



Phase IV Validation Completion Report

At

The Dales Bar
Okell Drive
Halewood
L26 7XB

Client: Hampton Developments NW Ltd

Reference: 34357-SUT-ZZ-00-RP-G-7401

Date: December 2025

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SUTCLIFFE INVESTIGATIONS

Phase IV Validation Completion Report

Document Control Sheet

Report Reference: 34357-SUT-ZZ-00-RP-G-7401

Issue: P01 Date: December 2025

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P01	December 2025	Final Report	DE	DB	WGB
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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations have carried out remediation validation works on behalf of Hampton Developments in order to enable contaminated land conditions to be removed at land at The Dales Bar, Okell Drive, Halewood, L26 7XB.

The present document outlines Sutcliffe Investigations validation works including:

 Gas Membrane Validation

 Topsoil Sampling

 Depth Validation

1.2 Previous Works

This report should be read in conjunction with:

 34357-SUT-ZZ-00-RP-G-7101 - Phase I PRA (September 2024).

 34357-SUT-ZZ-00-RP-G-7201 - Phase II Ground Assessment Report (April 2025).

 34357-SUT-ZZ-00-RP-G-7301 - Phase III Remediation Strategy (April 2025).

1.3 Objectives

Therefore, the aim of this document is to provide evidence that methodologies and protocols have been adhered to as detailed within the Phase III Remediation and Validation Proposals, dated April 2025, thus ensuring risks to identified receptors have been mitigated. This principally relates to the imported topsoil material for garden areas and the gas membrane installation in all plots.

1.4 Development Proposal

The proposed layout is shown in *Ainsley Gommon Drawing Ref. 2348-010*. This report has been prepared in support of a planning application to develop the site for housing with associated garden areas and infrastructure.

1.5 Site Location and Description

The site is located at Old Dales Bar, Okell Drive, Halewood, L26 7XB at National Grid Reference (NGR) 344070, 386110, within a predominantly residential area with local amenities also noted in the area.

The site is rectangular in shape, 0.31ha and comprised a former public house with additional retail units and a large car park that lies to the north of a large housing estate.

2 Risk Assessment (Pre-Remedial Works)

2.1 Long Term Human Health

Following intrusive site investigation works completed by Sutcliffe Investigations (*reported in April 2025*), the site is considered unlikely to pose a risk to long term human health due to the lack of exceedances of any contaminants that would pose a risk to long term human health.

Notwithstanding, given the extent of existing hardstanding on the site and the lack of sufficient material suitable for use in garden areas, 300mm of clean imported material will be required in all gardens and soft landscaping areas to facilitate a growing medium.

A full assessment of risks to long term human health is presented in *Sutcliffe Phase II Ground Assessment Report Ref. 34357-SUT-ZZ-00-RP-G-7201 (April 2025)*.

2.2 Ground Gas Risk Assessment

RB17 testing has recommended that the site is classified as a Characteristic Situation 3 as outlined in CIRIA C665. As such gas protection measures will be required as part of the development of the site.

Gas protection measures should include a ventilated sub-floor void and a suitable gas membrane in accordance with the requirements of BS8485:2015+A1:2019.

A full assessment of risks to long term human health is presented in *Sutcliffe Phase II Ground Assessment Report Ref. 34357-SUT-ZZ-00-RP-G-7201 (April 2025)*.

3 Remediation Works

3.1 Introduction

Based on the findings of the ground assessment, completed for the site and with the exception of risks to receptors associated with risks with ground gas, no other source-pathway-receptor linkages have been identified.

The material was removed to achieve formation levels and a clean 300mm capping system was installed in all soft landscaping (garden) areas. In regard to ground gas risks, validated protection measures have been installed.

3.2 Remedial Works

Imported Material

Approximately 250m³ of clean topsoil was imported onto site for the garden areas. A recommended depth of 300mm was emplaced in all plots to create a suitable growth medium.

Depth validation was carried out and it was noted that a total depth of 300mm was emplaced on site.

A photographic log for the depth validation is presented as *Appendix B*.

Sampling was undertaken to ensure the material was suitable and “*fit for purpose*” at a sampling rate of 1 sample per 200m³ of material. Therefore 3No. samples were recovered from the material on site, and sampled against the following guidance values:

-  LQM Suitable 4 Use Levels (S4ULs).
-  ATRISK Soil Screening Values (SSVs) and CL:AIRE Generic Assessment Criteria (GACs) - Cyanide
-  Category 4 Screening Values – Lead

The chemical results for the topsoil were compared against the relevant GACs for residential (with plant uptake) at 6% soil organic matter (SOM). No elevated levels of contamination or Asbestos have been identified.

The analytical results certificates and screening spreadsheet are presented in *Appendix D*.

Gas Protection Measures

A gas membrane was required for the new development and required to meet an Amber 1 classification. This required low-level gas protection measures, comprising a membrane and ventilated sub-floor void to create a permeability contrast to limit the ingress of gas into buildings.

Validation of the membrane installation was carried out for all plots to ensure the installation was carried out to the correct standard.

