



**PHASE II SITE INVESTIGATION
ON LAND AT
SPRINGFIELD STABLES
TARBOCK GREEN**

Prepared for:-

**Mr B Richardson
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Table of Contents

1.0	INTRODUCTION.....	1
1.1	Instruction.....	1
1.2	Scope of Works	1
1.3	Previous Investigations	1
1.4	Reliance and Limitations.....	1
2.0	SITE LOCATION AND DESCRIPTION.....	3
2.1	Site Location	3
2.2	Site Reconnaissance	3
2.3	Site Description.....	3
2.4	Surrounding Area.....	3
2.5	Future Site Usage.....	4
3.0	GROUND INVESTIGATION	5
3.1	General	5
3.2	Hand Pitting	5
3.4	Sampling and Insitu Testing	5
3.5	Backfill.....	6
3.6	Groundwater	6
3.7	Geoenvironmental Monitoring.....	6
3.8	Laboratory testing.....	6
3.9	Restrictions	6
4.0	GROUND CONDITIONS	7
4.1	Published Geology	7
4.2	General	7
4.3	Made Ground.....	7
4.4	Superficial Deposits	8
4.5	Bedrock.....	8
4.6	Groundwater	8
4.7	Groundwater Monitoring	8
4.8	Obstructions	8
5.0	CHEMICAL TESTING AND RESULTS	9
5.1	General	9
5.2	Chemical Testing Results - Soil.....	9
6.0	GENERIC QUANTITATIVE RISK ASSESSMENT (GQRA).....	11
6.1	Criteria for interpretation	11
6.2	Risk to Human Health	11
6.3	Risk to Controlled Waters	12
6.4	Plants and Native Grasses.....	12
6.5	Buried Services and Utilities	13
6.6	Updated Conceptual Site Model (CSM).....	13
7.0	OTHER POTENTIAL DEVELOPMENT CONSIDERATIONS	16
7.1	Waste Soils Characterisation	16
7.2	Imported Fill	16

7.3	Construction Activities.....	16
7.4	Material Re-Use	16
8.0	REFERENCES.....	17
8.1	Legislation and Policy.....	17
8.2	Regulator / Government Guidance	17
8.3	Standards and Specifications	17
8.4	Industry Guidance and Technical Documents	18
8.5	Data sources	18

List of Tables

Table 2.1: Site Surface Covering	3
Table 4.1: Published Geology.....	7
Table 4.2: Summary of Ground Conditions.....	7
Table 5.1: Summary of Chemical Testing Suite	9
Table 5.2: Summary of Soil Chemical Testing Results	9

APPENDICES

Appendix	Information
A	Drawings
B	Hand Pit Logs
C	Hand Pit Photographs
D	Chemical Testing Results
E	Chemical Screening Criteria

1.0 INTRODUCTION

1.1 Instruction

- 1.1.1 GeoCon Site Investigations Ltd (GeoCon) have been commissioned by Mr B Richardson (“the client”) to undertake a Phase II Geoenvironmental Site Investigation on land at Springfield Stables, Tarbock Green.
- 1.1.2 It is understood that this is required following the results of a Phase I Preliminary Risk Assessment carried out by GeoCon Site Investigations in December 2025 referenced GSI 2537 EW PI Report which should be referred to in conjunction with this report.
- 1.1.3 This report is therefore provided to establish the potential for contamination at the site as a result of current and historic land uses both on site and within influencing distance of the site, and to understand the type, nature and extent of contamination present.
- 1.1.4 GeoCon were not instructed to undertake any geotechnical sampling during this ground investigation.
- 1.1.5 This report is written in accordance with the guidance set out in Land Contamination Risk Management (LCRM), Guiding Principles for Land Contamination (GPLC) 1 – 3, and the National Planning Policy Framework (NPPF).

1.2 Scope of Works

- 1.2.1 Prior to commencing the site works the proposed scope of investigation was as follows, however the proposed scope will be subject to change dependent upon site conditions, access, restrictions and obstructions. The actual works undertaken following the completion of the site works and any on site amendments are detailed in section 3.0.
 - Eight hand excavated trial pits to a nominal depth of up to 0.60mbgl or refusal.
 - Insitu environmental sampling.
 - Full supervision of all works by engineering geologist including sampling and detailed geotechnical descriptions to BS5930, EN ISO 14688-1 EN ISO 14688-2 and EN ISO 14689 of all strata types encountered within the exploratory holes.
 - A suite of chemical laboratory analysis.
 - Production of an interpretative report including Generic Quantitative Risk Assessment (GQRA) and updated Conceptual Site Model (CSM).

1.3 Previous Investigations

- 1.3.1 GeoCon have not been provided with any previous investigation reports and are unaware that any have been carried out to date.

1.4 Reliance and Limitations

- 1.4.1 This report has been prepared using published information and information provided by the Client and their professional advisers which has been made available to GeoCon at the time of writing only. GeoCon accepts no liability for any changes resulting from new information which has become available since this time.
- 1.4.2 This report is provided for the sole use of the client and their professional advisors and is confidential to them unless agreed otherwise in writing. This report may only be used and relied on once the work has been paid for in full.

- 1.4.3 GeoCon owes no duty of care and has no liability to any third party who is not authorised by GeoCon to use this report. Any unauthorised third parties using information contained in this report do so at their own risk.
- 1.4.4 This assessment has been carried out to determine the potential risks posed to future end users, along with other key receptors, resulting from potential contamination at the site, based on the proposed development. Should any revisions in the development proposals result in a change any assessment parameters detailed in this report, a re-assessment of the risk should be carried out.
- 1.4.5 Whilst this report may reference observations made regarding the presence of features/ issues such as invasive species, ACM, site drainage and evidence of structural abnormalities, this report does not constitute specialist surveys on these matters. Should further specialist surveys be carried out in this regard, the findings of these should be reported to GeoCon so that we may determine if this has any impact on the findings of this report.
- 1.4.6 The assessment and interpretation of the factual data obtained as part of this Phase II Site Investigation has been undertaken in accordance with standard consulting practice and with current national and international guidance.
- 1.4.7 This report presents the observations made during the Phase II Site Investigation and the factual data obtained. The conclusions and recommendations in this report are limited to those which can be made based on the findings of the survey and information provided by third parties. GeoCon assumes all third party data to be true and correct. No responsibility can be accepted by GeoCon for inaccuracies in the information provided by any other party.
- 1.4.8 This report is written in the context of an agreed scope of works and should not be used in a different context. Furthermore, new information, improved practices, and changes in legislation may require the reinterpretation of the report in whole or in part after its original issue. GeoCon reserve the right to alter their conclusions and recommendations in the light of further information that may become available. This report is provided for the sole use of the client and their professional advisers and is confidential to them unless agreed otherwise in writing.
- 1.4.9 Ground conditions can be variable and change rapidly, especially in areas of Made Ground, however it is assumed that the ground conditions encountered and observed are typical and representative of the site as a whole. Most specifically with regard to this limited investigation, the ground conditions have been determined from a limited number of exploratory holes formed across the site, therefore only a small percentage of the total area of the site has been investigated. Interpolation between exploratory holes has enabled a general picture of the subsurface conditions to be produced. Conclusions drawn from the ground investigation should be read in this context. GeoCon cannot accept responsibility for any situations resulting from locally unforeseen ground conditions occurring between exploratory holes.
- 1.4.10 In addition, subsurface conditions including contaminant concentrations and groundwater levels may vary spatially with time. This factor should be given due consideration in the event that the information contained within this report is used after any significant period of time has elapsed.

2.0 SITE LOCATION AND DESCRIPTION

2.1 Site Location

2.1.1 The site is located at Springfield Stables, Tarbock Green, at approximate National Grid Reference NGR: 346960, 386470 (centre of the site).

2.1.2 A site location plan is presented as Drawing No. GSI 2537/01 in Appendix A.

2.2 Site Reconnaissance

2.2.1 A site reconnaissance was carried out on 10th December 2025. Details from the site walkover are included in the site description below.

2.3 Site Description

2.3.1 The site is an irregular shaped piece of land with an approximate area of 0.91Ha.

2.3.2 The topography of the site is generally flat with localised undulations.

2.3.3 The site is currently occupied by a single-story barn ("the stables") with a pitched roof located in the centre of the site. This barn is used to store materials and machinery including suspected asbestos bearing cement sheeting, electrical machinery, hay, and equestrian-related goods. To the north of the barn is a largely hardstanding and gravelled area, with soft grassed landscaping overgrown with shrubbery. An additional barn is located north of the central barn, with outhouses to the immediate west and south of the central barn. The roofs of these structures are constructed from suspected asbestos corrugated cement sheeting. The northeast of the site is an area of derelict land presently used for the storage of assorted materials. Throughout the site are a number of vehicles, concentrated to the northwest, of various ages, size, and condition.

2.3.4 An approximate distribution of the surface covering is given below in Table 2.1: Site Surface Covering.

Table 2.1: Site Surface Covering

Type of Surface Cover	Distribution (%)
Soft Ground (grassed and landscaped areas)	70
Hardstanding	10
Roadways	0
Buildings	20
Water (ponds, streams)	0

2.3.5 The site is bound by Garnetts Lane to the northwest, wooden fencing along the western boundary, and roped fencing along the southern and eastern boundaries.

2.3.6 Access to the site is off Garnetts Lane to the northwest.

2.4 Surrounding Area

2.4.1 The current surrounding land use to the site is generally agricultural in all directions, with residential and commercial farm buildings present to the north, west and southwest.

2.4.2 The topography of the surrounding area declines slightly in elevation towards the west.

2.5 Future Site Usage

- 2.5.1 It is currently proposed to redevelop the site, with a new one-storey residential property, with associated hard landscaped areas and soft landscaped gardens. . This proposed development includes the partial demolition of the existing central farm building.
- 2.5.2 This assessment has been carried out with reference to this proposed development plan as described by the client. Any changes to the proposed development may result in the requirement to update this assessment.

