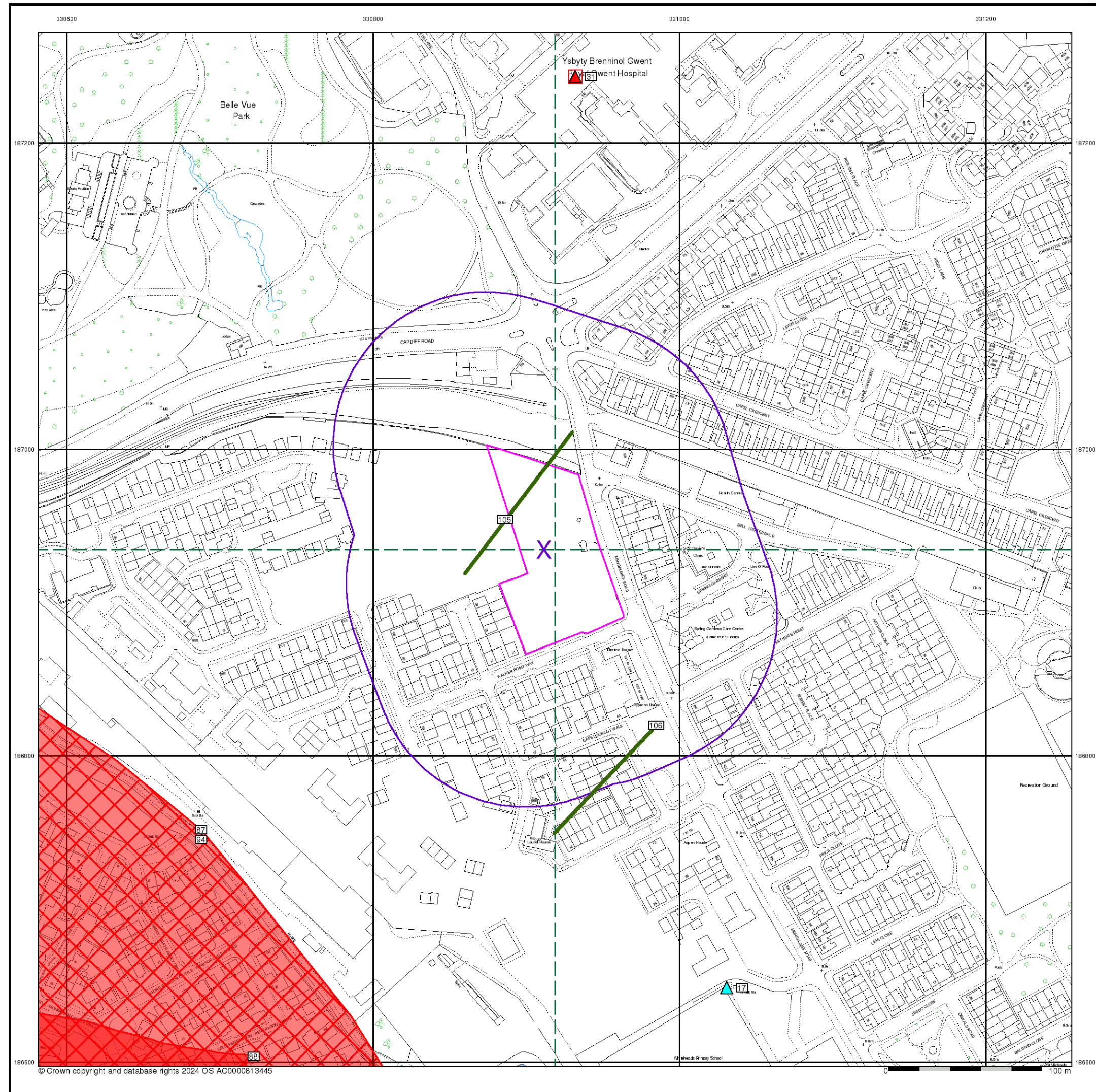
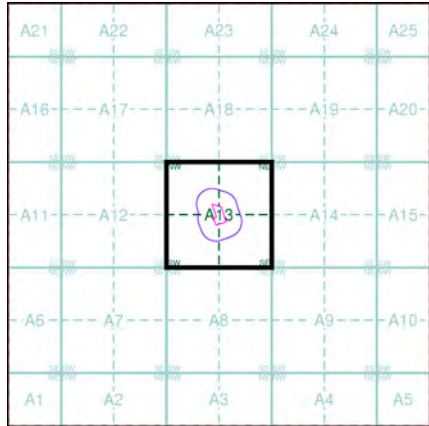