Site Variations

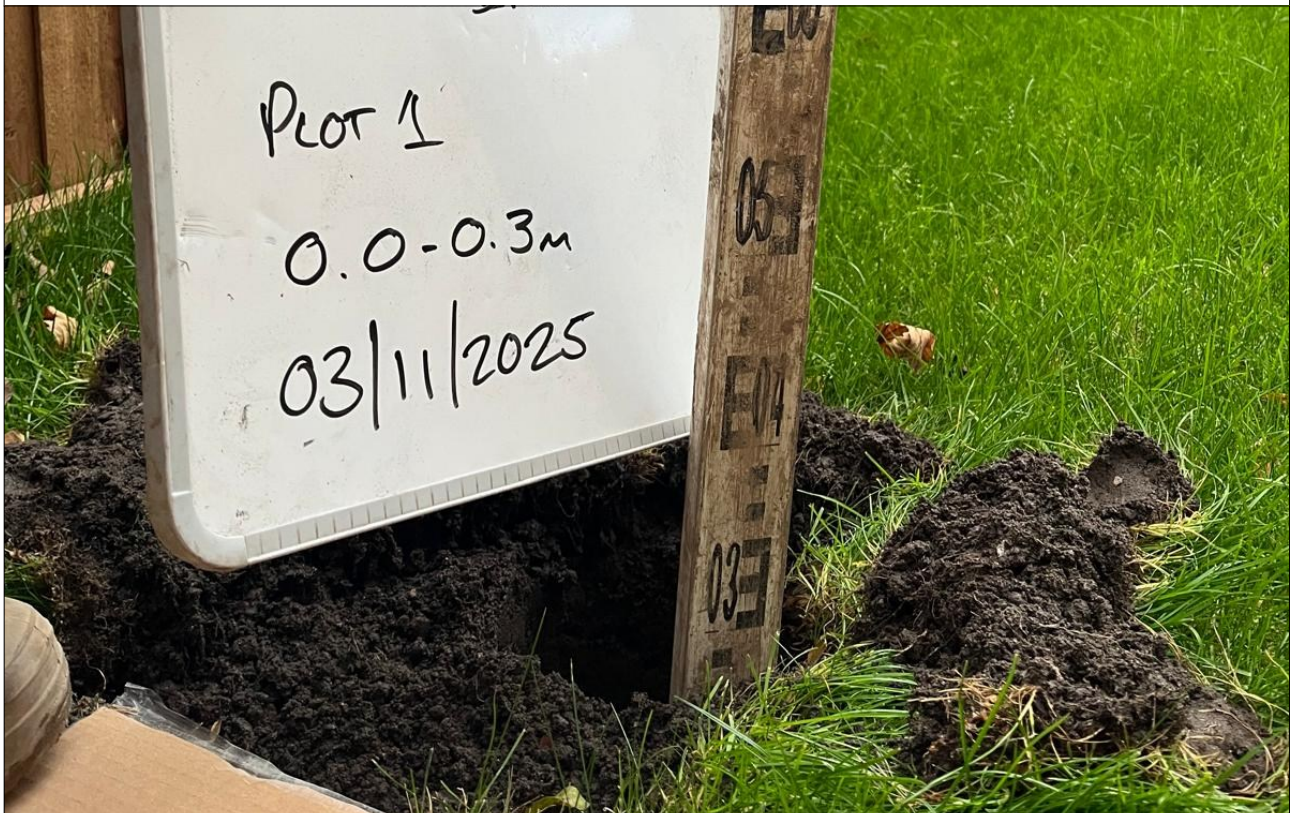
No variations have been noted on site during the course of the remediation works.

4 Conclusions

Sutcliffe Investigations can confirm site works have been carried out on site as detailed in this report. A suitable gas membrane has been installed in plots and imported topsoil for use in garden areas has been sampled and validated and Sutcliffe can confirm that the material is suitable for its proposed use on site.

Sutcliffe can confirm that the site does not pose a significant risk to identified receptors (site users, construction works, adjacent site users & controlled waters).

Appendix A – Depth Validation Photographic Log

Depth Validation Inspection Photo Log – Plots 1-4 – 03/12/2025**Plate 1: Plot 1—General location****Plate 2: Plot 2—General location**

Depth Validation Inspection Photo Log – Plots 1-8 – 03/12/2025

Plate 3: Plot 2—Down Hole

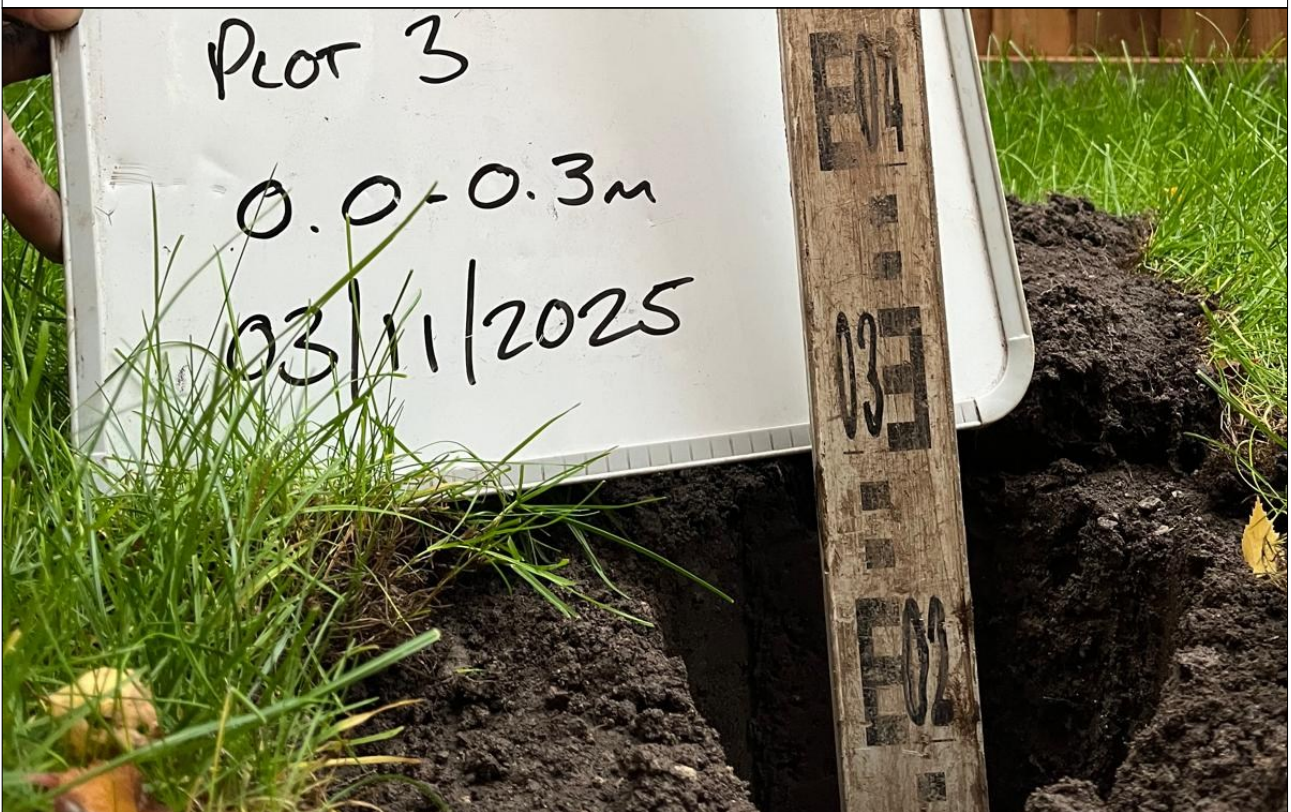


Plate 4: Plot 3—General location

Depth Validation Inspection Photo Log – Plots 1-8 – 03/12/2025**Plate 5: Plot 3—Down Hole****Plate 6: Plot 4 —General location**

Depth Validation Inspection Photo Log – Plots 1-8 – 03/12/2025



Plate 7: Plot 4—Down Hole

Appendix B – Analytical Certificates & Screening Tables (Imported)

