeology. Surface watercourses may also accumulate contamination as contaminated sediments are deposited within the water body.

Where the site investigated overlies major/principal aquifers (and in some cases minor/secondary aquifers depending on certain conditions), groundwater Source Protection Zones and areas in close proximity to groundwater abstractions, contamination test results have been compared with the Water Supply (Water Quality) Regulations 1989 and The Water Supply (Water Quality) Regulations 2000.

Should a surface water receptor, such as a fresh water environment (river, canal, stream, lake etc), or marine environment be considered sensitive in relation to a site, then test results are compared with DEFRA & SEPA Environmental Quality Standards (2004). Many of the Environmental Quality Standards are hardness ($CaCO_3$) depended. Where no hardness values are available, Solmek assume conservative values (of between 0 and 50mg/l).

In the absence of vulnerable ground and surface water environments, Solmek may compare any test results with the Environment Agency Leachate Quality Threshold Values.

DETAILED QUANTITATIVE RISK ASSESSMENT (DQRA)

In line with Environment Agency's guidance document Environment Agency *Land Contamination Risk Management*, which replaced the now-withdrawn *Contaminated Land Report 11 – Model Procedures for the Management of Land Contamination (2004)*, a DQRA for groundwater/human health may be required following a Phase 2 investigation and before the preparation of a Phase 3 Remediation Strategy. For human health DQRA, a site specific assessment criteria is undertaken using CLEA Software Version 1.06. For groundwater DQRA, the Environment Agency Remedial Targets Worksheet Version 3.1 is used.

S2 - FOR INFORMATION

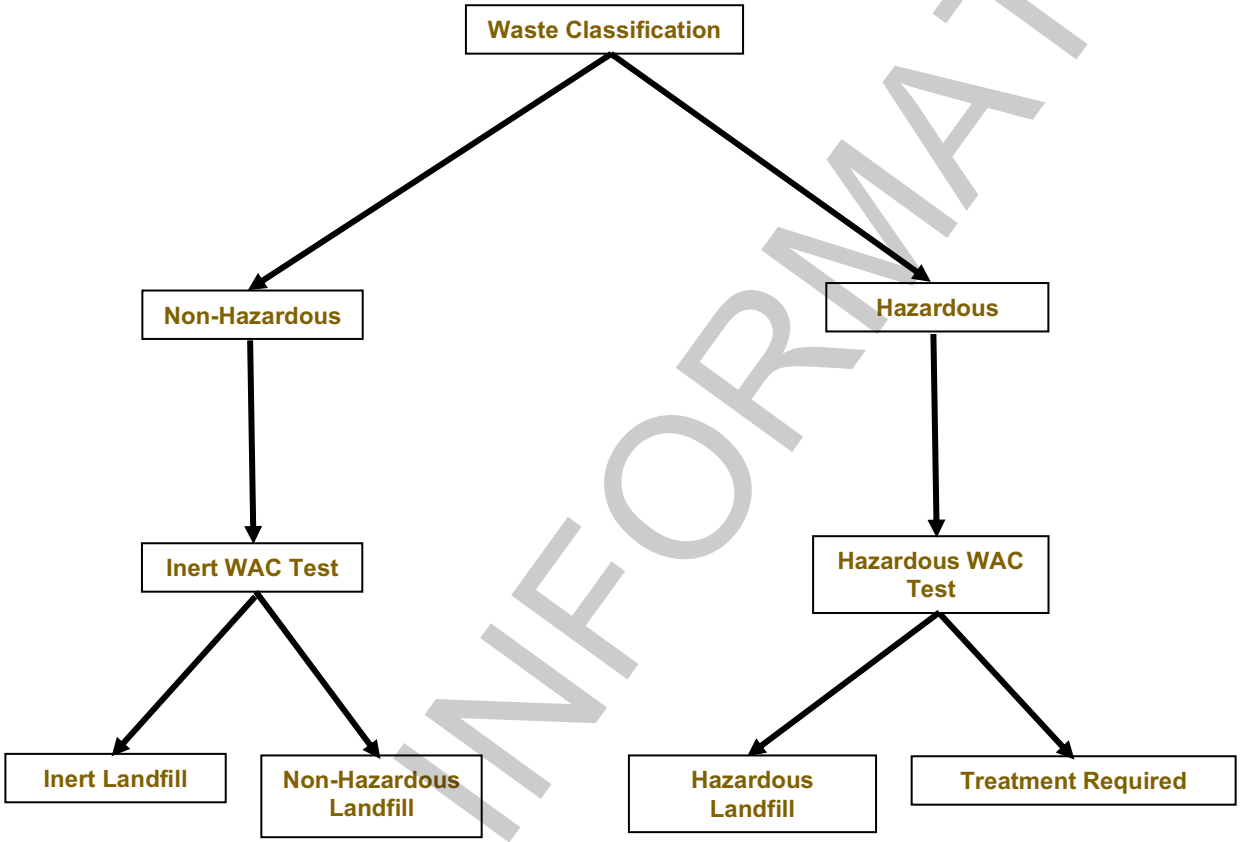
WASTE CLASSIFICATION AND WASTE ACCEPTANCE CRITERIA