General

- Specified Site
 - Specified Buffer(s)
 - Bearing Reference Point
 - Map ID
 - Several of Type at Location
 - Pylon
 - Overhead Transmission Line
- ### Agency and Hydrological
- Contaminated Land Register Entry or Notice (Location)
 - Contaminated Land Register Entry or Notice
 - Discharge Consent
 - Enforcement or Prohibition Notice
 - Integrated Pollution Control
 - Integrated Pollution Prevention Control
 - Local Authority Integrated Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control
 - Local Authority Pollution Prevention and Control Enforcement
 - Pollution Incident to Controlled Waters
 - Historical Prosecutions
 - Prosecutions
 - Registered Radioactive Substance
 - River Network or Water Feature
 - Substantiated Pollution Incident Register
 - Water Abstraction
 - Water Industry Act Referral
- ### Hazardous Substances
- COMAH Site
 - Explosive Site
 - NIHHS Site
 - Planning Hazardous Substance Consent
 - Planning Hazardous Substance Enforcement
 - BGS Recorded Mineral Site
- ### Waste
- BGS Recorded Landfill Site (Location)
 - BGS Recorded Landfill Site
 - EA Historic Landfill (Buffered Point)
 - EA Historic Landfill (Polygon)
 - Integrated Pollution Control Registered Waste Site
 - Licensed Waste Management Facility (Landfill Boundary)
 - Licensed Waste Management Facility (Location)
 - Local Authority Recorded Landfill Site (Location)
 - Local Authority Recorded Landfill Site
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Non-water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Potentially Infilled Land (Water)
 - Registered Landfill Site
 - Registered Landfill Site (Location)
 - Registered Landfill Site (Point Buffered to 100m)
 - Registered Landfill Site (Point Buffered to 250m)
 - Registered Waste Transfer Site (Location)
 - Registered Waste Transfer Site
 - Registered Waste Treatment or Disposal Site (Location)
 - Registered Waste Treatment or Disposal Site

Site Sensitivity Map - Segment A13



Order Details

Order Number: 363113560_1_1
Customer Ref: 5088
National Grid Reference: 330910, 186930
Slice: A
Site Area (Ha): 0.69
Plot Buffer (m): 100

Site Details

Victoria Court, Newport, NP20 2NJ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



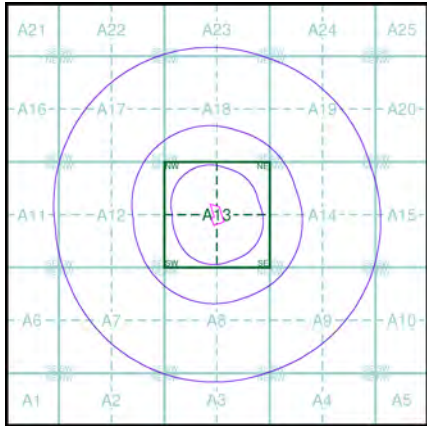
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A



Order Details

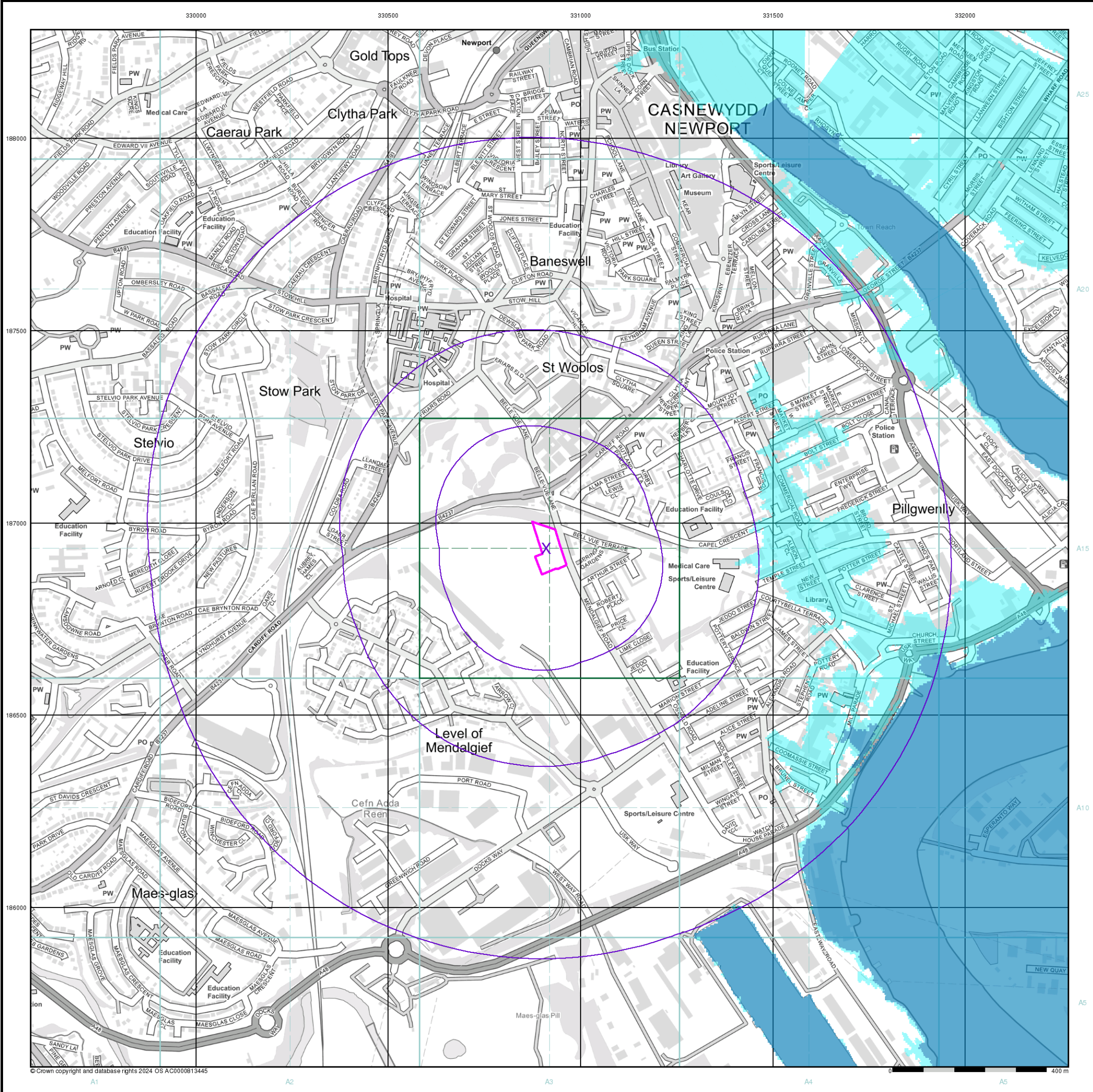
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Customer Ref: 5088
National Grid Reference: 330910, 186930
Slice: A
Site Area (Ha): 0.69
Search Buffer (m): 1000

