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CONSULTING

# **GEO-ENVIRONMENTAL PHASE 2 SITE INVESTIGATION**

**2 CAMBRIDGE ROAD**

**HEATON CHAPEL  
STOCKPORT  
SK4 4QN**

On behalf of:

James Beadle

Report No.: 201003-R03

Date: March 2021

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## Document Control Record

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# 1 INTRODUCTION

## 1.1 Background

Adeptus was appointed by James Beadle to undertake a Geo-Environmental Phase 2 Site Investigation at the site. The investigation is required in support of a planning application for development at the site and to further assess potentially significant contaminant linkages identified in an earlier phase 1 desk study undertaken by Adeptus.

Land contamination is a material consideration under the National Planning Policy Framework (2012). This means that local authorities must take the potential or actual presence of contamination into account when considering planning applications.

“Contamination” is defined in BS 10175:2011 as:

*presence of a substance or agent, as a result of human activity, in, on or under land, which has the potential to cause harm or to cause pollution.*

## 1.2 Scope and Objectives

The following scope of works has been undertaken:

- Review of desk study and preliminary risk assessment
- Design and implementation of suitable exploratory investigation
- Sample retrieval and laboratory chemical analysis
- Tier 1 quantitative risk assessment
- Update of the initial conceptual site model
- Factual and interpretive reporting

The objectives of the works were to:

- Obtain data on soil chemical status
- Quantitatively assess risks to relevant receptors in line with the principles of LCRM.

## 1.3 Supporting Information

Phase 1 desk study (Adeptus, 2020) A201003-R01 – summarised in Section 2.2.

A site plan is included as Appendix A.

Other sources of information utilised in producing this report are listed as Appendix B.

## 2 SITE DETAILS

This section provides an overview of the site location and preliminary risk assessment.

### 2.1 Location and Description

*Table 2-1: Site Summary*

<b>Location</b>	The site is situated in a predominantly residential suburban location southwest of Heaton Chapel.
<b>Grid Reference</b>	388386 392456 (centred on, approx.)
<b>Area &amp; Shape</b>	0.03 ha – roughly rectangular.
<b>Development Proposals</b>	Demolition of existing single storey garage to side of Number 2 Cambridge Road and erection of new detached dwellinghouse to land to side.



*Figure 2-1: Site Location*

## 2.2 Summary of Preliminary Risk Assessment

The risk assessment identified a number of potentially significant pollutant linkages, suggesting that further assessment should be undertaken.

Available information suggested a Smithy occupied the area between Cambridge Road and Holy Road between at least 1893 and 1934, after which the area was redeveloped with dwellings. Smithies are a common source of ash and clinker and associated contaminants including PAHs and metals/metalloids.

It is also considered that demolition of the smithy building may have resulted in the Made Ground underlying some parts of the site.

A repairs garage and filling station have also existed around 80m south, but these are considered unlikely to affect the site given the distance, local geology and time elapsed.

The site setting is considered highly sensitive due to the proposed residential use, and distance to surface waters.

## 3 PHASE 2 SITE INVESTIGATION

### 3.2 Scope of Works

An initial exploratory investigation has been designed based on the preliminary risk assessment. The scope of works undertaken was as listed below.

- Formation of exploratory trial pits
- Strata logging and sample retrieval
- Chemical laboratory testing and on-site PID screening of samples
- Tier 1 screening against published reference values
- Factual and interpretive reporting of investigation findings

### 3.3 Investigation Strategy

#### Fieldworks

3no. hand pits were advanced to allow targeted sampling of near surface soils, although HP1 was in fact a trial pit that had not been backfilled following BRE365 testing.

Fieldworks were completed on the 19<sup>th</sup> of February 2021 and are summarised in the table below.

Table 3-1: Fieldworks Summary

Location Reference* and Max Depth (mbgl)		Generalised Strata	Depth to Base (m)**	Samples
HP1	1.1	Brownish black slightly gravelly silty sand with some rootlets. Sand is fine to coarse. Gravel is fine to coarse brick, stone concrete, pottery with some ash. TOPSOIL.	0.4	HP1A-0.25m
		MADE GROUND: Brownish black slightly gravelly silty sand with low cobble content. Sand is fine to coarse. Gravel is fine to coarse brick, stone concrete, pottery with some ash. Cobbles are brick and concrete.	0.85	
		Light brown slightly clayey silty sand. Sand in fine to medium.	1.1+	
HP2	0.6	Greyish black silty sand with some rootlets. Sand is fine to coarse. TOPSOIL.	0.1	
		MADE GROUND: Black slightly gravelly silty sand with cobbles. Sand is fine to coarse. Gravel is fine to coarse brick, stone concrete, pottery with some ash. Cobbles are brick.	0.6	HP2A-0.3m
HP3	0.6	Greyish black silty sand with some rootlets. Sand is fine to coarse. TOPSOIL.	0.15	HP3A-0.1m
		MADE GROUND: Black slightly gravelly silty sand with cobbles. Sand is fine to coarse. Gravel is fine to coarse brick, stone concrete, pottery with some ash. Cobbles are brick.	0.6	HP3B-0.35m

