

**Buying, Selling or Developing Property?**



APPROVED SITE INVESTIGATIONS LTD  
DUCHY BUSINESS CENTRE  
WILSON WAY  
POOL  
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TR15 3RT

Professional, Efficient Solutions

Tel: (01209) 204744 Fax: (01209) 204766  
Email: [admin@asiconsultancy.co.uk](mailto:admin@asiconsultancy.co.uk)  
[www.asiconsultancy.co.uk](http://www.asiconsultancy.co.uk)

**MR S. WICKS  
THE CHALET  
HOMEFIELD  
CROFTHANDY  
ST. DAY  
REDRUTH  
CORNWALL  
TR16 5JB**

Date: 15<sup>th</sup> September 2022  
Our Ref: A1150/P4/SV  
Planning Ref: PA15/10999

## **SITE VERIFICATION & COMPLETION REPORT**

Dear Mr Wicks,

I am writing to you in relationship to a Phase 4 Site Verification and Completion Inspection for land contamination quality at the following site locality:

**The Chalet, Homefield, Crofthandy, St. Day, Redruth, Cornwall.**

Following the final inspection of the site, I am pleased to report that the remedial recommendations for the above development have now been completed to the required specifications. Therefore, I can state that the former exposed ground horizons have been overlain by appropriate contamination break layers. Please note that the remedial recommendations and any subsequent alterations were agreed under consultation with ourselves and with reference to report A1150/P3/JW, Phase 3 Site Remediation Strategy, dated 19<sup>th</sup> April 2017.

For details relating to land contamination at the application site and the subsequent chain of reporting please refer to the following phased site surveys produced by ourselves:

- A1150 P1/JW - Phase 1 Contaminated Land Survey, dated 09<sup>th</sup> March 2016.
- A1150 P2/S/JW - Phase 2 Soil Analysis Investigation, dated 27<sup>th</sup> October 2016.

The remediation undertaken and the associated references are shown within section 1 (Table 1), with site photographs, supporting information and the certificate of remediation being located within Annexes 1 - 3 at the rear of this report.

We have no further recommendations or comments to make regarding this site development.

Mr. J.R Williamson (Managing Director)  
HND Science (Industrial Mining Geology), Dip CSM

1. Table 1: Remedial Works Relating To Pollutant Linkage

DRIVEWAY, PARKING BAY AND PATHWAYS	CONTAMINANT	REMEDICATION UNDERTAKEN
Parking bays Driveway	Heavy metal contaminants	Bick pavioours cemented into place.  Geotextile ground cover, hardcore/803 (min depth 0.20m, gravel surfacing (min depth 0.10m). Amended under consultation from brick pavioours to gravel.

AMENITY AREAS	CONTAMINANT	REMEDICATION UNDERTAKEN
Garden amenity areas  Rear patio area (pre-existing)	Heavy metal contaminants	High visibility geotextile ground cover, gravel 803 filtration layer (min depth 0.10m), geotextile ground cover, certified topsoil (min depth 0.50m).  Paving slabs cemented into place.

EXTERNAL CONTRACTORS & SOIL INFORMATION

Excess soil removal company	Harts Haulage, Druids Road, Wilson Way, Redruth, Cornwall.
Receiving waste site(s)	Ladds Recycling Yard, Wilson Way, Redruth.
Clean soil documentation/analysis	Tim O'Hare Associates, Howberry Park, Wallingford, Oxfordshire.
Source of soil	St. Buryan (2) - reference: TOHA/21/7170/SS
Haulier (clean soil)	Celticturf, Carnyorth Industrial Site, St. Just, Penzance, Cornwall.
Site inspected by: Comments:	Mr J R Williamson (Manager) All site surfacing installed to required specification, no further remedial action required.

## Notes

1. The report should not be used in any way in connection with adjacent properties.
2. This report is confidential to the named client(s) and we have no liability toward any person not party to commissioning this report.
3. This report may not be reproduced, resold, or distributed to third parties without our prior permission other than to directly facilitate the sale or development of the property concerned.
4. It is the client's responsibility when utilising external suppliers that all imported soil to the site (where necessary) has been certified clean and fit for purpose, with the correct accompanying soil analysis documentation.
5. Unless otherwise expressly stated, nothing in this report shall create or confer any rights or other benefits pursuant to the Contracts (Rights of Third Parties) Act 1999 in favour of any person other than the person commissioning this report.
6. The design, layout & format of this report is copyright to Approved Site Investigations Ltd (ASI) ©2022 and may not be reproduced without written consent.
7. Approved Site Investigations Ltd cannot be held liable for any alterations to the site area following implementation of the remediation scheme as defined within Table 1 of this report.