		SUTCLIFFE INVESTIGATIONS		Long Term Human Health Risk Assessment					
		TEL: 0151 227 3155							
		FAX: 0151 227 3156							
	Job Name:	Okell Drive	Job No.:	34357LG					
	Proposed Land Use:	Residential With Plant Uptake	S.O.M. (%):	6.0					
	Legend		Sample Details						
	Above Threshold:		Lab Sample Ref.:	25/10248/1	25/10248/2				25/10248/3
	Below Limit of Detection:	<0.01	Depth Top (m bgl):						
	Not Tested:	n/t	Depth Base (m bgl):						
	No Asbestos Detected:	NAD	Date Sampled:		11-Sep-25				11-Sep-25
Contaminant		Units	Threshold Source	Threshold Value	Stockpile	Stockpile	Stockpile		
Metals / Non-Metals / Other Suite	Arsenic (Total)	mg/kg	LQM S4UL	37	9	9	9		
	Boron (Soluble)	mg/kg	LQM S4UL	290	1.3	1.2	1.3		
	Cadmium (Total)	mg/kg	LQM S4UL	11	<1.0	<1.0	<1.0		
	Chromium III	mg/kg	LQM S4UL	910	13	14	21		
	Chromium VI	mg/kg	LQM S4UL	6	<1	<1	<1		
	Copper (Total)	mg/kg	LQM S4UL	2400	45	63	52		
	Lead (Total)	mg/kg	C4SL	200	112	109	111		
	Mercury (Total)	mg/kg	LQM S4UL	40	0.18	0.17	<0.17		
	Nickel (Total)	mg/kg	LQM S4UL	130	13	13	16		
	Selenium (Total)	mg/kg	LQM S4UL	250	<1	<1	<1		
	Zinc (Total)	mg/kg	LQM S4UL	3700	137	130	141		
	Cyanide (Total)	mg/kg	ATKINS	34	<1	<1	<1		
	Phenols (Total)	mg/kg	LQM S4UL	380	<0.2	<0.2	<0.2		
	Organic matter	%	LQM S4UL	N/a	6.65	6.68	3.95		
	Sulphate (Acid Soluble)	mg/kg	LQM S4UL	N/a	7100	4300	5800		
	Sulphate as Water Soluble	g/l	LQM S4UL	N/a	1.34	1.46	1.56		
	Sulphide	mg/kg	LQM S4UL	N/a	<5	12	<5		
	pH	pH units	LQM S4UL	N/a	7.86	7.87	7.88		
	Sulphur (Elemental)	mg/kg	LQM S4UL	N/a	20	15	18		
Asbestos Suite	Asbestos in soil	N/a	-	N/a	NAD	NAD	NAD		
	Asbestos Matrix (visual)	N/a	-	N/a	n/t	n/t	n/t		
	Asbestos Matrix (microscope)	N/a	-	N/a	n/t	n/t	n/t		
	Suitable for Water Absorption Test?	N/a	-	N/a	n/t	n/t	n/t		
	Asbestos Quantification	% w/w	-	0.001	n/t	n/t	n/t		
TPH Suite	C5 to C6 aliphatic	mg/kg	LQM S4UL	160	<0.01	<0.01	<0.01		
	C6 to C8 aliphatic	mg/kg	LQM S4UL	530	<0.01	<0.01	<0.01		
	C8 to C10 aliphatic	mg/kg	LQM S4UL	150	<1	<1	<1		
	C10 to C12 aliphatic	mg/kg	LQM S4UL	760	<1	<1	<1		
	C12 to C16 aliphatic	mg/kg	LQM S4UL	4300	<1	2	1		
	C16 to C21 aliphatic	mg/kg	-	N/a	2	4	3		
	C21 to C35 aliphatic	mg/kg	-	N/a	22	33	31		
	C16 to C35 aliphatic (as Calc.)	mg/kg	LQM S4UL	110000	24	37	34		
	C35 to C44 aliphatic	mg/kg	LQM S4UL	110000	9	14	16		
	Total Aliphatic	mg/kg	-	N/a	33	54	52		
	C5 to C7 aromatic (Benzene)	mg/kg	LQM S4UL	300	<0.01	<0.01	<0.01		
	C7 to C8 aromatic (Toluene)	mg/kg	LQM S4UL	660	<0.01	<0.01	<0.01		
	C8 to C10 aromatic	mg/kg	LQM S4UL	190	<1	<1	<1		
	C10 to C12 aromatic	mg/kg	LQM S4UL	380	<1	<1	<1		
	C12 to C16 aromatic	mg/kg	LQM S4UL	660	2	9	10		
	C16 to C21 aromatic	mg/kg	LQM S4UL	930	10	50	55		
	C21 to C35 aromatic	mg/kg	LQM S4UL	1700	39	143	113		
	C35 to C44 aromatic	mg/kg	LQM S4UL	1700	10	13	16		
	Total Aromatic	mg/kg	-	N/a	61	214	194		
	TPH (Total)	mg/kg	-	N/a	94	268	246		
BTEx Suite	benzene	mg/kg	LQM S4UL	0.37	<0.01	<0.01	<0.01		
	toluene	mg/kg	LQM S4UL	660	<0.01	<0.01	<0.01		
	ethylbenzene	mg/kg	LQM S4UL	260	<0.01	<0.01	<0.01		
	M&P Xylene	mg/kg	LQM S4UL	310	<0.01	<0.01	<0.01		
	O-Xylene	mg/kg	LQM S4UL	330	<0.01	<0.01	<0.01		
PAH Suite	naphthalene	mg/kg	LQM S4UL	13	0.04	0.04	<0.03		
	acenaphthylene	mg/kg	LQM S4UL	920	<0.01	0.02	0.01		
	acenaphthene	mg/kg	LQM S4UL	1100	0.09	0.17	0.11		
	fluorene	mg/kg	LQM S4UL	860	0.05	0.15	0.07		
	phenanthrene	mg/kg	LQM S4UL	440	0.86	1.96	1.02		
	anthracene	mg/kg	LQM S4UL	11000	0.16	0.57	0.22		
	fluoranthene	mg/kg	LQM S4UL	890	1.59	4.47	2.16		
	pyrene	mg/kg	LQM S4UL	2000	1.5	3.76	2.03		
	benzo(a)anthracene	mg/kg	LQM S4UL	13	0.68	1.62	0.88		
	chrysene	mg/kg	LQM S4UL	27	0.79	1.55	1		
	benzo(b)fluoranthene	mg/kg	LQM S4UL	3.7	0.78	1.62	0.97		
	benzo(k)fluoranthene	mg/kg	LQM S4UL	100	0.27	0.53	0.3		
	benzo(a)pyrene	mg/kg	LQM S4UL	3	0.67	1.33	0.79		
	dibenzo(ah)anthracene	mg/kg	LQM S4UL	0.3	0.09	0.13	0.1		
	benzo(ghi)perylene	mg/kg	LQM S4UL	350	0.39	0.69	0.49		
	indeno(123cd)pyrene	mg/kg	LQM S4UL	41	0.49	0.82	0.64		

