

CCG-C-25-15603

**PHASE IV VALIDATION REPORT
FORMER FARMERS ARMS, TOWER HILL,
KIRKBY L33 1XD**

AUGUST 2025

Prepared for:

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DOCUMENT CONTROL FORM

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For and behalf of CC GEOTECHNICAL LTD	
Date:	August 2025
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1.0 INTRODUCTION

CC GEOTECHNICAL LIMITED (CCG) is providing consultancy services to **BUILT GROUP LTD** in connection with the redevelopment of a parcel of land at the former Farmers Arms, Tower Hill, Kirkby L33 1XD.

The site has been developed for residential use by the construction of 2nr two-storey apartment buildings with associated external works and areas of communal soft landscaping. A layout of the development is presented in Appendix A.

The site is located within the jurisdiction of **KNOWSLEY METROPOLITAN BOROUGH COUNCIL** and administered under planning application reference no. 23/02015/FUL.

This report was prepared as part of the hierarchy of documentation required to demonstrate that the development was constructed in accordance with the “Phase III Remediation Strategy Report for land at The Former Farmers Arms, Moorfield, Tower Hill, Kirkby L33 1XD” produced by **CCG** in May 2024.

The remediation strategy recommended the following principal measures be incorporated in the development:

- **Landscape Remediation Works**

It is recommended that site levels in all areas of proposed cultivated landscaping be reduced by 600mm below proposed finished garden level, or to the surface of undisturbed natural drift deposits, whichever is the lesser, with site levels being reconstructed by the placement of 600mm of clean imported topsoil.

Where made ground deposits remain at 600mm, then it is recommended that a suitable hivisibility woven geotextile fabric, such as ‘Terram 1000’, or similar be placed at the interface of in-situ soils and imported soil.

2.0 VALIDATION RECORDS

The primary objective of a validation report is to compile records which demonstrate compliance with the recommendations provided in the relevant Remediation Strategy, in relation to discharge of the planning conditions.

2.1 Imported Garden Cover

CCG attended site to independently to sample soils - 4nr of imported topsoil and 4nr of imported subsoil. The samples were despatched by courier the same day to a UKAS / MCERTs chemical laboratory.

Evidence of the capping protective measures:

- Verification showing 600mm or greater (150mm topsoil, 450mm, subsoil) cover with geotextile at base of cover – Appendix B.
- Independent validation analysis records for imported soils (contamination test certificates) sampled on site – Appendix C.
- Independent validation analysis records for imported soils (contamination assessment worksheets) – Appendix D.
- Imported soils delivery documentation – Appendix E.
- Declaration from client that no unanticipated contamination was encountered during the construction process – Appendix E.

3.0 CONCLUSIONS

The evidence of the inspections/sampling/analyses is that the requisite garden cover construction is compliant in terms of the specified thickness and the chemical composition.



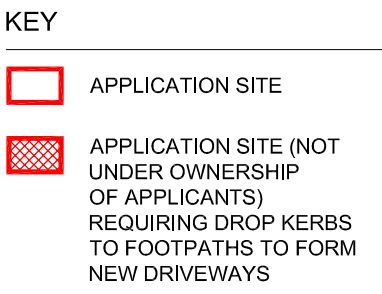
APPENDIX A

SITE DRAWINGS

Development Layout

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REV	DATE	DESCRIPTION	DRWN	CHKD
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PROJECT				
Former Farmers Arms Site				
Moorfield, Kirkby				
DRAWING TITLE				
Proposed Site Plan				
DRAWING DATA				
status	Building Regulations			
scale	1:200	sheet	A1	MAR 24
proj. ref.	451	dwg. no.	1-L-001	date revision #

APPENDIX B

SOFT LANDSCAPED AREA CONSTRUCTION PHOTOGRAPHS



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S1



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S1



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S2



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S2



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S3



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S3



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S4



Site	FORMER FARMERS ARMS, KIRKBY
Job No.	CCG-C-25-15603
Photograph location	S4

APPENDIX C

SOIL CHEMICAL ANALYSES



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Analytical Report Number : 25-041205

Project / Site name:	Former Farmers Arms, Kirkby	Samples received on:	04/08/2025
Your job number:	CCG C 25 15603	Samples instructed on / Analysis started on:	04/08/2025
Your order number:	CCG PO 15603	Analysis completed by:	08/08/2025
Report Issue Number:	1	Report issued on:	08/08/2025
Samples Analysed:	4 soil samples		

Signed: _____

Dominika Liana
Junior Reporting Specialist
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :	soils	- 4 weeks from reporting
	leachates	- 2 weeks from reporting
	waters	- 2 weeks from reporting
	asbestos	- 6 months from reporting
Excel copies of reports are only valid when accompanied by this PDF certificate.	air	- once the analysis is complete

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-041205
 Project / Site name: Former Farmers Arms, Kirkby
 Your Order No: CCG PO 15603

Lab Sample Number	635475	635476	635477	635478
Sample Reference	S1	S2	S3	S4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.10	0.10	0.10	0.10
Date Sampled	01/08/2025	01/08/2025	01/08/2025	01/08/2025
Time Taken	1500	1500	1500	1500
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	< 0.1	52.6	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	19	10	12	11
Total mass of sample received	kg	0.1	NONE	0.8	0.7	0.8	0.8

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	KKR	KKR	KKR	KKR
Analysis completed	N/A	N/A	N/A	07/08/2025	07/08/2025	07/08/2025	07/08/2025