Approved Site Investigations Ltd

Verified by:

Mr. J.R Williamson  
(Managing Director)  
HND Science (Industrial Mining Geology), Dip CSM

## References:

C. Paul Nathanail & R. Paul Bardos (2007). Reclamation of Contaminated Land Cover System Guidance (BRE)  
CLR 11 Model Procedures for the Management of Land Contamination  
Environment Agency (2020), Land Contamination Risk Management (LCRM)  
PPS23 Planning & Pollution Control

## Annex 1 - Site Photographs/ Overview of Remedial Works

Photograph 1.



View: southwest

Remedial works:

Geotextile ground cover underlying hardcore/803 break layer being utilised within the driveway area of the site, with cemented brick paviours being installed for the parking bays.

Photograph 2.



View: northeast

Remedial works:

Remedial works within the garden amenity areas of the site, with geotextile ground cover being overlain by gravel filtration layer prior to the installation of a secondary course of geotextile and clean certified topsoil.

Photograph 3.



View: northeast

Remedial works:

Continuation of remedial works within the garden amenity areas, showing two courses of geotextile ground cover, gravel filtration layer and 0.50m depth of clean certified topsoil.

**Photograph 4.**



View: east

Completion works:

Looking toward the driveway and parking bays of the site following the installation of gravel surfacing and brick paviments.

**Photograph 5.**



View: south

Completion works:

View of the driveway and rear garden located within the western extent of the site.

**Photograph 6.**



View: west-northwest

Completion works:

Looking to the garden amenity area located within the southern section of the site

## Annex 2 - Supporting Information



TIM O'HARE ASSOCIATES  
SOIL & LANDSCAPE CONSULTANCY

Mr Chris Murley  
Celtic Turf  
Carnyorth Industrial Site  
St Just  
Penzance  
TR19 7QD

1<sup>st</sup> October 2021  
Our Ref: TOHA/21/7170/SS  
Your Ref: see below

Dear Sirs

**Topsoil Analysis Report: St Buryan**

We have completed the analysis of the soil sample recently submitted, referenced *St Buryan 2*, and have pleasure reporting our findings.

The purpose of the analysis was to determine the suitability of the sample for general landscape purposes (trees, shrubs, amenity grass). In addition, this sample has been assessed to determine its compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

This report presents the results of analysis for the sample submitted to our office, and it should be considered 'indicative' of the topsoil source. The report and results should therefore not be used by third parties as a means of verification testing, validation testing or waste designation purposes.

**SAMPLE EXAMINATION**

The sample was described as a dark brown (Munsell Colour 10YR 5/3), dry, friable, non-calcareous SILTY CLAY LOAM with a weakly developed very fine granular structure. The sample was stone-free and no unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

\*This appraisal of soil structure was made from examination of a disturbed sample(s). Structure is a key soil characteristic that may only be accurately assessed by examination in an in-situ state.

---

Tim O'Hare Associates LLP  
Howbery Park Wallingford Oxfordshire OX10 8BA  
T:01491 822653 E:info@toha.co.uk  
www.toha.co.uk



## **ANALYTICAL SCHEDULE**

The sample was submitted to a UKAS and MCERTS accredited laboratory for a range of physical and chemical tests to confirm the composition and fertility of the soil, and the concentration of selected potential contaminants. The following parameters were determined:

particle size analysis (sand, silt, clay);  
stone content (2-20mm, 20-50mm, >50mm);  
pH and electrical conductivity values;  
exchangeable sodium percentage;  
major plant nutrients (N, P, K, Mg);  
organic matter content;  
C:N ratio;  
heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);  
total cyanide and total (mono) phenols;  
speciated PAHs (US EPA16 suite);  
aromatic and aliphatic TPH (C5-C35 banding);  
benzene, toluene, ethylbenzene, xylene (BTEX).