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 25/10248
Issue Number: 1

Date: 23 September, 2025

Client: Sutcliffe
18-20 Harrington Street
Liverpool
L2 9QA

Project Manager: (use) D Evans; D Bowen; A Tosh; W Baldwin/(use)Sar
Project Name: Okell Drive
Project Ref: 34357LG
Order No: 11101
Date Samples Received: 12/09/25
Date Instructions Received: 15/09/25
Date Analysis Completed: 23/09/25

Approved by:



Richard Wong
Client Manager

Envirolab Job Number: 25/10248

Client Project Name: Okell Drive

Client Project Ref: 34357LG

Lab Sample ID	25/10248/1	25/10248/2	25/10248/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	Stockpile	Stockpile	Stockpile							
Depth to Top										
Depth To Bottom										
Date Sampled	11-Sep-25	11-Sep-25	11-Sep-25							
Sample Type	SOIL - TOPSOIL	SOIL - TOPSOIL	SOIL - TOPSOIL							
Sample Matrix Code	4ABE	4AE	4AE							
% Moisture at <40C _A	10.7	10.5	11.0					% w/w	0.1	A-T-044
% Stones >10mm _A	2.1	3.3	2.4					% w/w	0.1	A-T-044
pH _D ^{M#}	7.86	7.87	7.88					pH	0.01	A-T-031s
Sulphate (water sol 2:1) _D ^{M#}	1.34	1.46	1.56					g/l	0.01	A-T-026s
Sulphate (acid soluble) _D ^{M#}	7100	4300	5800					mg/kg	200	A-T-028s
Cyanide (total) _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2					mg/kg	0.2	A-T-050s
Sulphide _A	<5	12	<5					mg/kg	5	A-T-043-s
Sulphur (elemental) _D ^{M#}	20	15	18					mg/kg	5	A-T-029s
Organic Matter _D ^{M#}	6.65	6.68	3.95					% w/w	0.14	A-T-032s
Arsenic _D ^{M#}	9	9	9					mg/kg	1	A-T-024s
Boron (water soluble) _D ^{M#}	1.3	1.2	1.3					mg/kg	1	A-T-027s
Cadmium _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper _D ^{M#}	45	63	52					mg/kg	1	A-T-024s
Chromium _D ^{M#}	13	14	21					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Chromium (trivalent)	13	14	21					mg/kg	1	Calc
Lead _D ^{M#}	112	109	111					mg/kg	1	A-T-024s
Mercury _D	0.18	0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	13	13	16					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	137	130	141					mg/kg	1	A-T-024s

Envirolab Job Number: 25/10248

Client Project Name: Okell Drive

Client Project Ref: 34357LG

Lab Sample ID	25/10248/1	25/10248/2	25/10248/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	Stockpile	Stockpile	Stockpile							
Depth to Top										
Depth To Bottom										
Date Sampled	11-Sep-25	11-Sep-25	11-Sep-25							
Sample Type	SOIL - TOPSOIL	SOIL - TOPSOIL	SOIL - TOPSOIL							
Sample Matrix Code	4ABE	4AE	4AE							
Asbestos in Soil (inc. matrix)										
Asbestos in soil _D [#]	NAD	NAD	NAD							A-T-045
Asbestos Matrix (visual) _D	-	-	-							A-T-045
Asbestos Matrix (microscope) _D	-	-	-							A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A							A-T-045

Envirolab Job Number: 25/10248

Client Project Name: Okell Drive

Client Project Ref: 34357LG

Lab Sample ID	25/10248/1	25/10248/2	25/10248/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	Stockpile	Stockpile	Stockpile							
Depth to Top										
Depth To Bottom										
Date Sampled	11-Sep-25	11-Sep-25	11-Sep-25							
Sample Type	SOIL - TOPSOIL	SOIL - TOPSOIL	SOIL - TOPSOIL							
Sample Matrix Code	4ABE	4AE	4AE							
PAH-16MS										
Acenaphthene _A ^{M#}	0.09	0.17	0.11					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	0.02	0.01					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.16	0.57	0.22					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.68	1.62	0.88					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.67	1.33	0.79					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.78	1.62	0.97					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.39	0.69	0.49					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	0.27	0.53	0.30					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.79	1.55	1.00					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	0.09	0.13	0.10					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	1.59	4.47	2.16					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.05	0.15	0.07					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.49	0.82	0.64					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	0.04	0.04	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.86	1.96	1.02					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	1.50	3.76	2.03					mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	8.45	19.4	10.8					mg/kg	0.01	A-T-019s

Envirolab Job Number: 25/10248

Client Project Name: Okell Drive

Client Project Ref: 34357LG

Lab Sample ID	25/10248/1	25/10248/2	25/10248/3					Units	Limit of Detection	Method ref
Client Sample No	1	2	3							
Client Sample ID	Stockpile	Stockpile	Stockpile							
Depth to Top										
Depth To Bottom										
Date Sampled	11-Sep-25	11-Sep-25	11-Sep-25							
Sample Type	SOIL - TOPSOIL	SOIL - TOPSOIL	SOIL - TOPSOIL							
Sample Matrix Code	4ABE	4AE	4AE							
TPH UKCWG with Clean Up										
Ali >C5-C6 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C6-C8 _A	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Ali >C8-C10 _A	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C10-C12 _A ^{M#}	<1	<1	<1					mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	<1	2	1					mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	2	4	3					mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	22	33	31					mg/kg	1	A-T-055s
Ali >C35-C44 _A	9	14	16					mg/kg	1	A-T-055s
Total Aliphatics _A	33	54	52					mg/kg	1	Calc-As Recd
Aro >C5-C7 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C7-C8 _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
Aro >C8-C10 _A	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C10-C12 _A	<1	<1	<1					mg/kg	1	A-T-055s
Aro >C12-C16 _A	2	9	10					mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	10	50	55					mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	39	143	113					mg/kg	1	A-T-055s
Aro >C35-C44 _A	10	13	16					mg/kg	1	A-T-055s
Total Aromatics _A	61	214	194					mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C44) _A	94	268	246					mg/kg	1	Calc-As Recd
BTEX - Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Toluene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - Ethyl Benzene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - m & p Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
BTEX - o Xylene _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s
MTBE _A [#]	<0.01	<0.01	<0.01					mg/kg	0.01	A-T-022s

Report Notes

General

- This report shall not be reproduced, except in full, without written approval from Envirolab.
- The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client and can affect the validity of results.
- The results reported herein relate only to the material supplied to the laboratory.
- The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **four weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
- Analytical results reflect the quality of the sample at the time of analysis only.
- Opinions and Interpretations expressed are outside our scope of accreditation.
- A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.
- If a sample is outside of the calibration range or affected by interferences then it may need diluting. This will result in the limit of detection (LOD) being raised.
- Subcontracted Analysis: Please see the appended report for any deviations, current LODs and accreditation status of the test.