3.0 GROUND INVESTIGATION

3.1 General

- 3.1.1 The intrusive investigation was carried out on 11th March 2026.
- 3.1.2 The ground investigation has been carried out in accordance with BS5930 and the UK Specification for Ground Investigation 3rd Edition 2022.
- 3.1.3 All strata descriptions were undertaken in accordance with BS5930 Amendment 1; EN ISO 14688 -1; EN ISO 14688 -2; and EN ISO 14689.
- 3.1.4 The final scope of the ground investigation was as per the scope of works as defined in section 1.2.
- 3.1.5 The ground investigation was carried out to determine the geoenvironmental properties of the soils and rock beneath the site for the proposed residential development at the site.
- 3.1.6 The locations of the exploratory holes were specified by GeoCon and were positioned to gain key information beneath the site in relation to the proposed development.
- 3.1.7 All locations were checked against buried service location plans and then scanned with a Cable Avoidance Tool (CAT) and Genny prior to excavation, and a permit to dig was then issued. Each location was then continued by hand down to a minimum of 1.20mbgl to clear any buried services or other subsurface obstructions. All locations were then checked again with a Cable Avoidance Tool (CAT) at the base of the hand excavated inspection pit by GeoCon prior to commencement of drilling.
- 3.1.8 All access permissions were arranged by the Client prior to the ground investigation commencing.
- 3.1.9 An exploratory hole location plan is presented in Appendix A as drawing number GSI 2537/02.

3.2 Hand Pitting

- 3.2.1 Eight hand excavated trial pits were excavated in order to facilitate environmental sampling and testing, and to gain an understanding of the environmental properties of the soils and rock beneath the site.
- 3.2.2 The hand pits have been referenced HP01 to HP08.
- 3.2.3 The hand pits were excavated to depths of between 0.40 and 0.60mbgl.
- 3.2.4 The hand pit logs are presented in Appendix B.
- 3.3 Hand pit photographs are presented as drawings GSI 2537/04 to GSI 2537/11 in Appendix C.

3.4 Sampling and Insitu Testing

- 3.4.1 The environmental sampling regime included the following:
 - Environmental samples for subsequent chemical analysis were taken from each lithology type encountered within the hand pits, with a minimum of two samples in total per location.
- 3.4.2 In addition to the above standard sampling soil samples were collected for environmental analysis by the engineering geologist on site based on physical and visual inspection.
- 3.4.3 All samples were stored in pre-chilled cool boxes prior to immediate dispatch to laboratory. Where there has been a delay in transporting the samples to the laboratory, samples have been kept in a cool dark storage unit inside cool boxes packed with ice, which is regularly replaced to maintain sample quality.

3.4.4 The environmental samples were subsequently transported to a chemical laboratory in plastic tubs, glass jars and soils vials.

3.5 Backfill

3.5.1 All exploratory holes were backfilled with arisings and made level at the surface to a similar condition as prior to the work.

3.6 Groundwater

3.6.1 Where groundwater was encountered a waiting period of 20 minutes was allowed to monitor any change (rise or fall) in the levels of each groundwater strike.

3.7 Geoenvironmental Monitoring

Groundwater Monitoring

3.7.1 GeoCon have not been commissioned to undertake any groundwater monitoring at this stage.

Groundwater Sampling

3.7.2 GeoCon have not been commissioned to undertake any groundwater sampling at this stage.

Ground Gas Monitoring

3.7.3 GeoCon have not been commissioned to undertake any ground gas monitoring at this stage.

3.8 Laboratory testing

3.8.1 Chemical laboratory testing was subsequently carried out on selected samples of soil. Further details of the chemical laboratory testing are given within section 5.0 – Chemical Testing and Results.

3.8.2 All chemical laboratory testing has been scheduled by GeoCon.

3.9 Restrictions

3.9.1 No restrictions were encountered during this site investigation that would have prevented parts of the site being accessed and consequently resulting in any of the exploratory locations being abandoned.

4.0 GROUND CONDITIONS

4.1 Published Geology

- 4.1.1 The British Geological Survey shows the site to be underlain by the geological succession outlined below Table 4.1: Published Geology.

Table 4.1: Published Geology

Geology	Description /strata	BGS General Description (Lexicon)
Artificial	None recorded	NA
Superficial	Till - Devensian	<i>Till is unsorted and unstratified drift, generally overconsolidated, deposited directly by and underneath a glacier without subsequent reworking by water from the glacier. It consists of a heterogenous mixture of clay, sand, gravel, and boulders varying widely in size and shape.</i>
Bedrock	Kinnerton Sandstone Formation	<i>Sandstone, red-brown to yellow, generally pebble-free, fine- to medium-grained, cross-stratified.</i>

4.2 General

- 4.2.1 A generalised summary of the ground conditions encountered, depths to base, and thickness recorded from the exploratory hole records is presented below in Table 4.2: Summary of Ground Conditions.

Table 4.2: Summary of Ground Conditions

Geology / Strata	Depth (mbgl)				Thickness (m)		Locations encountered
	Top		Base		Min	Max	
	Min	Max	Min	Max			
Made Ground	0.00	-	0.40	0.60	0.20	0.60	HP01, HP03, HP04, HP05, HP06 & HP08
Till	0.00	0.40	0.60	-	0.20	0.60	HP02, HP03, HP05, HP06 & HP08
Groundwater	Strike depth (mbgl)		Rest Level (mbgl)		Comments		Locations encountered
	Min	Max	Min	Max			
Strike	-	-	-	-	-		NA
SWL at end of borehole	-	-	-	-	-		NA
Seepage	-	-	-	-	-		NA

- 4.2.2 The general ground conditions encountered have been summarised below.

- 4.2.3 Detailed strata descriptions are presented on the hand pit logs presented in Appendix B.

4.3 Made Ground

- 4.3.1 Made Ground was encountered in HP01, HP03, HP04, HP05, HP06 & HP08 from ground level to depths of between 0.40 and 0.60mbgl.

- 4.3.2 The Made Ground generally comprised reworked topsoil.

Reworked Topsoil:

- 4.3.3 Reworked topsoil was encountered in HP01, HP03, HP04, HP05, HP06 and HP08 from ground level to depths of between 0.40 and 0.60mbgl, and generally comprised slightly sandy gravelly clay, with frequent rootlets and fragments of sandstone, mudstone and brick, and clayey gravelly sand with fragments of brick, sandstone and mudstone.

Contamination Observations:

- 4.3.4 No visual or olfactory evidence of contamination was encountered or observed during this ground investigation, in particular no obvious visual or olfactory evidence of mobile contamination was observed during the ground investigation.

4.4 Superficial Deposits

- 4.4.1 Natural clay soils were encountered in HP02, HP03, HP05, HP06 and HP08 directly beneath the reworked topsoil and were proven to a depth of 0.60mbgl . These generally comprised soft to firm sandy gravelly clay.
- 4.4.2 These soils are considered to represent Till.

4.5 Bedrock

- 4.5.1 Bedrock was not encountered during this ground investigation.

4.6 Groundwater

- 4.6.1 Groundwater was not encountered during the site investigation.

4.7 Groundwater Monitoring

- 4.7.1 GeoCon have not been commissioned to carry out any groundwater monitoring or sampling at this stage.

4.8 Obstructions

- 4.8.1 It should be noted that HP01 could not be excavated to 0.60mbgl due to a concrete obstruction at 0.40mbgl.

5.0 CHEMICAL TESTING AND RESULTS

5.1 General

5.1.1 All samples were sent to a UKAS accredited chemical testing laboratory, and MCERTS were used where available. The analytical strategy focussed on a general suite of potential contaminants and the analytical suites are summarised in Table 5.1: Summary of Chemical Testing Suite.

5.1.2 All chemical testing results are presented in Appendix D.

Table 5.1: Summary of Chemical Testing Suite

Testing	Comment	No. of soil samples analysed
GeoCon Standard Suite: (heavy metals & inorganics, speciated PAH, and asbestos screen)	General analysis of soils beneath the site to achieve general site coverage, and targeting former uses on site and off site within influencing distance	8
GeoCon Hydrocarbon Suite: (Speciated TPH CWG, BTEX and MTBE)	General analysis of soils beneath the site to achieve general site coverage, and targeting former uses on site and off site within influencing distance	3

5.2 Chemical Testing Results - Soil

5.2.1 Only detectable concentrations of contaminants reported above the laboratory detection limits are presented below in Table 5.2: Summary of Chemical Testing Results. All other samples recorded contaminant concentrations below laboratory detection limits. Where no screening criteria is available these results are discussed in section 6.2 and presented in Table 6.2: Chemical Determinands Exceeding Detection Limit Where No Screening Criteria Available.

5.2.2 All chemical results have initially been compared against screening criteria for residential end use with plant uptake.

5.2.3 Total Organic Carbon (TOC) was analysed in all ten samples from the site. The results of the TOC recorded values between 0.36 and 7.64%. From this Soil Organic Matter (SOM) has been calculated at values of between 0.62 and 13.17%. Therefore, a worst case scenario of 1% SOM has been used where appropriate in the chemical assessment in section 6.