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.1	7.4	7.5	7.6
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.06	0.035	0.088	0.088
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	190	150	250	290
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	96.1	75.8	125	143
Sulphide	mg/kg	1	MCERTS	1	4.9	3.9	< 1.0
Organic Matter (automated)	%	0.1	MCERTS	6.2	3.6	6.3	4.6

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.16	0.05	0.51	0.16
Anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.12	< 0.05
Fluoranthene	mg/kg	0.05	MCERTS	0.37	0.15	0.93	0.35
Pyrene	mg/kg	0.05	MCERTS	0.36	0.15	0.83	0.34
Benzo(a)anthracene	mg/kg	0.05	MCERTS	0.2	0.08	0.41	0.17
Chrysene	mg/kg	0.05	MCERTS	0.26	0.09	0.51	0.22
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	0.27	0.09	0.54	0.27
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	0.09	< 0.05	0.22	0.09
Benzo(a)pyrene	mg/kg	0.05	MCERTS	0.22	0.09	0.47	0.25
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	0.1	< 0.05	0.21	0.11
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	0.06	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	0.13	0.05	0.24	0.13

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	2.16	< 0.80	5.11	2.1
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Analytical Report Number: 25-041205
Project / Site name: Former Farmers Arms, Kirkby
Your Order No: CCG PO 15603

Lab Sample Number	635475	635476	635477	635478
Sample Reference	S1	S2	S3	S4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.10	0.10	0.10	0.10
Date Sampled	01/08/2025	01/08/2025	01/08/2025	01/08/2025
Time Taken	1500	1500	1500	1500
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	1.8	1.4	1.7	1.5
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	5.5	3.2	6.8	6.1
Boron (water soluble)	mg/kg	0.2	MCERTS	1.9	0.8	0.7	0.6
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	< 0.2	< 0.2	< 0.2	< 0.2
Chromium (hexavalent)	mg/kg	1.8	MCERTS	U/S ^{*U/S g}	U/S ^{*U/S g}	U/S ^{*U/S g}	U/S ^{*U/S g}
Chromium (VI) by IC	mg/kg	1.8	NONE	< 1.80	< 1.80	< 1.80	< 1.80
Chromium (III) by IC	mg/kg	1	NONE	16	17	20	17
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	16	17	20	17
Copper (aqua regia extractable)	mg/kg	1	MCERTS	25	20	25	25
Lead (aqua regia extractable)	mg/kg	1	MCERTS	36	19	34	30
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	0.93	0.61	0.81	0.66
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	15	19	17	15
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	93	65	51	48

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	18	< 8.0	< 8.0	11
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	18	< 10	< 10	11

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	13	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	13	< 10	< 10	< 10

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	30	< 10	< 10	11
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0

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



Analytical Report Number : 25-041205
Project / Site name: Former Farmers Arms, Kirkby

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
635475	S1	None Supplied	0.1	Brown loam with gravel and vegetation
635476	S2	None Supplied	0.1	Brown loam with stones and vegetation
635477	S3	None Supplied	0.1	Brown loam with gravel and vegetation
635478	S4	None Supplied	0.1	Brown loam with gravel and vegetation

Analytical Report Number : 25-041205

Project / Site name: Former Farmers Arms, Kirkby

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Cr(VI) in soils by Ion chromatography	Determination of hexavalent chromium in alkaline soil extract by use of ion chromatography with spectrophotometric detection	In-house method	L130B	W	NONE
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazine followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS



Analytical Report Number : 25-041205
Project / Site name: Former Farmers Arms, Kirkby

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Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)
Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).
For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).
For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.
Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.
Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.
The result for sum should be interpreted with caution

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

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Analytical Report Number : 25-038821

Project / Site name:	Former Farmers Arms, Kirkby	Samples received on:	04/08/2025
Your job number:	CCG-C-25-15603	Samples instructed on / Analysis started on:	04/08/2025
Your order number:	CCG-PO-15603	Analysis completed by:	08/08/2025
Report Issue Number:	1	Report issued on:	08/08/2025
Samples Analysed:	4 soil samples		



Signed:

Rachel Chappell
Key Account Manager
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils - 4 weeks from reporting
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Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 25-038821
Project / Site name: Former Farmers Arms, Kirkby
Your Order No: CCG-PO-15603

Lab Sample Number	622459	622460	622461	622462
Sample Reference	S1	S2	S3	S4
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.50	0.50	0.50	0.50
Date Sampled	01/08/2025	01/08/2025	01/08/2025	01/08/2025
Time Taken	1000	1000	1000	1000
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Stone Content	%	0.1	NONE	45.5	< 0.1	42.2	< 0.1
Moisture Content	%	0.01	NONE	9.5	7.7	7.6	8
Total mass of sample received	kg	0.1	NONE	0.8	1	1	1

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	DOC	KMC	KMC	KMC
Analysis completed	N/A	N/A	N/A	25/07/2025	25/07/2025	25/07/2025	25/07/2025
Actinolite detected	Type	N/A	ISO 17025	-	-	-	-
Amosite detected	Type	N/A	ISO 17025	-	-	-	-
Anthophyllite detected	Type	N/A	ISO 17025	-	-	-	-
Chrysotile detected	Type	N/A	ISO 17025	-	-	-	-
Crocidolite detected	Type	N/A	ISO 17025	-	-	-	-
Tremolite detected	Type	N/A	ISO 17025	-	-	-	-

Asbestos Containing Material Types Detected (ACM)	Type	N/A	ISO 17025	-	-	-	-
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General Inorganics

pH (L099)	pH Units	N/A	MCERTS	8.7	8.2	8.1	8
Free Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	%	0.005	MCERTS	0.011	0.031	0.029	0.038
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	39	44	44	76
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	19.5	22	22.2	38
Sulphide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Organic Matter (automated)	%	0.1	MCERTS	1.3	1.4	1.4	3.1

Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Fluorene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	0.21	< 0.05	< 0.05	0.06
Anthracene	mg/kg	0.05	MCERTS	0.05	< 0.05	< 0.05	0.07
Fluoranthene	mg/kg	0.05	MCERTS	0.15	< 0.05	< 0.05	0.12
Pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.11
Benzo(a)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Chrysene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.06
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	0.09
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(a)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	0.06
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	< 0.05	< 0.05	< 0.05	< 0.05

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	< 0.80	< 0.80	< 0.80	< 0.80
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Analytical Report Number: 25-038821
Project / Site name: Former Farmers Arms, Kirkby
Your Order No: CCG-PO-15603

Lab Sample Number		622459	622460	622461	622462
Sample Reference		S1	S2	S3	S4
Sample Number		None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix		N/A	N/A	N/A	N/A
Depth (m)		0.50	0.50	0.50	0.50
Date Sampled		01/08/2025	01/08/2025	01/08/2025	01/08/2025
Time Taken		1000	1000	1000	1000
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status		

Heavy Metals / Metalloids

Antimony (aqua regia extractable)	mg/kg	1	ISO 17025	1.8	1.7	1.8	2
Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	2.7	2.6	2.6	3.3
Boron (water soluble)	mg/kg	0.2	MCERTS	0.5	0.4	0.5	0.7
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	0.3	0.3	0.4	0.4
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	26	27	27	25
Copper (aqua regia extractable)	mg/kg	1	MCERTS	17	15	15	17
Lead (aqua regia extractable)	mg/kg	1	MCERTS	13	15	13	23
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Molybdenum (aqua regia extractable)	mg/kg	0.25	MCERTS	0.44	0.62	0.59	0.7
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	26	26	27	26
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	75	76	77	76

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC40 _{EH_CU_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC40 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aromatic >EC5 - EC40 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

TPH Total >EC5 - EC40 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
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VOCs

MTBE (Methyl Tertiary Butyl Ether)	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Benzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Toluene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
Ethylbenzene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0
p & m-Xylene	µg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
o-Xylene	µg/kg	5	MCERTS	< 5.0	< 5.0	< 5.0	< 5.0

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



Analytical Report Number: 25-038821

Project / Site name: Former Farms Arms, Kirkby

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
622459	S1	None Supplied	0.5	Brown clay and sand with stones
622460	S2	None Supplied	0.5	Brown sand with vegetation
622461	S3	None Supplied	0.5	Brown sand with stones
622462	S4	None Supplied	0.5	Brown sand with gravel and vegetation

Analytical Report Number : 25-038821

Project / Site name: Former Farmers Arms, Kirkby

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Organic matter (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content	Moisture content, determined gravimetrically (up to 30°C)	In-house method	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
BTEX and/or Volatile organic compounds in soil	Determination of volatile organic compounds in soil by headspace GC-MS	In-house method based on USEPA 8260	L073B	W	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Free cyanide in soil	Determination of free cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS

Analytical Report Number : 25-038821

Project / Site name: Former Farmers Arms, Kirkby

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30°C.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

APPENDIX D

CHEMICAL ASSESSMENT TABLES



METALS DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15603

Site name: FORMER FARMERS ARMS,
KIRKBY

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			Metals							
Contaminants			Cadmium	Chromium III	Chromium VI	Copper	Lead	Mercury (elemental)	Nickel	Zinc
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.5	5.0	0.8	5.0	5.0	0.5	5.0	5.0
Human Health Risk Assessment (GAC)			11	910	6	240	200	1.2	180	3700
Sample Location	Sample Depth (m)	Sample type								
S1	0.1	SOIL	<0.2	16	<1.8	25	36	<0.3	15	93
S1	0.5	SOIL	0.3	26	<1.8	17	13	<0.3	26	75
S2	0.1	SOIL	<0.2	17	<1.8	20	19	<0.3	19	65
S2	0.5	SOIL	0.3	27	<1.8	15	15	<0.3	26	76
S3	0.1	SOIL	<0.2	20	<1.8	25	34	<0.3	17	51
S3	0.5	SOIL	0.4	27	<1.8	15	13	<0.3	27	77
S4	0.1	SOIL	<0.2	17	<1.8	25	30	<0.3	15	48
S4	0.5	SOIL	0.4	25	<1.8	17	23	<0.3	26	76
Human Health Risk Assessment (GAC)			11	910	6	240	200	1.2	180	3700



SEMI-METALS, NON-METALS, INORGANICS AND OTHER DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15603

Site name: FORMER FARMERS ARMS,
KIRKBY

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			Semi/non-metals		Inorganics			Other		
Contaminants			Arsenic	Boron	Selenium	Cyanide (free)	Sulphate (water soluble)	Sulphate (water soluble)	pH (units)	Soil Organic Matter %
Units			mg/kg	mg/kg	mg/kg	mg/kg	g/l	mg/l	units	units
Limit of Detection			1.0	0.5	1.0	1.0	0.02	20.0	0.1	0.1
Human Health Risk Assessment (GAC)			37	290	250	22	NA	NA	NA	NA
Sample Location	Sample Depth (m)	Sample type								
S1	0.1	SOIL	5.5	1.9	< 1.0	<1.0	n/t	96.1	8.1	6.2
S1	0.5	SOIL	2.7	0.5	< 1.0	<1.0	n/t	19.5	8.7	1.3
S2	0.1	SOIL	3.2	0.8	< 1.0	<1.0	n/t	75.8	7.4	3.6
S2	0.5	SOIL	2.6	0.4	< 1.0	<1.0	n/t	22	8.2	1.4
S3	0.1	SOIL	6.8	0.7	< 1.0	<1.0	n/t	125	7.5	6.3
S3	0.5	SOIL	2.6	0.5	< 1.0	<1.0	n/t	22.2	8.1	1.4
S4	0.1	SOIL	6.1	0.6	< 1.0	<1.0	n/t	143	7.6	4.6
S4	0.5	SOIL	3.3	0.7	< 1.0	<1.0	n/t	38	8	3.1
Human Health Risk Assessment (GAC)			37	290	250	22	NA	NA	NA	NA