Key

Superscript “#”	Accredited to ISO 17025
Superscript “M”	Accredited to MCertS
Superscript “U”	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript “A”	Analysis performed on as-received Sample
Subscript “D”	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript “D” on Asbestos	Analysis performed on a dried aliquot of sample provided.
Subscript “A”	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
Trace	Asbestos found not suitable for Gravimetric Quantification – not enough to accurately weigh.
N/A	Not applicable

Asbestos

Identification: Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.

Stones etc. are not removed from the sample prior to analysis

“Trace Asbestos Identified” will be reported if there is not enough present to verify the type.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).

For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as “% stones >10mm”.

For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any “A” subscripts

All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any “D” subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.

Results “with Clean up” indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.

Where these humic substances have been identified in any IDs from “TPH CWG with clean up” please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the calibration range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Sutcliffe, 18-20 Harrington Street, Liverpool, L2 9QA

Project No: 25/10248

Date Received: 15/09/2025 (am)

Project: Okell Drive

Cool Box Temperatures (°C): 14.2

Clients Project No: 34357LG

NO DEVIATIONS IDENTIFIED

If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3, ISO 18400-102:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	25/10248/1	25/10248/2	25/10248/3
Client Sample No	1	2	3
Client Sample ID/Depth	Stockpile	Stockpile	Stockpile
Date Sampled	11/09/25	11/09/25	11/09/25
A-T-019s	19/09/2025	19/09/2025	19/09/2025
A-T-022s	17/09/2025	17/09/2025	17/09/2025
A-T-024s	19/09/2025	19/09/2025	19/09/2025
A-T-026s	19/09/2025	19/09/2025	19/09/2025
A-T-027s	19/09/2025	19/09/2025	19/09/2025
A-T-028s	22/09/2025	22/09/2025	22/09/2025
A-T-029s	22/09/2025	22/09/2025	22/09/2025
A-T-031s	19/09/2025	19/09/2025	19/09/2025
A-T-032s	19/09/2025	19/09/2025	19/09/2025
A-T-040s	19/09/2025	19/09/2025	19/09/2025
A-T-042sTCN	19/09/2025	19/09/2025	19/09/2025
A-T-043-s	22/09/2025	22/09/2025	22/09/2025
A-T-044	23/09/2025	23/09/2025	23/09/2025
A-T-045	17/09/2025	17/09/2025	17/09/2025
A-T-050s	22/09/2025	22/09/2025	22/09/2025
A-T-055s	18/09/2025	18/09/2025	18/09/2025
Calc	19/09/2025	19/09/2025	19/09/2025
Calc-As Recd	18/09/2025	18/09/2025	18/09/2025

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

Appendix C – Gas Membrane Inspection Certificates & Photos

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 1: Plots 1 & 2 gas membrane general condition.



Plate 2: Plots 1 & 2 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 3: Plots 1 & 2 gas membrane general condition.

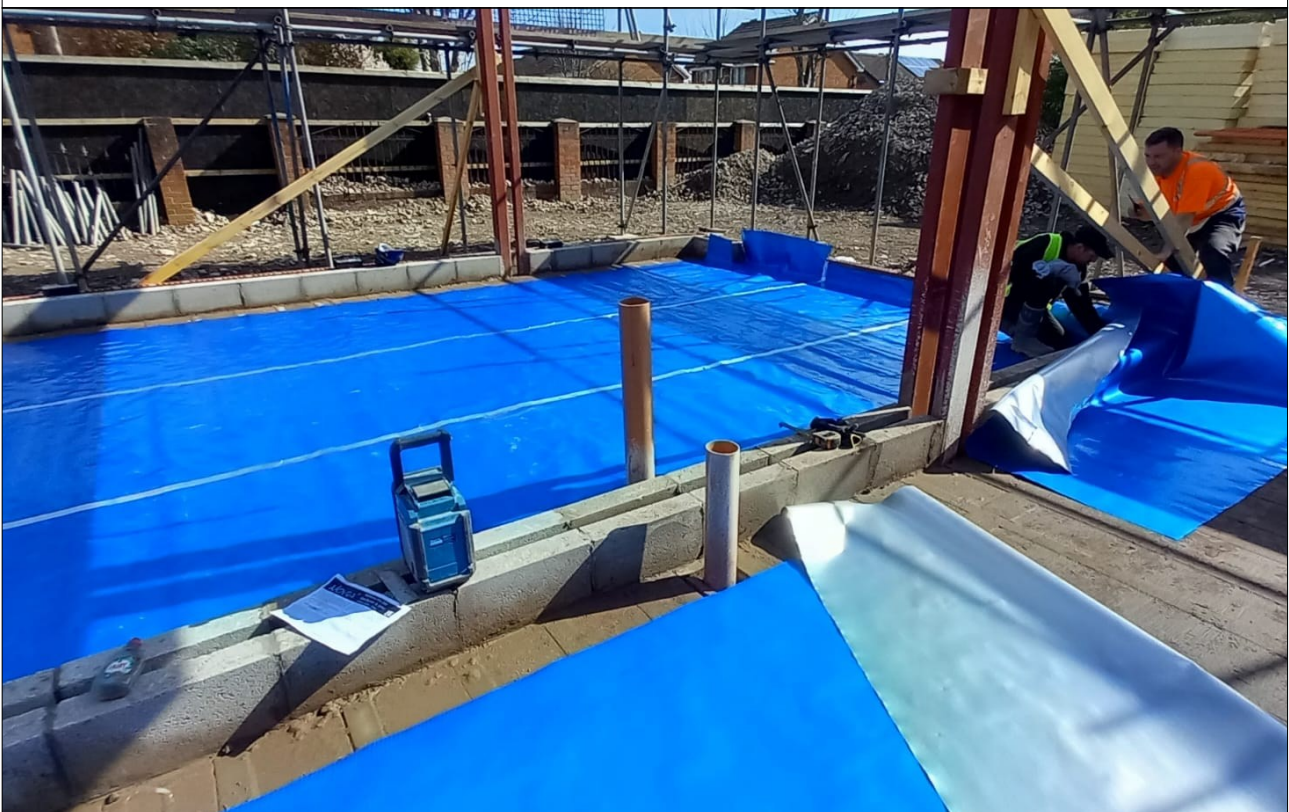


Plate 4: Plots 1 & 2 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 5: Plots 1 & 2 gas membrane general condition.