Notes: \* HP = Hand Pit; TP = Mechanically Excavated Trial Pit; WS = Windowless Sampler Borehole; BH = Cable Percussion Borehole | \*\* + Indicates base of stratum was not reached.

Exploratory hole locations are marked on the plan in Appendix A. Photographs of the trial pits are attached as Appendix C.

### Environmental Testing

Selected soil samples were submitted for a range of chemical analyses comprising metals/metalloids, PAH (EPA-16) and asbestos ID.

Samples were also screened on site for total volatile organic compounds (TVOC) using a hand-held photo ionisation detector. No significant PID readings were returned.

Testing results are reviewed in Section 4, and the full laboratory report is included as Appendix D.

## 3.4 Ground Conditions

### Topsoil

A circa 0.1-0.4m topsoil horizon was encountered in all three locations. However, in HP1 the topsoil did contain some notable anthropogenic matter.

### Made Ground

Made Ground was encountered in all the hand pits, generally consisting of silty soil with inclusions of brick, concrete and ash.

HP2 in particular encountered obvious construction and demolition waste in the form of full and half bricks.

The nature and thickness of Made Ground encountered is not considered a significant potential source of ground gases.

### Superficial Deposits

Superficial deposits were not encountered in any of the hand pits. This was as anticipated given targeting of near surface soils to 0.6m.

### Visual or Olfactory Contamination

Aside from a small proportion ashy gravel, no direct evidence of gross or free phase contamination was noted. PID screening did not detect any significant total volatile organic compound (TVOC) concentrations.

However, items construction & demolition waste indicate a possibility of ACM being present.

## 4 CONTAMINATED LAND ASSESSMENT

### 4.1 Long Term Human Health Risk

A Tier 1 (generic) quantitative risk assessment has been undertaken by screening measured contaminant concentrations against reference values for chronic (long term) risk to human health known as generic assessment criteria (GAC).

Concentrations exceeding the relevant screening values are described as 'elevated' and indicate a requirement to further characterise or otherwise address health and environmental risks.

In line with the initial conceptual site model, GAC for the residential with consumption of homegrown produce (RwHP) scenario have been utilised. The GAC are based on 2.5% SOM.

The assessment is summarised in Table 4-1, and the source of GAC is indicated in the final column and footnotes to the table.

Table 4-1: Summary of Soil Analytical Results vs Tier 1 Screening Values

Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
<b>Inorganics &amp; Metals / Metalloids</b>									
Asbestos	N/A	-	4	-	-	-	-	-	***



Arsenic	37	mg/kg	4	-	-	22.0	32.0	25.8	1
Boron	290	mg/kg	4	-	-	0.3	0.6	0.4	1
Cadmium	11	mg/kg	4	-	-	0.3	0.7	0.5	1
Chromium	910	mg/kg	4	-	-	14.0	18.0	16.0	1
Copper	2400	mg/kg	4	-	-	80.0	93.0	86.5	1
Lead	200	mg/kg	4	-	-	390.0	500.0	437.5	3
Mercury	1.2	mg/kg	4	-	-	0.7	1.2	0.8	1
Nickel	180	mg/kg	4	-	-	20.0	22.0	21.0	1
Selenium	250	mg/kg	4	-	-	0.7	0.7	0.7	1
Zinc	3700	mg/kg	4	-	-	160.0	270.0	190.0	1
Determinand	GAC	Units	No. of Samples	No. of Exceedances	Exceedance Locations	Summary Statistics*			**
						Minimum	Maximum	Average	
<b>PAHs - at 2.5% SOM</b>									
Naphthalene	5.6	mg/kg	4	-	-	0.5	6.8	3.5	1
Acenaphthylene	420	mg/kg	4	-	-	2.4	46.0	25.6	1
Acenaphthene	510	mg/kg	4	-	-	0.4	11.0	5.5	1
Fluorene	400	mg/kg	4	-	-	3.5	56.0	32.4	1
Phenanthrene	220	mg/kg	4	-	-	3.7	52.0	30.7	1
Anthracene	5400	mg/kg	4	-	-	1.5	25.0	13.9	1