Table 5.2: Summary of Soil Chemical Testing Results

Determinand	No. Of samples analysed	Screening value (mg/kg) (where applicable)	Determinand concentration range (mg/kg)		No of Samples exceeding screening value
			Min	Max	
Arsenic	8	37	2.00	15.00	0
Copper	8	2400	7.00	60.00	0
Chromium	8	910	7.00	29.00	0
Lead	8	210	9.00	91.00	0
Nickel	8	180	6.00	28.00	0
Zinc	8	3700	19.00	224.00	0
Acenaphthene	8	210	BD	0.03	0

Acenaphthylene	8	170	BD	0.01	0
Anthracene	8	2400	BD	0.05	0
Benzo(a)anthracene	8	7.2	BD	0.36	0
Benzo(a)pyrene	8	2.2	BD	0.46	0
Benzo(b)fluoranthene	8	2.6	BD	0.75	0
Benzo(ghi)perylene	8	320	BD	0.30	0
Benzo(k)fluoranthene	8	77	BD	0.23	0
Chrysene	8	15	BD	0.54	0
Dibenzo(ah)anthracene	8	0.24	BD	0.09	0
Fluoranthene	8	280	BD	0.53	0
Fluorene	8	170	BD	0.01	0
Indeno(123-cd)pyrene	8	27	BD	0.36	0
Phenanthrene	8	95	BD	0.24	0
Pyrene	8	620	BD	0.48	0
Ali >C10-C12	3	130	BD	3.00	0
Ali >C12-C16	3	1100	BD	3.00	0
Ali >C16-C35	3	65000	BD	33.00	0
Aro >C12-C16	3	140	BD	4.00	0
Aro >C16-C21	3	260	1.00	8.00	0
Aro >C21-C35	3	1100	6.00	23.00	0

BD = Below Detection

NGV = No Guideline Screening Value Available

- 5.2.4 Eight samples were analysed for asbestos screen. Loose fibres of Chrysotile was detected in one of the samples (HP05 at 0.50mbgl).
- 5.2.5 Where a positive asbestos ID has been recorded, follow on quantification testing has been completed. The results of the qualification testing show asbestos quantifications of <0.001%.

6.0 GENERIC QUANTITATIVE RISK ASSESSMENT (GQRA)

6.1 Criteria for interpretation

- 6.1.1 The regime for contaminated land was set out in Part IIA of the Environmental Protection Act (EPA) 1990, as inserted by S.57 of The Environment Act 1995 and came into effect in England on 1st April 2000 as The Contaminated Land (England) Regulations 2000 (SI 2000/227). These regulations were subsequently updated with the provision of The Contaminated Land (England) Regulations 2006 (SI 2006/1380), which consolidated the previous regulations and amendments and added in provisions regarding radioactive contaminated land. These regulations came into force on 4th August 2006. This modified the wording for “Contaminated Land” under Part IIA of the EPA. Section 78A (2) defines contaminated land as “land which appears to be in such a condition, by reason of substances in, on or under the land, that:

- significant harm is being caused, or there is a significant possibility of significant harm being caused (SPOSH);

Human Health Receptors

- 6.1.2 An initial Generic Quantitative Risk Assessment (GQRA) for human health has been undertaken by comparison of the soil analytical results with published guidance criteria. These can be classified as Generic Assessment Criteria (GAC) or Soil Screening Values (SSV's) and are widely referred to by consultants, Regulatory Authorities and other professionals within the industry and include the following:

- Land Quality Management (LQM) Chartered Institute of Environmental Health (CIEH) have published a series of GACs / SSV's via the CLEA v1.06 software which are applicable to the UK for common determinands.
- Defra Category 4 Screening Levels 2014 (C4SL's) for assessment of land affected by contamination.
- ATRISK Soil SSV's (Soil Screening Values) at 1% SOM for a sand soil derived by Atkins in line with the Environment Agency 2009 guidance (SR2, SR3, SR4, SR7) using the CLEA v1.04 and CLEA v1.06 software.
- NHBC Technical Extra 15 – 2014.
- Current published Soil Guideline Values (SGVs) published by the Environmental Agency (EA).
- Contaminated Land: Applications in Real Environments (CL:AIRE) 'The Soil Generic Assessment Criteria for Human Health Risk Assessment' GAC's via the CLEA v1.06 software (updated version of the v1.04 update after the release of LQM GAC's).

- 6.1.3 It should be noted that the above guidance criteria are generally restricted with depth i.e. the values quoted with reference to human health are generally only applicable in the top 1.00m of soil and do not (dependant on the conceptual site model and conditions identified on site) necessarily identify significant harm.

- 6.1.4 A list of the screening criteria used for soils is presented in Appendix E.

6.2 Risk to Human Health

- 6.2.1 Chemical results have been screened against current guideline values where applicable for a residential with plant uptake end use.
- 6.2.2 All chemical determinands recorded levels below the relevant screening criteria (where available) for the above end use.
- 6.2.3 However, loose fibres of Chrysotile were detected in HP05 at 0.50mbgl.

- 6.2.4 Based on the above, contamination has been identified within HP05 within the shallow natural clay.
- 6.2.5 It is understood that the proposed development comprises residential properties with associated hard and soft landscaped areas.
- 6.2.6 Therefore, a pollutant linkage is considered to be present and the risk to human end users are considered to be **low to moderate** at this stage.
- 6.2.7 Risks to construction workers are considered to be **low to moderate**. All construction workers should wear appropriate Personal Protective Equipment (PPE) including latex gloves and dust masks. Provisions should be made for water on site to 'damp down' any dust in dry conditions.
- 6.2.8 Risks to neighbours / general public are considered to be **low to moderate**. Provisions should be made for water on site to 'damp down' any dust in dry conditions.
- 6.2.9 In areas where site soils are to be exposed at the surface such as areas of landscaping then these areas will need remedial action.
- 6.2.10 Possible remedial options at this stage would be as follows:
 - 1. Made Ground materials and natural clays are removed from the site around the hotspot of HP05 and replaced with clean imported materials to provide a "cover system".
 - 2. Alternative remediation of the site.
- 6.2.11 Based on the above, it is recommended that a remediation strategy is commissioned for the site, and the proposed remedial design is agreed with the Local Planning Authority.
- 6.2.12 A watching brief should be maintained during construction to ensure that any unsuitable materials are removed at the time.
- 6.2.13 Should any erroneous materials or previously unidentified contamination be encountered during construction then further sampling and analysis may be required.
- 6.2.14 The above recommendations should be agreed in principle with the Local Planning Authority prior to development to avoid any delays or complications at a later stage.

6.3 Risk to Controlled Waters

Groundwater

- 6.3.1 The superficial and bedrock aquifers are designated as Secondary Undifferentiated and Principal Aquifer respectively. There are no recorded groundwater abstraction points within 1000m of the site and the nearest drinking water abstraction is located 1097m to the west. The site is within a Zone III source protection zone and there are three Zone I and Zone II SPZs within 2000m of the site.
- 6.3.2 The potential contaminants identified on this site include heavy metals, metalloids and inorganics, PAHs and volatiles.
- 6.3.3 Based on the above, the environmental information available and the absence of nearby drinking water abstractions and SPZs, the probability for contamination at the site to impact the groundwater is very low likelihood and the risk to groundwater is considered to be **Very Low**.

Surface Water

- 6.3.4 The nearest surface watercourse to the site is Spring Brook located approximately 143m to the southwest flowing northwest to southeast. There are no discharge consents, recorded pollution incidents to controlled waters or surface water abstraction records within influencing distance of the site.

6.3.5 The potential contaminants identified on this site include heavy metals, metalloids and inorganics, PAHs and volatiles.

6.3.6 Based on the above, the environmental information available and the proximity of the nearest surface water feature, the probability for contamination at the site to impact the surface water courses is unlikely and therefore the risk to surface water courses is considered to be **Very Low**.

6.4 Plants and Native Grasses

6.4.1 Any plants that may be grown at the site in areas of landscaping may potentially be at risk from phytotoxic elements in any artificial soils beneath the site. Guideline screening values are currently available for copper, nickel and zinc which are considered to be the most harmful to plant life.

6.4.2 All three chemical determinands recorded levels below the relevant phytotoxic screening criteria. In addition, all plant growth appeared normal during the site walkover. Given the above and the generally low potential for contamination and the results of the wider soil analysis, the risks to plants and native grasses are considered to be very low. These risks will be mitigated by the remedial measures set out in section 6.2 above.

6.5 Buried Services and Utilities

6.5.1 Any organic contamination present in the soils or groundwater beneath the site would pose a risk of premature failure to below ground services via chemical reaction. Based on the chemical analysis carried out during this ground investigation, the risks to buried services and pipelines are considered to be **low**.

6.5.2 It is the responsibility of the utility providers to confirm the risk status and determine what materials should be used in the provision of any newly proposed buried services and utilities based on the results of the chemical analysis with this report. A copy of this report should therefore be provided to the utility contractors.

6.5.3 It is recommended that prior to the placement of any newly proposed buried services, that adequate testing of the soils of which the pipes / cables will be laid in is carried out to determine the suitability of those soils for the utility provider's equipment.

6.6 Updated Conceptual Site Model (CSM)

6.6.1 Following the results of the site investigation and above assessment, an updated Conceptual Site Model (CSM) has been produced overleaf as Table 6.3 Updated Conceptual Site Model (CSM).

Table 6.3: Updated Conceptual Site Model (CSM)

Potential Sources	Contaminants of Concern	Potential Pathway	Potential Receptor	Potential Pollutant Linkage	Probability	Consequence	Risk Classification	Action / Mitigation / Justification
Made Ground both on site and within influencing distance of the site Current and former land uses both on site and within influencing distance of the site	Asbestos	Ingestion Inhalation Dermal Contact	Human health Including current site users, future site users	Inactive	Unlikely	Medium	Very low	No further action required.
			Human health Construction workers	Inactive	Unlikely	Medium	Low	All construction personnel to wear appropriate PPE and adopt good hygienic site practices to control risk. Provisions should be made for water on site to 'damp down' any dust in dry conditions.
			Human health Neighbouring residents	Inactive	Unlikely	Medium	Very low	Dust control measures and soils / groundwater containment should be used during construction to minimise risk to neighbouring residents / the general public.
Made Ground beneath the site Current and former site uses	Phytotoxic elements	Plant uptake	Plants and vegetation	Inactive	Unlikely	Minor	Very low	Results of the site investigation confirm that all determinands analysed recorded levels below the relevant phytotoxic screening levels. No further action required.