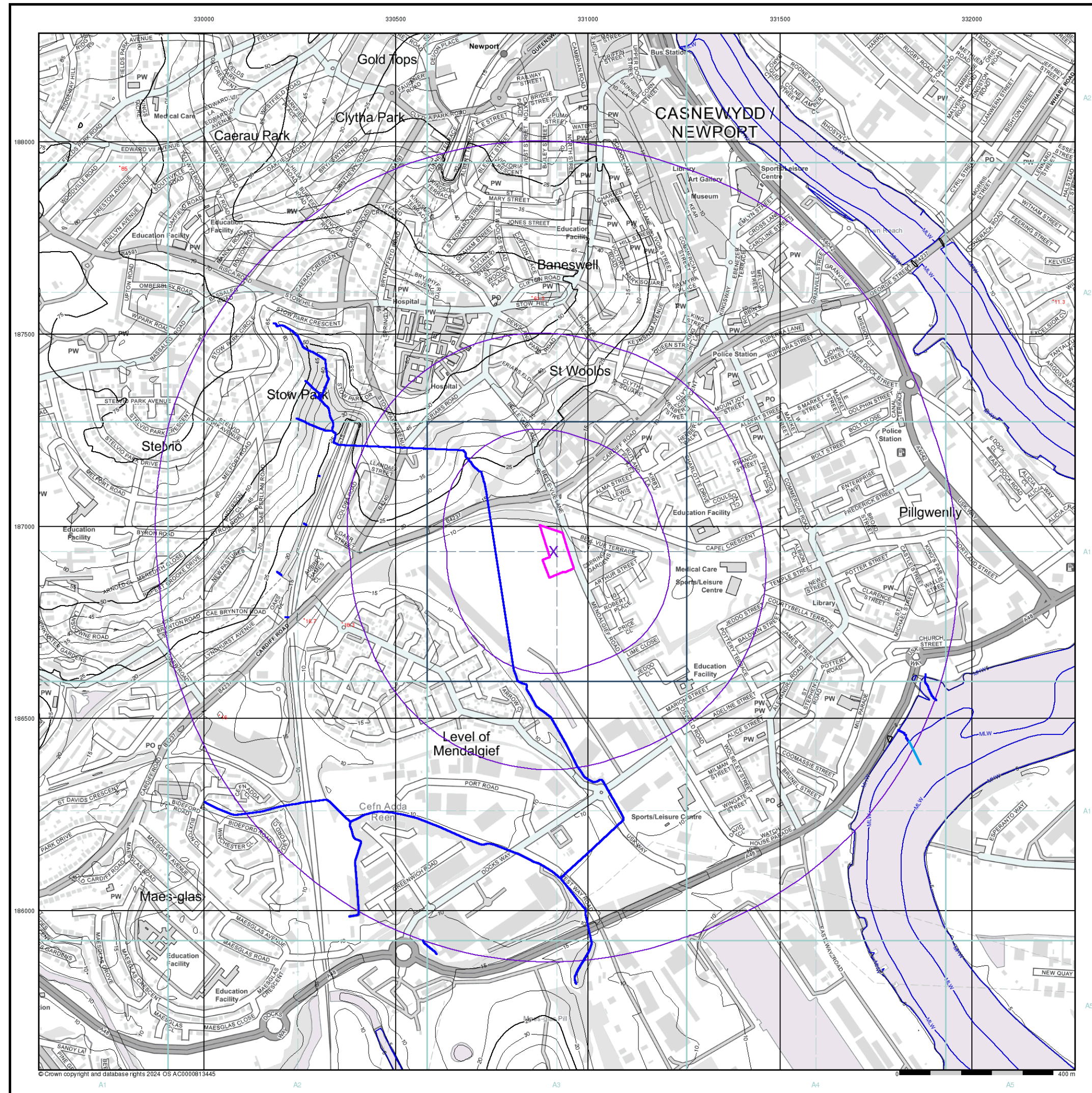
Site Details

Victoria Court, Newport, NP20 2NJ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk





General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

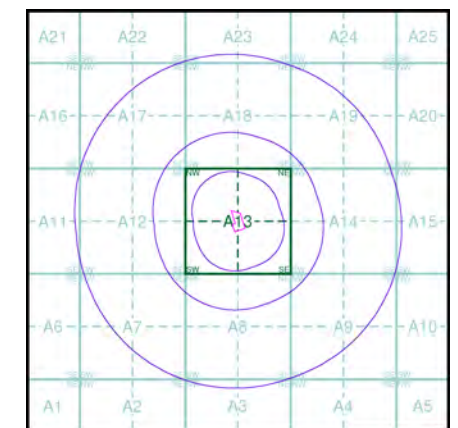
OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

Contours (height in meters)

- Standard Contour 105 100 95
- Master Contour
- Spot Height 167.3
- MLW Mean Low Water
- MHW Mean High Water

OS Water Network Map - Slice A



Order Details

Order Number: 363113560_1_1
Customer Ref: 5088
National Grid Reference: 330910, 186930
Slice: A
Site Area (Ha): 0.69
Search Buffer (m): 1000

Site Details

Victoria Court, Newport, NP20 2NJ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Risk of Flooding from Surface Water

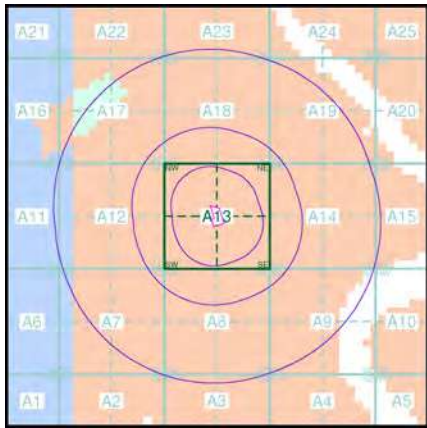
- High - 30 Year Return
- Medium - 100 Year Return
- Low - 1000 Year Return

Suitability

See the suitability map below

- National to county
- County to town
- Town to street
- Street to parcels of land
- Property

EANRW Suitability Map - Slice A



Order Details

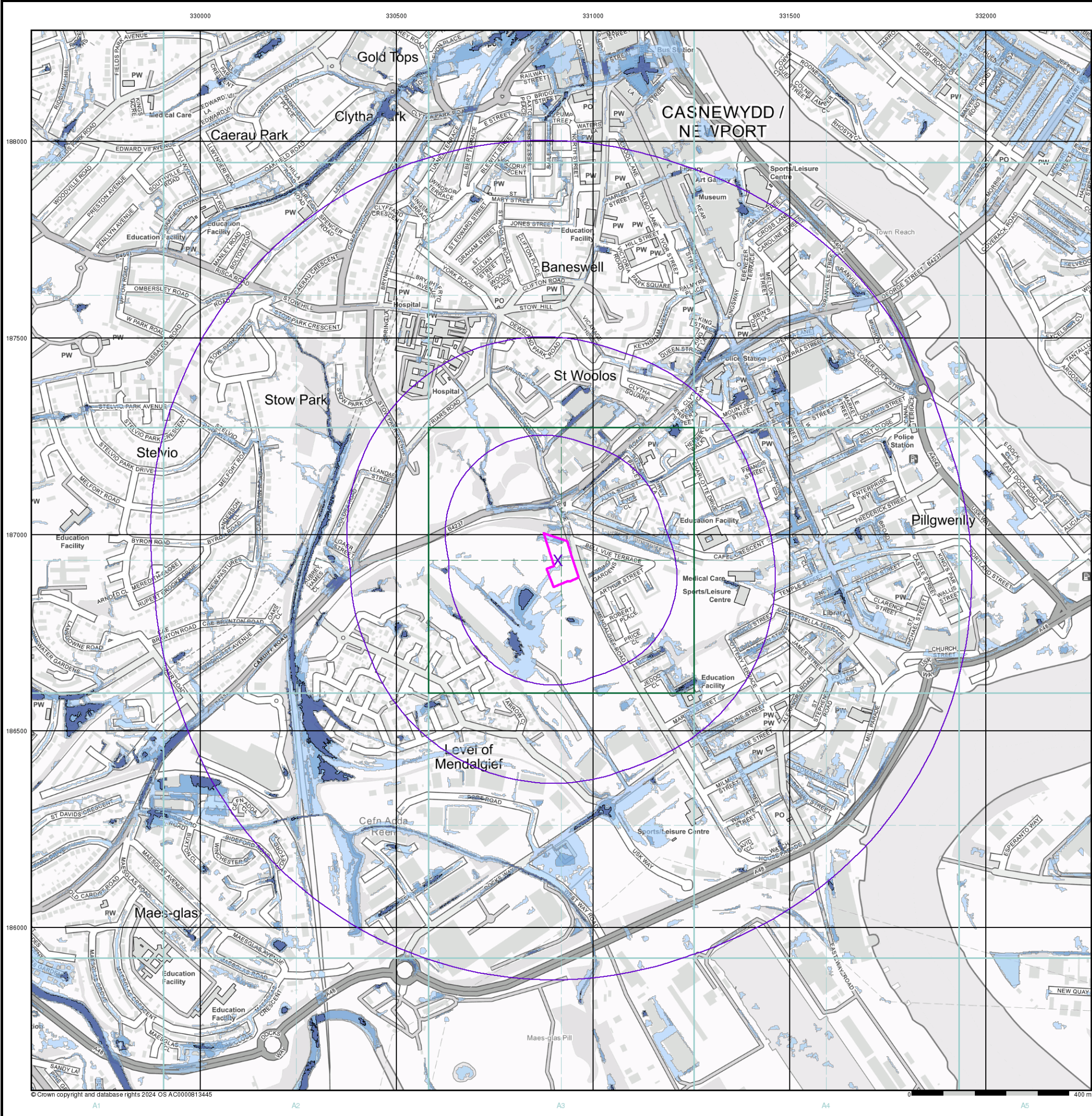
Order Number: 363113560_1_1
Customer Ref: 5088
National Grid Reference: 330910, 186930
Slice: A
Site Area (Ha): 0.69
Search Buffer (m): 1000