Plate 6: Plots 1 & 2 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

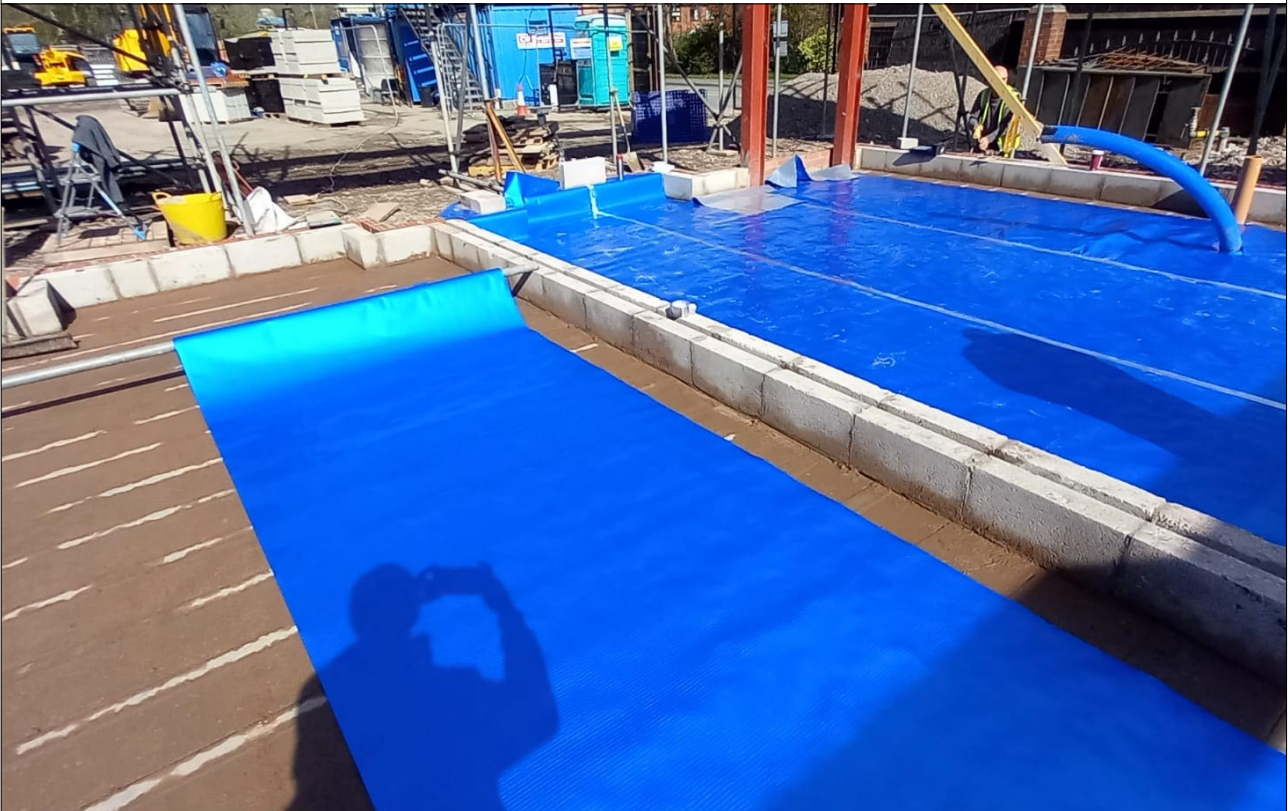


Plate 7: Plots 1 & 2 gas membrane general condition.



Plate 8: Plots 1 & 2 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 9: Plots 3 & 4 gas membrane general condition.

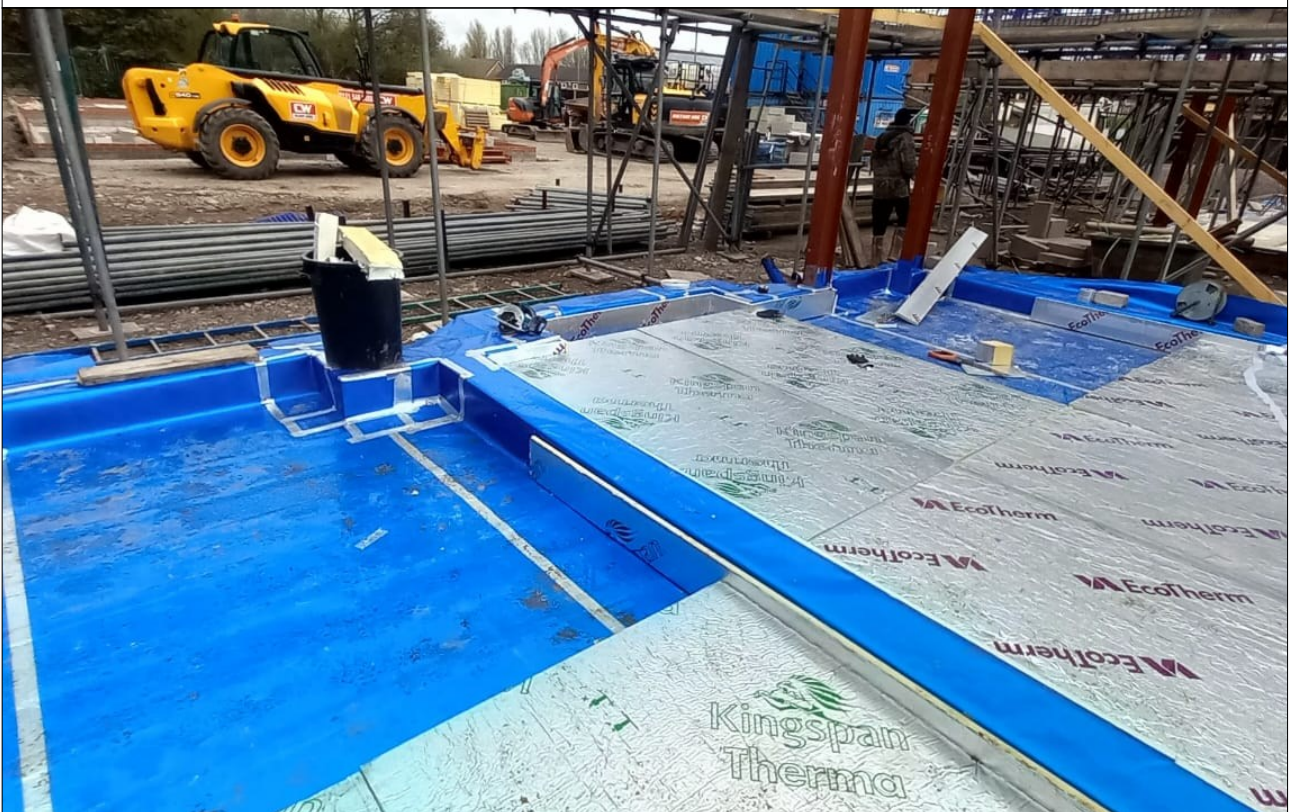


Plate 10: Plots 3 & 4 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 11: Plots 3 & 4 gas membrane general condition.