SPECIATED PAH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15603

Site name: FORMER FARMERS ARMS,
KIRKBY

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

Contaminants

PAH's

Contaminants			Acenaphthene	Acenaphthylene	Anthracene	Benz[a]anthracene	Benzo[a]pyrene	Benzo[b]fluoranthene	Benzo[ghi]perylene	Benzo[k]fluoranthene	Chrysene	Dibenzo[ah]anthracene	Flouranthene	Flourene	Indeno[123-cd]pyrene	Napthalene	Pheanthrene	Pyrene	Total PAH's
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.4
Human Health Risk Assessment (GAC)			210	170	2400	7.2	2.2	2.6	320	77	15	0.24	280	170	27	2.3	95	620	NA
Sample Location	Sample Depth (m)	Sample type																	
S1	0.1	SOIL	< 0.05	< 0.05	< 0.05	0.2	0.22	0.27	0.13	0.09	0.26	< 0.05	0.37	< 0.05	0.1	< 0.05	0.16	0.36	2.16
S1	0.5	SOIL	< 0.05	< 0.05	0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	0.15	< 0.05	< 0.05	< 0.05	0.21	< 0.05	< 0.80
S2	0.1	SOIL	< 0.05	< 0.05	< 0.05	0.08	0.09	0.09	0.05	< 0.05	0.09	< 0.05	0.15	< 0.05	< 0.05	< 0.05	0.05	0.15	< 0.80
S2	0.5	SOIL	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.80
S3	0.1	SOIL	0.06	< 0.05	0.12	0.41	0.47	0.54	0.24	0.22	0.51	0.06	0.93	< 0.05	0.21	< 0.05	0.51	0.83	5.11
S3	0.5	SOIL	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.05	< 0.80
S4	0.1	SOIL	< 0.05	< 0.05	< 0.05	0.17	0.25	0.27	0.13	0.09	0.22	< 0.05	0.35	< 0.05	0.11	< 0.05	0.16	0.34	2.1
S4	0.5	SOIL	< 0.05	< 0.05	0.07	< 0.05	0.06	0.09	< 0.05	< 0.05	0.06	< 0.05	0.12	< 0.05	< 0.05	< 0.05	0.06	0.11	< 0.80
Human Health Risk Assessment (GAC)			210	170	2400	7.2	2.2	2.6	320	77	15	0.24	280	170	27	2.3	95	620	NA



SPECIATED TPH'S DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15603

Site name: **FORMER FARMERS ARMS,
KIRKBY**

Prepared by: DK

Authorised by: CB

Proposed land use: **Residential with plant uptake**

SOM % used: **1.0**

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			Speciated TPH's																
			Aromatics							Aliphatics									
Contaminants			EC5-7	EC7-8	EC8-10	EC10-12	EC12-16	EC16-21	EC21-35	EC35-44	EC5-6	EC6-8	EC8-10	EC10-12	EC12-16	EC16-35	EC35-44	TOTAL TPH'S	
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
Limit of Detection			0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0	0.01	0.01	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Human Health Risk Assessment (GAC)			70	130	34	74	140	260	1100	1100	42	100	27	130	1100	65000	65000	NA	
Sample Location	Sample Depth (m)	Sample type																	
S1	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	13	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	30	
S1	0.5	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
S2	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
S2	0.5	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
S3	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
S3	0.5	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
S4	0.1	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	11	
S4	0.5	SOIL	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	n/t	< 10	< 10	
Human Health Risk Assessment (GAC)			70	130	34	74	140	260	1100	1100	42	100	27	130	1100	65000	65000	NA	



BTEX DATA SUMMARY AND RISK ASSESSMENT SHEET

Job number: CCG-C-25-15603

Site name: FORMER FARMERS ARMS,
KIRKBY

Prepared by: DK

Authorised by: CB

Proposed land use: Residential with plant uptake

SOM % used: 1.0

 = Threshold exceeded

 = Below Limit of detection

n/t = Not tested

			BTEX			
Contaminants			Benzene	Toluene	Ethylbenzene	Total Xylenes
Units			µg/kg	µg/kg	µg/kg	µg/kg
Limit of Detection			10	10	10	10
Human Health Risk Assessment (GAC)			0.33	610	350	NA
Sample Location	Sample Depth (m)	Sample type				
S1	0.1	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S1	0.5	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S2	0.1	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S2	0.5	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S3	0.1	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S3	0.5	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S4	0.1	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
S4	0.5	SOIL	< 5.0	< 5.0	< 5.0	< 8.0
Human Health Risk Assessment (GAC)			0.33	610	350	NA



APPENDIX E

CLIENT DECLARATION & IMPORTED SOILS DELIVERY DOCUMENTATION



**Former Farmers Arms Pub, Kirkby, Tower Hill, L33 1AQ – 20nr Cottage
Style Apartments**

I can confirm no unanticipated made ground deposits or contamination was encountered during the construction process at the above site.