Site Details

Victoria Court, Newport, NP20 2NJ



Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



Claire Handley
Lithos Consulting Ltd
Parkhill
Walton Road
Wetherby
LS22 5DZ

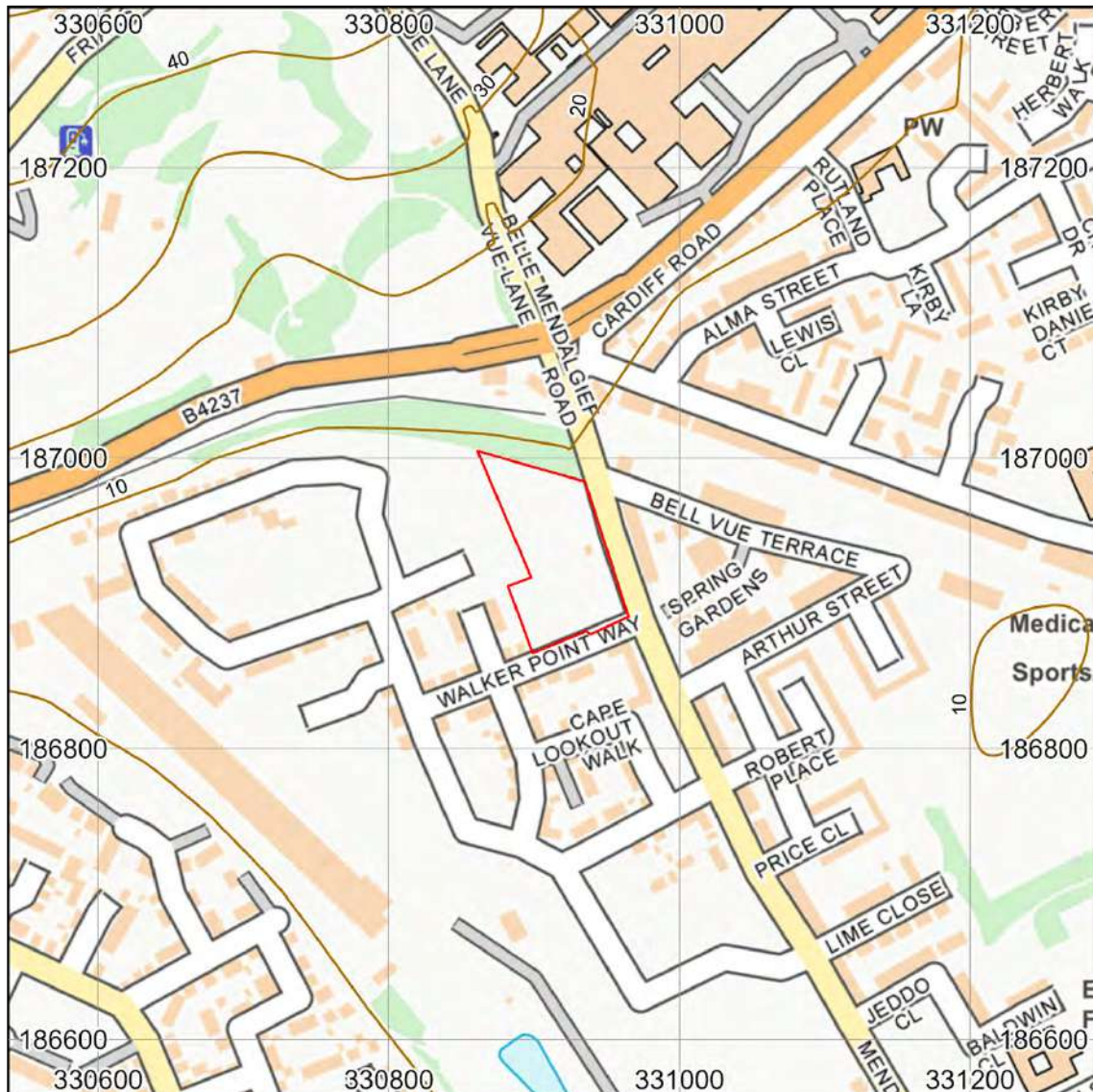
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *BGS_340707/57578*

Client reference: P023324/CH/5088

Search location



Contains OS data © Crown Copyright and database right 2024. OS OpenMap Local: Scale: 1:5 000 (1cm = 50 m)

Search location indicated in red

This report describes a site located at National Grid Reference 330913, 186936. Note that for sites of irregular shape, this point may lie outside the site boundary. Where the client has submitted a site plan the assessment will be based on the area given.

Radon Report: UK

When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations for England, Wales, Scotland and Northern Ireland require that protective measures are taken against radon entering the building.