During the site strip and construction activities, material may be required to be removed from site. Any such material would require classification, in line with Environment Agency Technical Guidance *Waste Classification: Guidance on the classification and assessment of waste (2015)*. This would classify the material as either Non-Hazardous or Hazardous Waste.

Once the material has been classified, determining the suitable landfill for disposal is governed by landfill directive Waste Acceptance Criteria (WAC) testing, with landfills categorized as Inert Waste, Stable Non-Reactive Hazardous Waste and Hazardous Waste. The WAC testing relates to materials that are to be exported from a site/development to landfill, and do not directly relate to human health specifically. The testing results are generally presented as certificates which can be used by site owners/contractors etc, which should be presented to the accepting waste facility or waste contractor.

If waste classification and/or WAC testing are not undertaken, material taken off site may be subject to WAC testing by the appropriate waste disposal company. The decision on whether or not to accept waste, or whether further testing is required, is at the discretion of the waste disposal company.

The below flow chart provides further information on the waste classification process.



CONSTRUCTION MATERIALS

Materials at risk from possible soil contaminants include inorganic matrices such as cement and concrete and also organic material such as plastics and rubbers. Acid ground conditions and high levels of sulphates can accelerate the corrosion of building materials. Where pH and soluble sulphate analysis has been undertaken, Solmek compare the test results with the guidelines presented within BRE Special Digest 1, 2005 (3rd Edition) 'Concrete in Aggressive Ground'. Plastics and rubbers are generally used for piping and service ducts and are potentially attacked by a range of chemicals, most of which are organic, particularly petroleum based substances. Drinking water supplies can be tainted by substances that can penetrate piping and water companies enforce stringent threshold values.

The levels of potential contaminants should be compared to thresholds supplied in the UK Water Industry Research (UKWIR) publication "Guidance for the selection of Water Supply Pipes to be used in Brownfield Sites" (January 2011). A Brownfield Site is defined in the document as "Land or premises that have not previously been used or developed that may be vacant or derelict". It should be noted that Brownfield sites may not be contaminated. The guidance does not apply to Greenfield Sites however water companies may have their own assessment criteria which should be checked by the developer. The table below outlines the pipe material selection threshold concentrations.