Kind Regards

David Belcher

Site Address: *Farmer's Arms*
Woburnfield
Kirkby
L33 1AQ
07495315379

Material Description
Graded / Tested Soil
(sand/compost Blend)
(WRAP Recycled Aggs Protocol Compliant) *BS3882-2015*

Tonnes Gross	Tonnes Tare	Tonnes Nett
<i>31-980</i>	<i>12-600</i>	<i>19-380</i>

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

Load Accepted on Behalf of Customer:

Print.....
Signed.....

MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777		
Delivery Date: <i>30-6-25</i>		
Order No: <i>166735</i>		
In accordance with our Terms & Conditions a charge for excessive waiting time may be made. Waiting Time Agreed By: <i>[Signature]</i>		
Print..... Signed.....		
Time On Site	Time Off Site	Waiting Time Agreed
Haulier <i>KDL</i>		Place of Loading <i>Seed</i> <i>Bryn</i>
Registration No. <i>P20 KDL</i>		Weightbridge Ticket No. <i>BU1720564</i>
Driver <i>Mark</i>		685267

Site Address:

(Sawick)
BUILDY GROUP
FARMERS ARMS
MOOREFIELD
L33 1AQ

Material Description

GRADE 1 T2500 SOIL
B.S. 26652 / 2015

Tonnes Gross

Tonnes Tare

Tonnes Nett

31-640
12-520
19-140

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

Signed

Load Accepted on Behalf of Customer:

Print

C. W. D. L.
Craig W. D. L.

Signed

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

30/6/25

Order No:

166737

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

Place of Loading

KDUL

SEOX

Registration No.

Weighbridge Ticket No.

W4641CMA

B14172075

Driver

W. D. L.

747257

Site Address:

BUILT GROUP
FARMERS ARMS
MOORFIELD
C33 1AQ
166738

Material Description

GRADE 1 SOIL

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

31710

Tonnes Tare

11840

Tonnes Nett

19900

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

Signed

Load Accepted on Behalf of Customer:

Print

Paul Casson

Signed

Paul Casson

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

30.6.25

Order No:

021805

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print BH172056

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

KDL

Place of Loading

SEA

Registration No.

AM67 NPO

Weighbridge Ticket No.

Driver

GARY

747160

Delivery Date: 16-7-25

Waiting Time Agreed By:

100

ned

On Site

of Site

Waiting Time Agreed

b7c

0175

Ben

719510

Print.....
Signed.....

Printed Name: _____
Signed: _____

Signed _____

Site Address: Farmers Arms moorfield Kilnby L33 1AQ 07495 315379			MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777		
Material Description Soil (sand/compost Blend) (WRAP Recycled Aggs Protocol Compliant) B53882-2015			Delivery Date: 3-7-25 Order No: BLS/march02/805 166916		
Tonnes Gross 31-860			Tonnes Tare 12-840		Tonnes Nett 19-020
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed.....			Waiting Time Agreed		
Load Accepted on Behalf of Customer: Print..... Signed.....			Waiting Time Agreed By: Print..... Signed.....		
Haulier KIDL			Time Off Site		Waiting Time Agreed
Registration No. P20 KIDL			Place of Loading sed Bryn		Weightbridge Ticket No. BM 172375
Driver manc			685270		

Customer

Savin Trade Supplies

Site Address:

Built Group

Formers Munis

Woodfield

Kirby

433 140

Material Description

Tested

Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Net

1x8 with load

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed

☐ Signed

Load Accepted on Behalf of Customer:

Print

Signed

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.



MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK16 8DX
Tel: 01663 765000 Fax: 01663 765377

Delivery Date:

4.7.25

Order No:

167197167203

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.
Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

CTJ

Place of Loading

Sturges Quarry

Registration No.

WV23YRF

Weightbridge Ticket No.

Driver

Ton

718099

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy

(2)

Customer:

Southern Trade Supplies

Site Address:

Built Grav
Fenners Arms
Woodfield
Kibby
L33 1AQ

Material Description

Treated
Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1 x 9 cubic load

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed

☐ Signed

Load Accepted on Behalf of Customer:

Print

Signed

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.



MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

4.7.25

Order No:

167197-167203

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

Longwood
Hippers

Place of Loading

Shiball Quarry

Registration No.

MUZZWLC

Weightbridge Ticket No.

Driver

Paul

718096

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy

Site Address: <i>Twilt Group Farmers Arms Mossfield Kilnsey L33 1AQ</i>		MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777	
Material Description <i>TESTED SUB SOIL (WRAP Recycled Aggs Protocol Compliant)</i>		Delivery Date: <i>16/7/25</i>	
Tonnes Gross <i>1 x</i>		Order No: <i>167810</i>	
Tonnes Tare <i>8 W LOAD</i>		In accordance with our Terms & Conditions a charge for excessive waiting time may be made. Waiting Time Agreed By:	
Tonnes Nett <i>1 x</i>		Print	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed		Signed	
Load Accepted on Behalf of Customer: Print		Time On Site	Time Off Site
Signed		Haulier <i>13 SWIRE</i>	Waiting Time Agreed
		Place of Loading <i>SWIRE MILL</i>	
		Registration No. <i>MX07ZLC</i>	Weightbridge Ticket No.
		Driver <i>Chris Jones</i>	683677

Site Address:

Built Grouf
Turners Arms
meatfield
Kinley
L33 1AQ

Material Description

Tested
Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1x8 with
wood

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

Signed.....

