

Mere Holdings (Ellesmere) Ltd
Suite35,
Bank Farm,
Chester Road,
Aldford,
Chester
CH3 6HJ

Our Ref: 8224MER231220L

BY EMAIL

20 December 2023

For the Attention of Mr Carl Davis

Dear Carl

Re: Land at Former Victoria Garage, Scotland Street, Ellsemere

This letter summarises our investigation of the ground surrounding 2No. below ground fuel tanks associated with the former petrol filling station of Victoria Garage, Scotland Street, Ellesmere. The site is in the early stages of development of 8 No. residential houses by Mere Holdings (Ellesmere) Ltd. A site investigation of the site was undertaken by Georisk Management Ltd. on behalf of Landfind (Services) Ltd. in 2023 referenced below, and is to be read in conjunction with this letter.

- Georisk Ground Investigation Report, referenced 22360/1, dated July 2023.

Listed below are enclosed documents which are also to be read in conjunction with this letter:

- Coopers Site Plan, Drawing No. 8224/01.
- Coopers Trial Pit Logs, TP01-TP02 & HDTP01, dated 17th November 2023.
- DETS Report Reference 23-27464, dated 1st December 2023.
- Shawcity Calibration Certificate for MiniRAE 3000 PID Instrument, dated 15th May 2023.
- OTIS Ltd. Degas Certificate Referenced, Tank Degas/Lingfield, dated 1st December 2023.
- OTIS Ltd. Works Completion Note, dated 1st December 2023.
- OTIS Ltd. Duty of Care – Controlled Waste Transfer Note, Job No. Mere Holdings, dated 1st December 2023.
- OTIS Ltd Invoice Referenced, Mere-3, dated 1st December 2023.
- Ambipar Site Services Ltd. Hazardous Waste Regulations Consignment Note, dated 1st December 2023.
- Ambipar Site Services Ltd. Controlled Waste Transfer Note – Duty of Care, dated 1st December 2023.

Introduction

Georisk reported the site historically comprised a chapel in the north and a small outbuilding in the west from first edition maps, before being converted into a garage business from 1910 with numerous additional outbuildings. The garage business is reported to have ceased operating in 2021 with fuel sales stopping in the 1980's. 2 No. 500 gallon below ground tanks were stated to be present which were reported to have been degassed in the late 1990's. The surrounding land was primarily residential with a former foundry, later factory then supermarket to the south.

The desk study detailed there were no reported pollution incidents or any records of sites with potential pollution hazards or sources of industrial pollution on site or within 250m of the site boundary. The site investigation encountered madeground sand and clay across much of the site, with 2 No. boreholes recording topsoil. Beneath these was glacial till with local layers of sand. At the time of investigation boreholes were limited to the outside of buildings with samples analysed for both inorganic and organic contaminants including total petroleum hydrocarbons given the historical usage of the site. Concentrations of contaminants of concern above human health thresholds were encountered within madeground in 3 No. boreholes which included elevated lead and the poly-aromatic hydrocarbon of di-benzo(ah)anthracene. The 2 No. below ground tanks however were situated beneath the former garage building with access to them to investigate

limited. A borehole was drilled in the access track adjacent the building with no traces of hydrocarbons encountered.

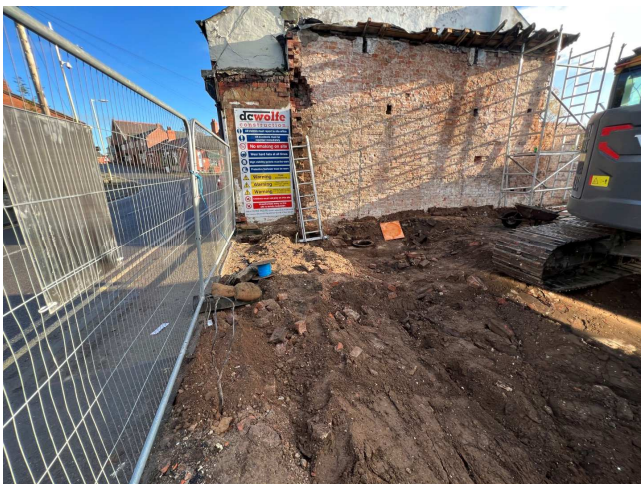
Georisk concluded Plots 7-8 (based on the proposed layout at the time) associated with made ground in borehole WS10 should be constructed with an inert cover to gardens. As the 2 No. below ground fuel tanks were located beneath a building and were inaccessible, further investigation was recommended following demolition of the building with infrastructure to be removed prior to development. A strategy was outlined by Georisk as below:

- Excavation of remnant filling station infrastructure
- Delineation and excavation of any contaminated soil and/or groundwater and off-site disposal as a suitably licensed receiving facility.
- Infilling of excavation with clean fill.

Investigation

Coopers were commissioned by Mere Holdings (Ellesmere) Ltd to investigate and report on the presence of any contamination associated with the former below ground fuel tanks, with a view to discharging Condition 4 of Shropshire Councils' Planning Decision Notice relating to Planning Application reference 22/02521/VAR. Coopers attended site on 17th November 2023 to trial pit within and around the locations of both tanks. Demolition of the buildings had recently been completed and the tanks were in the process of being decommissioned/removed. Works to empty, clean, degas and remove the tanks was being undertaken by OTIS Ltd with the locations of the tanks annotated on Coopers' Site Plan, Drawing No. 8224/01 enclosed.

Both tanks are referenced 'Tank 1' and 'Tank 2' on the Site Plan showing their locations respective of the former garage building now demolished and the overall site. Whilst Tank 1 was removed it can be noted that Tank 2 was situated on the site boundary close to the adjacent and formerly adjoining terraced residential property. Mere Holdings (Ellesmere) Ltd decided that due to the close proximity of the tank to the adjacent foundation, removing it would undermine and put at risk the integrity of the adjacent property and that it should remain in-situ providing no contamination was encountered and that it was filled with concrete. Leaving it in situ would not impact any proposed plots given its location within the verge of the proposed access road into the new development. The tank was emptied, cleaned and degassed and Coopers would therefore trial pit adjacent to it to log and analyse the surrounding ground to assess contamination and vapour risk. The tank shown in the photographs below was observed to be within a metre of the adjacent property and surface. Its depth to its base was circa 1.5m deep.



