

14260/RH

11 March 2026

J G Hale Construction Limited
Unit 3 JCG Building
Milland Road Industrial Estate
Neath
SA11 1NJ

For the attention of Mr Matthew Hall

Dear Sirs,

Phase 2, Former Pirelli Cable Works, Newport – Loftus Gardens Development

Validation of Imported Clean Soil Cover for Plots 7 to 14 Garden and Landscape Areas

The requisite final remedial actions to address and mitigate the identified land contamination risks associated with the development site at Phase 2, Former Pirelli Cable Works, Newport – Loftus Gardens Development, intended for residential end use, are now being implemented in accordance with the approved Outline Remediation Strategy and relevant regulatory standards.

This information is submitted in support of the discharge of conditions of the following consents and/or warranties.

Regulator	Reference
NHBC outstanding Land Quality Conditions Ref:	229462 LQ conditions LQ6 & LQ7
Planning Permission Number Ref:	2013/0425 & 2019/2882/S73

The information presented herein is intended to support the partial discharge of the above conditions.

The following reports have been produced by Intégral Géotechnique (Wales) Limited for the site:

These reports should be read in conjunction with this report.

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Introduction

The proposed development comprises the construction of a residential housing development and will comprise the construction of a number of residential properties and associated infrastructure including access roads and private gardens along with Public Open Space (POS), areas.

We understand that J G Hale Construction Limited is the main construction contractor for the site.

The site is located in Newport approximately 1.5km east of Newport City centre at a National Grid Reference of 332540, 187950, see Figure 1.

The site is irregular in shape and occupies an area of approximately 1.98 hectares. The boundaries of the site are defined by Railway Lines to the north, Telford Street to the south, a council depot to the west and commercial properties to the east.

A site plan is presented in Figure 2.

Background

The site was previously investigated by Intégral Géotechnique (Wales) Limited who produced the following reports which should be read in conjunction with this report to gain a detailed appraisal of the site.

- Additional Land parcel, Former Pirelli Cable Works, Newport – Site Investigation Report, reference 12659/LW/20/SI dated June 2020, produced by Intégral Géotechnique (Wales) Limited on behalf of Pobl Group.
- Additional Land parcel, Former Pirelli Cable Works, Newport – Outline Remediation Strategy Report, reference 12659/LP/20/ORS dated June 2020, produced by Intégral Géotechnique (Wales) Limited on behalf of Pobl Group.
- Pirelli 2, Newport – Summary Earthworks Specification and Approximate Bill of Quantities, reference 12803/TD/21/SES dated February 2021, produced by Intégral Géotechnique (Wales) Limited on behalf of Castleoak, Group.
- Phase 2, Former Pirelli Cable Works, Newport – Loftus Gardens Development Monitoring, Validating and Testing of the Proposed Reclamation Works Report, 14260/GNS dated 23 May 2024, produced by Intégral Géotechnique (Wales) Limited on behalf of J G Hale Construction Limited.

As reported in the Intégral Géotechnique (Wales) Limited, Outline Remediation Strategy Report, reference 12659/LP/20/ORS dated June 2020 and the Monitoring, Validating and Testing of the Proposed Reclamation Works Report, 14260/GNS dated 23 May 2024 report confirmed the detailed given the contamination recorded in the made ground encountered across the site, it was considered that a potential risk to human health may exist in any proposed garden and soft landscaped areas.

The reports referred to proposed remedial and mitigating measures to deal with identified potential risk from the made ground, therefore, a capping system to interrupt the link between the source and receptor for the site should be implemented. The capping system for the site should consist of the proposed buildings, hard standings, soft finished garden areas and soft finished landscaped areas to the impacted soils identified.

In light of the identified contaminant linkages associated within the made ground at the site, implementation of a remedial capping strategy within gardens and landscaped areas is recommended to mitigate potential risks to human health.

The proposed capping system shall serve as a barrier to interrupt the source-pathway-receptor linkage, in accordance with established risk assessment frameworks.

The engineered capping solution should comprise the following elements:

- **Permanent Structures:** The footprint of proposed residential buildings will act as an impermeable cap, preventing direct contact with underlying impacted soils.
- **Hard Landscaping (Hardstandings):** Surfaces such as roads, pavements, and patios will provide an effective physical separation, minimizing risks of dermal contact and dust inhalation.
- **Soft Landscaping and Garden Areas:** These shall be underlain by a hi-visibility geotextile separation layer and overlaid with a minimum thickness of 600mm of clean certified topsoil in all private garden areas and Public Open Space (POS) areas.

This clean cover system will prevent direct exposure and ingestion of contaminated material, with depth contingent on proposed end use, 600 mm for private gardens and public open space.

Verification Measures

The remediation verification measures in order to meet the objectives defined above will need to be undertaken as follows.

Site visits will be carried out on a phased basis, at agreed intervals, as individual plots are completed and presented for inspection and approval. All findings will be compiled within plot-specific Validation Reports submitted to the relevant authority for review.

Validation testing will be required to demonstrate compliance with the Outline Remediation Strategy, including documentation of imported soil quality, cover depths, including a geotextile membrane and spatial distribution.

This composite capping system shall be designed, implemented, and validated in accordance with regulatory/planning requirements and current environmental protection standards.

Remedial Measure Requirements (Clean Capping Layer)

- The Outline Remediation Strategy Report, reference 12659/LP/20/ORS dated June 2020 and the Monitoring, Validating and Testing of the Proposed Reclamation Works Report, 14260/GNS dated 23 May 2024 report, produced by Intégral Géotechnique, requires private garden and soft finished areas which fall within the former developed part of the site and are to be addressed with clean capping soils placed over a geotextile separation/alert membrane.
- The upper 600 mm of fill used in the clean capping layer in all garden and soft finished areas are to be chemically tested and UKAS MCERTS accredited laboratory analysis certificates supplied. The capping system is to comprise of clean inert materials conforming to the Requirements for the Chemical Testing of Imported Materials for Various End Uses and Validation of Cover Systems prepared by Welsh Land Contamination Working Group and to satisfy appropriate soil guideline values for residential developments with gardens assuming that home-grown vegetables are consumed.
- Topsoil and /or subsoil imported for use at site for garden infill and landscaping will require a laboratory analysis certificate confirming its suitability for use within the site prior to placement within garden and landscaped areas to confirm its chemical suitability.
- All capping soils laid within garden and landscape areas are to be placed on a suitable hi-visibility geotextile membrane. Further samples of the topsoil and if used subsoil will be taken from garden areas for laboratory analysis, at a frequency of 1 in every 4 gardens to confirm on going chemical suitability of clean capping soils.
- Following placement of the suitable topsoil and or if used subsoil within garden areas, confirmation of the integrity and depth of the placed clean soils, validation trial pit excavations should be carried out at a frequency of 1 in every 4 residential plots or similar to POS areas.
- A measure of the vertical strata within the trial pit to confirm the minimum of 600mm clean capping material, comprising topsoil and or if used subsoil, with the use of a graduated measuring staff for accurate depth validation will be made.
- Visual inspection of the base of each trial pit/inspection mechanism will be undertaken to confirm the presence and integrity of the geotextile demarcation membrane, collect representative composite samples of both topsoil and or if used subsoil from each trial pit and submit samples for laboratory chemical analysis (e.g., metals, hydrocarbons, PAHs, asbestos screening) to verify compliance with applicable site-specific assessment criteria or relevant regulatory thresholds (e.g., Category 4 Screening Levels).
- Provide trial pit logs including photographic evidence, depth measurements, sampling records, and membrane placement verification.

Geotextile Membrane (Below Capping Layer)

J G Hale Construction Limited groundworks contractor is installing a suitable geotextile membrane across the surface of the prepared subbase material in all garden and soft landscaping areas. The geotextile membrane serves as a separation layer between the underlying subbase and the clean imported capping soils, preventing intermixing of materials and maintaining the integrity of the clean cover system.

This approach ensures that the clean imported soils remain uncontaminated and suitable for use in private gardens, in accordance with the site's remediation strategy and relevant environmental guidance.

The selected geotextile is appropriate for use in soft landscaping applications, providing adequate permeability to allow for natural drainage while offering sufficient tensile strength and durability to withstand placement activities.