7.0 OTHER POTENTIAL DEVELOPMENT CONSIDERATIONS

7.1 Waste Soils Characterisation

- 7.1.1 Any excavation works may potentially produce waste soils for which appropriate waste management will be required. Any soils requiring removal and disposal from site would require appropriate classification testing prior to disposal and the results would need to be confirmed with the landfill operator. Isolated hotspots if encountered may need to be taken off as Non-Hazardous or Hazardous waste. Any off-site disposal of soil requires careful management and due consideration of appropriate legislation, guidance and Duty of Care responsibilities.
- 7.1.2 A Hazardous Waste Assessment should be carried out on any materials requiring removal and disposal from site. Waste Acceptance Criteria (WAC) testing may also be required, and the results of the Hazardous Waste Assessment and WAC testing (if appropriate) should be presented to the landfill operator for their confirmation of waste category.

7.2 Imported Fill

- 7.2.1 Any imported fill will be subject to specific quality requirements, particularly in any proposed areas of landscaping. Allowance should be made for the testing of imported fill materials prior to emplacement to ensure suitability should the materials be delivered with no testing certification.

7.3 Construction Activities

- 7.3.1 Due consideration should be given to the suppression of noise, dust and vibration emissions from the site during construction.

7.4 Material Re-Use

- 7.4.1 Any site won soils / materials may be available for reuse across the site subject to the appropriate classification, analysis and engineered solution.
- 7.4.2 Any natural topsoil or Made Ground topsoil may be suitable for reuse across the site in any proposed landscaped areas subject to appropriate chemical testing.

8.0 REFERENCES

8.1 Legislation and Policy

- *Environmental Protection Act 1990, Part IIA.*
- *National Planning Policy Framework (NPPF).*
- *The Contaminated Land (England) Regulations 2006 (as amended).*

8.2 Regulator / Government Guidance

- *Department of the Environment (DOE) Industry Profiles.*
- *Drinking Water Inspectorate: The Water Supply Regulations (Drinking Water Standards).*
- *Environment Agency: Contaminated Land Exposure Assessment (CLEA) framework (latest version at time of writing).*
- *Environment Agency: Guidance and position statements on PFAS (latest at time of writing).*
- *Environment Agency: Monitoring Certification Scheme (MCERTS).*
- *Environment Agency: “Guidance on the Classification and Assessment of Waste (Technical Guidance)” Waste Management Paper WM3.*
- *Guiding Principles for Land Contamination (GPLC) 1 – 3.*
- *Land Contamination Risk Management (LCRM).*
- *Manchester City Council: Contaminated Land Strategy 2020 – 2025.*
- *Manchester City Council: Planning and Contaminated Land 2021.*
- *Water Framework Directive: Environmental Quality Standards (EQS).*
- *Yorkshire and Lincolnshire Pollution Advisory Group: Technical Guidance for Developers Landowners and Consultants V12.2 2023.*

8.3 Standards and Specifications

- *BS 1377 Parts 1-9: Methods of Test for Soils for Civil Engineering Purposes.*
- *BS 5930:2015 A1-2020 Code of Practice for Ground Investigations.*
- *BS 8485:2015+A1:2019 Code of practice for the design of protective measures for methane and carbon dioxide ground gases for new buildings.*
- *BS 8576:2013 Guidance on investigations for ground gas. British Standards Institution.*
- *BS 10175:2011 + A2:2017: Investigation of potentially contaminated sites — Code of practice.*
- *BRE 211 Radon: Guidance on protective measures for new buildings.*
- *BRE 365: Soakaway Design.*
- *BS EN 1997-2: Eurocode 7 — Geotechnical design — Part 2: Ground investigation and testing.*
- *BS EN ISO 5667 Series (Water Sampling).*
- *BS EN ISO 14688-1: Geotechnical investigation and testing -- Identification and classification of soil -- Part 1: Identification and description.*
- *BS EN ISO 14688-2: Geotechnical investigation and testing -- Identification and classification of soil -- Part 2: Principles for a classification.*
- *BS EN ISO 14689: Geotechnical investigation and testing -- Identification and classification of rock -- Part 1: Identification and description.*
- *BS EN ISO 17892 Series (Geotechnical investigation and testing — Laboratory testing of soil).*
- *BS EN ISO 22475-1 (Sampling Methods and Groundwater Measurement).*
- *BS EN ISO 22282 Series (Geo-hydraulic Testing).*
- *ICE Publishing: UK Specification for Ground Investigation 3rd Edition 2022.*
- *UKAS: Accreditation Requirements And Accredited Laboratory Schedules (latest at time of writing).*

8.4 Industry Guidance and Technical Documents

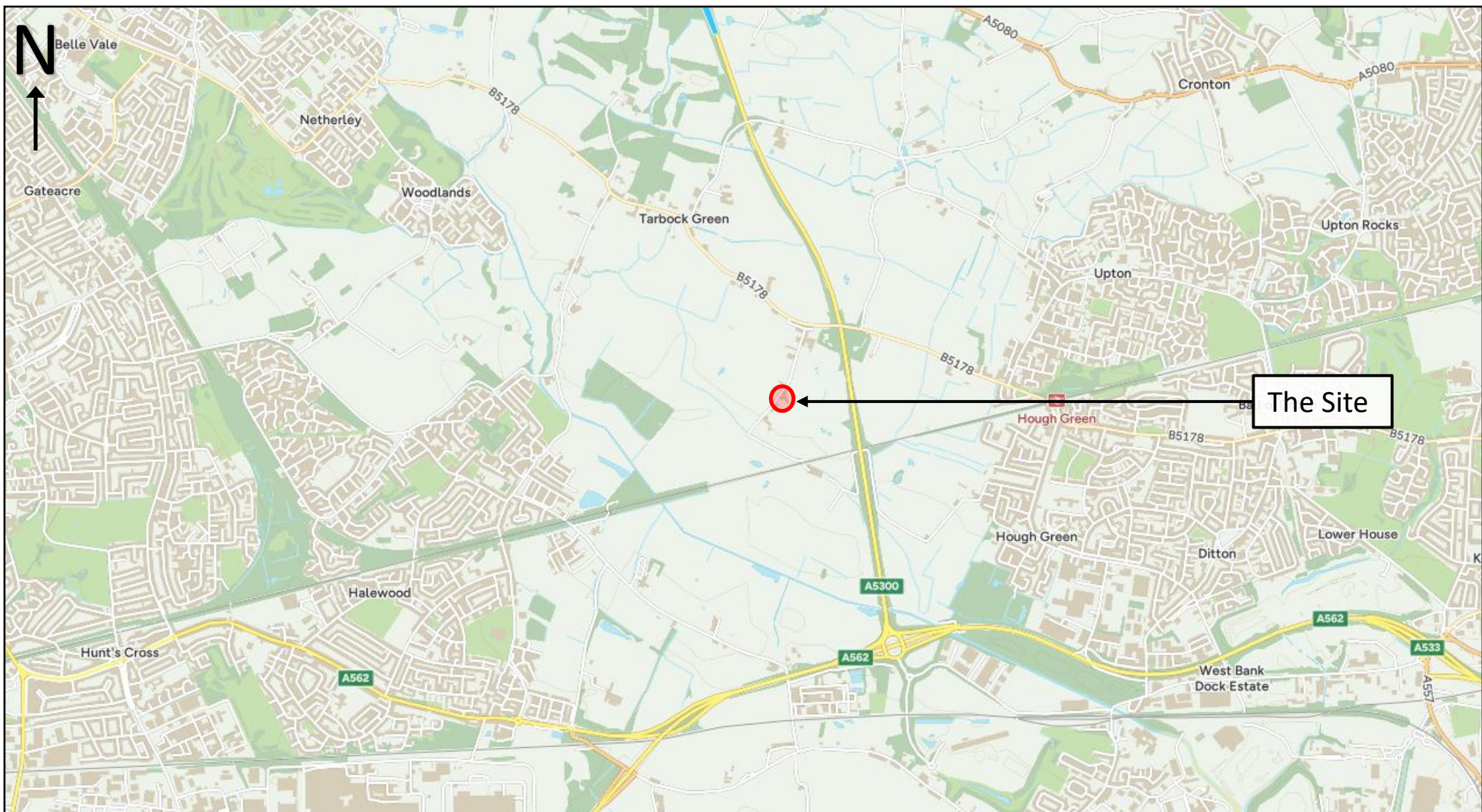
- Bowles, J. E. (1996): *Foundation analysis and design*, McGraw-Hill, New York.
- CIRIA C552: *Contaminated Land Risk Assessment; A Guide to Good Practice* 2001.
- CIRIA C665: *Assessing the Risks Posed by Hazardous Ground Gases for Buildings* 2007.
- CIRIA C753: *The SuDS Manual* 2015.
- CIRIA C758D: *Abandoned Mine Workings Manual*.

8.5 Data sources

- British Geological Survey (BGS): 1:50,000 geological maps of the area.
- British Geological Survey (BGS): 1:10,000 geological maps of the area (where available).
- British Geological Survey (BGS): Open geoscience and GeoIndex (onshore) online mapping tool.
- Cheshire Brine Subsidence Compensation Board: Cheshire Salt Search.
- HazWasteOnline: Online Waste Classification Tool (latest version at time of writing).
- Landmark: Envirocheck report and Envirocheck analysis online historical mapping tool.
- Mining Remediation Authority Map Viewer.
- Mining Remediation Authority: Mining Remediation Authority Coal Mining Report.
- Ordnance Survey: OS Landranger map for the area; OS open data online mapping tool.