Plate 12: Plots 3 & 4 gas membrane general condition.

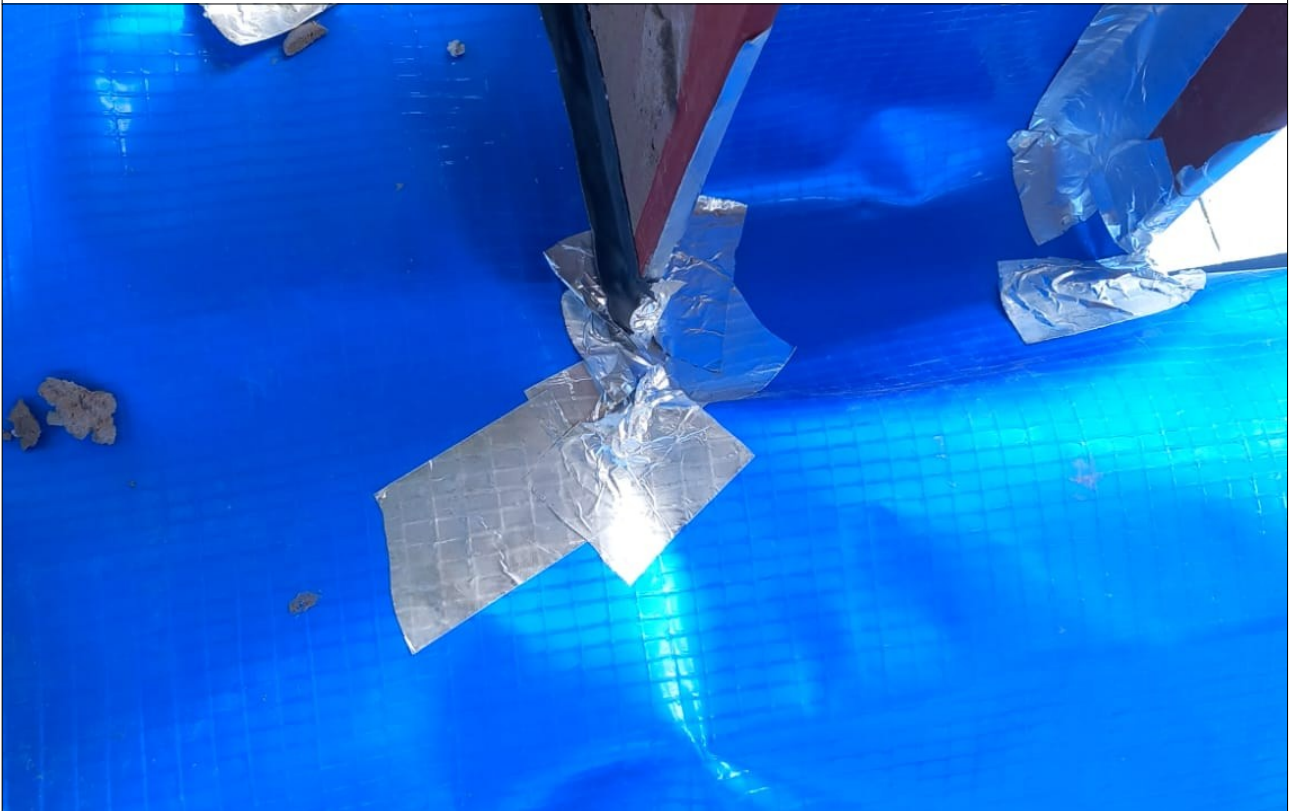
Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 13: Plots 3 & 4 gas membrane general condition.



Plate 14: Plots 3 & 4 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 15: Plots 3 & 4 gas membrane general condition.



Plate 16: Plots 3 & 4 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 17: Plots 5, 6 & 7 gas membrane general condition.



Plate 18: Plots 5, 6 & 7 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 19: Plots 5, 6 & 7 gas membrane general condition.



Plate 20: Plots 5, 6 & 7 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 21: Plots 5, 6 & 7 gas membrane general condition.



Plate 22: Plots 5, 6 & 7 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 23: Plots 5, 6 & 7 gas membrane general condition.