Photographs 1 and 2: Showing the presence of 'Tank 2' in relation to the adjacent property.

Tank 1

At the time of Coopers' attendance Tank 1 had just been removed with the excavation loosely backfilled with site arisings to meet health and safety requirements. Coopers supervised the re-excitation of the tank location logging it as trial pit TP01. The base of the excavation and tank location was identified at 1.5m, depth, overlying a natural sand strata. No visual or olfactory signs of contamination was observed in the ground adjacent beneath the former tank or on the sides of the excavation. Coopers monitored the samples and excavation using a Photo Ionisation Detector (PID) which would detect any presence of volatiles within the samples not able to be detected by the engineer. The instrument was used to monitor background levels initially and also test the air space within the remaining tank (Tank 2). Background levels were 0ppm whereas the air within the tank quickly increased to in excess of 100ppm and continued to increase demonstrating the instrument was working and that volatiles remained in the tank. Testing of recovered samples from TP01 read 0ppm throughout.

A sample of the sand at the base at 1.8m and 4 No. from each of the sides at 1.6m depth of trial pit TP01 were issued to DETS for analysis of speciated Total Petroleum Hydrocarbons (TPHs). All samples returned mostly showing less than detectable concentrations of all carbon ranges, with very low concentrations of the C16-21 and C21-35 aromatic range, supplementing the PID reading taken during logging. It can therefore be concluded the ground surrounding the former tank location is free from any contamination associated with any fuel leakages from the tank or historical garage activities, with no risk from contamination or vapours to groundwater or the adjacent residents or future residents of the development.

Photographs below show Tank 1 removed ready for disposal and a view of the PID equipment and excavated trial pit TP01 within the former location of the site.



Photographs 3 and 4: Showing the PID equipment used for detecting vapours and the progressive excavation of trial pit TP01 within the location of Tank 1.



Photographs 5 and 6: Showing trial pit TP01 and the recovered Tank1 ready for disposal.

Tank 2

Coopers excavated trial pit TP02 adjacent to the tank, logging a made ground sand to 1.2m depth, which was underlain by a natural thin clay overlying sand. No visual or olfactory signs of contamination were observed in the ground adjacent the tank. As with Tank 1 and TP01 Coopers monitored the samples and excavation using a PID instrument which would detect any presence of volatiles within the samples not able to be detected by the engineer. Testing of recovered samples from TP02 read 0ppm throughout.

4 No. samples representing each strata logged within trial pit TP02 were issued to DETS for analysis of speciated Total Petroleum Hydrocarbons (TPHs). All samples returned showing less than detectable concentrations of carbon ranges, supplementing the PID reading taken during logging.



Photograph 7: Showing trial pit TP02 being excavated adjacent to Tank 2 which is left of the photograph.

A hand dug trial pit was also excavated to the north of the tank towards Scotland Street to analyse for any shallow contamination here. Made ground sand was also logged here to a depth of at least 0.6m with samples submitted for inorganics, metals, asbestos, poly-aromatic hydrocarbons (PAHs) as well as TPHs analysis. All PAHs and TPHs returned below detectable limits and the inorganics and metals concentrations were well below human health thresholds and were free from asbestos, therefore did not pose any risks to the development or groundwater.

To: Mere Holdings (Ellesmere) Ltd
From: Coopers

Our Ref: 8224MER231220L
20 December 2023

The enclosed OTIS Ltd Works Completion Note lists Tank 2 as having been emptied, cleaned, degassed and filled with concrete on 1st December 2023 removing any void present in the ground. Mere Holdings (Ellesmere) Ltd also provided Coopers with OTIS's Degas Certificate confirming the tanks were degassed prior to filling and/or removed, as well as the Hazardous Waste Regulations Consignment Note and Controlled Waste Transfer Notes of the tank washings, and a Controlled Waste Transfer Note for the disposal of Tank 1 which are enclosed below.

Following the works and observations detailed above, the former fuel tanks located beneath the former garage building have been successfully decommissioned, filled and/or removed, the surrounding ground investigated and confirmed not to comprise any residual contamination present. Coopers are satisfied there is no risk to groundwater, adjacent residents or future occupants of the new development, and that no further remedial measures associated with the tanks are required to complete the development. This will hopefully enable the associated notes under Condition 4 to be discharged.

I hope you find this to your satisfaction, should you have any further questions please do not hesitate to contact this office.