S2 - FOR INFORMATION

	Pipe Material (Threshold concentrations in mg/kg)					
Parameter group	**PE**	**PVC**	**Barrier pipe (PE-AL-PE)**	**Wrapped Steel**	**Wrapped Ductile Iron**	**Copper**
Extended VOC suite by purge and trap or head space and GC-MS with TIC	0.5	0.125	Pass	Pass	Pass	Pass
+ BTEX + MTBE	0.1	0.03	Pass	Pass	Pass	Pass
SVOCs TIC by purge and trap or head space and GC-MS with TIC (aliphatic and aromatic C5-C10)	2	1.4	Pass	Pass	Pass	Pass
+ Phenols	2	0.4	Pass	Pass	Pass	Pass
+ Cresols and chlorinated phenols	2	0.04	Pass	Pass	Pass	Pass
Mineral oil C11-C20	10	Pass	Pass	Pass	Pass	Pass
Mineral oil C21-C40	500	Pass	Pass	Pass	Pass	Pass
Corrosive (Conductivity, Redox and pH)	Pass	Pass	Pass	Corrosive if pH <7 and conductivity >400µS/cm	Corrosive if pH <5, Eh not neutral and conductivity >400µS/cm	Corrosive if pH <5 or >8 and Eh positive
Specific suite identified as relevant following site investigation						
Ethers	0.5	1	Pass	Pass	Pass	Pass
Nitrobenzene	0.5	0.4	Pass	Pass	Pass	Pass
Ketones	0.5	0.02	Pass	Pass	Pass	Pass
Aldehydes	0.5	0.02	Pass	Pass	Pass	Pass
Amines	Fail	Pass	Pass	Pass	Pass	Pass

REQUIREMENTS OF PARTIES WITHIN THE DEVELOPMENT PROCESS

Interested parties involved in the development process may use the data in different ways and there may be varying views and interpretation of the factual data. Local Authority staff may have a view on contamination and human health and the wider environment. The Environment Agency are concerned principally with the protection of Controlled waters. Building insurers, funders and purchasers may be primarily concerned with issues of potential commercial blight. Purchasers are also not always fully informed, and perceptions on issues associated with risk can affect the decision to purchase. Developers and construction organisations will focus on financial aspects of dealing with the contamination in the context of the development and construction programme.

RISKS & LIABILITIES FROM CONTAMINATION

In simple terms, risks associated with contamination may be considered in terms of 1) statutory risks and 2) development related risks. If contamination is severe or forms a potential hazard based on its potential to affect groundwater, surface water or human health, a statutory risk may be present, and as such, if the risk is not reduced, criminal proceedings may be instigated by a government body or local authority.

If the contamination is less severe or not considered to be mobile, it may be considered a commercial liability which could, in theory remain untreated, but which may at a later date affect the value of the property, or, with changing legislation, become a statutory risk. Commercial liabilities could give rise to civil proceedings by third parties if there are grounds for action.

S2 - FOR INFORMATION

♣Solmek conditions of offer, notes on limitations & basis for contract (ref: version1/2026)

These conditions accompany our tender and supercede any previous conditions issued. Solmek will prepare a report solely for the use of the Client (the party invoiced) and its agent(s). No reliance should be placed on the contents of this report, in whole or in part by 3rd parties. The report, its content and format and associated data are copyright, and the property of Solmek. Photocopying of part or all of the contents, transfer or reproduction of any kind is forbidden without written permission from Solmek. A charge may be levied against such approval, the same to be made at the discretion of Solmek.

Solmek cannot be held liable and do not warrant, or otherwise guarantee the validity of information provided by third parties and subsequently used in our reports. Solmek are not responsible for the action negligent of otherwise of subcontractors or third parties.

Site investigation is a process of sampling. The scope and size of an investigation may be considered proportional to levels of confidence regarding the ground and groundwater conditions. The exploratory holes undertaken investigate only a small volume of the ground in relation to the overall size of the site, and can only provide a general indication of site conditions. The opinions provided and recommendations given in this report are based on the ground conditions as encountered within each of the exploratory holes. There may be different ground conditions elsewhere on the site which have not been identified by this investigation and which therefore have not been taken into account in this report. Reports are generally subject to the comments of the local authority and Environment Agency. The comments made on groundwater conditions are based on observations made at the time that site work was carried out. It should be noted that mobile contamination, ground gas levels and groundwater levels may vary owing to seasonal, tidal and/or weather related effects. Solmek cannot be held liable for any unrecorded or unforeseen obstructions between exploratory boreholes and trial pits. This includes instances where previous structures on the site (buried man made structures) or the presence of boulder clay (cobbles and/or boulder obstructions) have been anticipated. All types of piling operations should make allowance for obstructions within the construction budget to accommodate this. Unrecorded ancient mining may occur anywhere where seams that have been worked and influence the rock and soil above. Dissolution cavities can occur where gypsum or chalk is present. Rotary drilling is the recommended technique to prove the integrity of the rock.