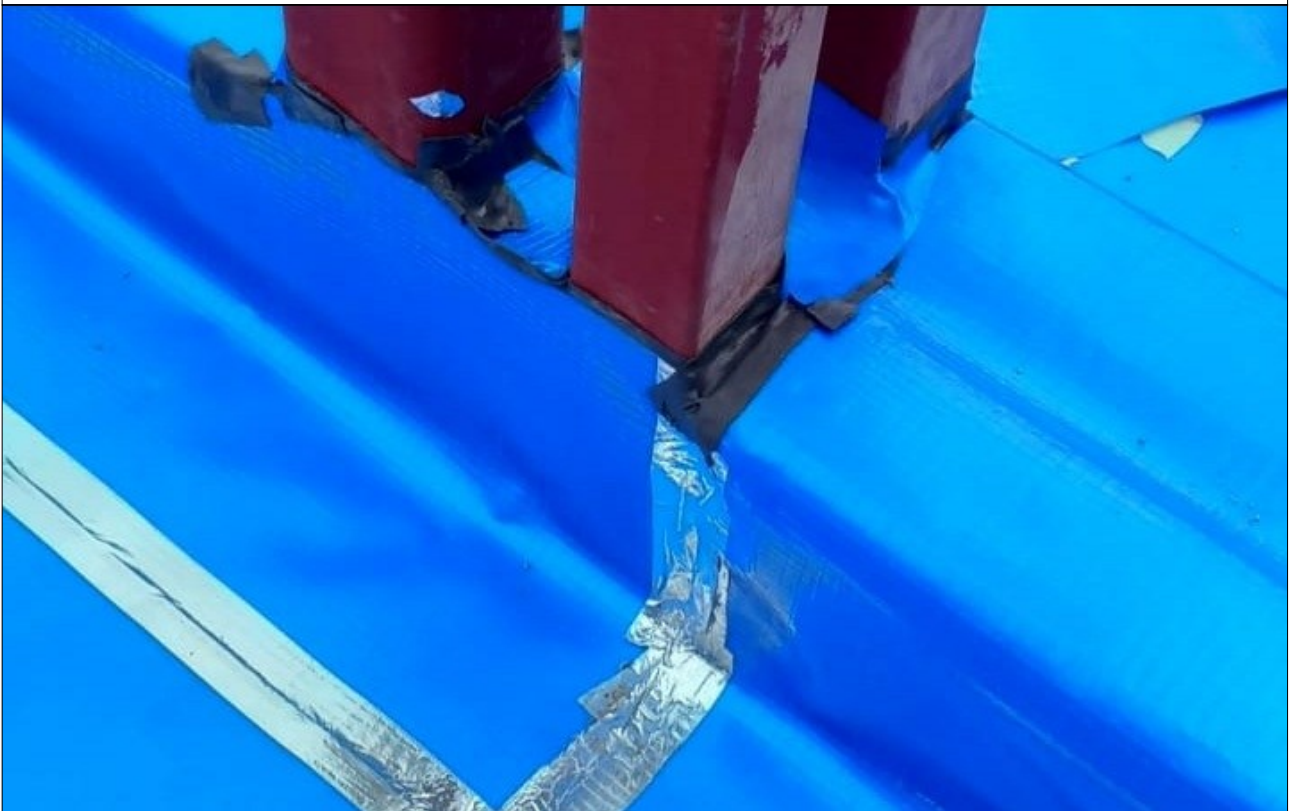


Plate 24: Plots 5, 6 & 7 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 25: Plots 8 & 9 gas membrane general condition.



Plate 26: Plots 8 & 9 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025



Plate 27: Plots 8 & 9 gas membrane general condition.



Plate 28: Plots 8 & 9 gas membrane general condition.

Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 29: Plots 8 & 9 gas membrane general condition.



Plate 30: Plots 8 & 9 gas membrane general condition.

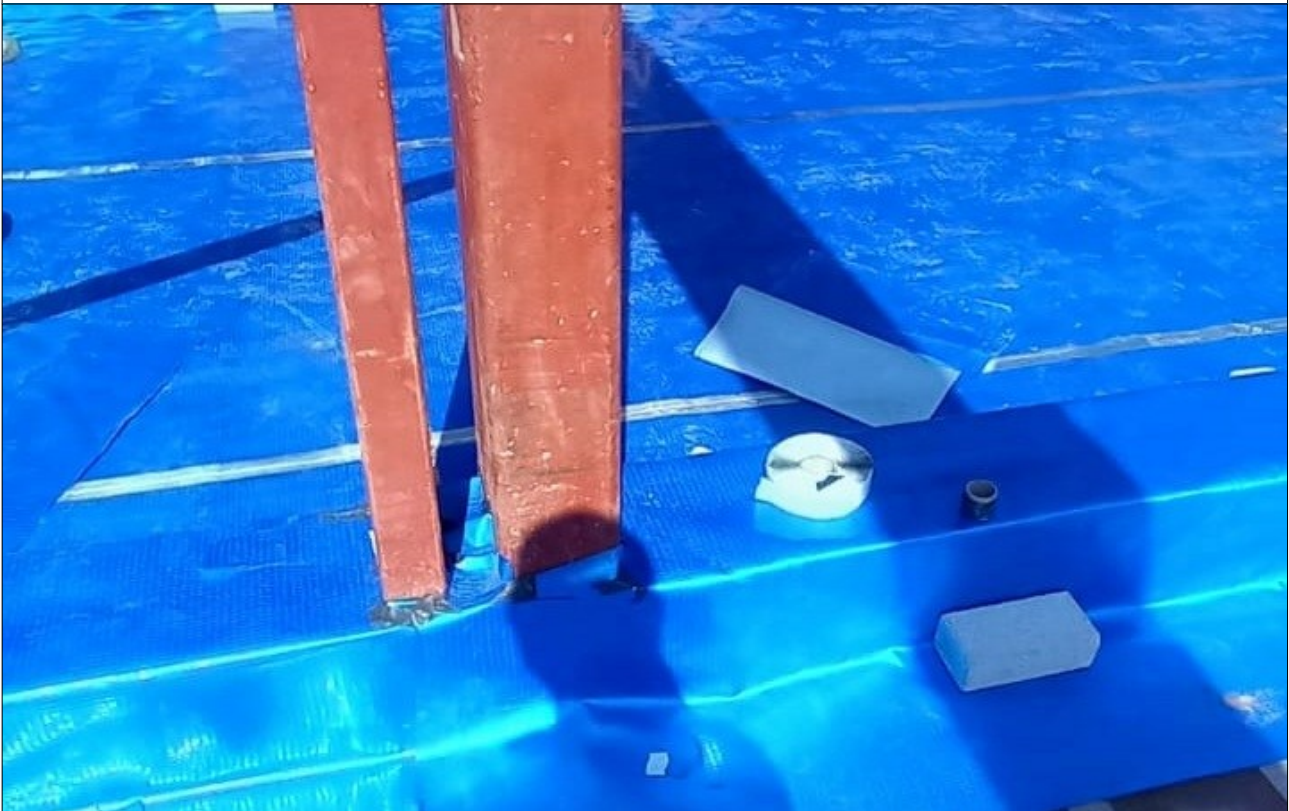
Gas Membrane Inspection Photo Log – Plots 1-9 – 10/09/2025

Plate 31: Plots 8 & 9 gas membrane general condition.



Plate 32: Plots 8 & 9 gas membrane general condition.

Drawing Ref: – 2348-010 (Proposed Site Layout)



ALL LEVELS INDICATED ARE TO HAVE A MINIMUM TOLERANCE OF +/- 300MM OF THOSE STATED

KEY



3No WHEELIE BINS



PROPOSED SHED/CYCLE STORAGE 7.5m²



PROPOSED TREES



EXISTING TREES

FFL 00.000

PROPOSED FINISHED FLOOR LEVEL

HALEWOOD PARK TRIANGLE

DENSE VEGETATION

OKELL DRIVE

HARRIER DRIVE

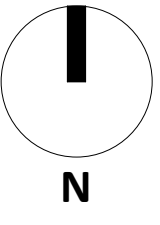
BUS SHELTER

BUS SHELTER

1 | SITE - PROPOSED SITE LAYOUT
SCALE 1 : 200



VISUAL SCALE 1:200 @ A1



REV	DESCRIPTION	DATE	BY

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PROJECT
OKELL DRIVE, HALEWOOD
for HAMPTON DEVELOPMENTS (NW) LTD

DRAWING TITLE
PROPOSED SITE LAYOUT

SCALE	DATE	DRAWN	CHECKED
1 : 200 @A1	24/10/24	TM	TM
DRAWING STATUS	FOR INFORMATION		
JOB No	DRAWING No	REVISION	

2348 010



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