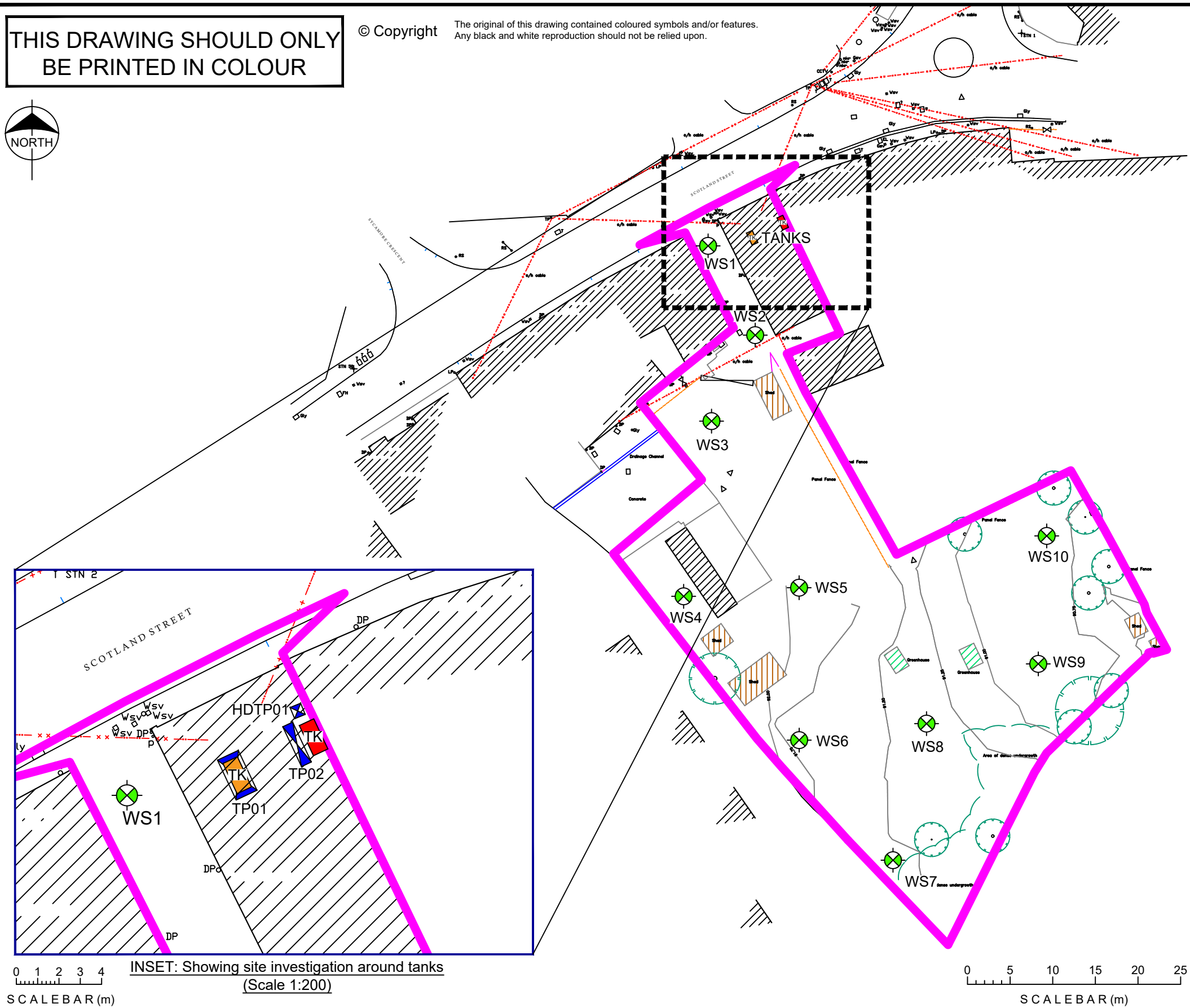
Yours sincerely

Mr A O Williams
Geo-Environmental Engineer
MEng (Hons), MIEEnvSc, PIEMA
For COOPERS

Encs.




THIS DRAWING SHOULD ONLY BE PRINTED IN COLOUR

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








KEY TO EXPLORATORY HOLES

(All positions are approximate unless otherwise stated)

-  Dynamic percussive boreholes WS1 - WS10 drilled for Georisk Management between 08 & 09 March 2023 (taken from ref. b)
-  Trial pits TP01 - TP02 excavated by Coopers on 17 November 2023
-  Hand dug trial pit HDTP01 excavated by Coopers on 17 November 2023

KEY TO SITE FEATURES

(All positions are approximate unless otherwise stated)

-  Tank 1 (diesel)
-  Tank 2 (paraffin)
-  Surveyed tree (taken from ref. a)
-  Surveyed building (taken from ref. a)
-  Surveyed shed (taken from ref. a)
-  Surveyed greenhouse (taken from ref. a)
-  Surveyed contours (taken from ref. a)
-  Surveyed fence (taken from ref. a)
-  Surveyed drainage channel (taken from ref. a)
-  Surveyed overhead cable (taken from ref. a)
-  Site boundary (taken from ref. a)

This drawing is to be read in conjunction with the following:-

- a) Battefield Land Surveys LTD, Victoria Garage, Scotland Street, Ellesmere, ref. 13034 - O.S DATUM (GS16), dated 17 March 2022.
- b) Georisk Management, Ground Investigation, Scotland Street, Ellesmere, ref. 22360/1, dated July 2023.

INSET: Showing site investigation around tanks (Scale 1:200)

SCALE BAR (m)

SCALE BAR (m)

DO NOT SCALE

SCALE	1:500 (inset 1:200) @A3
DATE	19.12.23
DRAWN	OS / AH
CHEK'D	-
CLIENT	
Mere Holdings (Ellesmere) Ltd	

Rev	Drwn	Date	App'd	Comments

Land at Victoria Garage,
Ellesmere.

SITE PLAN





coopers
Chartered Consulting Engineers

Tel: 01244 684910
Email: admin@coopers.co.uk
Web: http://coopers.co.uk

Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Drawing No.	8224 / 01	Rev.	-
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Machine : 13 Tonne Tracked Excavator Method : Mechanical Excavation	Dimensions 2.00 x 0.60 x 1.90m	Ground Level (mOD)	Client Lingfield Homes Ltd	Job Number 8224
	Location (Observed measurements)	Dates 17/11/2023	Engineer Coopers (Chester) Ltd	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
1.60	JV		PID reading at 1.60m = 0.00ppm		(1.50)	MADEGROUND. Dark brown, silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick and concrete (backfill material). *Assumed as loose.		
1.80	JV		PID reading at 1.80m = 0.00ppm		(0.40)	Brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. *Assumed as loose to medium dense.		
					1.90	Complete at 1.90m		


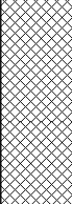




Remarks

Location CAT scanned prior to excavation.
 Spalling from sides of trial pit.
 No groundwater encountered during excavation.
 *Based upon trenchside stability characteristics.
 Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
 Trial pit completed following removal of fuel tank.
 Trial pit completed for contamination purposes. No visual or olfactory evidence of contamination during excavation.
 During excavation background PID reading of 0.00ppm.
 Trial pits shown on Coopers Drawing No. 8224/01
 Backfilled with arisings upon completion.