The results are presented on the attached Certificate of Analysis and an interpretation of the results is given below.

## **RESULTS OF ANALYSIS**

### **Particle Size Analysis and Stone Content**

The sample fell into the *silty clay loam* texture class. Silty soils typically have low structural strength and are therefore prone to structural degradation and self-compaction if excessively handled, (e.g., topsoil stripping, storage and respreading). In addition, unlike clay soils, silty soils do not possess the same ability to 'self-repair' by the *shrink and swell* mechanism (an important structure forming process), and they usually do not respond well to conventional cultivation. As a consequence, once structurally damaged, it can be difficult to improve the physical condition of silty soils, particularly in the short-term, to a level fit for landscaping.

If this soil is to be used for general landscape purposes, we would recommend that only hardy species tolerant of heavy, moisture retentive soil are selected for planting. In addition, smaller plant stock, such as whips and transplants, would be more suited than containerised or rootballed stock, as they tend to be more tolerant of adverse soil conditions. The soil would probably not be suitable for use as a backfill material for tree pits or plants / planting environments that require light or free-draining soil.

The sample was stone-free and, as such, stones should not restrict the use of the soil for general landscape purposes.

### **pH and Electrical Conductivity Values**

The sample was slightly acid in reaction (pH 6.2), with a pH value that would be considered ideal for general landscape purposes.

The electrical conductivity (salinity) value (water extract) was low, which indicates that soluble salts were not present at levels that would be harmful to plants.

The electrical conductivity value by CaSO<sub>4</sub> extract (*BS3882* requirement) fell below the maximum specified value (3300 µS/cm) given in *BS3882:2015 – Table 1*.

### **Organic Matter and Fertility Status**

The sample was adequately supplied with organic matter and all major plant nutrients.

The C:N ratio of the sample was acceptable for general landscape purposes.

## **Potential Contaminants**

With reference to *BS3882:2015 - Table 1*: Notes 3 and 4, there is a requirement to confirm levels of potential contaminants in relation to the topsoil's proposed end use. This includes human health, environmental protection and metals considered toxic to plants. In the absence of site-specific assessment criteria, the concentrations that affect human health have been compared with the *residential with homegrown produce* land use in the Suitable For Use Levels (S4ULs) presented in *The LQM/CIEH S4ULs for Human Health Risk Assessment* (2015) and the DEFRA SP1010: *Development of Category 4 Screening Levels (C4SLs) for Assessment of Land Affected by Contamination – Policy Companion Document* (2014).

Of the potential contaminants determined, none were found at levels that exceeded their guideline values.

## **Phytotoxic Contaminants**

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none were found at levels that exceeded the maximum permissible levels specified in *BS3882:2015 – Table 1*.

## **CONCLUSION**

The purpose of the analysis was to determine the suitability of the topsoil sample for general landscape purposes. The analysis has also been undertaken to determine the sample's compliance with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

From the soil examination and subsequent laboratory analysis, the sample was described as a slightly acid, non-saline, non-calcareous, silty clay loam with a weakly defined structure. The sample was stone-free and contained sufficient reserves of organic matter and major plant nutrients. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample may be considered suitable for more robust landscape applications (hardy trees, shrubs and amenity grass (low footfall only)), provided the structural condition of the soil is maintained and only plant species tolerant of moisture retentive heavy soil are selected. The soil is unlikely to be suitable for plants or planting environments that require or prefer light or free-draining soil conditions.

To minimise the risk of self-compaction and anaerobism, we recommend that this soil is not placed thicker than a maximum depth of **300mm**.

The topsoil was fully compliant with the requirements of the British Standard for Topsoil (*BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil*).

## **RECOMMENDATIONS**

### **Soil Handling Recommendations**

The heavy texture of this soil will make it particularly vulnerable to physical degradation (compaction) during all phases of soiling and landscape works. It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking, and soil handling should be stopped during and after heavy rainfall, and not continued until the soil has returned to a friable state. If this soil is damaged its potential for re-use will be limited. Therefore, to maintain the physical condition of the soil and avoid structural damage, all phases of soil handling operations (e.g., stockpiling, respreading, cultivating, and planting, seeding or turfing) should only be carried out when the soil is reasonably dry and non-plastic (friable) in consistency.