Site Proposed Imported Capping Soils (Clean Capping Layer)

Topsoil

We understand topsoil only is to be used within the development as a capping medium within soft finished areas of the redevelopment at the Phase 2, Former Pirelli Cable Works, Newport – Loftus Gardens Development. These imported topsoil materials have been imported from a commercial soil supplier, Countryside Recycling Ty Mawr Farm, St Brides Wentlooge, Newport, South Wales NP10 8SF.

The imported topsoil material is supplied with a soil analysis report, confirming that all analyzed chemical elements or compounds are present at concentrations below the appropriate thresholds based on a proposed residential with homegrown produce end use.

Appended to this report are Imported Soils Declaration Form (topsoil), soil analysis reports produced for the imported topsoil and an order/delivery ticket for the imported topsoil are presented in Appendix A.

Validation Inspection Regarding the Capping Validation Undertaken Plots 7 to 14

An engineer from Intégral Géotechnique attended site on 9th February 2026 in order to validate and demonstrate the required capping works in accordance with the final remediation requirements to plots 7 to 14.

Plots 7 to 14 are situated on the eastern boundary of the site, are of a two story detached properties with parking to the side of the property. Each plot is assigned a private garden area to the rear and a small garden area the front, these individual garden areas are the focus of the clean capping validation inspections.

The engineer instructed hand/machine dug validation trial pits within the rear garden of plots 8, 10 and 12 to confirm the depth of the as placed topsoil also to verify the placement of the hi-visibility geotextile membrane at the base of the capping soils. A drawing showing the site layout area within the vicinity of the plots under validation is shown in Figure2.

The topsoil soil materials placed within the plots inspected were found to comprise dark, reddish-brown sandy loam with medium gravel.

Various photographs of capping depths, membrane placement and infilled constructed gardens within plots 7 to 14 are shown in Figure 3.

Samples of the 'as placed' topsoil soil materials in the above garden area inspected have been further sampled from plots 8, 10, 12 and 14 and sent to the UKAS/MCERTS accredited laboratories of i2 Analytical for chemical analysis.

The results of all in-situ soil analysis are presented in Appendix B.

The results of the topsoil/blend soils and subsoils sampled from within garden and landscaped areas above have been summarised and compared to the appropriate screening criteria for a residential end use. Therefore, the results will have been compared to appropriate Suitable 4 Use Levels (S4ULs) derived by LQM, in the first instance. In their absence, the results will have been compared to the Category 4 Screening Levels (C4SL) and the Soil Guideline Values (SGVs) and Soil Screening Values (SSVs) derived by Atkins ATRISKsoil for residential with the consumption of home grown produce end use, to assess the potential risk to human health.

A summary of all the as placed in-situ soil analysis reports is presented in Appendix C

All laboratory testing results were compliant with the appropriate screening criteria for residential developments with gardens assuming that home-grown vegetables are consumed.

Conclusion

Based on the above, it is concluded that the required remediation works to the soft finished areas within plots 7 to 14 of the development have been established in accordance with the requirements of the Outline Site Investigation Report produced for the site.

This report should be submitted to the relevant regulatory authorities in support of the discharge of planning conditions and to satisfy applicable consent requirements and/or warranty obligations.

We trust the above and enclosed are to your satisfaction. However, if you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully,



Roger Hawkins
For
Intégral Géotechnique (Wales) Limited

Appendix A Imported Soils Declaration Form (topsoil), Soil Analysis Reports Produced for the Imported Topsoil and an Order/Delivery Ticket for the Imported Topsoil

Appendix B Results of All In-Situ Soil Analysis

Appendix B A summary of All as Placed In-Situ Soil Analysis Reports

Figures

APPENDIX A

**IMPORTED SOILS DECLARATION FORM (TOPSOIL), SOIL ANALYSIS REPORTS PRODUCED FOR THE
IMPORTED TOPSOIL AND AN ORDER/DELIVERY TICKET FOR THE IMPORTED TOPSOIL**

IMPORTED MATERIALS DECLARATION FORM

1.	Planning Permission Number	2.	Development Address	
*	20/1138	*	New development off Telford street. Newport. NP19 0LW	
3.	Proposed use(s) of ALL imported material(s)	4.	Description of material imported	British Standard Certification supplied
				Yes No
☐	Engineering use/works (e.g. backfill, sub formation, foundation)	☒	Topsoil	☐ ☒
☒	Domestic Garden use (inc. crop growing)	☐	Subsoil	☐ ☐
☒	Landscaping (play areas, communal areas, roadside)	☐	Aggregate	☐ ☐
☐	Other Please specify	☐	Quarry stone	☐ ☐
			Other (Please specify)	☐ ☐
5.	Origin of Imported Material(s)			
☐	Greenfield Site (Please specify) <u>Countryside. Ty mawr farm</u>			
☐	Brownfield Site (Please specify) <u>St Brides wentlooge. Newport.</u>			
☐	Recycling / Process supplier (Please specify)			
	Other (Please specify)			
6.	Volume(s) of Material to be Imported	7.	No of samples taken (per source)	
☐	Less than 20m ³	☐	2-3	
☐	Between 20m ³ - 100m ³	☐	4-6	
☒	More than 100m ³	☐	More than 6 (please specify) (NB: All analyses (where applicable) must be subject to MCERTS accreditation ^(*) at a certified laboratory)	
8.	Suitability of Use			
Confirmation that soil imported does not contain any evidence of Japanese Knotweed stems, leaves and rhizomes. YES ☒ NO ☐				
Confirmation the imported soil does not contain any unprocessed / unsorted demolition waste YES ☒ NO ☐				
Confirmation that the soil imported does not contain contaminated or potentially contaminated by chemical or radioactive substances YES ☒ NO ☐				
Confirmation that the soils imported is suitable for use for the intended purpose on site YES ☒ NO ☐				
Signed: <u>Matt Hall</u> * Date: <u>11.2.26</u> *				
Name: <u>MATT HALL</u> * Position: <u>CM</u> *				
Company Name and Address *				
<u>HALE GROUP.</u>				
<u>UNIT 2 JCG.</u>				
<u>NEATH. SAH INJ.</u>				



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Ben Trotman
Countryside Recycling
Ty Mawr Farm
St Brides
Wentlooge
Newport NP10 8SF

1st September 2025
Our Ref: TOHA/25/1960/SS
Your Ref: see below

Dear Sirs

Topsoil Analysis Report: Newport

We have completed the analysis of the sample recently submitted, referenced *Stockpile Newport*, 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 or validation testing or waste designation purposes, especially after the topsoil has left the Countryside Recycling site.

SAMPLE EXAMINATION

The sample was described as a dark brown (Munsell Colour 7.5YR 3/3), dry, friable, very calcareous SANDY LOAM with weakly developed, fine to medium, granular structure*. The sample was moderately stony and no unusual odours or deleterious materials were observed.

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

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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:

- detailed particle size analysis (% 5 sands, 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 *sandy loam* texture class. Further detailed particle size analysis found the sample to have a broad particle size distribution, with relatively equal proportions of each of the five sand fractions, silt and clay. This can increase the risk of particle interpacking once the material is placed/cultivated. In this situation, finer particles fill the voids between the larger particles, thereby reducing the potential for drainage, aeration and water attenuation. Plant species tolerant of slower draining soils may be more tolerant of such conditions, or areas of low-use amenity grass. Placing the topsoil to a maximum depth of 300mm can help reduce the impact, which is in line with BS3882:2015, section A.3.

The stone content of the sample was moderate and acceptable for general landscape purposes.

pH and Electrical Conductivity Values

The sample was extremely alkaline in reaction (pH 8.8), with a pH value that exceeded the maximum specified value (pH 8.5) given in BS3882:2015 – Table 1. The recorded pH value could inhibit the successful establishment and growth of even lime-tolerant plant species.

The level of calcium carbonate recorded in the sample was also high, indicating the presence of lime-containing material, which is the likely to be the main source of the alkalinity recorded.

Soil pH has a direct effect on important chemical aspects of the soil and some microbial activity. In this case, the soil is excessively alkaline with a high lime content, which could cause some major and/or minor plant nutrients to become less available for plant uptake. In addition, other elements, such as boron and molybdenum will become increasingly soluble, potentially causing phytotoxic effects.

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

The electrical conductivity value by CaSO₄ 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 extractable phosphorus, extractable potassium and extractable magnesium but was deficient in organic matter, total nitrogen.

The C:N ratio was high (21:1) and exceeded the maximum upper limit set by BS3882:2015 – Table 1 (20:1). This could cause 'nitrogen lock up' and result in growth restriction in sensitive plants in particular.