Load Accepted on Behalf of Customer:

Print.....

Paul Wilson

Signed.....

Paul Wilson

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

4.7.25

Order No:

167197-167203

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

Wegward
Tippers

Place of Loading

Shinhill Quarry

Registration No.

WV22WLF

Weighbridge Ticket No.

Driver

Sam

718098

Site Address: Built Group Turners Arms near Field Kirby L33 1AQ			MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777		
			Delivery Date: 4.7.25		
			Order No: 167197-167203		
Material Description Tested subsoil			In accordance with our Terms & Conditions a charge for excessive waiting time may be made.		
			Waiting Time Agreed By:		
			Print		
			Signed		
Tonnes Gross 1 x 8 WHL Load		Tonnes Tare		Tonnes Nett	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.			Time On Site		Time Off Site
Customer Agreed ☐ Signed			Haulier O'Gara		Place of Loading Shinhill Quarry
Load Accepted on Behalf of Customer: Phil C			Registration No. MU23 YNX		Weighbridge Ticket No.
Print			Driver Adam		718095
Signed					

Site Address: Built Group Farmers Arms Wearfield Kilbeg L33 1AQ		MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777	
Material Description Tested Subsoil		Delivery Date: 4.7.25	
(WRAP Recycled Aggs Protocol Compliant)		Order No: 167197-167203	
Tonnes Gross 1 X 8 WHL Load		In accordance with our Terms & Conditions a charge for excessive waiting time may be made. Waiting Time Agreed By:	
Tonnes Tare		Print	
Tonnes Nett		Signed	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed		Time On Site	
		Time Off Site	
		Waiting Time Agreed	
Load Accepted on Behalf of Customer: Built Group		Haulier O'Garra	
Print		Place of Loading Shinwell Quarry	
Signed		Registration No. PK24 L60V	
		Weighbridge Ticket No.	
		Driver Mike	
		718097	

Site Address: BUILT GROUP FARMER ARMS MOORFIELD KIRKBY L331AQ		
Material Description TESTED Subsoil (WRAP Recycled Aggs Protocol Compliant)		
Tonnes Gross 1 X 8	Tonnes Tare WHL	Tonnes Nett LOAD
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed.....		
Load Accepted on Behalf of Customer: Phil Cassin Print..... Phil Cassin Signed.....		

MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777		
Delivery Date: 8.7.2025		
Order No: 5273011 167381		
In accordance with our Terms & Conditions a charge for excessive waiting time may be made. Waiting Time Agreed By:		
Print		
Signed		
Time On Site	Time Off Site	Waiting Time Agreed
Hauler OGARA		Place of Loading Shirehall Quarry
Registration No. PU23HKE		Weighbridge Ticket No.
Driver MATT		718122

Site Address: BUILT Group FARMERS ARMS MOORFIELD KIRKBY L33 1AQ			MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777		
			Delivery Date: 8.7.2027		
			Order No: 167381		
Material Description TESTED Subsoil (WRAP Recycled Aggs Protocol Compliant)			In accordance with our Terms & Conditions a charge for excessive waiting time may be made.		
			Waiting Time Agreed By:		
Print			Signed		
Tonnes Gross 1 x 8		Tonnes Tare WHL	Tonnes Nett LOAD	Time On Site	Waiting Time Agreed
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed			Hauler OGARA Stickill Quarry		
Load Accepted on Behalf of Customer: Print YAKUBE AHMED Signed YAHMED			Registration No. MV71 YFO Weighbridge Ticket No.		
			Driver Ahmed 718123		

Site Address: C/O Built Group FARMERS ARMS MOORFIELD KIRKBY L331AQ		MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777	
Material Description TESTED Sub Soil (WRAP Recycled Aggs Protocol Compliant)		Delivery Date: 30-06-2025 Order No: 166739	
Tonnes Gross 1 x 8		Tonnes Tare WHL	Tonnes Nett LOAD
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property. Customer Agreed ☐ Signed		Waiting Time Agreed By: Print Signed	
Load Accepted on Behalf of Customer: Print Signed Craig Wright		Time On Site	Time Off Site
Haulier C+J MIRA		Place of Loading SHIRKILL QUARRY	Waiting Time Agreed
Registration No. M125 YRF		Weighbridge Ticket No.	
Driver Tom		718059	

Site Address:

C/O Built Group
FARMERS ARMS
MOORFIELD
KIRKBY
L33 1AQ

Material Description

TESTED
Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
1 X 8	0.2 HCL	LOAD

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

Load Accepted on Behalf of Customer:

Print.....
Signed.....

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 27.06.2025

Order No: 166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.
Waiting Time Agreed By:

Print.....
Signed.....

Time On Site	Time Off Site	Waiting Time Agreed

Haulier
OGARA

Place of Loading
Shirehill Quarry

Registration No.
MV234NY

Weighbridge Ticket No.

Driver
Cameron

718055

Site Address:

66 Built Group
FARMERS ARMS
MOORFIELD
KIRKBY
L331AQ

Material Description

TESTED
Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1 X 8

WHL

LOAD

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed

☐

Signed.....

Load Accepted on Behalf of Customer:

Print.....

Signature

Signed.....

Signature

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

27.06.2025

Order No:

166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

Place of Loading

Registration No.

Weighbridge Ticket No.