If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

Further details on soil handling are provided in Annex A of *BS3882:2015*.

Further guidance on the management, preparation and handling of soils is provided in the DEFRA publication *Construction code of practice for the sustainable use of soils on construction sites*, 2009.

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We hope this report meets with your approval and provides the necessary information. Please do not hesitate to contact the undersigned if we can be of further assistance.

Yours faithfully



**Tilly Kimble-Wilde**  
BSc MSc  
Graduate Soil Scientist



**Chantal Milner**  
BSc Envi Sci, Grad Cert Green Infrastructure, ASA  
Senior Associate

For & on behalf of Tim O'Hare Associates LLP



Client:	Celtic Turf
Project:	St Buryan
Job:	Topsoil Analysis - BS3882:2015
Date:	01/10/2021
Job Ref No:	TOHA/21/7170/SS

Sample Reference		Accreditation
Clay (<0.002mm)	%	UKAS
Silt (0.002-0.063mm)	%	UKAS
Sand (0.063-2.0mm)	%	UKAS
Texture Class (UK Classification)	--	UKAS
Stones (2-20mm)	% DW	GLP
Stones (20-50mm)	% DW	GLP
Stones (>50mm)	% DW	GLP

St Buryan 2
35
51
14
ZCL
0
0
0

pH Value (1:2.5 water extract)	units	UKAS
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS
Electrical Conductivity (1:2 CaSO <sub>4</sub> extract)	uS/cm	UKAS
Exchangeable Sodium Percentage	%	UKAS
Organic Matter (LOI)	%	UKAS
Total Nitrogen (Dumas)	%	UKAS
C : N Ratio	ratio	UKAS
Extractable Phosphorus	mg/l	UKAS
Extractable Potassium	mg/l	UKAS
Extractable Magnesium	mg/l	UKAS

6.2
363
2220
2.4
5.4
0.24
13
42
209
126

Total Arsenic (As)	mg/kg	MCERTS
Total Cadmium (Cd)	mg/kg	MCERTS
Total Chromium (Cr)	mg/kg	MCERTS
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS
Total Copper (Cu)	mg/kg	MCERTS
Total Lead (Pb)	mg/kg	MCERTS
Total Mercury (Hg)	mg/kg	MCERTS
Total Nickel (Ni)	mg/kg	MCERTS
Total Selenium (Se)	mg/kg	MCERTS
Total Zinc (Zn)	mg/kg	MCERTS
Water Soluble Boron (B)	mg/kg	MCERTS
Total Cyanide (CN)	mg/kg	MCERTS
Total (mono) Phenols	mg/kg	MCERTS

23
< 0.2
23
< 4.0
32
37
< 0.3
14
< 1.0
66
0.3
< 1.0
< 1.0

Naphthalene	mg/kg	MCERTS
Acenaphthylene	mg/kg	MCERTS
Acenaphthene	mg/kg	MCERTS
Fluorene	mg/kg	MCERTS
Phenanthrene	mg/kg	MCERTS
Anthracene	mg/kg	MCERTS
Fluoranthene	mg/kg	MCERTS
Pyrene	mg/kg	MCERTS
Benz(a)anthracene	mg/kg	MCERTS
Chrysene	mg/kg	MCERTS
Benzo(b)fluoranthene	mg/kg	MCERTS
Benzo(k)fluoranthene	mg/kg	MCERTS
Benzo(a)pyrene	mg/kg	MCERTS
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS
Dibenzo(a,h)anthracene	mg/kg	MCERTS
Benzo(g,h,i)perylene	mg/kg	MCERTS
Total PAHs (sum USEPA16)	mg/kg	MCERTS

< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.05
< 0.80

Aliphatic TPH >C5 - C6	mg/kg	MCERTS
Aliphatic TPH >C6 - C8	mg/kg	MCERTS
Aliphatic TPH >C8 - C10	mg/kg	MCERTS
Aliphatic TPH >C10 - C12	mg/kg	MCERTS
Aliphatic TPH >C12 - C16	mg/kg	MCERTS
Aliphatic TPH >C16 - C21	mg/kg	MCERTS
Aliphatic TPH >C21 - C35	mg/kg	MCERTS
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS
Aromatic TPH >C5 - C7	mg/kg	MCERTS
Aromatic TPH >C7 - C8	mg/kg	MCERTS
Aromatic TPH >C8 - C10	mg/kg	MCERTS
Aromatic TPH >C10 - C12	mg/kg	MCERTS
Aromatic TPH >C12 - C16	mg/kg	MCERTS
Aromatic TPH >C16 - C21	mg/kg	MCERTS
Aromatic TPH >C21 - C35	mg/kg	MCERTS
Aromatic TPH (C5 - C35)	mg/kg	MCERTS

< 0.001
< 0.001
< 0.001
< 1.0
< 2.0
< 8.0
< 8.0
< 10
< 0.001
< 0.001
< 0.001
< 1.0
< 2.0
< 10
< 10
< 10

Benzene	mg/kg	MCERTS
Toluene	mg/kg	MCERTS
Ethylbenzene	mg/kg	MCERTS
p & m-xylene	mg/kg	MCERTS
o-xylene	mg/kg	MCERTS
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS

< 0.001
< 0.001
< 0.001
< 0.001
< 0.001
< 0.001

Asbestos Screen	ND/D	ISO 17025
-----------------	------	-----------

Not-detected
--------------

ZCL = SILTY CLAY LOAM

#### Visual Examination

The sample was described as a dark brown (Munsell Colour 10YR 5/3), dry, friable, non-calcareous SILTY CLAY LOAM with a weakly developed very fine granular structure. The sample was stone-free and no unusual odours, deleterious materials, roots or rhizomes of pernicious weeds were observed.

Results of analysis should be read in conjunction with the report they were issued with

The contents of this certificate shall not be reproduced without the express written permission of Tim O'Hare Associates LLP.

*mfumble-wilde*

**Tilly Kimble-Wilde**  
BSc MSc  
Graduate Soil Scientist

Carnyorth Industrial Site  
 St Just,  
 Penzance  
 TR19 7QD  
 01736 786786  
 www.celticturf.com








Company VAT Reg.	Tax Date	Invoice No
887159665	07/02/2022	26283

**PAST DUE**

Invoice To		Ship To			
Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN		Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN			
		Reference		Terms	Contact Details 078116 14312
				S.O. No.	Ship Date
					07/02/2022

Quantity	Product Code	Description	Sub Total	Total	VAT
15	Soil 2	Supply of Certified Top Soil (Unscreened)	35.00	████████	S
1	Delivery 4	Delivery Charge	25.00	████████	S

<b>VAT SUMMARY</b>			<b>SUBTOTAL</b>	£ ██████████
Rate	VAT	NET	<b>VAT TOTAL</b>	£ ██████████
S@20.0%	110.00	550.00	<b>TOTAL</b>	██████████
TOTALS	110.00	550.00		

<b>BACS DETAILS:</b> 40-36-13 01591754	      	<b>PAYMENTS/CREDITS</b>	██████████
<p>*Please note: Turf must be laid within 12 hours of delivery/purchase and watered in at least once a day for two weeks.                  **When you have placed an order in good faith we will fulfill the delivery of your requested amount - Celtic Turf only accepts cancellation/admendments of orders at least 48hrs before scheduled delivery date as we order your turf according to orders confirmed.                  All items are sold subject to the Company's Terms and Conditions.</p>		<b>BALANCE DUE</b>	██████████

Carnyorth Industrial Site  
 St Just,  
 Penzance  
 TR19 7QD  
 01736 786786  
 www.celticturf.com








Company VAT Reg.	Tax Date	Invoice No
887159665	07/02/2022	26291

**PAST DUE**

Invoice To		Ship To			
Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN		Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN			
		Contact Details		078116 14312	
Reference	Terms	S.O. No.	Ship Date		
			07/02/2022		

Quantity	Product Code	Description	Sub Total	Total	VAT
15	Soil 2	Supply of Certified Top Soil (Unscreened)	35.00	████████	S
1	Delivery 4	Delivery Charge	25.00	████████	S

<b>VAT SUMMARY</b>			<b>SUBTOTAL</b>	████████
Rate	VAT	NET	<b>VAT TOTAL</b>	████████
S@20.0%	110.00	550.00		
<b>TOTALS</b>	<b>110.00</b>	<b>550.00</b>	<b>TOTAL</b>	████████