APPENDIX A

DRAWINGS



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GeoCon Suite, Arden House,
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Stockport. Greater Manchester
SK6 7JW
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Web: www.geoconsiteinvestigations.com

PROJECT ID

GSI 2537 Springfield Stables, Tarbock Green

TITLE

Site Location Plan

DRAWING NUMBER

GSI 2537/01

DATE

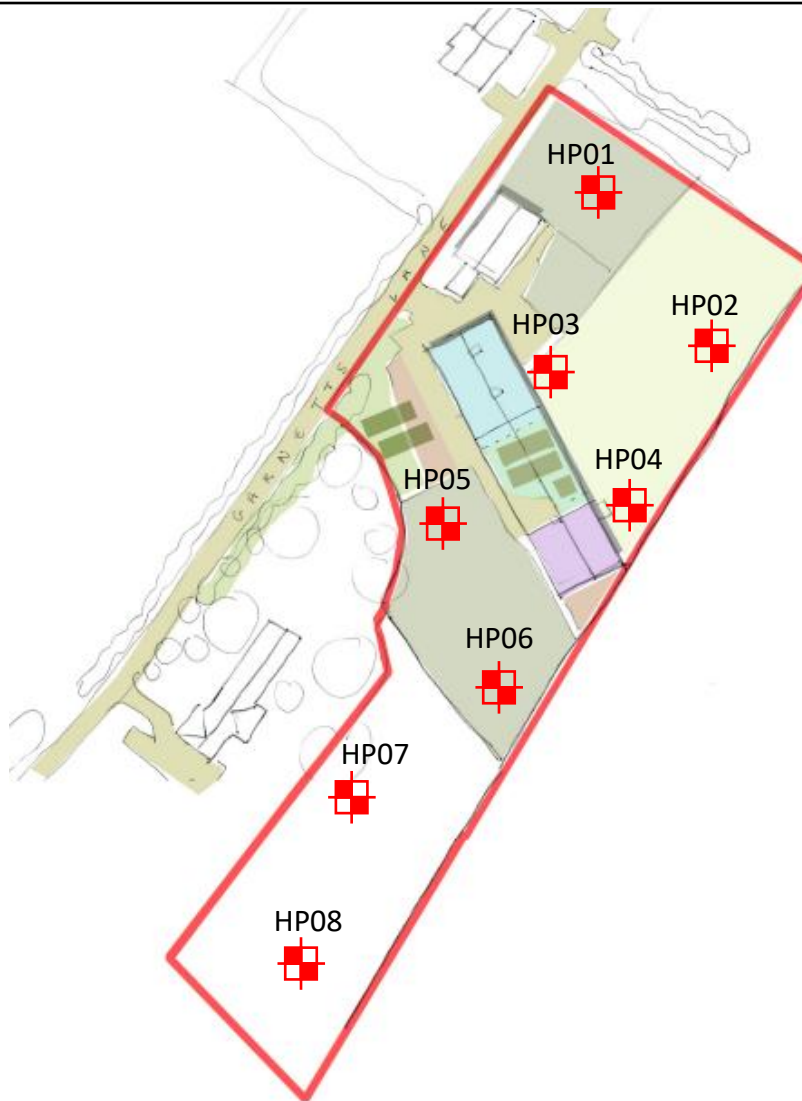
December 2025

SCALE

N.T.S

DRAWN BY

EW



Legend:

 Hand Pit Location



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PROJECT ID
GSI 2537 Springfield Stables, Tarbock Green

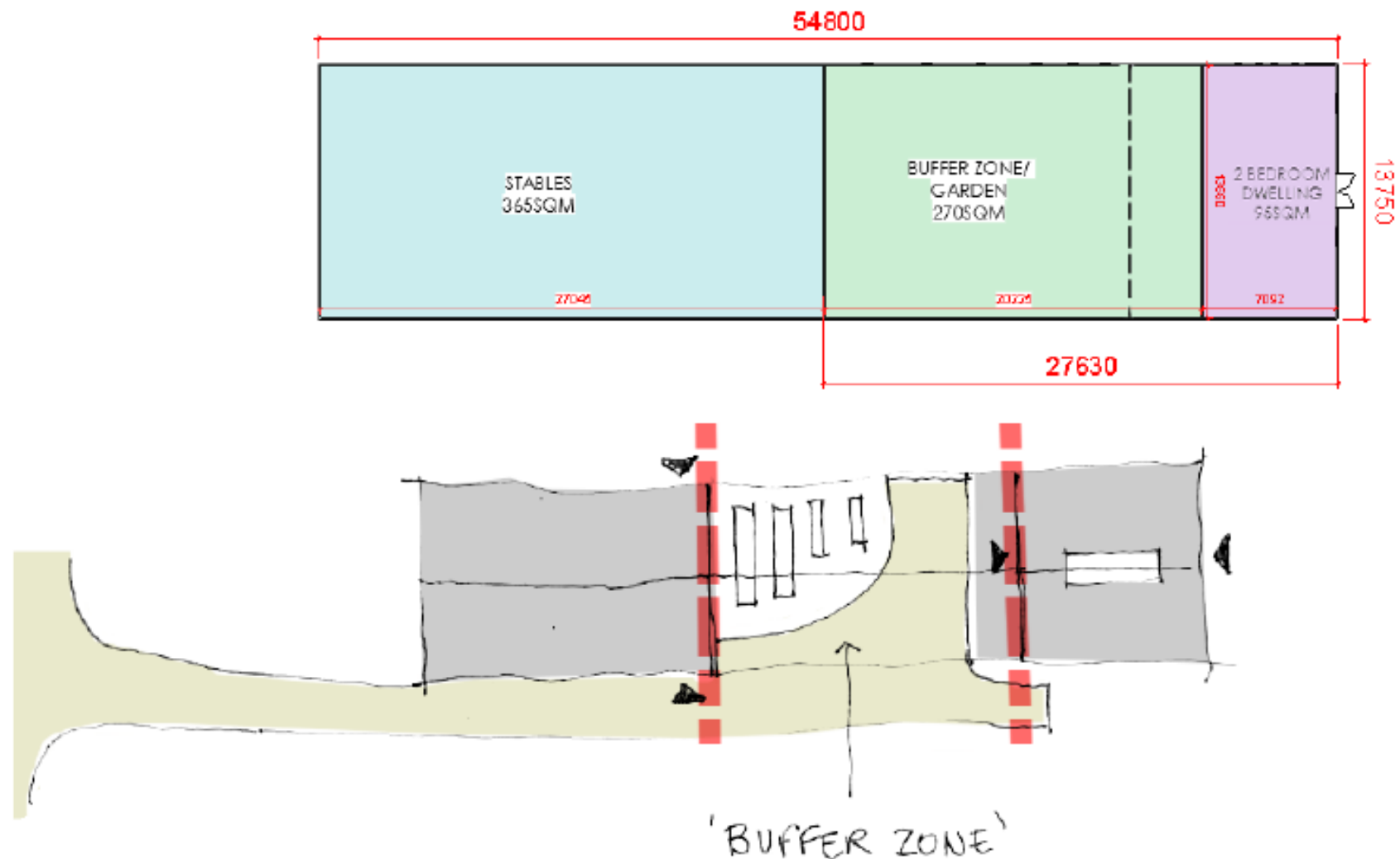
TITLE
Exploratory Hole Location Plan

DRAWING NUMBER
GSI 2537/02

DATE
April 2026

SCALE
N.T.S

DRAWN BY
EW



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PROJECT ID
GSI 2537 Springfield Stables, Tarbock Green

TITLE
Proposed Development Plan

DRAWING NUMBER
GSI 2537/03

DATE
December 2025

SCALE
N.T.S

DRAWN BY
EW

APPENDIX B

HAND PIT LOGS

DYNAMIC SAMPLE BOREHOLE LOG



Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP01	
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates		
Contractor TBC				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument & Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.20	ES					(0.40)	MADE GROUND: Brown gravelly clayey fine to coarse fine to coarse SAND. Gravel is angular to subrounded of concrete, brick, sandstone and mudstone. (REWORKED TOPSOIL)	MG	
0.40	ES					0.40			
							Pit terminated at 0.40mbgl due to concrete obstruction		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to obstruction at 0.40mbgl. No groundwater encountered.
All dimensions in metres Scale 1:6.25			Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment				Logged By CHT	

Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP02
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates	
Contractor TBC				Sheet 1 of 1

[illegible]

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. No groundwater encountered.
All dimensions in metres Scale 1:6.25			Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment					Logged By CHT

DYNAMIC SAMPLE BOREHOLE LOG



Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP03	
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates		
Contractor TBC				Sheet 1 of 1	

SAMPLES & TESTS			STRATA				Geology	Instrument & Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION	
0.40	ES					(0.50)	MADE GROUND: Soft brown slightly sandy gravelly CLAY. Gravel is angular to subrounded fine to coarse of brick, sandstone and mudstone. (REWORKED TOPSOIL)	MG
						(0.10)	Firm brown mottled grey slightly gravelly CLAY. Gravel is subrounded fine of sandstone and mudstone. (TILL)	TILLD
0.60	ES					0.60		

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Dia. mm	Water Depth	From	To	Hours	From	To	
All dimensions in metres Scale 1:6.25						Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment		Logged By CHT

Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. Groundwater encountered at 0.40mbgl.

Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP04
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates	
Contractor TBC				Sheet 1 of 1

[illegible]

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. No groundwater encountered.