This report provides information on whether radon protective measures are required. Depending on the probability of buildings having high radon levels, the Regulations may require either:

1. No protective measures
2. Basic protective measures
3. Full protective measures

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2023 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

Is the property in an area where radon protective measures are required for new buildings or extensions to existing ones as described in publication BR211 (2023 edition) Radon: Guidance on protective measures for new buildings?

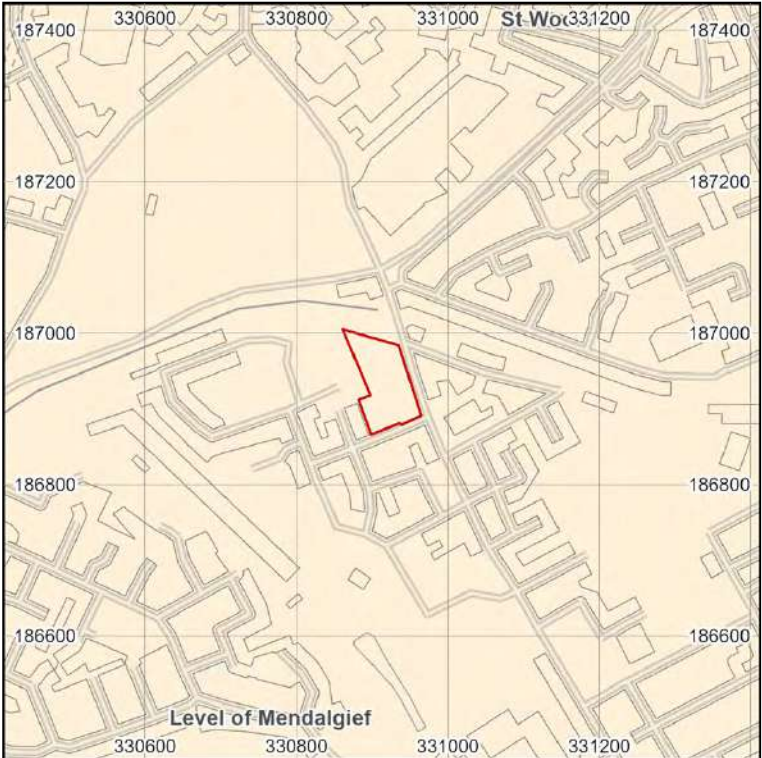
NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

More details of the protective measures required are available in *BR211 Radon: Guidance on protective measures for new buildings (2023 Edition)*.

Whether or not the radon level in a building is above or below the radon Action Level can only be established by having the building tested. The UKHSA provides a radon testing service which can be accessed at www.ukradon.org or by telephone (01235 822622).

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

Radon Affected Area



% Homes estimated to be at or above the action level
0-1%
1-3%
3-5%
5-10%
10-30%
30-100%

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Scale: 1:10 000 (1cm = 100 m)
Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be at or above the Action Level? **NO**

Additional Information

THE PROPERTY IS IN AN AREA WHERE LESS THAN 1% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL. THE PROPERTY IS NOT IN A RADON AFFECTED AREA.

The UKHSA recommends a radon 'Action Level' of 200 Becquerels per cubic metre of air (Bq m^{-3}) for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to be at or above the Action Level the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level at this location. Being in an Affected Area does not necessarily mean there is a high radon level within the property; the only way to determine the radon level is to carry out a radon measurement.

The UKHSA advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels at or above the Action Level (200 Bq m⁻³) should be remediated. Householders with levels between the Target Level (100 Bq m⁻³) and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. The UKHSA provides a validated radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas: Do records indicate that the property is in a “Radon Affected Area” as identified by the UKHSA. The data can also be used to advise house buyers and sellers in Scotland and Northern Ireland.

If you are buying a new build property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

If you are buying a currently occupied property in a radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were at or above the radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and if the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from the UKHSA at www.ukradon.org.

What is radon?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level is at or above the Action Level, measures should be taken to reduce the concentration.

Radon in workplaces

The Ionising Radiation Regulations 2017 require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**. BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com

Contact Details

Keyworth Office

British Geological Survey
Environmental Science Centre
Nicker Hill
Keyworth
Nottingham
NG12 5GG
Tel: 0115 9363100
Email: enquiries@bgs.ac.uk

Wallingford Office

British Geological Survey
Maclean Building
Wallingford
Oxford
OX10 8BB
Email: enquiries@bgs.ac.uk

Edinburgh Office

British Geological Survey
Lyell Centre
Research Avenue South
Edinburgh
EH14 4AP
Tel: 0131 6671000
Email: enquiry@bgs.ac.uk

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- Geological observations and interpretations are made according to the prevailing understanding of the subject at the time. The quality of such observations and interpretations may be affected by the availability of new data, by subsequent advances in knowledge, improved methods of interpretation, and better access to sampling locations.
- Raw data may have been transcribed from analogue to digital format, or may have been acquired by means of automated measuring techniques. Although such processes are subjected to quality control to ensure reliability where possible, some raw data may have been processed without human intervention and may in consequence contain undetected errors.
- Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.
- Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.
- The most appropriate techniques for copying original records are used, but there may be some loss of detail and dimensional distortion when such records are copied.
- Data may be compiled from the disparate sources of information at BGS's disposal, including material donated to BGS by third parties, and may not originally have been subject to any verification or other quality control process.
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- The topography shown on any map extracts is based on the latest OS mapping and is not necessarily the same as that used in the original compilation of the BGS geological map, and to which the geological linework available at that time was fitted.
- Note that for some sites, the latest available records may be historical in nature, and while every effort is made to place the analysis in a modern geological context, it is possible in some cases that the detailed geology at a site may differ from that described.