Fluoranthene	560	mg/ kg	4	-	-	1.7	28.0	15.9	1
Pyrene	1200	mg/ kg	4	-	-	1.5	19.0	11.1	1
Benzo(a)anthracene	11	mg/ kg	4	-	-	0.8	10.0	5.9	1
Chrysene	22	mg/ kg	4	-	-	1.7	19.0	12.4	1
Benzo(b)fluoranthene	3.3	mg/ kg	4	-	-	1.2	16.0	9.2	1
Benzo(k)fluoranthene	93	mg/ kg	4	-	-	0.3	2.1	1.4	1
Benzo(a)pyrene	2.7	mg/ kg	4	-	-	1.3	14.0	8.4	1
Indeno(1,2,3-cd) pyrene	36	mg/ kg	4	-	-	0.5	6.8	3.5	1
Dibenz(a,h)anthracene	0.28	mg/ kg	4	-	-	2.4	46.0	25.6	1
Benzo(ghi)perylene	340	mg/ kg	4	-	-	0.4	11.0	5.5	1

Notes: \* Summary statistics based on targeted sampling are provided for information only.

\*\* Source of GAC: 1 = LQM / CIEH (2014) S4UL3785 | 2 = CL:AIRE (2009) Soil Generic Assessment Criteria for Human Health | 3 = Defra (2014) C4SL | 4 - As no UK derived GAC is available for Total Cyanide a screening value of 20mg/kg (Thiocyanate) has been used as an initial screening tool

\*\*\* For asbestos, the number of detections is shown and does not relate to any GAC. N.D = Not detected

The quantitative screening summarised in Table 4-3 indicates the following:

- Lead was elevated in all four samples at between 2 and 2.5 times the screening value
- Benzo(a)anthracene was elevated in three of the four samples at up to 2.3 times the screening value
- Chrysene was elevated in one of the four samples at 1.3 times the screening value
- Benzo(b)fluoranthene was elevated in three of the four samples at up to 5.8 times the screening value
- Benzo(a)pyrene was elevated in three of the four samples at up to 7 times the screening value.
- Dibenz(a,h)anthracene was elevated in all four samples at up to 7.5 times the screening value
- No further exceedances were detected
- Asbestos was not detected in any of the samples

## 4.2 Updated Conceptual Site Model

The initial conceptual site model has been updated in Table 4-2, below, to reflect the presence of sources proven by the investigation works.

Table 4-2. Updated Conceptual Site Model

Source	Pathway	Receptor	Consequence	Likelihood	Classification*	Rationale
Contaminants exceeding GAC in soil: <ul style="list-style-type: none"> <li>PAHs (inc. benzo(a) pyrene)</li> <li>Lead</li> </ul>	Dermal contact, ingestion, particulate inhalation	Nearby site occupants & users (from on-Site sources)	Medium	Unlikely	Low Risk	Lead was highly elevated in all four samples, including from topsoil.  PAHs were highly elevated in three samples, including from topsoil, and marginally elevated in a further sample at 0.3m.  Significant effects on nearby residents are considered very unlikely. However, measures should be implemented during ground works to minimise fugitive dust.  Given development of a dwelling with garden, it is possible that sensitive receptors such as children could be exposed to the affected media.  Although considered to be of low likelihood, the growing of produce in the soft landscaped areas is also possible.  The nature and levels of contaminants detected are not considered a significant source of vapours or risk to controlled waters.
		Future site occupants & users	Medium	Likely	Moderate Risk	
	Consumption of homegrown produce		Medium	Likely	Moderate Risk	

\*in the absence of any mitigation or remedial measure

## 5 CONCLUSIONS

### 5.1 Summary

Adeptus was appointed by James Beadle to undertake a Geo-Environmental Phase 2 Site Investigation. The investigation is required in support of a planning application for redevelopment of the site and to further assess potentially significant contaminant linkages identified in an earlier phase 1 desk study undertaken by Adeptus.

The primary objective of the works was to provide a quantitative assessment of risks to relevant receptors in line with the principles of Environment Agency publication 'Land contamination risk management' (LCRM).