Driver

718054

CAMERON

Shirehill Quarry

MV23YNY

Site Address:

90 BUT GROUP
FARMERS ARMS
MOORFIELD
KIRKBY L331AQ

Material Description

TESTED

Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1x8

WHL

LOAD

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

Signed

Load Accepted on Behalf of Customer:

[Signature]

Print

Signed

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX

Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

27.06.2025

Order No:

166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

OGARA

Place of Loading

Shirehill Quarry

Registration No.

PN23HKF

Weighbridge Ticket No.

Driver

JASON

718053

Site Address:

C/o Built Group
FARMERS ARMS
MOORFIELD
KIRKBY
L33 1AQ

Material Description

TESTED
Subsoil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1 x 8 WTL LOAD

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

Signed.....

Load Accepted on Behalf of Customer:

Print.....



Signed.....

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

27.06.2025

Order No:

166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print.....

Signed.....

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

OGARA

Place of Loading

Shirehall Quarry

Registration No.

P023 HKC

Weighbridge Ticket No.

Driver

DEREK

718051

Site Address:

116 C6 Built Group
FARMERS ARMS
MOORFIELD
KIRKBY

Material Description

Subsoil

TESTED

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross

Tonnes Tare

Tonnes Nett

1x8

WHL

LOAD

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed

☒

Signed

Load Accepted on Behalf of Customer:

Print

Philip Casson

Signed

Philip Casson

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date:

27.06.2025

Order No:

166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

.....

Signed

.....

Time On Site

Time Off Site

Waiting Time Agreed

Haulier

OGARA

Place of Loading

Shirehill Quarry

Registration No.

PS74 FHV

Weighbridge Ticket No.

Driver

ANDY

718052

Site Address: <i>Bulk Group</i> <i>Farmers Arms</i> <i>Moorfield</i> <i>Kinkby</i> <i>L23 1AQ</i>		MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777	
		Delivery Date: <i>16.7.25</i>	
		Order No: <i>167809/167810/167811</i>	
Material Description <i>Tested Subsoil</i>		In accordance with our Terms & Conditions a charge for excessive waiting time may be made. Waiting Time Agreed By:	
		Print	
		Signed	
(WRAP Recycled Aggs Protocol Compliant)		Time On Site	Time Off Site
Tonnes Gross <i>1 x 8 with Load</i>		Tonnes Nett	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.		Waiting Time Agreed	
Customer Agreed ☐ Signed		Haulier <i>P. Garcia</i>	Place of Loading <i>Shinhill Quarry</i>
Load Accepted on Behalf of Customer: Print		Registration No. <i>AB234NY</i>	
Signed		Weighbridge Ticket No.	
		Driver <i>Cameron</i>	718187

Site Address: Built Group Farmer's Arms Hearfield Kinkby L33 1AQ		MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777	
Delivery Date: 16.7.25		Order No: 167809/167810/167811	
In accordance with our Terms & Conditions a charge for excessive waiting time may be made.		Waiting Time Agreed By:	
Print		Signed	
Time On Site		Time Off Site	
Waiting Time Agreed		Waiting Time Agreed	
Haulier C+J		Place of Loading Shinbill Quarry	
Registration No. BX715ZT		Weighbridge Ticket No.	
Driver Ben		718186	
Material Description Tested Subsoil		Tonnes Gross 1 x 8 wheel Load	
(WRAP Recycled Aggs Protocol Compliant)		Tonnes Tare	
Tonnes Nett		Tonnes Nett	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.		Customer Agreed ☐ Signed	
Load Accepted on Behalf of Customer: Print		Load Accepted on Behalf of Customer: Print	
Signed		Signed	

Site Address: C/O Built Group FARMERS ARMS MOORFIELD KIRKBY L33 1AQ			MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777			
Material Description TESTED Sub Soil			Delivery Date: 27.06.2025			
(WRAP Recycled Aggs Protocol Compliant)			Order No: 166739			
Tonnes Gross 1 X 8			Tonnes Tare WHL		Tonnes Nett LOAD	
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.			Customer Agreed ☐ Signed.....		In accordance with our Terms & Conditions a charge for excessive waiting time may be made.	
Load Accepted on Behalf of Customer: Print..... Signed.....			Waiting Time Agreed By: Print..... Signed.....		Waiting Time Agreed	
Haulier OGARA			Time On Site		Time Off Site	
Registration No. PN 74 FHV			Place of Loading Shirehill Quarry		Waiting Time Agreed	
Driver Andy			Weighbridge Ticket No.		718056	

Site Address: C/O Built Group
FARMERS ARMS
MOORFIELD
KIRKBY
L331AQ

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 27.06.2025

Order No: 166739

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print

Signed _____

Time On Site

Time Off Site

Waiting Time Agreed

This vehicle may leave the road on your instruction and at the driver's discretion, providing you accept responsibility for damage to your own or third party property.

☐ Customer Agreed ☐ Signed

Load Accepted on Behalf of Customer:

Print.....

signed.....

Haulier	Place of Loading
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100	100

OGARD

Registration No.

PN23HKF

Weighbridge Ticket No.