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 was found at levels that exceeded their guideline values.

Phytotoxic Contaminants

Of the phytotoxic (toxic to plants) contaminants determined (copper, nickel, zinc), none was 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 An extremely alkaline, non-saline, very calcareous sandy loam with an adequate structure and moderate stone content. The sample contained sufficient reserves of mineral nutrients but was deficient in organic matter and total nitrogen. Of the potential contaminants determined, none exceeded their respective guideline values.

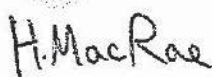
The soil represented by this sample would not be considered suitable for general landscape purposes on account of its extremely high pH value. It is not possible to reduce the observed pH value and maintain it at a more suitable level especially given the high calcium carbonate content of the sample.

The sample was not compliant with the requirements of the British Standard for Topsoil (BS3882:2015 – Specification for Topsoil – Table 1, Multipurpose Topsoil) due to the following non-compliances:

- pH level;
- organic matter;
- total nitrogen;
- C:N ratio.

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



Harriet MacRae
BSc MSc
Soil Scientist



Tim O'Hare
BSc MSc F1SoilSci FBIAC CSci
Principal Consultant

For & on behalf of Tim O'Hare Associates LLP



TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	Countryside Recycling
Project:	Newport
Job:	Topsoil Analysis - BS3882:2015
Date:	01/09/2025
Job Ref No:	TOHA/25/1960/SS

Sample Reference		Accreditation
Clay (<0.002mm)	%	UKAS
Silt (0.002-0.05mm)	%	UKAS
Very Fine Sand (0.05-0.15mm)	%	UKAS
Fine Sand (0.15-0.25mm)	%	UKAS
Medium Sand (0.25-0.50mm)	%	UKAS
Coarse Sand (0.50-1.0mm)	%	UKAS
Very Coarse Sand (1.0-2.0mm)	%	UKAS
Total Sand (0.05-2.0mm)	%	UKAS
Texture Class (UK Classification)	--	UKAS
Stones (2-20mm)	% DW	GLP
Stones (20-50mm)	% DW	GLP
Stones (>50mm)	% DW	GLP

pH Value (1:2.5 water extract)	units	UKAS
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS
Electrical Conductivity (1:2 CaSO ₄ 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

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

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
Benzo(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

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 - C15	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

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

SL = SANDY LOAM

Visual Examination

The sample was described as a dark brown (Munsell Colour 7.5YR 3/3), dry, friable, very calcareous SANDY LOAM with weakly developed, fine to medium, granular structure. The sample was moderately stony and no unusual odours or deleterious materials were observed.

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

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Stockpile Newport

13
29
12
10
15
10
11
58
SL
19
2
0

8.8
772
2546
3.4
2.7
0.08
21
24
174
63

10
1.2
44
< 1.8
57
63
< 0.3
30
< 1.0
220
2
< 1.0
< 1.0

< 0.05
< 0.05
< 0.05
< 0.05
0.33
0.07
0.78
0.66
0.53
0.64
0.91
0.35
0.56
0.4
0.11
0.47
5.9

< 0.010
< 0.010
< 0.010
< 1.0
< 2.0
< 8.0
37
37
< 0.010
< 0.010
< 0.020
< 1.0
< 2.0
< 10
44
44

< 0.005
< 0.005
< 0.005
< 0.008
< 0.005
< 0.005

H. MacRae

Harriet MacRae
BSc MSc
Soil Scientist

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford Rd		Booking no. 2834 Job no. 15305 POD no. 13563	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J Plant Ltd		DELIVERED TO Telford Road Telford Road Newport	
ARRIVAL 01/07/2025 08:31	DEPARTURE 01/07/2025 08:38	VEHICLE NL21vhr		ARRIVAL 01/07/2025 09:08	DEPARTURE 01/07/2025 09:13
TIME ON SITE 0h 1m		DRIVER Stephen Hunt		TIME ON SITE 0h 4m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 18940kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 18940kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Cori  01/07/2025 09:12				

This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford St	Booking no. 3969 Job no. 25431 POD no. 22559	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER Countryside Recycling	DELIVERED TO Telford Street Telford Street Newport NP190ES	
ARRIVAL 12/09/2025 11:56	DEPARTURE 12/09/2025 12:05	VEHICLE Cn73waa	ARRIVAL 12/09/2025 12:38	DEPARTURE 12/09/2025 12:42
TIME ON SITE 0h 9m		DRIVER Conor Sanderson	TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19284kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19284kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED I Smith  12/09/2025 12:42				

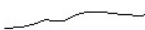
This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford St	Booking no. 3676 Job no. 23548 POD no. 20857	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J Plant Ltd	DELIVERED TO Telford Street Telford Street Newport NP190ES	
ARRIVAL 28/08/2025 13:02	DEPARTURE 28/08/2025 13:04	VEHICLE NL21VHT	ARRIVAL 28/08/2025 13:27	DEPARTURE 28/08/2025 13:28
TIME ON SITE 0h 2m		DRIVER Sharon Dickson	TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19000kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19000kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Mark  28/08/2025 13:28				

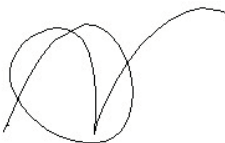
This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford St		Booking no. 3676 Job no. 23369 POD no. 20697	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J. McCarthy Transport Ltd		DELIVERED TO Telford Street Telford Street Newport NP190ES	
ARRIVAL 27/08/2025 11:14	DEPARTURE 27/08/2025 11:16	VEHICLE Cn24vwx		ARRIVAL 27/08/2025 12:42	DEPARTURE 27/08/2025 12:42
TIME ON SITE 0h 1m		DRIVER Chris Court		TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19000kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19000kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Rob  27/08/2025 12:42				

This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford St	Booking no. 3676 Job no. 23196 POD no. 20538	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J. McCarthy Transport Ltd	DELIVERED TO Telford Street Telford Street Newport NP190ES	
ARRIVAL 26/08/2025 09:19	DEPARTURE 26/08/2025 09:27	VEHICLE Cn24vwx	ARRIVAL 26/08/2025 10:01	DEPARTURE 26/08/2025 10:02
TIME ON SITE 0h 7m		DRIVER Chris Court	TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19000kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19000kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Rob  26/08/2025 10:01				

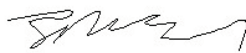
This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford St	Booking no. 3676 Job no. 23188 POD no. 20525	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J Plant Ltd	DELIVERED TO Telford Street Telford Street Newport NP190ES	
ARRIVAL 26/08/2025 08:52	DEPARTURE 26/08/2025 08:52	VEHICLE Wu72djj	ARRIVAL 26/08/2025 09:19	DEPARTURE 26/08/2025 09:25
TIME ON SITE 0h 0m		DRIVER Andrew Osman	TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19000kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19000kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Josh  26/08/2025 09:24				

This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford Rd		Booking no. 2834 Job no. 15482 POD no. 13725	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J Plant Ltd		DELIVERED TO Telford Road Telford Road Newport	
ARRIVAL 02/07/2025 08:57	DEPARTURE 02/07/2025 09:06	VEHICLE NL21VHT		ARRIVAL 02/07/2025 09:29	DEPARTURE 02/07/2025 09:30
TIME ON SITE 0h 1m		DRIVER Sharon Dickson		TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 19000kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 19000kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Mark  02/07/2025 09:30				

This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford Rd	Booking no. 2834 Job no. 15407 POD no. 13640	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER Countryside Recycling	DELIVERED TO Telford Road Telford Road Newport	
ARRIVAL 01/07/2025 13:59	DEPARTURE 01/07/2025 14:03	VEHICLE Cn22uyy	ARRIVAL 01/07/2025 14:28	DEPARTURE 01/07/2025 14:29
TIME ON SITE 0h 3m		DRIVER Simon Jones	TIME ON SITE 0h 0m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 18900kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 18900kg	COMMENTS <i>None left by driver</i>	
COLLECTION TICKET NUMBER Shovel				
SIGNED Corey  01/07/2025 14:29				

This material has been produced in compliance with WRAP Quality Protocol

D.C. & I.E. Shervington
T/A Countryside Recycling
Ty-Mawr Farm
St Brides Wentloog
Newport
NP10 8SF