North 	Scale (approx) 1:25	Logged By LP	Checked By PRS
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Machine : 13 Tonne Tracked Excavator Method : Mechanical Excavation	Dimensions 3.00 x 0.60 x 1.90m	Ground Level (mOD)	Client Lingfield Homes Ltd	Job Number 8224
	Location (Observed measurements)	Dates 17/11/2023	Engineer Coopers (Chester) Ltd	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.20	JV		PID reading at 0.20m = 0.00ppm		(0.50)	MADEGROUND. Dark brown, silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick and concrete.		
0.50	JV		PID reading at 0.50m = 0.00ppm		0.50 (0.70)	MADEGROUND. Orangish brown, slightly silty, fine to medium SAND with rare, fine gravel. *Assumed as loose to medium dense.		
1.30 1.40	JV SV **60kPa		PID reading at 1.30m = 0.00ppm Medium vane		1.20 (0.30)	Firm, grey mottled orangish brown, slightly gravelly, slightly silty, sandy CLAY. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. Sand is fine to medium.		
1.60	JV		PID reading at 1.60m = 0.00ppm		1.50 (0.40)	Greyish brown, slightly gravelly, silty, fine to medium SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies. *Assumed as loose to medium dense.		
			Slight seepage at base(1) at 1.90m.		1.90	Complete at 1.90m		∇1


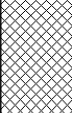


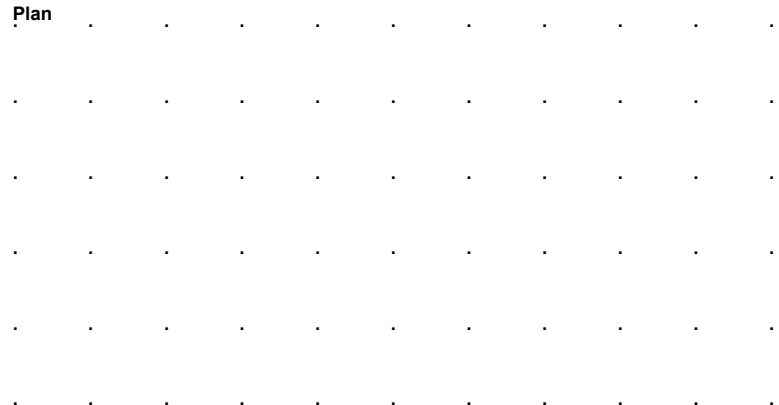
Remarks

Location CAT scanned prior to excavation.
 Sides stable during excavation.
 Slight seepage at base of trial pit.
 *Based upon trenchside stability characteristics.
 **Spurious shear vane, sample breaking apart during testing.
 Shear vane SV-6 used. Medium vane.
 Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy.
 Trial pit completed alongside insitu fuel tank.
 Trial pit completed for contamination purposes. No visual or olfactory evidence of contamination during excavation.
 During excavation background PID reading of 0.00ppm.
 Trial pits shown on Coopers Drawing No. 8224/01
 Backfilled with arisings upon completion.

	Scale (approx) 1:25	Logged By LP	Checked By PRS
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Machine : Hand Dug Trial Pit Method : Manual Excavation	Dimensions 0.30m x 0.30m x 0.60m	Ground Level (mOD)	Client Lingfield Homes Ltd	Job Number 8224
	Location (Observed measurements)	Dates 17/11/2023	Engineer Coopers (Chester) Ltd	Sheet 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10	JV		PID reading at 0.10m = 0.00ppm		0.20	MADEGROUND. Dark brown, silty, gravelly, fine to coarse SAND. Gravel is sub-angular to sub-rounded, fine to coarse of various lithologies including brick fragments.		
0.40	JV		PID reading at 0.40m = 0.00ppm		0.40	MADEGROUND. Orangish brown, slightly silty, fine to medium SAND with rare fine gravel. *Assumed as loose to medium dense.		
					0.60	Complete at 0.60m		

Plan 	Remarks Location CAT scanned prior to excavation. Sides stable during excavation. No groundwater encountered during excavation. *Based upon trenchside stability characteristics. Please note that discolouration of photographs may occur when viewed on screen as a PDF, or when printed as a hard copy. Hand dug pit completed alongside insitu fuel tank. Hand dug pit completed for contamination purposes. No visual or olfactory evidence of contamination during excavation. During excavation background PID reading of 0.00ppm. Trial pits shown on Coopers Drawing No. 8224/01 Backfilled with arisings upon completion.					
	<table border="1"> <tr> <td>Scale (approx)</td> <td>Logged By</td> <td>Checked By</td> </tr> <tr> <td>1:25</td> <td>LP</td> <td>PRS</td> </tr> </table>	Scale (approx)	Logged By	Checked By	1:25	LP
Scale (approx)	Logged By	Checked By				
1:25	LP	PRS				



DETS

Certificate of Analysis

Certificate Number 23-27464

Issued: 01-Dec-23

Client Coopers (Chester) Ltd
Park House
Sandpiper Court
Chester Business Park
Chester
CH4 9QU

Our Reference 23-27464

Client Reference 8224

Order No P/O9872-LP

Contract Title LAND AT VICTORIA GARAGE

Description 11 Soil samples.