Driver

Tajon

718057

Site Address: 96 Built Group FARMERS ARMS MOORFIELD KIRKBY L331AQ			MARCHINGTONSTONE Buxton Road, High Lane, Stockport SK6 8DX Tel: 01663 765000 Fax: 01663 763777			
			Delivery Date: 27.06.2026			
			Order No: 166739			
Material Description TESTED Subsoil (WRAP Recycled Aggs Protocol Compliant)			In accordance with our Terms & Conditions a charge for excessive waiting time may be made.			
			Waiting Time Agreed By:			
Print			Signed			
Tonnes Gross 1 X 8		Tonnes Tare WHL	Tonnes Net LOAD	Time On Site	Time Off Site	Waiting Time Agreed
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.			Haulier OGARA		Place of Loading Shirehill Quarry	
Customer Agreed ☐ Signed			Registration No. PN 23 HLC		Weighbridge Ticket No.	
Load Accepted on Behalf of Customer:			Driver Derek		718058	
Print						
Signed						



Frank O'Gara & Sons Ltd
Sorby Road Irlam Manchester M44 5BA
Tel: 0161 775 4587

197194

Demolition Excavation Civils Remediation Tippers Recycling

Date		Vehicle Registration		8/7/25	
Driver Name		Phil			
Customer c/o Savini Trade Supplies					
Site Address Farnes Arms, Kirtby					
Description of Material / Goods Collected		Description of Material / Goods Delivered			
☐ No. of Loads		☒ Subsoil			
☐ 4w Load		☐ 8w Load			
☐ Skip		☐ State Skip Size			
EWC Code		Weight in Tonnes			
I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011.					
All recycled aggregates have been produced in line with WRAP protocol.					
Time on Site		Waiting Time		Time off Site	
Total Hours					
Additional Information					
Site Print Name		Site Signature			

CONDITIONS OF SALE - It is essential that all written particulars entered above should be carefully checked by the consignee since this delivery note once signed by the consignee represents formal acceptance for the material in good order and condition and subsequent complaints cannot be accepted in respect of materials or circumstances of delivery must be made to the driver of the vehicle and be confirmed in writing to the company immediately.

All vehicles hired under CPA Conditions

SF155 Rev.2 11-10-17

NOTES ON LIMITATIONS

Notes on Limitations For Geoenvironmental and Geotechnical Consultancy Services

General

This document has been prepared by CC GEOTECHNICAL LTD within the terms of the contract, scope of work, and resources agreed in writing with the client. The limitations of liability of CC GEOTECHNICAL LTD for the contents of this document have been agreed with the Client, as set out in the terms and conditions of offer and related contract documentation.

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The findings and opinions provided in this document are made in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined in this document.

The findings and opinions are relevant to the dates when the assessment was undertaken, but should not necessarily be relied upon to represent conditions at a substantially later date. In particular, seasonal groundwater levels, with the effects of precipitation, may affect the conditions found during the investigation. The report should be read in conjunction with the further Notes on Limitations included in Appendix A.

Where opinions expressed in this report are based on current available guidance and legislation, no liability can be accepted by CC GEOTECHNICAL LTD for the effects of any future changes to such guidelines and legislation. Additional information, improved practices, new guidance, changes in legislation, or amendments to design proposals, may necessitate this report having to be reviewed in whole or in part after that date. Opinions and interpretations are not accredited by UKAS.

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1. the consequences of this document being used for any purpose or project other than for which it was commissioned
and/or
2. the consequences of use of this document by any party with whom an agreement has not been executed.

Phase I Environmental Audits / Desk Studies

The work undertaken to provide the basis of a Phase 1 Desk Study report comprises a study of available documented information from a variety of sources (including the client), together with (where appropriate) a brief walk over inspection of the site and meetings and discussions with relevant authorities and other interested parties. The opinions given in a Desk Study report have been dictated by finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in the report, CC GEOTECHNICAL LTD reserves the right to review such information and to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

Factual Ground Investigations

The investigation of the site has been carried out in accordance with the scope and specification instructed by the Client. No interpretations of the data generated by the investigation have been provided or implied. The exploratory holes undertaken in this commission, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of site conditions. Conditions may exist on the site which have not been detected by the works undertaken. Furthermore, the number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered.

Interpretative Phase II Environmental Audits

The investigation of the site has been carried out with the intention of providing sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made. The objectives of the investigation have been limited to establishing the risks associated to potential human targets, building materials, the environment (including adjacent land), and surface and groundwater.

The amount of exploratory work and chemical testing undertaken may have been restricted by factors including inter alia the Clients budget, the available timescale, access to all parts of the site, the existence of buried services etc., and where this is the case, a more comprehensive investigation may be required if the site is to be redeveloped, since a number of important engineering and environmental issues may need further assessment.

For those reasons, if costs have been included in relation to site remediation these must be considered as tentative only and must, in any event, be confirmed by a qualified quantity surveyor.

It must be borne in mind, that the exploratory holes undertaken, investigate only a small volume of the ground in relation to the 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 apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised "hotspots" or more widespread contamination where concentrations may be significantly higher than those actually encountered. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

Geoenvironmental Ground Investigations

The investigation of the site has been carried out within the constraints of Client budget, available timeframe, access to all parts of the site, the existence of buried services and a more comprehensive investigation may be required to provide sufficient information regarding the type and degree of contamination, geotechnical characteristics, and ground and groundwater conditions, to formulate a reasonable assessment of the environmental risks together with engineering and development implications.

If costs have been included in relation to the site remediation, these must be confirmed by a qualified quantity surveyor.

The exploratory holes undertaken, investigate only a small volume of the ground in relation to the size of the site, and can only provide a general indication of the site conditions. The opinions provided and recommendations given in this report are based on the ground conditions apparent at the site of each of the exploratory holes. There may be ground conditions present on the site which have not been disclosed by this investigation, and which have therefore not been taken into account in this report. The findings of the investigation are valid for the time of investigation and the passage of time may result in changes to the contamination status of the site, and a reassessment of the site may be required where significant time has elapsed.

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 groundwater levels will vary owing to seasonal, tidal, weather, or other effects.

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations and no liability can be accepted for the retrospective effects of any future changes or amendments to these values.