CUSTOMER Seer Construction Glan Pant Fields Bwlch Brecon LD3 7JL		BOOKING PO NUMBER Telford Rd		Booking no. 2834 Job no. 15307 POD no. 13598	
COLLECTED FROM Countryside Recycling - Yard Ty Mawr Farm St Brides Wentlooge Newport NP10 8SF		HAULIER J Plant Ltd		DELIVERED TO Telford Road Telford Road Newport	
ARRIVAL 01/07/2025 10:45	DEPARTURE 01/07/2025 10:54	VEHICLE N121vhr		ARRIVAL 01/07/2025 11:20	DEPARTURE 01/07/2025 11:29
TIME ON SITE 0h 9m		DRIVER Stephen Hunt		TIME ON SITE 0h 7m	

INSTRUCTIONS
N/A

PRODUCT CODE / DESCRIPTION Topsoil - Screened Topsoil			QUANTITY 1	UNIT OF MEASURE Loads
COLLECTION WEIGHT (NET) 18960kg	RETURNED WEIGHT N/A	DELIVERED WEIGHT 18960kg	COMMENTS None left by driver	
COLLECTION TICKET NUMBER Shovel				
SIGNED Cori  01/07/2025 11:27				

This material has been produced in compliance with WRAP Quality Protocol

APPENDIX B

RESULTS OF ALL IN-SITU SOIL ANALYSIS

Integral Geotechnique
Integral House
7 Beddau Way
Castlegate Business Park
CF83 2AX

t: 2920807991

e: roger@integralgeotec.com

i2 Analytical Ltd.
7 Woodshots Meadow,
Croxley Green
Business Park,
Watford,
Herts,
WD18 8YS

t: 01923 225404

f: 01923 237404

e: info-i2analytical@normecgroup.com

Analytical Report Number : 26-006736

Project / Site name:	Loftus Gardens	Samples received on:	11/02/2026
Your job number:	14260 RJH	Samples instructed on/ Analysis started on:	11/02/2026
Your order number:		Analysis completed by:	23/02/2026
Report Issue Number:	1	Report issued on:	23/02/2026
Samples Analysed:	4 soil samples		



Signed:

Anna Goc
PL Head of Reporting Team
For & on behalf of i2 Analytical Ltd.

Standard Geotechnical, Asbestos and Chemical Testing Laboratory located at: ul. Pionierów 39, 41-711 Ruda Śląska, Poland.

Accredited tests are defined within the report, opinions and interpretations expressed herein are outside the scope of accreditation.

Standard sample disposal times, unless otherwise agreed with the laboratory, are :

soils	- 4 weeks from reporting
leachates	- 2 weeks from reporting
waters	- 2 weeks from reporting
asbestos	- 6 months from reporting
air	- once the analysis is complete

Excel copies of reports are only valid when accompanied by this PDF certificate.

Retention period for records and reports is minimum 6 years from the date of issue of the final report.
Some records may be kept for longer according to other legal/best practice requirements.

Any assessments of compliance with specifications are based on actual analytical results with no contribution from uncertainty of measurement.
Application of uncertainty of measurement would provide a range within which the true result lies.
An estimate of measurement uncertainty can be provided on request.

Analytical Report Number: 26-006736

Project / Site name: Loftus Gardens

Lab Sample Number	826998			826999	827000	827001
Sample Reference	Plot 8 T/S			Plot 10 T/S	Plot 12 T/S	Plot 14 T/S
Sample Number	None Supplied			None Supplied	None Supplied	None Supplied
Water Matrix	N/A			N/A	N/A	N/A
Depth (m)	0.10			0.40	0.10	0.50
Date Sampled	09/02/2026			09/02/2026	09/02/2026	09/02/2026
Time Taken	1130			1145	1205	1215
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status			

Stone Content	%	0.1	NONE	< 0.1	< 0.1	< 0.1	< 0.1
Moisture Content	%	0.01	NONE	12	12	14	13
Total mass of sample received	kg	0.1	NONE	1	1	1.1	1.2

Asbestos

Asbestos in Soil Detected/Not Detected	Type	N/A	ISO 17025	Not-detected	Not-detected	Not-detected	Not-detected
Asbestos Analyst ID	N/A	N/A	N/A	WIK	WIK	WIK	WIK
Analysis completed	N/A	N/A	N/A	18/02/2026	18/02/2026	18/02/2026	18/02/2026

General Inorganics

pH (L099)	pH Units	N/A	MCERTS	9	9.3	9	8.8
Total Cyanide	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
Total Sulphate as SO ₄	mg/kg	50	MCERTS	1400	1500	1800	930
Water Soluble Sulphate as SO ₄ 16hr extraction (2:1)	mg/kg	2.5	MCERTS	310	480	640	180
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	g/l	0.00125	MCERTS	0.153	0.239	0.32	0.0888
Water Soluble SO ₄ 16hr extraction (2:1 Leachate Equivalent)	mg/l	1.25	MCERTS	153	239	320	88.8
Sulphide	mg/kg	1	MCERTS	21	23	35	41
Total Sulphur	mg/kg	50	MCERTS	720	880	830	460
Total Organic Carbon (TOC) - Automated	%	0.1	MCERTS	1	1.1	0.8	0.8
Loss on Ignition @ 450°C	%	0.2	MCERTS	3.1	2.9	2.3	2.5

Total Phenols

Total Phenols (monohydric)	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
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Speciated PAHs

Naphthalene	mg/kg	0.05	MCERTS	0.14	0.2	0.08	< 0.05
Acenaphthylene	mg/kg	0.05	MCERTS	0.07	0.26	0.06	< 0.05
Acenaphthene	mg/kg	0.05	MCERTS	0.1	0.27	0.22	< 0.05
Fluorene	mg/kg	0.05	MCERTS	0.11	0.45	0.2	< 0.05
Phenanthrene	mg/kg	0.05	MCERTS	1.3	4.5	1.1	0.34
Anthracene	mg/kg	0.05	MCERTS	0.31	1.2	0.26	0.09
Fluoranthene	mg/kg	0.05	MCERTS	3.4	7.9	1.7	0.73
Pyrene	mg/kg	0.05	MCERTS	2.8	6.3	1.5	0.58
Benzo(a)anthracene	mg/kg	0.05	MCERTS	2	4.2	1.2	0.5
Chrysene	mg/kg	0.05	MCERTS	2.4	4.4	1.3	0.6
Benzo(b)fluoranthene	mg/kg	0.05	ISO 17025	2	2.5	1.6	0.7
Benzo(k)fluoranthene	mg/kg	0.05	ISO 17025	1.3	2.6	0.79	0.32
Benzo(a)pyrene	mg/kg	0.05	MCERTS	2.2	2.1	1.3	0.5
Indeno(1,2,3-cd)pyrene	mg/kg	0.05	MCERTS	1.2	2.1	0.73	0.26
Dibenz(a,h)anthracene	mg/kg	0.05	MCERTS	0.18	0.14	0.24	< 0.05
Benzo(ghi)perylene	mg/kg	0.05	MCERTS	1.3	2.1	0.7	0.31

Total PAH

Speciated Total EPA-16 PAHs	mg/kg	0.8	ISO 17025	22	46.1	13.1	4.93
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Analytical Report Number: 26-006736

Project / Site name: Loftus Gardens

Lab Sample Number	826998	826999	827000	827001
Sample Reference	Plot 8 T/S	Plot 10 T/S	Plot 12 T/S	Plot 14 T/S
Sample Number	None Supplied	None Supplied	None Supplied	None Supplied
Water Matrix	N/A	N/A	N/A	N/A
Depth (m)	0.10	0.40	0.10	0.50
Date Sampled	09/02/2026	09/02/2026	09/02/2026	09/02/2026
Time Taken	1130	1145	1205	1215
Analytical Parameter (Soil Analysis)	Units	Test Limit of detection	Test Accreditation Status	