Available information reviewed in the course of the desk study suggested the potential for significant contaminant linkages affecting human health and property in relation to Made Ground resulting from demolition of previous structures in proximity to the site.

The site setting is considered highly sensitive due to the proposed residential use, and distance to surface waters.

A phase 2 investigation was undertaken consisting of 3 no. hand pits advanced to circa 0.6m to allow targeted sampling and characterisation of near surface soils. Exploratory hole locations are marked on the plan in Appendix A.

Samples were tested for the following range of contaminants: organic matter (SOM), metals/metalloids, PAH (USEPA-16) and asbestos ID.

At least one sample from each of the trial pits contained elevated levels of PAHs and lead.

The exceedances are considered to correlate with ashy material in the topsoil and Made Ground also underlying topsoil at the south of the site in the proposed new garden area.

It is considered that the testing confirms significant contaminant linkages are likely to be present with near surface soils/Made Ground on the site.

The Made Ground encountered generally consisted of brick and concrete with some ash in a soil matrix. Significant quantities of foreign putrescible organic material were not encountered, and the Made Ground is therefore not considered a significant potential source of ground gases.

Similarly, gross contamination was not encountered, and the exceedances are not considered a significant source of mobile or leachable contaminants capable of affecting controlled waters.

*N.B.: This summary forms part of the overall preliminary investigation/risk assessment and should not be viewed or used as an independent report.*

### 5.2 Recommendations

The construction of new dwelling and hardstandings will result in excavation of much of the affected material to enable the placement of subbase in these areas. Any contaminated soil remaining in areas of hardstanding will effectively be capped beneath the hard cove, thereby severing relevant contaminant linkages in those areas.

However, measures will be required to ensure soil used in the proposed soft landscaped areas does not contain elevated contamination. The most feasible methods of achieving this would initially appear to be by either:

- a) excavating back to natural strata or 0.6m (whichever is shallower) and reinstating levels with certified clean topsoil from an approved source to provide at least 0.6m of clean subsoil and topsoil; or
- b) raising finished levels in soft landscaped areas to provide a clean cover system of at least 0.6m thickness.

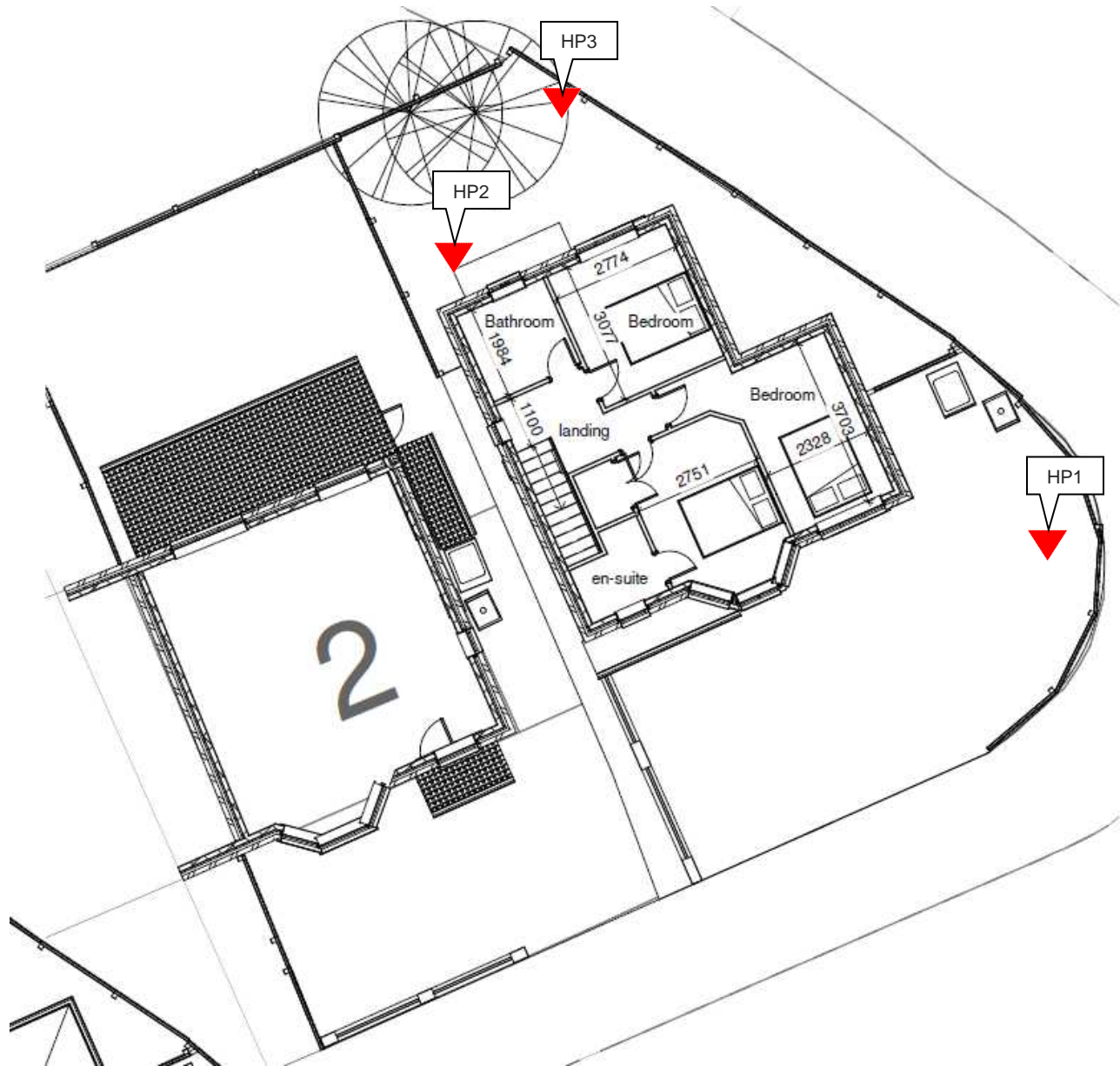
It may also be feasible to lay the proposed gardens entirely to hardstanding, severing the remaining contaminant linkages and negating standalone remediation works.