Date Received 22-Nov-23

Date Started 22-Nov-23

Date Completed 01-Dec-23

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



Kirk Bridgewood
General Manager



Summary of Chemical Analysis

Matrix Descriptions

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Sample ID	Depth	Lab No	Completed	Matrix Description
TP02-S1	0.2	2265954	01/12/2023	Dark brown slightly gravelly, sandy CLAY
TP02-S2	0.5	2265955	01/12/2023	Brown slightly gravelly, sandy CLAY
HDTP01-S1	0.1	2265958	01/12/2023	Dark brown very gravelly, sandy CLAY
HDTP01-S2	0.4	2265959	01/12/2023	Brown gravelly, sandy CLAY

Summary of Chemical Analysis

Soil Samples

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Lab No	2265949	2265950	2265951	2265952	2265953	2265954	2265955
Sample ID	TP01-S1	TP01-S2	TP01-S3	TP01-S4	TP01-S5	TP02-S1	TP02-S2
Depth	1.80	1.60	1.60	1.60	1.60	0.20	0.50
Other ID							
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023
Sampling Time	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units								
Metals											
Arsenic	DETSC 2301#	0.2	mg/kg						3.1	5.9	
Beryllium	DETSC 2301#	0.2	mg/kg						0.2	0.3	
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg						0.7	0.5	
Cadmium	DETSC 2301#	0.1	mg/kg						0.2	0.1	
Chromium	DETSC 2301#	0.15	mg/kg						12	11	
Chromium, Hexavalent	DETSC 2204*	1	mg/kg						< 1.0	< 1.0	
Copper	DETSC 2301#	0.2	mg/kg						12	16	
Lead	DETSC 2301#	0.3	mg/kg						32	33	
Mercury	DETSC 2325#	0.05	mg/kg						< 0.05	< 0.05	
Nickel	DETSC 2301#	1	mg/kg						8.5	10	
Selenium	DETSC 2301#	0.5	mg/kg						< 0.5	< 0.5	
Vanadium	DETSC 2301#	0.8	mg/kg						13	16	
Zinc	DETSC 2301#	1	mg/kg						31	56	
Inorganics											
pH	DETSC 2008#		pH						7.5	6.9	
Cyanide, Total	DETSC 2130#	0.1	mg/kg						0.1	0.1	
FOC	DETSC 2002	0.001							0.007	0.004	
Total Organic Carbon	DETSC 2002	0.1	%						0.7	0.4	
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l						35	31	
Sulphate as SO4, Total	DETSC 2321#	0.01	%						0.03	0.02	
Petroleum Hydrocarbons											
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	0.11	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	0.18	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	0.11	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	< 1.20	
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	< 1.50	
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	< 3.40	
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00	
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	< 0.01	
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	< 0.90	
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	< 0.50	
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg	0.77	2.90	0.74	0.70	1.03	< 0.60	< 0.60	
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	7.37	< 1.40	< 1.40	< 1.40	< 1.40	< 1.40	
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	1.99	33.36	2.89	2.56	2.23	< 1.40	< 1.40	



Summary of Chemical Analysis

Soil Samples

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Lab No	2265949	2265950	2265951	2265952	2265953	2265954	2265955
.Sample ID	TP01-S1	TP01-S2	TP01-S3	TP01-S4	TP01-S5	TP02-S1	TP02-S2
Depth	1.80	1.60	1.60	1.60	1.60	0.20	0.50
Other ID							
Sample Type	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023	17/11/2023
Sampling Time	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	1.99	25.99	2.89	2.56	2.23	< 1.40	< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	36.26	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	36.26	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	36.26	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	36.26	< 10.00	< 10.00	< 10.00	< 10.00	< 10.00
PAHs										
Naphthalene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg						< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg						< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg						< 0.03	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg						< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg						< 0.10	< 0.10
Phenols										
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg						< 0.3	< 0.3

Summary of Chemical Analysis

Soil Samples

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Lab No	2265956	2265957	2265958	2265959
Sample ID	TP02-S3	TP02-S4	HOTP01-S1	HOTP01-S2
Depth	1.30	1.60	0.10	0.40
Other ID				
Sample Type	SOIL	SOIL	SOIL	SOIL
Sampling Date	17/11/2023	17/11/2023	17/11/2023	17/11/2023
Sampling Time	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg			2.7	4.8
Beryllium	DETSC 2301#	0.2	mg/kg			< 0.2	0.2
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg			0.5	0.7
Cadmium	DETSC 2301#	0.1	mg/kg			0.1	0.1
Chromium	DETSC 2301#	0.15	mg/kg			8.2	9.5
Chromium, Hexavalent	DETSC 2204*	1	mg/kg			< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg			7.3	12
Lead	DETSC 2301#	0.3	mg/kg			11	26
Mercury	DETSC 2325#	0.05	mg/kg			< 0.05	< 0.05
Nickel	DETSC 2301#	1	mg/kg			6.4	9.6
Selenium	DETSC 2301#	0.5	mg/kg			< 0.5	< 0.5
Vanadium	DETSC 2301#	0.8	mg/kg			9.2	15
Zinc	DETSC 2301#	1	mg/kg			21	45
Inorganics							
pH	DETSC 2008#		pH			7.6	7.3
Cyanide, Total	DETSC 2130#	0.1	mg/kg			0.1	< 0.1
FOC	DETSC 2002	0.001				0.004	0.005
Total Organic Carbon	DETSC 2002	0.1	%			0.4	0.5
Sulphate Aqueous Extract as SO ₄ (2:1)	DETSC 2076#	10	mg/l			16	50
Sulphate as SO ₄ , Total	DETSC 2321#	0.01	%			0.02	0.02
Petroleum Hydrocarbons							
Aliphatic C5-C6	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic >EC10-EC12 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC12-EC16 Cleanup	DETSC 3521*	1.2	mg/kg	< 1.20	< 1.20	< 1.20	< 1.20
Aliphatic >EC16-EC21 Cleanup	DETSC 3521*	1.5	mg/kg	< 1.50	< 1.50	< 1.50	< 1.50
Aliphatic >EC21-EC24 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC21-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC24-EC35 Cleanup	DETSC 3521*	3.4	mg/kg	< 3.40	< 3.40	< 3.40	< 3.40
Aliphatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aliphatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aliphatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic C5-C7	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10	DETSC 3321*	0.01	mg/kg	< 0.01	< 0.01	< 0.01	< 0.01
Aromatic >EC10-EC12 Cleanup	DETSC 3521*	0.9	mg/kg	< 0.90	< 0.90	< 0.90	< 0.90
Aromatic >EC12-EC16 Cleanup	DETSC 3521*	0.5	mg/kg	< 0.50	< 0.50	< 0.50	< 0.50
Aromatic >EC16-EC21 Cleanup	DETSC 3521*	0.6	mg/kg	< 0.60	< 0.60	< 0.60	< 0.60
Aromatic >EC21-EC24 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic >EC21-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40