Heavy Metals / Metalloids

Arsenic (aqua regia extractable)	mg/kg	1	MCERTS	12	14	10	11
Beryllium (aqua regia extractable)	mg/kg	0.06	MCERTS	0.88	1.1	0.99	0.89
Boron (water soluble)	mg/kg	0.2	MCERTS	2.8	2.7	2.5	2.3
Cadmium (aqua regia extractable)	mg/kg	0.2	MCERTS	1.6	1.5	1.3	1
Chromium (hexavalent)	mg/kg	1.8	MCERTS	< 1.8	< 1.8	< 1.8	< 1.8
Chromium (aqua regia extractable)	mg/kg	1	MCERTS	34	33	35	26
Copper (aqua regia extractable)	mg/kg	1	MCERTS	94	80	63	62
Lead (aqua regia extractable)	mg/kg	1	MCERTS	110	77	49	54
Mercury (aqua regia extractable)	mg/kg	0.3	MCERTS	< 0.3	< 0.3	< 0.3	< 0.3
Nickel (aqua regia extractable)	mg/kg	1	MCERTS	28	30	26	27
Selenium (aqua regia extractable)	mg/kg	1	MCERTS	1.2	1.7	< 1.0	1.4
Vanadium (aqua regia extractable)	mg/kg	1	MCERTS	39	41	36	38
Zinc (aqua regia extractable)	mg/kg	1	MCERTS	550	250	230	180

Petroleum Hydrocarbons

TPHCWG - Aliphatic >EC5 - EC6 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC6 - EC8 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC8 - EC10 _{HS_1D_AL}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aliphatic >EC10 - EC12 _{EH_CU_1D_AL}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aliphatic >EC12 - EC16 _{EH_CU_1D_AL}	mg/kg	2	MCERTS	< 2.0	< 2.0	< 2.0	< 2.0
TPHCWG - Aliphatic >EC16 - EC21 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	< 8.0	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC16 - EC35 _{EH_CU_1D_AL}	mg/kg	10	MCERTS	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC21 - EC35 _{EH_CU_1D_AL}	mg/kg	8	MCERTS	9.7	< 8.0	< 8.0	< 8.0
TPHCWG - Aliphatic >EC35 - EC44 _{EH_CU_1D_AL}	mg/kg	8.4	NONE	< 8.4	< 8.4	< 8.4	< 8.4
TPHCWG - Aliphatic >EC5 - EC35 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10
TPHCWG - Aliphatic >EC5 - EC44 _{EH_CU+HS_1D_AL}	mg/kg	10	NONE	< 10	< 10	< 10	< 10

TPHCWG - Aromatic >EC5 - EC7 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC7 - EC8 _{HS_1D_AR}	mg/kg	0.01	MCERTS	< 0.010	< 0.010	< 0.010	< 0.010
TPHCWG - Aromatic >EC8 - EC10 _{HS_1D_AR}	mg/kg	0.02	MCERTS	< 0.020	< 0.020	< 0.020	< 0.020
TPHCWG - Aromatic >EC10 - EC12 _{EH_CU_1D_AR}	mg/kg	1	MCERTS	< 1.0	< 1.0	< 1.0	< 1.0
TPHCWG - Aromatic >EC12 - EC16 _{EH_CU_1D_AR}	mg/kg	2	MCERTS	6.3	< 2.0	< 2.0	< 2.0
TPHCWG - Aromatic >EC16 - EC21 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	14	19	< 10	< 10
TPHCWG - Aromatic >EC21 - EC35 _{EH_CU_1D_AR}	mg/kg	10	MCERTS	42	53	< 10	10
TPHCWG - Aromatic >EC35 - EC40 _{EH_CU_1D_AR}	mg/kg	10	NONE	19	21	< 10	< 10
TPHCWG - Aromatic >EC35 - EC44 _{EH_CU_1D_AR}	mg/kg	8.4	NONE	38	41	< 8.4	20
TPHCWG - Aromatic >EC5 - EC35 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	63	72	< 10	10
TPHCWG - Aromatic >EC5 - EC44 _{EH_CU+HS_1D_AR}	mg/kg	10	NONE	100	110	< 10	30

TPH Total >EC5 - EC44 _{EH_CU+HS_1D_TOTAL}	mg/kg	10	NONE	100	110	< 10	30
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U/S = Unsuitable Sample I/S = Insufficient Sample ND = Not detected

Analytical Report Number : 26-006736

Project / Site name: Loftus Gardens

* These descriptions are only intended to act as a cross check if sample identities are questioned. The major constituent of the sample is intended to act with respect to MCERTS validation. The laboratory is accredited for sand, clay and loam (MCERTS) soil types. Data for unaccredited types of solid should be interpreted with care.

Stone content of a sample is calculated as the % weight of the stones not passing a 10 mm sieve. Results are not corrected for stone content.

Lab Sample Number	Sample Reference	Sample Number	Depth (m)	Sample Description *
826998	Plot 8 T/S	None Supplied	0.1	Brown clay and sand with gravel and vegetation
826999	Plot 10 T/S	None Supplied	0.4	Brown clay and sand with gravel and vegetation
827000	Plot 12 T/S	None Supplied	0.1	Black clay and sand with gravel
827001	Plot 14 T/S	None Supplied	0.5	Brown clay and sand with gravel

Analytical Report Number : 26-006736

Project / Site name: Loftus Gardens

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Asbestos identification in Soil	Asbestos Identification with the use of polarised light microscopy in conjunction with dispersion staining techniques	In-house method based on HSG 248, 2021	A001B	D	ISO 17025
Total organic carbon (Automated) in soil	Determination of organic matter in soil by oxidising with potassium dichromate followed by titration with iron (II) sulphate (Walkley Black Method)	In-house method	L009B	D	MCERTS
Sulphide in soil	Determination of sulphide in soil by acidification and heating to liberate hydrogen sulphide, trapped in an alkaline solution then assayed by ion selective electrode	In-house method	L010-PL	D	MCERTS
Moisture Content (Wet Weight)	Moisture content (% wet weight), determined gravimetrically (up to 30°C)	In-house-procedure based on BS EN 12880:2000	L019B	W	NONE
Stones content of soil	Standard preparation for all samples unless otherwise detailed. Gravimetric determination of stone > 10 mm as % dry weight	In-house method based on British Standard Methods and MCERTS requirements.	L019B	D	NONE
Metals in soil by ICP-OES	Determination of metals in soil by aqua-regia digestion followed by ICP-OES	In-house method based on MEWAM 2006 Methods for the Determination of Metals in Soil	L038B	D	MCERTS
Boron, water soluble, in soil	Determination of water soluble boron in soil by hot water extract followed by ICP-OES	In-house method based on Second Site Properties version 3	L038B	D	MCERTS
Total sulphate (as SO ₄ in soil)	Determination of total sulphate in soil by extraction with 10% HCl followed by ICP-OES	In-house method	L038B	D	MCERTS
Sulphate, water soluble, in soil (16hr extraction)	Sulphate, water soluble, in soil (16hr extraction)	In-house method	L038B	D	MCERTS
Total Sulphur in soil	Determination of total sulphur in soil by extraction with aqua-regia, potassium bromide/bromate followed by ICP-OES	In-house method	L038B	D	MCERTS
Loss on ignition of soil @ 450°C	Determination of loss on ignition in soil by gravimetrically with the sample being ignited in a muffle furnace	In-house method	L047-PL	D	MCERTS
Speciated PAHs and/or Semi-volatile organic compounds in soil	Determination of semi-volatile organic compounds (including PAH) in soil by extraction in dichloromethane and hexane followed by GC-MS	In-house method based on USEPA 8270	L064B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID in soil	Determination of total petroleum hydrocarbons in soil by GC-FID with carbon banding aliphatic and aromatic	In-house method	L076B	D	MCERTS
Total petroleum hydrocarbons with carbon banding by GC-FID/GC-MS HS in soil (Summed Bands)	Determination of total petroleum hydrocarbons in soil by GC-FID/GC-MS HS with carbon banding aliphatic and aromatic (Summed Bands).	Calculation	L076B/L088-PL	D/W	NONE
Hexavalent chromium in soil	Determination of hexavalent chromium in soil by extraction in NaOH and addition of 1,5 diphenylcarbazide followed by colorimetry	In-house method	L080-PL	W	MCERTS
Monohydric phenols in soil	Determination of phenols in soil by extraction with sodium hydroxide followed by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS

Analytical Report Number : 26-006736

Project / Site name: Loftus Gardens

Water matrix abbreviations:

Surface Water (SW) Potable Water (PW) Ground Water (GW) Process Waters Heating/Cooling (PrW) DI Process Water (DI PrW)

Final Sewage Effluent (FSE) Landfill Leachate (LL)

Analytical Test Name	Analytical Method Description	Analytical Method Reference	Method number	Wet / Dry Analysis	Accreditation Status
Total cyanide in soil	Determination of total cyanide by distillation followed by colorimetry	In-house method based on Examination of Water and Wastewater 20th Edition: Clesceri, Greenberg & Eaton	L080-PL	W	MCERTS
Total petroleum hydrocarbons with carbon banding by HS-GC/MS in soil	Determination of total petroleum hydrocarbons in soil by HS-GC/MS with carbon banding aliphatic and aromatic	In-house method	L088-PL	W	MCERTS
pH in soil (automated)	Determination of pH in soil by addition of water followed by automated electrometric measurement	In-house method	L099-PL	D	MCERTS
Soil Descriptions	Textural classification	In-house method	L019B	W	NONE

For method numbers ending in 'UK' or 'A' analysis have been carried out in our laboratory in the United Kingdom (Watford).