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

Following waste classification, any excavated material should be disposed of at a suitably licenced facility in line with waste duty of care requirements.

No remediation work should be undertaken until LPA approval has been obtained.

## APPENDIX A – SITE & EXPLORATORY HOLE LOCATION PLAN



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## APPENDIX B – SUPPORTING INFORMATION

The following information and data sources are utilised in compiling this report:

- Phase 1 desk study - A201103-R01
- Environmental database
- Historical Ordnance Survey Maps
- Geological maps and records
- Environment Agency and Local Authority registers and permissions
- Web based archive material

This report is based on information available at the time of writing and is subject to the limitations set out in Appendix E.

## APPENDIX C – EXPLORATORY HOLE PHOTOS

*C.1 - Trial Pit 1*



*C.2 - Hand Pit 2*





C.3 - Hand Pit 3



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## APPENDIX D – LABORATORY CERTIFICATE - SOIL RESULTS



# DETS

## Certificate of Analysis

*Certificate Number* 21-04582

*Issued:* 11-Mar-21

*Client* Adeptus Projects Ltd t/a Adeptus Environmental  
C/o The Accounts Company  
2 City Approach  
Eccles  
Manchester  
M30 0BL

*Our Reference* 21-04582

*Client Reference* A201003

*Order No* (not supplied)

*Contract Title* 2 Cambridge Road, Stockport, SK4 4QN

*Description* 4 Soil samples.