Summary of Chemical Analysis

Soil Samples

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Lab No	2265956	2265957	2265958	2265959
Sample ID	TP02-S3	TP02-S4	HDP01-S1	HDP01-S2
Depth	1.30	1.60	0.10	0.40
Other ID				
Sample Type	SOIL	SOIL	SOIL	SOIL
Sampling Date	17/11/2023	17/11/2023	17/11/2023	17/11/2023
Sampling Time	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Aromatic >EC24-EC35 Cleanup	DETSC 3521*	1.4	mg/kg	< 1.40	< 1.40	< 1.40	< 1.40
Aromatic C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic >EC10-EC35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
Aromatic >EC10-EC40 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
TPH Ali/Aro Total C5-C35 Cleanup	DETSC 3521*	10	mg/kg	< 10.00	< 10.00	< 10.00	< 10.00
PAHs							
Naphthalene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Fluorene	DETSC 3303	0.03	mg/kg			< 0.03	< 0.03
Phenanthrene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Anthracene	DETSC 3303	0.03	mg/kg			< 0.03	< 0.03
Fluoranthene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Pyrene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Chrysene	DETSC 3303	0.03	mg/kg			< 0.03	< 0.03
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg			< 0.03	< 0.03
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg			< 0.10	< 0.10
Phenols							
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg			< 0.3	< 0.3

Summary of Asbestos Analysis

Soil Samples

Our Ref 23-27464

Client Ref 8224

Contract Title LAND AT VICTORIA GARAGE

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2265954	TP02-S1 0.20	SOIL	NAD	none	Josh Best
2265955	TP02-S2 0.50	SOIL	NAD	none	Josh Best
2265958	HDTP01-S1 0.10	SOIL	NAD	none	Josh Best
2265959	HDTP01-S2 0.40	SOIL	NAD	none	Josh Best

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 23-27464
 Client Ref 8224
 Contract LAND AT VICTORIA GARAGE

Containers Received & Deviating Samples

Lab No	Sample ID	Date Sampled	Containers Received	Holding time exceeded for tests	Inappropriate container for tests
2265949	TP01-S1 1.80 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265950	TP01-S2 1.60 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265951	TP01-S3 1.60 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265952	TP01-S4 1.60 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265953	TP01-S5 1.60 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265954	TP02-S1 0.20 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265955	TP02-S2 0.50 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265956	TP02-S3 1.30 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265957	TP02-S4 1.60 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265958	HDTP01-S1 0.10 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		
2265959	HDTP01-S2 0.40 SOIL	17/11/23	GJ 250ml x2, GJ 60ml		

Key: G-Glass J-Jar

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

Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 2002	Organic matter	%	0.1	Air Dried	No	Yes	Yes
DETSC 2003	Loss on ignition	%	0.01	Air Dried	No	Yes	Yes
DETSC 2008	pH	pH Units	1	Air Dried	No	Yes	Yes
DETSC 2076	Sulphate Aqueous Extract as SO ₄	mg/l	10	Air Dried	No	Yes	Yes
DETSC 2084	Total Organic Carbon	%	0.5	Air Dried	No	Yes	Yes
DETSC 2119	Ammoniacal Nitrogen as N	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide free	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Cyanide total	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2130	Phenol - Monohydric	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2130	Thiocyanate	mg/kg	0.6	Air Dried	No	Yes	Yes
DETSC 2301	Arsenic	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Barium	mg/kg	1.5	Air Dried	No	Yes	Yes
DETSC 2301	Beryllium	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium Available	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cadmium	mg/kg	0.1	Air Dried	No	Yes	Yes
DETSC 2301	Cobalt	mg/kg	0.7	Air Dried	No	Yes	Yes
DETSC 2301	Chromium	mg/kg	0.15	Air Dried	No	Yes	Yes
DETSC 2301	Copper	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2301	Manganese	mg/kg	20	Air Dried	No	Yes	Yes
DETSC 2301	Molybdenum	mg/kg	0.4	Air Dried	No	Yes	Yes
DETSC 2301	Nickel	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2301	Lead	mg/kg	0.3	Air Dried	No	Yes	Yes
DETSC 2301	Selenium	mg/kg	0.5	Air Dried	No	Yes	Yes
DETSC 2301	Zinc	mg/kg	1	Air Dried	No	Yes	Yes
DETSC 2311	Boron (water soluble)	mg/kg	0.2	Air Dried	No	Yes	Yes
DETSC 2321	Total Sulphate as SO ₄	%	0.01	Air Dried	No	Yes	Yes
DETSC 2325	Mercury	mg/kg	0.05	Air Dried	No	Yes	Yes
DETSC 3049	Sulphur (free)	mg/kg	0.75	As Received	No	Yes	Yes
DETSC 3072	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3072	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3072	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3072	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3072	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3072	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes
DETSC 3303	Acenaphthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Acenaphthylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(a)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(b)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(k)fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Benzo(g,h,i)perylene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Dibenzo(a,h)anthracene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Fluoranthene	mg/kg	0.03	As Received	No	Yes	Yes