For method numbers ending in 'F' analysis have been carried out in our laboratory in the United Kingdom (East Kilbride).

For method numbers ending in 'PL' or 'B' analysis have been carried out in our laboratory in Poland.

Soil analytical results are expressed on a dry weight basis. Where analysis is carried out on as-received the results obtained are multiplied by a moisture correction factor that is determined gravimetrically using the moisture content which is carried out at a maximum of 30oC.

Unless otherwise indicated, site information, order number, project number, sampling date, time, sample reference and depth are provided by the client. The instructed on date indicates the date on which this information was provided to the laboratory.

Quality control parameter failure associated with individual result applies to calculated sum of individuals.

The result for sum should be interpreted with caution

APPENDIX C

A SUMMARY OF ALL AS PLACED IN-SITU SOIL ANALYSIS REPORTS

SUMMARY OF LABORATORY SOIL TEST RESULTS

METALS AND SEMI-METALS

Job No.: 14260
Site: Phase 2, Loftus Gardens
Soil Type: Capping Soils
Soil Organic Matter: 1%

No.	Location	Depth (m)	Arsenic (mg/kg)	Boron (mg/kg)	Beryllium (mg/kg)	Cadmium (mg/kg)	Chromium (mg/kg)	Chromium (VI) (mg/kg)	Copper (mg/kg)	Lead (mg/kg)	Mercury (Elemental) (mg/kg)	Nickel (mg/kg)	Selenium (mg/kg)	Vanadium (mg/kg)	Zinc (mg/kg)
1	Plot 8 T/S	0.10	12	2.8	0.88	1.6	34	< 1.8	94	110	< 0.3	28	1.2	39	550
2	Plot 10 T/S	0.40	14	2.7	1.1	1.5	33	< 1.8	80	77	< 0.3	30	1.7	41	250
3	Plot 12 T/S	0.10	10	2.5	0.99	1.3	35	< 1.8	63	49	< 0.3	26	< 1.0	36	230
4	Plot 14 T/S	0.50	11	2.3	0.89	1	26	< 1.8	62	54	< 0.3	27	1.4	38	180
Screening Criteria Value			37.0	290.0	1.7	11.0	-	6.0	2400.0	200.0	1.2	130.0	250.0	410.0	3700.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	-	S4UL	S4UL	C4SL	S4UL	S4UL	S4UL	S4UL	S4UL

SUMMARY OF LABORATORY SOIL TEST RESULTS

INORGANIC CHEMICALS & OTHERS

Job No.: 14260
 Site: Phase 2, Loftus Gardens
 Soil Type: Capping Soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Cyanide (mg/kg)	Loss on ignition, dried solids (%)	Moisture content at 30 C (%)	Phenol (mg/kg)	pH (pH units)	Water Soluble Sulphate (g/l)	Sulphate Total as SO4 (mg/kg)	Sulphide (mg/kg)	Total Sulphur (mg/kg)	TOC by Ignition in O2 (%)	Equivalent SOM (%)	Asbestos in Soil
1	Plot 8 T/S	0.10	< 1.0	3.10	12.00	< 1.0	9.00	0.15	1400.00	21.00	720.00	1.00	1.72	Not-Detected
2	Plot 10 T/S	0.40	< 1.0	2.90	12.00	< 1.0	9.30	0.24	1500.00	23.00	880.00	1.10	1.89	Not-Detected
3	Plot 12 T/S	0.10	< 1.0	2.30	14.00	< 1.0	9.00	0.32	1800.00	35.00	830.00	0.80	1.38	Not-Detected
4	Plot 14 T/S	0.50	< 1.0	2.50	13.00	< 1.0	8.80	0.09	930.00	41.00	460.00	0.80	1.38	Not-Detected
Screening Criteria Value			34.0	-	-	120.0	-	-	-	-	-	-	-	-
Source of Screening Criteria Value			ATRISK	-	-	S4UL	-	-	-	-	-	-	-	-

SUMMARY OF LABORATORY SOIL TEST RESULTS

POLYAROMATIC HYDROCARBONS (PAH)

Job No.: 14260
Site: Phase 2, Loftus Gardens
Soil Type: Capping Soils
Soil Organic Matter: 1%

No.	Location	Depth (m)	Acenaphthene (mg/kg)	Acenaphthylene (mg/kg)	Anthracene (mg/kg)	Benzo(a)anthracene (mg/kg)	Benzo(a)pyrene (mg/kg)	Benzo(b)fluoranthene (mg/kg)	Benzo(ghi)perylene (mg/kg)	Benzo(k)fluoranthene (mg/kg)	Chrysene (mg/kg)	Dibenzo(ah)anthracene (mg/kg)	Fluoranthene (mg/kg)	Fluorene (mg/kg)	Indeno(123cd)pyrene (mg/kg)	Naphthalene (mg/kg)	Phenanthrene (mg/kg)	Pyrene (mg/kg)
1	Plot 8 T/S	0.10	0.1	0.07	0.31	2	2.2	2	1.3	1.3	2.4	0.18	3.4	0.11	1.2	0.14	1.3	2.8
2	Plot 10 T/S	0.40	0.27	0.26	1.2	4.2	2.1	2.5	2.1	2.6	4.4	0.14	7.9	0.45	2.1	0.2	4.5	6.3
3	Plot 12 T/S	0.10	0.22	0.06	0.26	1.2	1.3	1.6	0.7	0.79	1.3	0.24	1.7	0.2	0.73	0.08	1.1	1.5
4	Plot 14 T/S	0.50	< 0.05	< 0.05	0.09	0.5	0.5	0.7	0.31	0.32	0.6	< 0.05	0.73	< 0.05	0.26	< 0.05	0.34	0.58
Screening Criteria Value			210.0	170.0	2400.0	7.2	2.2	2.6	320.0	77.0	15.0	0.24	280.0	170.0	27.0	2.3	95.0	620.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL

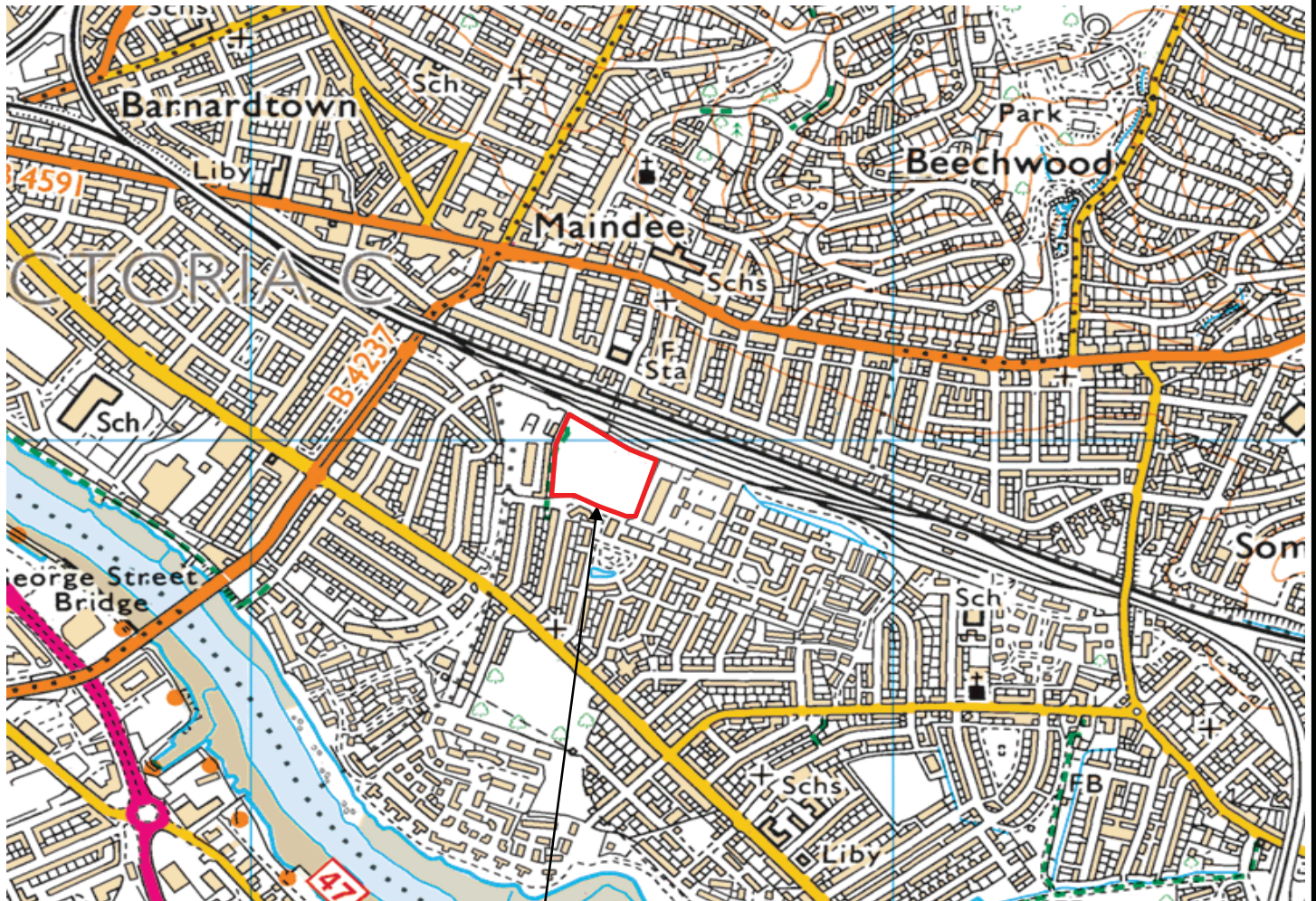
SUMMARY OF LABORATORY SOIL TEST RESULTS

PETROLEUM HYDROCARBONS

Job No.: 14260
 Site: Phase 2, Loftus Gardens
 Soil Type: Capping Soils
 Soil Organic Matter: 1%

No.	Location	Depth (m)	Aliphatic C5-C6 (mg/kg)	Aliphatic C6-C8 (mg/kg)	Aliphatic C8-C10 (mg/kg)	Aliphatic C10- C12 EPH (mg/kg)	Aliphatic C12- C16 EPH (mg/kg)	Aliphatic C16-C35 EPH (mg/kg)	Aliphatic C35- C44 EPH (mg/kg)	Aromatic C5-C7 (mg/kg)	Aromatic C7-C8 (mg/kg)	Aromatic C8-C10 (mg/kg)	Aromatic C10- C12 EPH (mg/kg)	Aromatic C12- C16 EPH (mg/kg)	Aromatic C16- C21 EPH (mg/kg)	Aromatic C21- C35 EPH (mg/kg)	Aromatic C35- C40 EPH (mg/kg)
1	Plot 8 T/S	0.10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	< 10	< 8.4	< 0.010	< 0.010	< 0.020	< 1.0	6.3	14	42	19
2	Plot 10 T/S	0.40	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	< 10	< 8.4	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	19	53	21
3	Plot 12 T/S	0.10	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	< 10	< 8.4	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	< 10	< 10
4	Plot 14 T/S	0.50	< 0.010	< 0.010	< 0.010	< 1.0	< 2.0	< 10	< 8.4	< 0.010	< 0.010	< 0.020	< 1.0	< 2.0	< 10	10	< 10
Screening Criteria Value			42.0	100.0	27.0	130.0	1100.0	65000.0	65000.0	0.1	130.0	34.0	74.0	140.0	260.0	1100.0	1100.0
Source of Screening Criteria Value			S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL	S4UL