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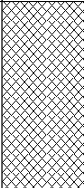
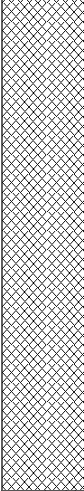
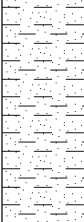
**Report issued by
BGS Enquiry Service**

Appendix F

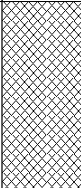
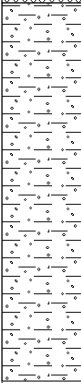
Trial Pit Logs

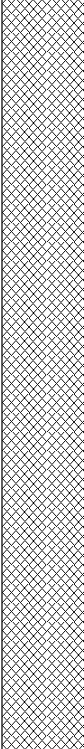
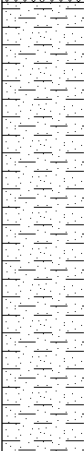
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Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024			
Location: Newport				Dimensions (m): Depth 2.80		2.6 		Scale 1:20 Logged CC			
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description				
	Depth	Type	Results								
	0.10	J,K&T		0.20 0.30			MADE GROUND: Light brown sandy gravelly CLAY. Gravel is angular to subrounded fine to coarse of mixed lithologies including polystyrene, brick, concrete, wood and plastic. (COHESIVE MADE GROUND) MADE GROUND: Reddish brown slightly sandy angular to subangular fine to coarse GRAVEL of brick. (BRICKFILL) MADE GROUND: Dark brown sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including brick, concrete, re-bar, clinker and mudstone. (GRANULAR MADE GROUND)				
	0.25	J,K&T									
	0.50	J,K&T									
	2.70	D		HVP=55			2.60 2.80		Firm light reddish brown sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS) <u>Trial pit stopped at 2.8m due to spalling and collapse of trial pit walls.</u> End of pit at 2.80 m		
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in. Stability: 1. Spalling and collapse of the sides of the trial pit at 2.8m depth during excavation.											

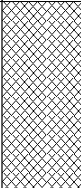
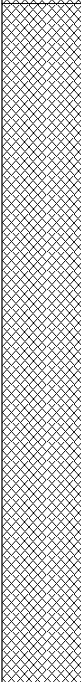
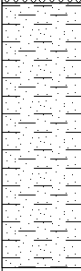


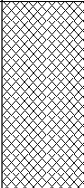
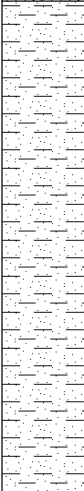
				Trial Pit Log				Trialpit No TP02 Sheet 1 of 1	
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024	
Location: Newport				Dimensions (m):		2.5		Scale 1:20	
Client: LNT Construction				Depth 3.50				Logged CC	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20 0.20	J,K&T J,K&T	HVP=56	0.50			MADE GROUND: Dark greyish brown sandy clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including concrete, brick and plastic. (GRANULAR MADE GROUND)		
	0.60	J,K&T					MADE GROUND: Firm reddish brown slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to medium of predominantly brick. (COHESIVE MADE GROUND)		
	1.60			At 1.6m, saturated ground.					
	1.90 1.90	J,K&T J,K&T		2.90		MADE GROUND: Greyish brown sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies with a medium cobble content. Cobbles are angular of brick. (GRANULAR MADE GROUND)			
						Firm light grey gleyed brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS)			
			3.50			End of pit at 3.50 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in.									
Stability: 1. The sides of the trial pit remained stable during excavation.									



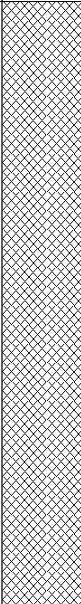
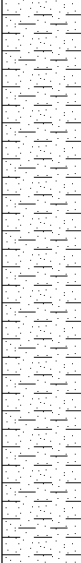
				Trial Pit Log				Trialpit No TP05 Sheet 1 of 1		
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024		
Location: Newport				Dimensions (m):		2.6		Scale 1:20		
Client: LNT Construction				Depth 3.30				Logged CC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.30	J,K&T	HVP=100	0.50			MADE GROUND: Dark brown sandy slightly gravelly CLAY. Gravel is angular to subrounded fine to coarse of mixed lithologies including brick, concrete, wood, metal and rope. (COHESIVE MADE GROUND)			
	0.80	J,K&T					MADE GROUND: Dark grey ashy angular to subangular fine to coarse GRAVEL of brick, concrete, glass and clinker with a medium cobble content. Cobbles are angular of brick and concrete. (GRANULAR MADE GROUND)			
				2.30			Stiff dark grey slightly gravelly CLAY. Gravel is angular to subangular fine to medium of mudstone. (COHESIVE TIDAL FLAT DEPOSITS)			
	2.50	D					From 1.7m, saturated ground.			
				3.30			End of pit at 3.30 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not apparent during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in.										
Stability: 1. The sides of the trial pit remained stable during excavation.										