All dimensions in metres Scale 1:6.25	Client Mr Brian Richardson	Method / Plant Used Hand Digging Equipment	Logged By CHT
--	-------------------------------	---	------------------

DYNAMIC SAMPLE BOREHOLE LOG

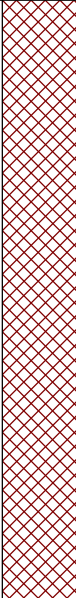
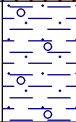


Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP05	
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates		
Contractor TBC				Sheet 1 of 1	

SAMPLES & TESTS			STRATA					Geology	Instrument & Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.20	ES					(0.40)	MADE GROUND: Soft brown slightly sandy gravelly CLAY. Gravel is angular to subrounded fine to coarse of brick, sandstone and mudstone. (REWORKED TOPSOIL)	MG	
0.50	ES					(0.20)	Firm brown mottled grey slightly gravelly CLAY. Gravel is subrounded fine of sandstone and mudstone. (TILL)	TILLD	

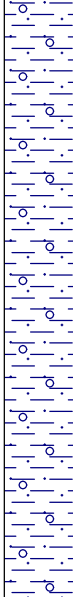
Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Dia. mm	Water Depth	From	To	Hours	From	To	
All dimensions in metres Scale 1:6.25						Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment		Logged By CHT

Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP06
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates	
Contractor TBC				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument & Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.10	ES					(0.50)	MADE GROUND: Soft brown slightly sandy gravelly CLAY. Gravel is angular to subrounded of brick, sandstone and mudstone. (REWORKED TOPSOIL)	MG	
						(0.10)	firm grey slightly sandy gravelly CLAY. Gravel is subrounded fine to coarse of sandstone and mudstone. (TILL)	TILLD	
0.60	ES								

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. No groundwater encountered.
All dimensions in metres Scale 1:6.25		Client Mr Brian Richardson				Method / Plant Used Hand Digging Equipment					Logged By CHT

Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP07
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates	
Contractor TBC				Sheet 1 of 1

SAMPLES & TESTS			STRATA					Geology	Instrument & Backfill
Depth	Type No	Test Result	Water	Reduced Level	Legend	Depth (Thickness)	DESCRIPTION		
0.40	ES					(0.50) 			

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. No groundwater encountered.
All dimensions in metres Scale 1:6.25			Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment					Logged By CHT

Project Springfield Stables, Prescott, Nr Liverpool				DYNAMIC SAMPLE BOREHOLE No HP08
Project ID GSI 2537	Date 11-03-26 11-03-26	Ground Level (m)	Co-Ordinates	
Contractor TBC				Sheet 1 of 1

[illegible]

Boring Progress and Water Observations						Chiselling			Water Added		GENERAL REMARKS
Date	Time	Depth	Casing Depth	Casing Dia. mm	Water Depth	From	To	Hours	From	To	
											Location cleared of buried services using CAT and Genny. Pit terminated due to reaching target depth of 0.60mbgl. No groundwater encountered.
All dimensions in metres Scale 1:6.25			Client Mr Brian Richardson			Method / Plant Used Hand Digging Equipment					Logged By CHT

APPENDIX C

HAND PIT PHOTOGRAPHS



GeoCon Site Investigations Ltd
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PROJECT ID
GSI 2537 Springfield Stables, Prescott, Nr
Liverpool

TITLE
HP02 Photograph & Foundation Sketch

DRAWING NUMBER
GSI 2537/02

DATE
March 2026

SCALE
N.T.S

DRAWN BY
CHT



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PROJECT ID GSI 2537 Springfield Stables, Prescot, Nr Liverpool	DRAWING NUMBER GSI 2537/03	SCALE N.T.S
TITLE HP03 Photograph & Foundation Sketch	DATE March 2026	DRAWN BY CHT



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PROJECT ID GSI 2537 Springfield Stables, Prescot, Nr Liverpool	DRAWING NUMBER GSI 2537/04	SCALE N.T.S
TITLE HP04 Photograph & Foundation Sketch	DATE March 2026	DRAWN BY CHT



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PROJECT ID
GSI 2537 Springfield Stables, Prescott, Nr
Liverpool

TITLE
HP05 Photograph & Foundation Sketch

DRAWING NUMBER
GSI 2537/05

DATE
March 2026

SCALE
N.T.S

DRAWN BY
CHT



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PROJECT ID GSI 2537 Springfield Stables, Prescott, Nr Liverpool	DRAWING NUMBER GSI 2537/06	SCALE N.T.S
TITLE HP06 Photograph & Foundation Sketch	DATE March 2026	DRAWN BY CHT



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 Greater Manchester
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PROJECT ID
 GSI 2537 Springfield Stables, Prescott, Nr
 Liverpool

TITLE
 HP07 Photograph & Foundation Sketch

DRAWING NUMBER
 GSI 2537/07

DATE
 March 2026

SCALE
 N.T.S

DRAWN BY
 CHT



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 Stockport.
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PROJECT ID GSI 2537 Springfield Stables, Prescott, Nr Liverpool	DRAWING NUMBER GSI 2537/08	SCALE N.T.S
TITLE HP08 Photograph & Foundation Sketch	DATE March 2026	DRAWN BY CHT

APPENDIX D
CHEMICAL TESTING RESULTS

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 26/03126
Issue Number: 1
Date: 23 March, 2026

Client: Geocon Site Investigations Ltd
Arden House
Shepley Lane Industrial Estate
Hawk Green, Marple
Stockport
Greater Manchester
UK
SK6 7JW

Project Manager: *Use - Mailing list/*Use - Mailing list 2/*Use - M
Project Name: Springfield Stables, Prescott, Nr Liverpool
Project Ref: GSI 2537
Order No: PO 26/ 0174
Date Samples Received: 13/03/26
Date Instructions Received: 16/03/26
Date Analysis Completed: 23/03/26

Approved by:



Zipporah Bannister
Client Manager

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/1	26/03126/2	26/03126/3	26/03126/4	26/03126/5	26/03126/6	26/03126/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP01	HP02	HP03	HP04	HP05	HP05	HP06			
Depth to Top	0.40	0.30	0.40	0.30	0.20	0.50	0.10			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOLID	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	7	5AE	4AE	4AE	4AE	5AE	4AE			
% Stones >10mm _A	<0.1	<0.1	<0.1	3.8	2.7	<0.1	1.3	% w/w	0.1	A-T-044
pH _D ^{M#}	9.67 ^U	7.80	7.53	7.20	-	7.83	-	pH	0.01	A-T-031s
Cyanide (total) _A ^{M#}	<1 ^U	<1	<1	<1	-	<1	-	mg/kg	1	A-T-042sTCN
Phenols - Total by HPLC _A	<0.2	<0.2	<0.2	<0.2	-	<0.2	-	mg/kg	0.2	A-T-050s
Total Organic Carbon _D ^{M#}	1.91 ^U	0.49	4.61	7.64	6.44	0.36	3.61	% w/w	0.08	A-T-032s
Arsenic _D ^{M#}	3 ^U	5	11	15	-	2	-	mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0	<1.0	-	<1.0	-	mg/kg	1	A-T-024s
Copper _D ^{M#}	18 ^U	16	50	60	-	16	-	mg/kg	1	A-T-024s
Chromium _D ^{M#}	7 ^U	29	19	18	-	28	-	mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1	<1	-	<1	-	mg/kg	1	A-T-040s
Lead _D ^{M#}	28 ^U	15	91	60	-	13	-	mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17	<0.17	-	<0.17	-	mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	6 ^U	26	20	18	-	28	-	mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1 ^U	<1	<1	<1	-	<1	-	mg/kg	1	A-T-024s
Zinc _D ^{M#}	55 ^U	43	219	224	-	38	-	mg/kg	1	A-T-024s

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/1	26/03126/2	26/03126/3	26/03126/4	26/03126/5	26/03126/6	26/03126/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP01	HP02	HP03	HP04	HP05	HP05	HP06			
Depth to Top	0.40	0.30	0.40	0.30	0.20	0.50	0.10			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOLID	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	7	5AE	4AE	4AE	4AE	5AE	4AE			
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	NAD ^U	NAD	NAD	NAD	-	Chrysotile	-			A-T-045
Asbestos Matrix (visual) _D	-	-	-	-	-	-	-			A-T-045
Asbestos Matrix (microscope) _D	-	-	-	-	-	Loose Fibres	-			A-T-045
Asbestos ACM - Suitable for Water Absorption Test? _D	N/A	N/A	N/A	N/A	-	N/A	-			A-T-045
Asbestos in Soil Quantification % (Hand Picking & Weighing)										
Asbestos in soil % composition (hand picking and weighing) _D	-	-	-	-	-	<0.001	-	% w/w	0.001	A-T-054

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/1	26/03126/2	26/03126/3	26/03126/4	26/03126/5	26/03126/6	26/03126/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP01	HP02	HP03	HP04	HP05	HP05	HP06			
Depth to Top	0.40	0.30	0.40	0.30	0.20	0.50	0.10			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOLID	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	7	5AE	4AE	4AE	4AE	5AE	4AE			
PAH-16MS										
Acenaphthene _A ^{M#}	<0.01 ^U	<0.01	0.01	0.03	-	<0.01	-	mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01 ^U	<0.01	<0.01	<0.01	-	<0.01	-	mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.03 ^U	<0.02	0.04	0.03	-	<0.02	-	mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.13 ^U	<0.04	0.25	0.19	-	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.16 ^U	<0.04	0.28	0.23	-	<0.04	-	mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.20 ^U	<0.05	0.36	0.29	-	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	0.10 ^U	<0.05	0.15	0.13	-	<0.05	-	mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07 ^U	<0.07	0.13	0.09	-	<0.07	-	mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.17 ^U	<0.06	0.32	0.27	-	<0.06	-	mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04 ^U	<0.04	<0.04	<0.04	-	<0.04	-	mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.21 ^U	<0.08	0.53	0.37	-	<0.08	-	mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	<0.01 ^U	<0.01	<0.01	0.01	-	<0.01	-	mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.11 ^U	<0.03	0.16	0.14	-	<0.03	-	mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03 ^U	<0.03	<0.03	<0.03	-	<0.03	-	mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.06 ^U	<0.03 ^U	0.21 ^U	0.18 ^U	-	<0.03 ^U	-	mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.21 ^U	<0.07	0.46	0.36	-	<0.07	-	mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	1.38 ^U	<0.08	2.90	2.32	-	<0.08	-	mg/kg	0.01	A-T-019s