FIGURES



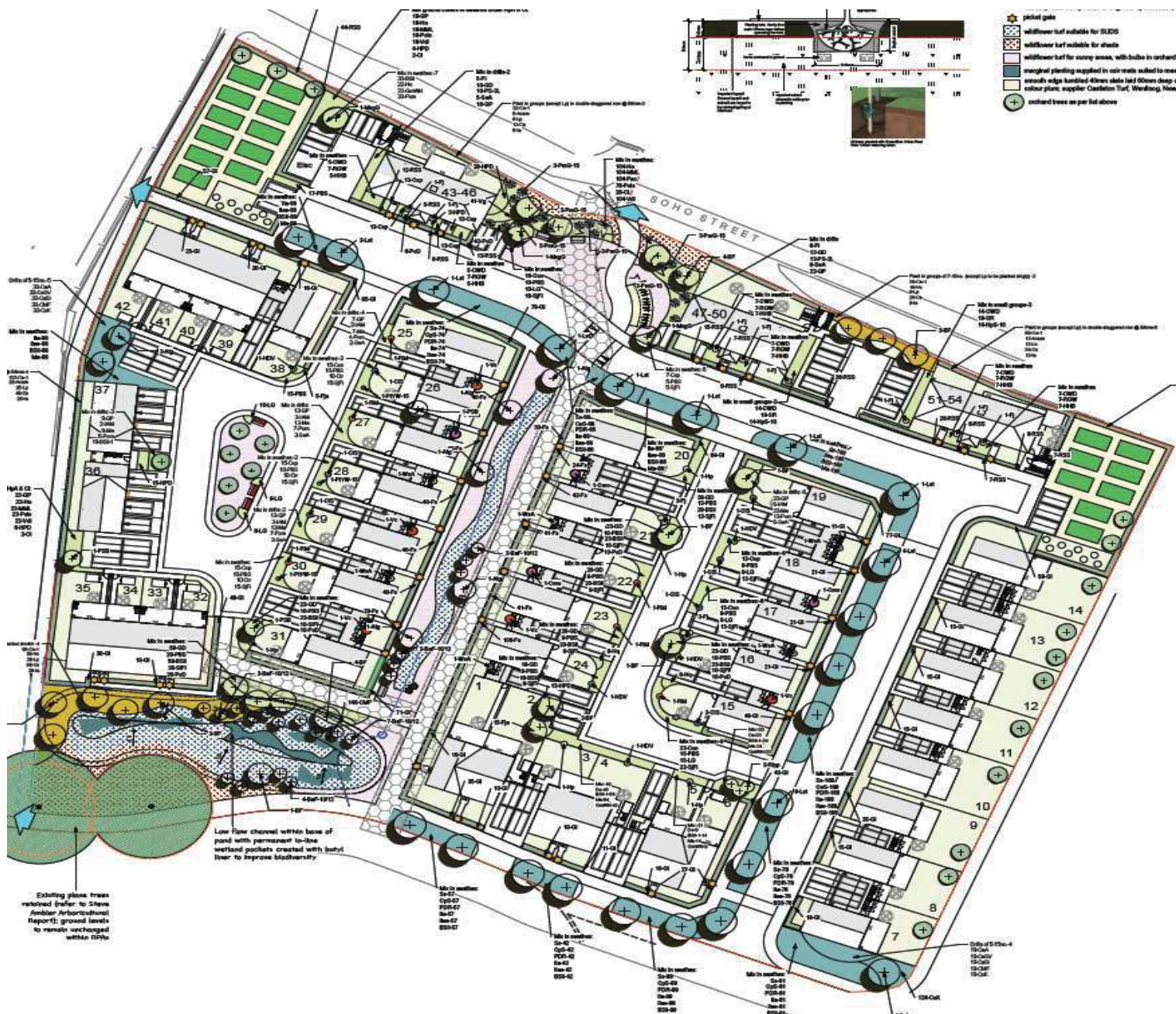
The Site

Figure 1: Site Location Plan

14260 - Pirelli 2, Newport - Loftus Gardens

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NTS

FIGURE 2- SITE PLAN

Phase 2 Loftus Gardens, Former Pirelli Factory, Newport

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Plot 7 Infilled Rear Garden



Plot 7 Front Garden Area

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Plot 8 Infilled Rear Garden



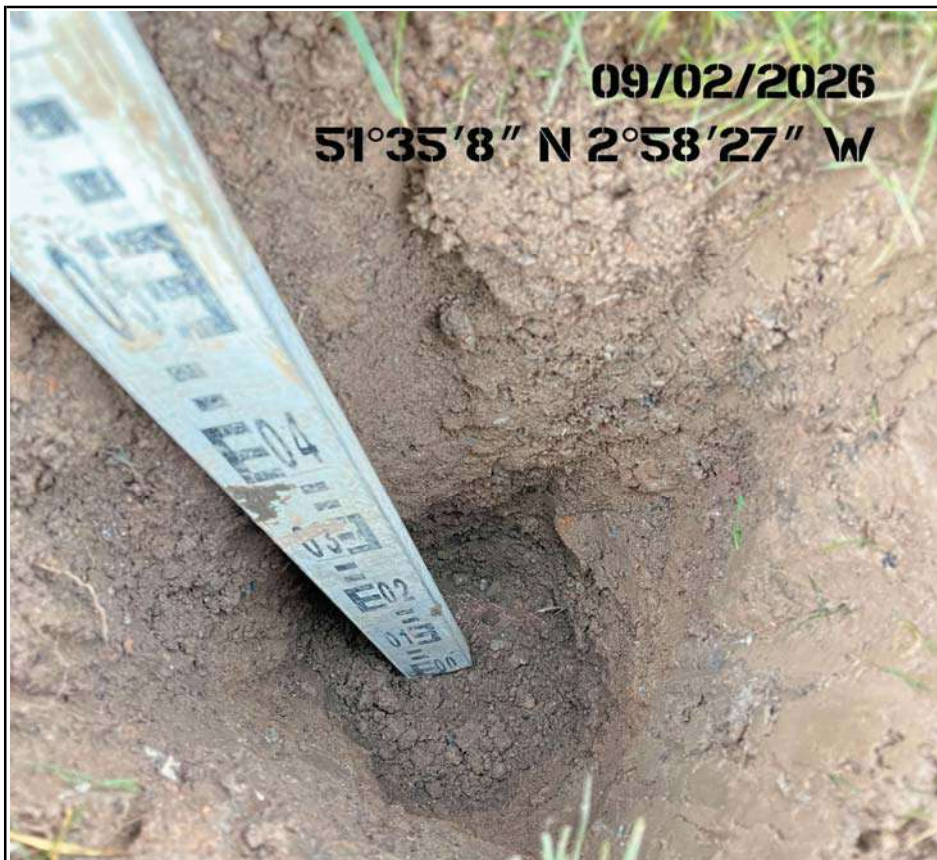
Plot 8 Trial Pit Capping Depth Check

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Plot 8 Trial Pit Excavation



Plot 8 Trial Pit Membrane Placement

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Plot 8 Front Garden Area



Plot 9 Infilled Rear Garden

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Plot 10 Infilled Rear Garden



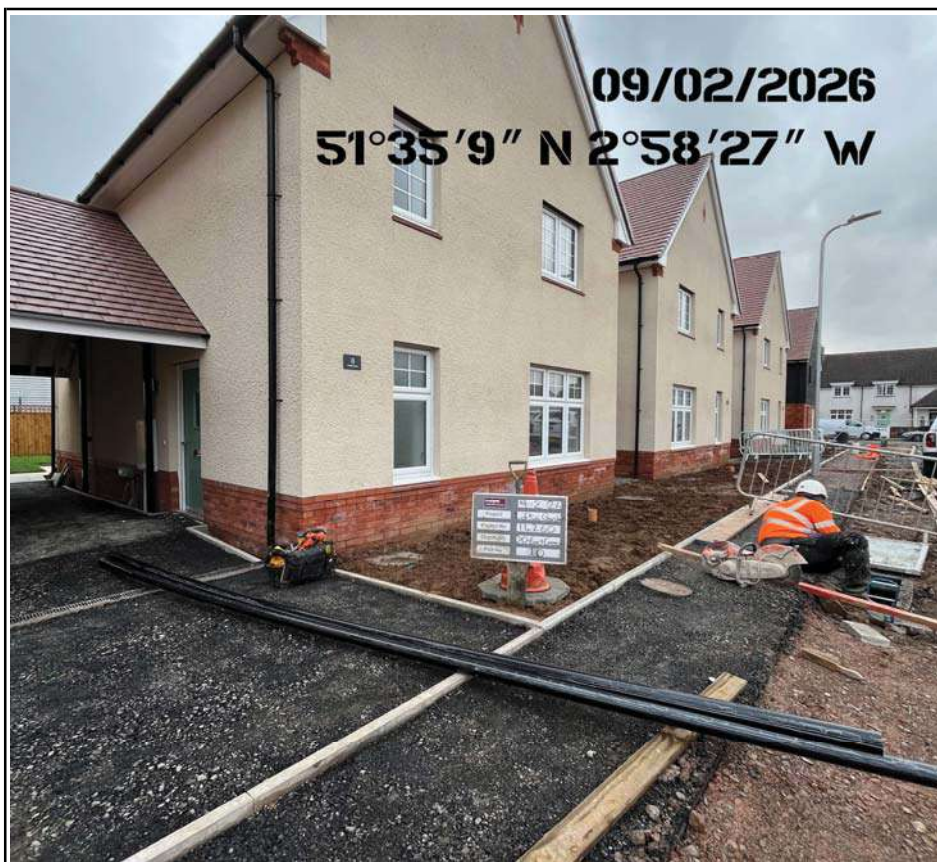
Plot 10 Front Garden Trial Pit Capping Depth Check

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Plot 10 Trial Pit Excavation Membrane Placement



Plot 10 Infilled Front Garden Area

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Plot 11 Infilled Rear Garden



Plot 11 Front Garden Area

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Plot 12 Infilled Rear Garden



Plot 12 Trial Pit Capping Depth Check

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Plot 12 Trial Pit Membrane Placement



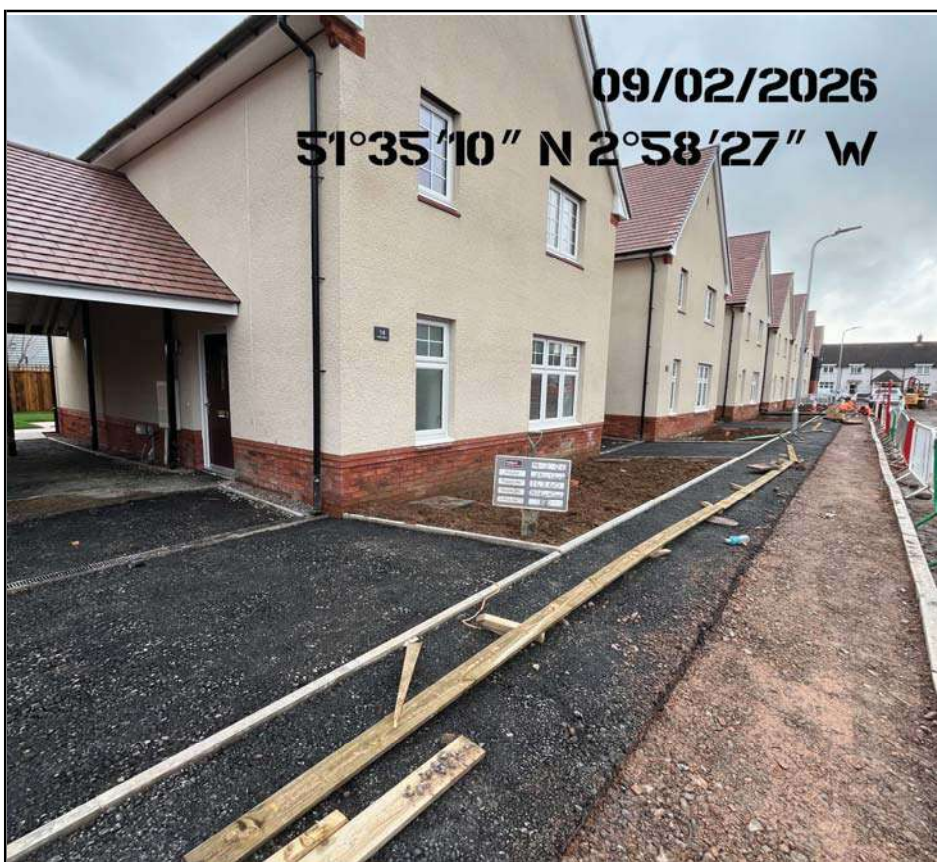
Plot 12 Infilled Front Garden

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Plot 13 Infilled Rear Garden



Plot 13 Infilled Front Garden

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Plot 14 Infilled Rear Garden



Plot 14 Infilled Front Garden

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