<b>BACS DETAILS:</b> 40-36-13 01591754	      	<b>PAYMENTS/CREDITS</b>	£0.00
<p>*Please note: Turf must be laid within 12 hours of delivery/purchase and watered in at least once a day for two weeks.                  **When you have placed an order in good faith we will fulfill the delivery of your requested amount - Celtic Turf only accepts cancellation/admendments of orders at least 48hrs before scheduled delivery date as we order your turf according to orders confirmed.                  All items are sold subject to the Company's Terms and Conditions.</p>		<b>BALANCE DUE</b>	████████








Carnyorth Industrial Site  
 St Just,  
 Penzance  
 TR19 7QD  
 01736 786786  
 www.celticturf.com

Company VAT Reg.	Tax Date	Invoice No
887159665	10/02/2022	26297

Invoice To		Ship To			
Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN		Adam James-Wood Builder Senara Crofthandy St. Day TR16 5JN			
		Reference		Terms	Contact Details 078116 14312
				S.O. No.	Ship Date
					10/02/2022

Quantity	Product Code	Description	Sub Total	Total	VAT
10	Soil 1		28.00	████████	S
1	Delivery 4	Delivery Charge	25.00	████████	S

<b>VAT SUMMARY</b>			<b>SUBTOTAL</b>	£████████
Rate	VAT	NET	<b>VAT TOTAL</b>	████████
S@20.0%	61.00	305.00		
TOTALS	61.00	305.00	<b>TOTAL</b>	£████████

<b>BACS DETAILS:</b> 40-36-13 01591754	      	<b>PAYMENTS/CREDITS</b>	£0.00
<p>*Please note: Turf must be laid within 12 hours of delivery/purchase and watered in at least once a day for two weeks.                  **When you have placed an order in good faith we will fulfill the delivery of your requested amount - Celtic Turf only accepts cancellation/admendments of orders at least 48hrs before scheduled delivery date as we order your turf according to orders confirmed.                  All items are sold subject to the Company's Terms and Conditions.</p>		<b>BALANCE DUE</b>	£████████

# HARTS HAULAGE Ltd



HH N<sup>o</sup> 34099

Druids Road, Wilson Way, Redruth, Cornwall TR15 3EQ.  
Tel: 01209 211018  
Company Reg No 4766374

Email hartshaul@aol.com  
V.A.T. No. 643 595 808

CUSTOMER

Adan Jane's Wood

DATE

21-7-22

SITE ADDRESS:

Honetield Garden's

WORK CARRIED OUT:

8W

X3

MULK-Away

TIME START:

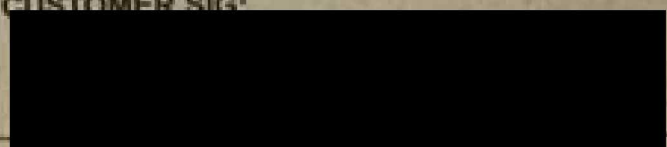
TIME FINISH:

TOTAL HOURS:

VEHICLE REG:

V9-H1RT

CUSTOMER SIG:



DRIVER:

Paul Francis

DRIVER SIG:

CUSTOMER COPY - White

HAULIERS COPY - Yellow

OFFICE COPY - Pink

DN 14092021



**Sales Invoice**

T01209711929  
E:bbs.redruth@bradford's.co.uk  
www.bradford's.co.uk

A G James-Woods Building Contractor  
17 The Meadow  
Illogan  
Redruth  
Cornwall  
TR16 4RT

**Delivery Address**  
A G James-Woods Building  
Contractor  
17 THE MEADOW  
ILLOGAN  
REDRUTH  
CORNWALL  
TR16 4RT

**Invoice No:** 71900983  
**Invoice Date:** 31/01/2022  
**Customer:** 230/WOO141  
**Our Order No:** 22202287  
**Sale Type:** Collected

No.	Code	Description	Quantity	Trade Price	Goods Total	VAT
1	GET120	Multitrack 1000 Non-Woven Geotextile 4.5x100m White	1	225.14 ea	225.14	█

**Terms: Payment is due by 28/02/2022**

**Page 1 of 1**

Title of goods does not pass until payment has been received  
Subject to our terms and conditions of sale. Copies available on request.