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/1	26/03126/2	26/03126/3	26/03126/4	26/03126/5	26/03126/6	26/03126/7	Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP01	HP02	HP03	HP04	HP05	HP05	HP06			
Depth to Top	0.40	0.30	0.40	0.30	0.20	0.50	0.10			
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26	11-Mar-26			
Sample Type	SOLID	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES	SOIL - ES			
Sample Matrix Code	7	5AE	4AE	4AE	4AE	5AE	4AE			
TPH CWG 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	3	-	<1	mg/kg	1	A-T-055s
Ali >C12-C16 _A ^{M#}	-	-	-	<1	3	-	<1	mg/kg	1	A-T-055s
Ali >C16-C21 _A ^{M#}	-	-	-	<1	<1	-	<1	mg/kg	1	A-T-055s
Ali >C21-C35 _A ^{M#}	-	-	-	8	14	-	5	mg/kg	1	A-T-055s
Total Aliphatics _A	-	-	-	8	19	-	5	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	-	-	-	4	1	-	<1	mg/kg	1	A-T-055s
Aro >C16-C21 _A ^{M#}	-	-	-	8	3	-	1	mg/kg	1	A-T-055s
Aro >C21-C35 _A ^{M#}	-	-	-	23	12	-	6	mg/kg	1	A-T-055s
Total Aromatics _A	-	-	-	34	16	-	7	mg/kg	1	Calc-As Recd
TPH (Ali & Aro >C5-C35) _A	-	-	-	42	35	-	12	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

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/8	26/03126/9	26/03126/10					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP06	HP07	HP08							
Depth to Top	0.60	0.40	0.40							
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5AE	4AE	5AE							
% Stones >10mm _A	<0.1	<0.1	<0.1					% w/w	0.1	A-T-044
pH _D ^{M#}	7.20	6.71	7.06					pH	0.01	A-T-031s
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
Total Organic Carbon _D ^{M#}	0.42	3.83	2.46					% w/w	0.08	A-T-032s
Arsenic _D ^{M#}	2	12	5					mg/kg	1	A-T-024s
Cadmium _D	<1.0	<1.0	<1.0					mg/kg	1	A-T-024s
Copper _D ^{M#}	7	55	23					mg/kg	1	A-T-024s
Chromium _D ^{M#}	20	18	14					mg/kg	1	A-T-024s
Chromium (hexavalent) _D	<1	<1	<1					mg/kg	1	A-T-040s
Lead _D ^{M#}	9	86	31					mg/kg	1	A-T-024s
Mercury _D	<0.17	<0.17	<0.17					mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	12	22	10					mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1	<1	<1					mg/kg	1	A-T-024s
Zinc _D ^{M#}	19	152	31					mg/kg	1	A-T-024s

Envirolab Job Number: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/8	26/03126/9	26/03126/10					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP06	HP07	HP08							
Depth to Top	0.60	0.40	0.40							
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5AE	4AE	5AE							
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	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: 26/03126

Client Project Name: Springfield Stables, Prescott, Nr
Liverpool

Client Project Ref: GSI 2537

Lab Sample ID	26/03126/8	26/03126/9	26/03126/10					Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	HP06	HP07	HP08							
Depth to Top	0.60	0.40	0.40							
Depth To Bottom										
Date Sampled	11-Mar-26	11-Mar-26	11-Mar-26							
Sample Type	SOIL - ES	SOIL - ES	SOIL - ES							
Sample Matrix Code	5AE	4AE	5AE							
PAH-16MS										
Acenaphthene _A ^{M#}	0.02	0.03	<0.01					mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01	0.01	<0.01					mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	<0.02	0.05	<0.02					mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	<0.04	0.36	<0.04					mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.05	0.46	<0.04					mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	<0.05	0.75	<0.05					mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05	0.30	<0.05					mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07	0.23	<0.07					mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	<0.06	0.54	<0.06					mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A ^{M#}	<0.04	0.09	<0.04					mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	<0.08	0.53	<0.08					mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.01	0.01	<0.01					mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.04	0.36	<0.03					mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03	<0.03	<0.03					mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.07 ^U	0.24 ^U	<0.03 ^U					mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	<0.07	0.48	<0.07					mg/kg	0.07	A-T-019s
Total PAH-16MS _A ^{M#}	0.19	4.44	<0.08					mg/kg	0.01	A-T-019s

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:	Geocon Site Investigations Ltd, Arden House, Shepley Lane Industrial Estate , Hawk Green, Marple, Stockport, Greater Manchester, UK, SK6 7JW	Project No:	26/03126
Project:	Springfield Stables, Prescot, Nr Liverpool	Date Received:	16/03/2026 (am)
Clients Project No:	GSI 2537	Cool Box Temperatures (°C):	11.5, 11.3

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	26/03126/1	26/03126/2	26/03126/3	26/03126/4	26/03126/5	26/03126/6	26/03126/7	26/03126/8	26/03126/9	26/03126/10
Client Sample No										
Client Sample ID/Depth	HP01 0.40m	HP02 0.30m	HP03 0.40m	HP04 0.30m	HP05 0.20m	HP05 0.50m	HP06 0.10m	HP06 0.60m	HP07 0.40m	HP08 0.40m
Date Sampled	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26	11/03/26
A-T-019s	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
A-T-022s				19/03/2026	19/03/2026		19/03/2026			
A-T-024s	23/03/2026	23/03/2026	23/03/2026	23/03/2026		23/03/2026		23/03/2026	23/03/2026	23/03/2026
A-T-031s	20/03/2026	20/03/2026	20/03/2026	20/03/2026		20/03/2026		20/03/2026	20/03/2026	20/03/2026
A-T-032s	20/03/2026	20/03/2026	20/03/2026	20/03/2026	20/03/2026	19/03/2026	20/03/2026	20/03/2026	20/03/2026	20/03/2026
A-T-040s	20/03/2026	20/03/2026	20/03/2026	20/03/2026		20/03/2026		20/03/2026	20/03/2026	20/03/2026
A-T-042sTCN	20/03/2026	20/03/2026	20/03/2026	20/03/2026		20/03/2026		20/03/2026	20/03/2026	20/03/2026
A-T-044	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026	19/03/2026
A-T-045	17/03/2026	17/03/2026	17/03/2026	17/03/2026		17/03/2026		17/03/2026	17/03/2026	17/03/2026
A-T-050s	20/03/2026	20/03/2026	20/03/2026	20/03/2026		20/03/2026		20/03/2026	20/03/2026	20/03/2026
A-T-054						18/03/2026				
A-T-055s				23/03/2026	23/03/2026		23/03/2026			
Calc-As Recd				23/03/2026	23/03/2026		23/03/2026			

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 E

CHEMICAL SCREENING

CRITERIA



GeoCon Site Investigations Ltd
GENERIC SCREENING CRITERIA
FOR
GENERIC QUANTITATIVE RISK ASSESSMENT