Appendix A - Details of Analysis

Method	Parameter	Units	Limit of Detection	Sample Preparation	Sub-Contracted	UKAS	MCERTS
DETSC 3303	Indeno(1,2,3-c,d)pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Naphthalene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Phenanthrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3303	Pyrene	mg/kg	0.03	As Received	No	Yes	Yes
DETSC 3311	C10-C24 Diesel Range Organics (DRO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	C24-C40 Lube Oil Range Organics (LORO)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3311	EPH (C10-C40)	mg/kg	10	As Received	No	Yes	Yes
DETSC 3321	Benzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Ethylbenzene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Toluene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	m+p Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3321	o Xylene	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 28 + PCB 31	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 52	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 101	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 118	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 153	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 138	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB 180	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3401	PCB Total	mg/kg	0.01	As Received	No	Yes	Yes
DETSC 3521	Ali/Aro C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C12	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C12-C16	mg/kg	1.2	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C16-C21	mg/kg	1.5	As Received	No	Yes	Yes
DETSC 3521	Aliphatic C21-C35	mg/kg	3.4	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C12	mg/kg	0.9	As Received	No	Yes	Yes
DETSC 3521	Aromatic C10-C35	mg/kg	10	As Received	No	Yes	Yes
DETSC 3521	Aromatic C12-C16	mg/kg	0.5	As Received	No	Yes	Yes
DETSC 3521	Aromatic C16-C21	mg/kg	0.6	As Received	No	Yes	Yes
DETSC 3521	Aromatic C21-C35	mg/kg	1.4	As Received	No	Yes	Yes

Method details are shown only for those determinands listed in Annex A of the MCERTS standard. Anything not included on this list falls outside the scope of MCERTS. No Recovery Factors are used in the determination of results. Results reported assume 100% recovery. Full method statements are available on request.

End of Report

CALIBRATION CERTIFICATE NO: 76443

ISSUED BY: SHAWCITY LIMITED
DATE: 15.5.23
APPROVED SIGNATORY: 
NAME: D House
CUSTOMER: Coopers
INSTRUMENT: MiniRAE 3000
SERIAL NUMBER: 592-915407
CALIBRATION METHOD: CM03
AMBIENT CONDITIONS: 20°C ± 2°C and 50% (± 20%) RH

Prior to calibration the instrument was allowed to stabilise in the laboratory for at least 30 minutes.
The instrument was calibrated by exposing the sensor to known values of gas concentrations.
All gases were sampled through the complete probe and in line filter, where applicable.
The reference value is that generated by the certified source and the indicated value is that measured by the instrument.

CALIBRATION RESULTS

GAS	LOT No	REF. VALUE	INDICATED VALUE
Isobutylene	WO396129-1	100 ppm	100 ppm
Isobutylene	WO380827-2	1000 ppm	1000 ppm

COMMENTS:

The reported uncertainty is based on a standard uncertainty multiplied by a coverage factor of $k=2$.
This provides a level of confidence of uncertainty of approximately 95%.
The uncertainty of measurement is $\pm 2\%$
The results indicate that the instrument conforms to the applicable parts of the published specification.

LTH & SAFETY, OCCUPATIONAL HYGIENE AND ENVIRONMENTAL MONITORING INSTRUMENTS

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Email: enquiries@otistanks.com
Web: www.otisltd.co.uk
VAT No: 742076934



Degas Certificate

Client: Mere Holdings Ltd

Site Address: Lingfield Developments, Victoria Garage, Ellesmere

Site REF: Tank Degas / Lingfield

Project Ref:

Tank NO	Grade	Vent Line	Fill Line	Feed Line	Gas Meter Feedings	Additional Comments
1	UNCONFIRMED Oil	N/A	N/A	N/A	H2s: 0 , COppm: 02% 20.09 , LEL%: 0	UDG Tank degassed to gas free standard – Concrete fill to commence.
2	UNCONFIRMED Oil	N/A	N/A	N/A	H2s: 0 , COppm: 02% 20.09 , LEL%: 0	ABG Tank Degassed to gas free standard – Disposal to commence



This note is to certify that the above Tank/s at the listed address were cleaned of liquids and degassed to a gas free standard with the utilisation of a non-man entry procedure & combination unit tanker. The gas free standard and meter readings specified above are valid for 24 hours.

Name: Andrew Middleton (On behalf of site operatives)

Date: 1st December 2023

Time: 12.00 pm

Works Completion Note

Client		Date	
MERE HOLDING LTD.		1/12/2023.	
Site Contact & Number		Site Address	
CARL DAVIS. 07947 064 876.		VICTORIA GARAGE ELLESMERE	
Project REF	Works Start Date	Works End Date	
2x TANK CLEAN/DEGAS	1/12/2023	1/12/2023.	
Brief Summary of Works			
<p><u>Tank 1</u> EMPTY, CLEAN DEGAS REMOVAL / DISPOSAL. DOC'S</p> <p><u>Tank 2.</u> EMPTY, CLEAN DEGAS CONCRETE FILL DOC'S.</p>			
Works Completion Note Terms			
<p>The terms outlined in this section of the document are to ensure that:</p> <ul style="list-style-type: none"> O.T.I.S Ltd have carried out and completed the works as described in the section – Brief summary of works. This document certifies that all works described above have been physically completed in accordance with specifications and requests by client Once this document is signed by contractor and client, It certifies that O.T.I.S Ltd face no future liability in regards to Environmental, Property, Product or Life Harm / Damage / Loss. 			
Contractor Works Completion Sign Off			
Name -	Signature -	Date -	
A. M. DUTTON		1/12/2023.	
Client Works Completion Sign Off			
Name -	Signature -	Date -	
CRAIG HUGHES		1/12/2023	



O.T.I.S Ltd

Oil Tank Installations Services Limited

Babbinswood Oil Terminal,
Whittington, Oswestry, SY11 4PQ
Tel: 01691 658777 Fax: 01691 658666

Serial

Job No.