Where the scope of the investigation is limited via access to information, time constraints, equipment limitations, testing, interpretation or by the client or his agents budgetary constraints, elements not set out in the proposal and excluded from the report are deemed to be omitted from the scope of the investigation.

Desk studies are generally prepared in accordance with RICS guidelines. Environmental site investigations are generally undertaken as 'exploratory investigations' in accordance with the definitions provided in paragraph 5.4 of BS 10175:2011 in order to confirm the conceptual assumptions. You are advised to familiarize yourself with the typical scope of such an investigation. No pumping of water will be undertaken unless a licence or facilities/equipment have been arranged by others.

Where the type, number or/and depth of exploratory hole is specified by others, Solmek cannot and will not be responsible for any subsequent shortfall or inadequacy in data, and any consequent shortfall in interpretation of environmental and geotechnical aspects which may be required at a later date in order to facilitate the design of permanent or temporary works.

All information acquired by Solmek in the course of investigation is the property of Solmek, and, only also becomes the joint property of the Client only on the complete settlement of all invoices relating to the project. Solmek reserve the right to use the information in commercial tendering and marketing, unless the Client expressly wishes otherwise in writing. The quoted rates do not include VAT, and payment terms are 30 days from dispatch of invoice from our offices. Quotes are subject to a site visit.

We have allowed for 1 mobilisation and normal working hours unless otherwise stated. The scope of the investigation may be reviewed following the desk study and/or fieldwork. The presence or otherwise of Japanese Knotweed or other invasive plants can be difficult to identify especially during winter months. If Japanese Knotweed or other invasive species are suspect, it should be confirmed by an ecologist. We have not allowed for acquiring services information, and cannot be responsible for damage to underground services or pipes not shown to us or not clearly shown on plans. Costs incurred will be passed on to you, and in commissioning Solmek you understand and accept that you/your agent have a contractual relationship with Solmek & you accept this. Our rates assume unobstructed, reasonably level and firm access to the exploratory positions and adequate clear working areas and headroom. We have priced on the basis that you or your client have the necessary permissions, wayleaves and approvals to access land. All boreholes and pits are backfilled with arisings except where gas monitoring pipes are installed with stopcock covers. Solmek are not responsible for any uneven surfaces as a result of siteworks and rutting and backfilled excavations may require re-levelling and/or making good by others after fieldwork is complete, and Solmek has not allowed for this. No price has been provided or requested for a return visit to remove pipework and covers. Hourly rates apply to consultancy only and do not include expenses unless otherwise shown. If warranties are required, legal costs incurred will be passed on to you assuming Solmek agree to complete such warranties, modified or otherwise and you understand and agree to pay all costs.

We reserve the right to pursue full payment of the invoice prior to release of any information including reports. We advise you/your client that we may elect to pursue our statutory rights under late payment legislation, and will apply 8% to the base rate for unreasonably late payments. Solmek are exempt from the CIS Scheme. Solmek offer to undertake work only in strict accordance with conditions covered by our current insurances, which are available for inspection. Solmek are not responsible for acts, negligent or otherwise of subcontractors and as a matter of policy cannot indemnify any other parties. Professional indemnity Insurance is limited to ten times the invoice net total except where stated otherwise by Solmek. Solmek give notice that consequential loss as a direct or indirect result of Solmek's activities or omission of the same are excluded.