January 2023

Compound / Determinands	Source / Reference	Residential WITH consumption of home-grown vegetables			Residential WITHOUT consumption of home-grown vegetables			Commercial			Allotments			Public Open Space - Residential			Public Open Space - Parks		
		1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM	1 % SOM	2.5% SOM	6 % SOM
		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	mg/kg
Metals																			
Antimony	C	141	-	222	437	-	437	4650	-	4650	-	-	58.3	749	-	749	3090	-	3090
Arsenic	A	37	37	37	40	40	40	640	640	640	43	43	43	79	79	79	170	170	170
Barium	C	56.8	-	110	1340	-	1340	22000	-	22000	-	-	18.1	2680	-	2680	5770	-	63
Beryllium	A	1.7	1.7	1.7	1.7	1.7	1.7	12	12	12	35	35	35	2.2	2.2	2.2	532	532	532
Boron	A	290	290	290	11000	11000	11000	240000	240000	240000	45	45	45	21000	21000	21000	46000	46000	46000
Cadmium (pH 6, 7, 8)	A	11	11	11	85	85	85	190	190	190	1.9	1.9	1.9	120	120	120	532	532	532
Chromium III	A	910	910	910	910	910	910	8600	8600	8600	18000	18000	18000	1500	1500	1500	33000	33000	33000
Chromium VI	A	6	6	6	6	6	6	33	33	33	1.8	1.8	1.8	7.7	7.7	7.7	220	220	220
Copper	A	2400	2400	2400	7100	7100	7100	68000	68000	68000	520	520	520	12000	12000	12000	44000	44000	44000
Lead	B	210	210	210	330	330	330	6000	6000	6000	84	84	84	760	760	760	1400	1400	1400
Mercury (elemental)	A	1.2	1.2	1.2	1.2	1.2	1.2	58	58	58	21	21	21	16	16	16	30	30	30
Mercury (Inorganic)	A	40	40	40	56	56	56	1100	1100	1100	19	19	19	120	120	120	240	240	240
Mercury (methyl)	A	11	11	11	15	15	15	320	320	320	6	6	6	40	40	40	68	68	68
Molybdenum	C	95.2	-	97.4	673	673	673	17600	17600	17600	17	17	17	1360	1360	1360	2880	2880	2880
Nickel	A	180	180	180	180	180	180	980	980	980	230	230	230	230	230	230	3400	3400	3400
Selenium	A	250	250	250	430	430	430	12000	12000	12000	88	88	88	1100	1100	1100	1800	1800	1800
Vanadium	A	410	410	410	1200	1200	1200	9000	9000	9000	91	91	91	2000	2000	2000	5000	5000	5000
Zinc	A	3700	3700	3700	40000	40000	40000	730000	730000	730000	620	620	620	81000	81000	81000	170000	170000	170000
Non-Metals / Inorganics																			
Free-Cyanide (Total)	C	34	34	34	34	34	34	373	373	373	34	34	34	34	34	34	34	34	34
Phenol and Chlorophenols																			
Phenol	A	280	550	1100	750	1300	2300	760	1500	3200	66	140	280	760	1500	3200	760	1500	3200
Chlorophenols	A	0.87	2	4.5	94	150	210	3500	4000	4300	0.13	0.3	0.7	620	620	620	1100	1100	1100
Pentachlorophenol	A	0.22	0.52	1.2	27	29	31	400	400	400	0.03	0.08	0.19	60	60	60	110	120	120
Poly Aromatic Hydrocarbons (PAH)																			
Acenaphthene	A	210	510	1100	3000	4700	6000	84000	97000	100000	34	85	200	15000	15000	15000	29000	30000	30000
Acenaphthylene	A	170	420	920	2900	4600	6000	83000	97000	100000	28	69	160	15000	15000	15000	29000	30000	30000
Anthracene	A	2400	5400	11000	31000	35000	37000	520000	540000	540000	380	950	2200	74000	74000	74000	150000	150000	150000
Benzo(a)anthracene	A	7.2	11	13	11	14	15	170	170	180	2.9	6.5	13	29	29	29	49	56	62
Benzo(a)pyrene	A	2.2	2.7	3	3.2	3.2	3.2	35	35	36	0.97	2	3.5	5.7	5.7	5.7	11	12	13
Benzo(b)fluoranthene	A	2.6	3.3	3.7	3.9	4	4	44	44	45	0.99	2.1	3.9	7.1	7.2	7.2	13	15	16
Benzo(ghi)perylene	A	320	340	350	360	360	360	3900	4000	4000	290	470	640	640	640	640	1400	1500	1600
Benzo(k)fluoranthene	A	77	93	100	110	110	110	1200	1200	1200	37	75	130	190	190	190	370	410	440
Chrysene	A	15	22	27	30	31	32	350	350	350	4.1	9.4	19	57	57	57	93	110	120
Dibenzo(ah)anthracene	A	0.24	0.28	0.3	0.31	0.32	0.32	3.5	3.6	3.6	0.14	0.27	0.43	0.57	0.57	0.58	1.1	1.3	1.4
Fluoranthene	A	280	560	890	1500	1600	1600	23000	23000	23000	52	130	290	3100	3100	3100	6300	6300	6400
Fluorene	A	170	400	860	2800	3800	4500	63000	68000	71000	27	67	160	9900	9900	9900	20000	20000	20000
Indeno(123-cd)pyrene	A	27	36	41	45	46	46	500	510	510	9.5	21	39	82	82	82	150	170	180
Naphthalene	A	2.3	5.6	13	2.3	5.6	13	190	460	1100	4.1	10	24	4900	4900	4900	1200	1900	3000
Phenanthrene	A	95	220	440	1300	1500	1500	2200	22000	23000	15	38	90	3100	3100	3100	6200	6200	6300
Pyrene	A	620	1200	2000	3700	3800	3800	54000	54000	54000	110	270	620	7400	7400	7400	15000	15000	15000
PAH (Total 16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Petroleum Hydrocarbons (TPH CWG)																			
MTBE	C	27.6	-	220	33.3	-	318	3140	-	22400	-	-	108	73600	-	75000	70800	-	117000
Benzene	A	0.087	0.17	0.37	0.38	0.7	1.4	27	47	90	0.017	0.034	0.075	72	72	73	90	100	110
Toluene	A	130	290	660	880	1900	3900	56000	110000	180000	22	51	120	56000	56000	56000	87000	95000	100000
Ethylbenzene	A	47	110	260	83	190	440	5700	13000	27000	16	39	91	24000	24000	25000	17000	22000	27000
p-Xylene	A	60	140	330	88	210	480	6600	15000	33000	28	67	160	41000	42000	43000	17000	24000	33000
m-Xylene	A	59	140	320	82	190	450	6200	14000	31000	31	74	170	41000	42000	43000	17000	24000	32000
o-Xylene	A	56	130	310	79	180	430	5900	14000	30000	29	69	160	41000	42000	43000	17000	24000	31000
TPH Aliphatic EC5-6	A	42	78	160	42	78	160	3200	5900	12000	730	1700	3900	570000	590000	600000	95000	130000	180000
TPH Aliphatic EC6-8	A	100	230	530	100	230	530	7800	17000	40000	2300	5600	13000	600000	610000	620000	150000	220000	320000
TPH Aliphatic EC8-10	A	27	65	150	27	65	150	2000	4800	11000	320	770	1700	13000	13000	13000	14000	18000	21000
TPH Aliphatic EC10-12	A	130	330	760	130	330	770	9700	23000	47000	2200	4400	7300	13000	13000	13000	21000	23000	24000
TPH Aliphatic EC12-16	A	1100	2400	4300	1100	2400	4400	59000	82000	90000	11000	13000	13000	13000	13000	13000	25000	25000	26000
TPH Aliphatic EC16-35	A	65000	92000	110000	65000	92000	110000	1600000	1700000	1800000	260000	270000	270000	250000	250000	250000	450000	480000	490000
TPH Aliphatic EC35-44	A	65000	92000	110000	65000	92000	110000	1600000	1700000	1800000	260000	270000	270000	250000	250000	250000	450000	480000	490000
TPH Aromatic EC5-7	A	70	140	300	370	690	1400	26000	46000	86000	13	27	57	56000	56000	56000	76000	84000	92000
TPH Aromatic EC7-8	A	130	290	660	860	1800	3900	56000	110000	180000	22	51	120	56000	56000	56000	87000	95000	100000
TPH Aromatic EC8-10	A	34	83	190	47	110	270	3500	8100	17000	8.6	21	51	5000	5000	5000	7200	8500	9300
TPH Aromatic EC10-12	A	74	180	380	250	590	1200	16000	28000	34000	13	31	74	5000	5000	5000	9200	9700	10000
TPH Aromatic EC12-16	A	140	330	660	1800	2300	2500	36000	37000	38000	23	57	130	5100	5100	5000	10000	10000	10000
TPH Aromatic EC16-21	A	260	540	930	1900	1900	1900	28000	28000	28000	46	110	260	3800	3800	3800	7600	7700	7800
TPH Aromatic EC21-35	A	1100	1500	1700	1900	1900	1900	28000	28000	28000	370	820	1600	3800	3800	3800	7800	7800	7900
TPH Aromatic EC35-44	A	1100	1500	1700	1900	1900	1900	28000	28000	28000	370	820	1600	3800	3800	3800	7800	7800	7900
TPH Aliphatic + Aromatic EC44-70	A	1600	1800	1900	1900	1900	1900	28000	28000	28000									



GeoCon Site Investigations Ltd

GENERIC SCREENING CRITERIA

FOR

GENERIC QUANTITATIVE RISK ASSESSMENT

January 2023

Generic Screening Criteria Reference Guide:	
Soils - Generic Screening Criteria Source Reference	
A	LQM/CIEH S4ULs for Human Health Risk Assessment Values 2015
B	Defra C4SL's 2014
C	AtRisk Soil Screening Values and Water Screening Values Produced by Atkins 2017
D	NHBC Technical Extra 15 - 2014
E	UK (CLEA) Soil Guideline Value 2009
F	CL:AIRE GAC Values December 2009
Waters - Generic Screening Criteria Source Reference	
1	Environmental Quality Standard from List 2 EC Dangerous Substances Directive (76/464/EEC) - Freshwater
2	Environmental Quality Standard from EC Surface Water Abstraction Directive (75/440/EEC) - Imperative (A1)
3	Drinking Water Standard from World Health Organisation (WHO) Guidelines for Drinking Water Quality, 1984 - health value
4	Environmental Quality Standard from List 2 EC Dangerous Substances Directive (76/464/EEC) - Freshwater (hardness related)
5	Environmental Quality Standard from EC Surface Water Abstraction Directive (75/440/EEC) - Imperative (A2)
6	Drinking Water Standard from World Health Organisation (WHO) Guidelines for Drinking Water Quality, 1984 - ATO
7	Ayscough <i>et al.</i> (2002) Proposed Environmental Quality Standards for Ethylbenzene in Water (EA R&D Technical Report P2-115/TR4).
8	UK Drinking Water Inspectorate - threshold for objectionable odour/taste of 5µg/l to 10µg/l
9	US EPA advisory limits (1997). As published in Environment Agency "The fuel additive MTBE a groundwater protection issue?" booklet.
10	Ahlberg <i>et al.</i> (2001) An Environmental Risk Assessment of MTBE use in Europe. ECETOC/EFOA Task Force on ERA of MTBE.
11	Environmental Quality Standard from List 1 EC Dangerous Substances Directive (76/464/EEC) - Freshwater
12	As Presented in Appendix 8 "Selected Water Quality Standards" in Hydrogeological Risk Assessments for Landfills (LFTGN01 - Environment Agency, March 2003).
13	UK Drinking Water Standards (DWS)
14	Environment Agency, Environmental Quality Standards (EQS) 2015
Abbreviations	
SOM	Soil Organic Matter

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