*Date Received* 04-Mar-21

*Date Started* 04-Mar-21

*Date Completed* 11-Mar-21

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

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

*Approved By*



Adam Fenwick  
Contracts Manager



2139

## Summary of Chemical Analysis Soil Samples

Our Ref 21-04582

Client Ref A201003

Contract Title 2 Cambridge Road, Stockport, SK4 4QN

Lab No	1811842	1811843	1811844	1811845
Sample ID	HP1A	HP2A	HP3A	HP3B
Depth				
Other ID				
Sample Type	SOIL	SOIL	SOIL	SOIL
Sampling Date	01/03/2021	01/03/2021	01/03/2021	01/03/2021
Sampling Time	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
<b>Metals</b>							
Arsenic	DETSC 2301#	0.2	mg/kg	23	32	22	26
Boron, Water Soluble	DETSC 2311#	0.2	mg/kg	0.3	0.3	0.4	0.6
Cadmium	DETSC 2301#	0.1	mg/kg	0.7	0.3	0.7	0.4
Chromium	DETSC 2301#	0.15	mg/kg	18	14	16	16
Copper	DETSC 2301#	0.2	mg/kg	87	80	86	93
Lead	DETSC 2301#	0.3	mg/kg	410	500	450	390
Mercury	DETSC 2325#	0.05	mg/kg	0.66	1.2	0.70	0.71
Nickel	DETSC 2301#	1	mg/kg	22	20	21	21
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5	0.7	0.7	< 0.5
Zinc	DETSC 2301#	1	mg/kg	160	160	270	170
<b>Inorganics</b>							
pH	DETSC 2008#		pH	7.2	7.6	7.4	7.4
Organic matter	DETSC 2002#	0.1	%	4.9	5.0	5.0	6.8
<b>PAHs</b>							
Naphthalene	DETSC 3301	0.1	mg/kg	1.9	0.2	0.7	0.6
Acenaphthylene	DETSC 3301	0.1	mg/kg	0.3	< 0.1	0.4	0.4
Acenaphthene	DETSC 3301	0.1	mg/kg	7.3	0.5	6.1	2.5
Fluorene	DETSC 3301	0.1	mg/kg	6.8	0.5	4.5	2.3
Phenanthrene	DETSC 3301	0.1	mg/kg	46	2.4	34	20
Anthracene	DETSC 3301	0.1	mg/kg	11	0.4	6.0	4.4
Fluoranthene	DETSC 3301	0.1	mg/kg	56	3.5	41	29
Pyrene	DETSC 3301	0.1	mg/kg	52	3.7	39	28
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	25	1.5	16	13
Chrysene	DETSC 3301	0.1	mg/kg	28	1.7	19	15
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	19	1.5	13	11
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	10	0.8	7.0	5.7
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	19	1.7	16	13
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	16	1.2	11	8.5
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	2.1	0.3	1.5	1.6
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	14	1.3	10	8.2
PAH Total	DETSC 3301	1.6	mg/kg	310	21	220	160

## Summary of Asbestos Analysis

### Soil Samples

*Our Ref* 21-04582

*Client Ref* A201003

*Contract Title* 2 Cambridge Road, Stockport, SK4 4QN

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
1811842	HP1A	SOIL	NAD	none	Colin Patrick
1811843	HP2A	SOIL	NAD	none	Colin Patrick
1811844	HP3A	SOIL	NAD	none	Colin Patrick
1811845	HP3B	SOIL	NAD	none	Colin Patrick

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

## Information in Support of the Analytical Results

Our Ref 21-04582

Client Ref A201003

Contract 2 Cambridge Road, Stockport, SK4 4QN

### Containers Received & Deviating Samples

Lab No	Sample ID	Date Sampled	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
1811842	HP1A SOIL	01/03/21	GJ 250ml, PT 500ml		
1811843	HP2A SOIL	01/03/21	GJ 250ml, PT 500ml		
1811844	HP3A SOIL	01/03/21	GJ 250ml, PT 500ml		
1811845	HP3B SOIL	01/03/21	GJ 250ml, PT 500ml		

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

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

### Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 425µm sieve, in accordance with BS1377.

Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.

The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

### Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-

Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

End of Report

## APPENDIX E - LIMITATIONS

This report was prepared by Adeptus (registered in England: 05908395) for the use of the client, named on page 1. The report has been prepared specifically on the basis of the end use as defined by the client. Any change of end use would necessitate review of this report and its findings. Use of or reliance on this report by any third party is not permitted without our express written agreement, and where this is given, will be subject to our terms and conditions.

We have prepared this report in our professional capacity using reasonable skill, care and diligence. The assessments, conclusions and recommendations within this report pertain to the study site (the extents of which are in Figure 1, below) and the immediate area in continuity with the Site. They are based on the established historical uses, information available at the time of writing and the proposed use of the Site. Where any information supplied by the client or other sources have been utilised, it has been assumed that the information is correct. No responsibility can be accepted by Adeptus for inaccuracies in data supplied by any other party.

Any plans, diagrams, cross sections or images are for illustrative purposes only and should be checked for accuracy on-site. In the event of changes to the proposed end use of the Site, the report may require updating to reflect such changes. Although reference may be made to archaeological, ecological or geotechnical issues, invasive species, flood risk and the presence of asbestos containing materials (ACMs), this report does not constitute an archaeological assessment, ecological assessment, geotechnical assessment, invasive species survey, flood risk assessment or asbestos survey and liability for any claim caused by arising out of or in any way involving asbestos is excluded.

New information relating to environmental matters can come to light after the report has been prepared and changes in conditions and regulatory requirements may occur in future. Either of those factors may change the conclusions presented in our report. If development does not take place within the expected timescales, consideration should be given to reviewing this assessment to confirm that no changes to the site or relevant legislation have taken place. No part of this report is intended to provide legal advice or opinion of any nature.