Vat Reg No. 453 8510 46

Reg No. 278994

Registered Office :

96 Hendford Hill, Yeovil, Somerset BA20 2QR

Bank Details :

Account No. 63663582 Sort Code 40-47-28

Total Amount	£ █
Total VAT	£ 4 █
<b>Invoice Total</b>	£ █

**Sales Invoice**

T01209711929  
E:bbs.redruth@bradford's.co.uk  
www.bradford's.co.uk

A G James-Woods Building Contractor  
17 THE MEADOW  
ILLOGAN  
REDRUTH  
CORNWALL  
TR16 4RT

**Delivery Address**  
A G James-Woods Building  
Contractor  
PLOT 3 PENDEEN PARC  
MERRITTS HILL  
ILLOGAN  
REDRUTH  
CORNWALL  
TR16 4FS

**Invoice No:** 71890104  
**Invoice Date:** 27/01/2022  
**Customer:** 230/WOO141  
**Our Order No:** 22132976  
**Sale Type:** Delivered

No.	Code	Description	Quantity	Trade Price	Goods Total	VAT
1	ZZ_ZSP3 45_15731	grey green slate cills 900mm x 200mm	2	14.32 ea	28.64	█
2	ZZ_ZSP3 45_15733	grey green slate cills 1200mm x 200mm	1	19.08 ea	19.08	█
3	ZZ_ZSP3 45_15735	grey green slate cills 2000mm x 200mm	5	31.80 ea	159.00	█

**Terms: Payment is due by 28/02/2022**

Page 1 of 1

Title of goods does not pass until payment has been received  
Subject to our terms and conditions of sale. Copies available on request.

Vat Reg No. 453 8510 46

Reg No. 278994

Registered Office :

96 Hendford Hill, Yeovil, Somerset BA20 2QR

Bank Details :

Account No. 63663582 Sort Code 40-47-28

Total Amount	£ █
Total VAT	£ █
<b>Invoice Total</b>	<b>£ █</b>

## Annex 3 - Certificate of Remediation

**CERTIFICATE OF SITE REMEDIATION**

Planning Application Ref: **PA15/10999**

This is to certify the scheme of decontamination and reclamation of the site known as:

**The Chalet, Homefield, Crofthandy, St. Day, Redruth, Cornwall.**

At Grid Reference: **SW 7363/4203**

Remediation works carried out during: **March 2022 - August 2022**

Certificate of site remediation completed under consultation with Approved Site Investigations Ltd and with reference to report A1150/P3/JW, Phase 3 Site Remediation Strategy (and subsequent agreed amendments), dated 19<sup>th</sup> April 2017, which was designed to afford protection from contamination\* on the site to all relevant receptors\*.

Signed:



Verified by: Mr. J Williamson  
Position: Manager  
Company: Approved Site Investigations Ltd  
Address: Duchy Business Centre, Wilson Way, Pool, Redruth, Cornwall, TR15 3RT

On behalf of developer: **Mr S Wicks**

Date: **15<sup>th</sup> September 2022**

\* Contamination and receptor to have at least the same meaning as in part IIA of the Environmental Protection ACT 1990 plus any others considered relevant to the development.



## ASI Core Services:

- ✓ Contaminated Land Surveys
- ✓ Soil & Water Analysis Reports
- ✓ Land Remediation Reports
- ✓ Site Verification & Completion Reports
- ✓ Drilling & Ground Profiling Investigations
- ✓ Trenching & Foundation Inspections
- ✓ Shaft & Mining Feature Securing Works
- ✓ Waste Classification Assessments
- ✓ Historic Mine Searches (arranged upon request)
- ✓ Non Interpretive Environmental Reports

Our client commitment is to provide you with:

- Professional, efficient solutions.
- To liaise with you at each step of your project.
- Provide competitive pricing tailored to your site requirements.

Please contact us for further information on:

Tel: 01209 204744  
Fax: 01209 204766  
Email: [admin@asiconsultancy.co.uk](mailto:admin@asiconsultancy.co.uk)  
Website: <http://www.asiconsultancy.co.uk>