Date

Mere Holdings Ltd

1st Dec 23

Duty of Care – Controlled Waste Transfer Note

Registered Waste Carrier – No:
CBDu146549

Section 1 – Waste Details

Description of waste

degassed steel tank - inert

Process Source/Type: Site

Physical Form: Solid

How Contained: item

Qty: 1

Section 2 – Transfer Details

Collected From

Lingfield developments
Victoria garage
Ellesmere

Transferred To

1 Hayward Ltd
Garden ind est, Wrexham, LL14 6RG

Vehicle Reg. V14 OTS

Licence No. NOW-529-L

Driver N. Jones

Date 1/12/23

Producer

I certify that the information contained in sections 1 & 2 is correct and that I have checked that the person I have selected to take the waste is properly authorised as shown below. Also that the carrier was advised of appropriate precautionary measures.

Signed N/A

Print Name
Craig Hughes

On behalf of Mere Holdings Ltd

Date 1st Dec 23

Time 12.00pm

Carrier

I certify that I collected the consignment of waste from the address shown in section 2 (Left) and am transferring the load to the address shown in section 2 (Right).

Signed

Print Name
N. Jones

On behalf of O.T.I.S

Date 1st dec 2023

Time 12.00pm

Disposal Point

I certify that this is the facility identified in section 2 (above) and that the licence referred to authorises the disposal of the waste identified in section 1.

Signed N/A

Print Name
Cari Hayward

On behalf of 1 Hayward Ltd

Date 1st december 23

Time 12.30pm

O.T.I.S Ltd

Oil Tank Installations Services Limited

Serving
England
& Wales

- Tank Installations & Replacment • Tank Removal & Decommissioning • Survey & Reports
- Pipework & Tank Equipment • Oil & Fuel Tanks & Bowsers • Water Tanks & Waste Treatment Plants
- Groundworks & Site Services • Contaminated ground remediation • 24hr Emergency spill response

O.T.I.S Ltd

Babbinswood Oil Terminal,
Whittington, Oswestry, SY11 4PQ

Tel: 01691 658777

Email: enquiries@otistanks.com

Web: www.otisltd.co.uk

VAT No: 742076934

INVOICE



MERE HOLDINGS LTD
SUITE 35
BANK FARM
CHESTER ROAD
ALDFORD
CH3 6HJ

Invoice No 14845
Invoice Date 01/12/2023
Order Ref
Account Ref MERE-3

Quantity	Description	Unit Price	Net Amt	VAT %	VAT
1.00	SITE ADDRESS: VICTORIA GARAGE , ELLESMERE	0.00	0.00	20.00	0.00
1.00	SITE DATE: 1/12/2023	0.00	0.00	20.00	0.00
1.00	AS PER QUOTATION REF FUEL STORAGE TANKS	3,965.00	3,965.00	20.00	793.00

Site Address:

PAYMENT DETAILS:

BANK: NATWEST

ACCOUNT NO: 36125857

SORT CODE: 60-1604


Total Net Amount £ 3,965.00
Total Tax Amount £ 793.00
Invoice Total £ 4,758.00

HOLDER OF WASTE	DATE OF TRANSFER: 1 / 12 / 23
	INVOICE ADDRESS:
	COMPANY: OTIS LTD
	ADDRESS: OSWESTRY SYU 4PQ
PRODUCE OF THE WASTE: YES NO	
CARRIER	NAME OF CARRIER: AMBIPAR SITE SERVICES LTD.
	ADDRESS: HAFOD YARD, HAFOD IND. ESTATE HAFOD ROAD RUABON, WREXHAM LL14 6HF
	TELEPHONE: (01978) 840228
	DRIVERS NAME: C. PROGON
	SIGNATURE: <i>[Signature]</i> TRAILER No.:
	VEHICLE REG.: PJ65 NMU
ADDITIONAL INFORMATION	TONNES REMOVED: LOADS REMOVED: 1
	PREVIOUS DAYS TRAVEL TO SITE HRS:
	START TIME: FINISH TIME:
	START* ON SITE TIME: 0630 TIME: 0845 OFF SITE FINISH* TIME: 1245 TIME: 1700
DAY TWO	START TIME: FINISH TIME:
CUSTOMER	THE ABOVE WORK HAS BEEN CARRIED OUT TO OUR SATISFACTION: I CONFIRM THAT I HAVE FULFILLED MY DUTY TO APPLY THE WASTE HIERARCHY AS REQUIRED BY REGULATION 12 OF THE WASTE (ENGLAND AND WALES) REGULATIONS 2011. SIGNED: <i>[Signature]</i> PRINT NAME:

CONTROLLED WASTE TRANSFER NOTE - DUTY OF CARE

REGISTRATION OF CARRIER No: CBDU13486

ENV 322951



Hafod Yard, Hafod Industrial Estate, Hafod Road
Ruabon, Wrexham, LL14 6HF.
Office: 01978 840228 Fax: 01978 833009
Web: www.enviroclear.co.uk E-Mail: office@ambipar.co.uk

SIC CODE: 8299

DESCRIPTION OF WASTE: OIU e WATER	EWC CODE: 130807
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ADDITIONAL LABOUR TICKET Nos.	45 GALLON DRUM	TANKER	IBC'S	SPECIAL WASTE	OTHER
a) 63715		✓		YES	
b)				NO	
c)					

ADDITIONAL LABOUR: J. BARTON

PROCESS(ES) FROM WHICH WASTE ORIGINATED:

NAME OF DISPOSER:

ADDRESS AND TELEPHONE No.:

DATE: / /	TIME IN:	TIME OUT:
LICENCE No.:	VEHICLE REG No.:	
SIGNED:	NAME:	POSITION:
DATE: / /	ON BEHALF OF:	

*START TIME = TIME FROM LAST DISPOSAL/JOB (IF TIPPING ON SITE)/OR DEPOT
*FINISH TIME = TIME AFTER TIPPING OR DEPOT

White Copy - Producers Confirmation. Pink Copy - Disposers Copy. Yellow Copy - Carriers Copy. Green Copy - Producers Copy. Blue Copy - Office Copy.

DESCRIPTION

FINAL DISPOSAL POINT