				Trial Pit Log				Trialpit No TP06 Sheet 1 of 1		
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024		
Location: Newport				Dimensions (m):		2.5		Scale 1:20		
Client: LNT Construction				Depth 3.30				Logged CC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.05	T	HVP=50	0.10			MADE GROUND: Dark grey MACADAM HARDSTAND. (MACADAM HARDSTAND)			
	1.00 1.00	J,K&T J,K&T				MADE GROUND: Dark grey sandy slightly clayey angular to subangular fine to coarse GRAVEL of mixed lithologies including brick, concrete, plastic, wood, metal, glass and clinker with a medium cobble content. Cobbles are angular of brick and concrete. (GRANULAR MADE GROUND)				
				2.10			Firm dark grey gleyed brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS)			
	2.70	D		3.30			End of pit at 3.30 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater encountered at 1.7m during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in.										
Stability: 1. The sides of the trial pit remained stable during excavation.										

				Trial Pit Log				Trialpit No TP07 Sheet 1 of 1		
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024		
Location: Newport				Dimensions (m):		2.5		Scale 1:20		
Client: LNT Construction				Depth 3.00				Logged CC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	0.30	J,K&T	HVP=82	0.50			MADE GROUND: Dark brown gravelly slightly sandy CLAY. Gravel is angular to subangular fine to coarse of mixed lithologies including brick, concrete and mudstone. (COHESIVE MADE GROUND)			
							MADE GROUND: Dark grey ashy slightly clayey angular to subangular fine to coarse GRAVEL of mixed lithologies including brick, glass, concrete, clinker and wood. Medium cobble content. Cobbles are angular to subangular of brick and concrete. (GRANULAR MADE GROUND)			
	1.40	J,K&T					Water at 1.8m.			
				2.30			Stiff dark grey gleyed brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS)			
				3.00			End of pit at 3.00 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater encountered at 1.8m during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in.										
Stability: 1. The sides of the trial pit remained stable during excavation.										

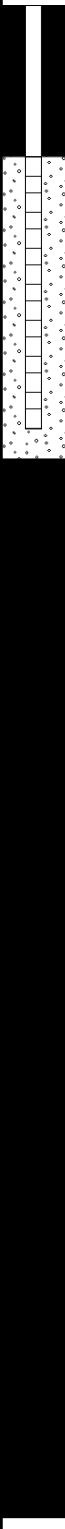
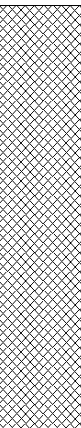
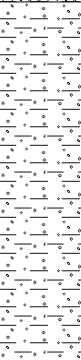
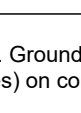
				Trial Pit Log				Trialpit No TP08 Sheet 1 of 1	
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024	
Location: Newport				Dimensions (m):		2.6		Scale 1:20	
Client: LNT Construction				Depth 3.50				Logged CC	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.20	J,K&T		0.50			MADE GROUND: Dark brown gravelly slightly sandy CLAY. Gravel is angular to subangular fine to coarse of mixed lithologies including brick, concrete, wood, plastic and rope. (COHESIVE MADE GROUND)		
	0.80	J,K&T					MADE GROUND: Dark grey sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including brick, concrete, metal wire, cloth and clinker. (GRANULAR MADE GROUND)		
	2.40	D	HVP=58 HVP=100	2.20			Firm becoming stiff dark grey gleyed reddish brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS)		
			End of pit at 3.50 m						
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater encountered at 1.5m during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in. Stability: 1. The sides of the trial pit remained stable during excavation.									

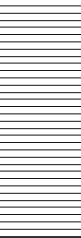


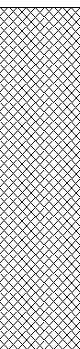
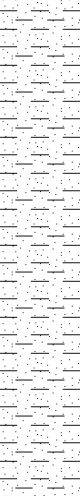
				Trial Pit Log			Trialpit No TP09 Sheet 1 of 1			
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: - Level:		Date 11/12/2024		
Location: Newport				Dimensions (m):		2.7		Scale 1:20		
Client: LNT Construction				Depth 3.10				Logged CC		
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
	Depth	Type	Results							
	1.00	J,K&T	HVP=63	1.60			MADE GROUND: Dark grey sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including brick and concrete. (GRANULAR MADE GROUND)			
	2.10	D		3.10		Firm dark grey gleyed brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS) <u>Water at 1.6m.</u>				
							End of pit at 3.10 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater encountered at 1.6m during excavation. 3. Backfilled with materials arising upon completion. 4. Co-ordinates from hand held GPS, hole not surveyed in.										
Stability: 1. The sides of the trial pit remained stable during excavation.										

Appendix G

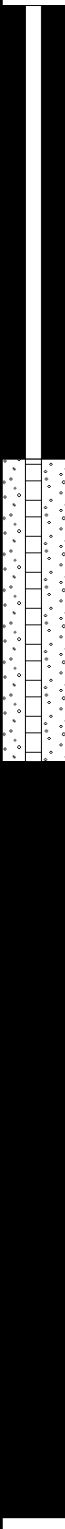
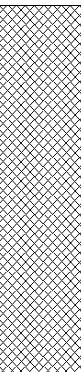
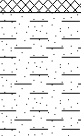
Borehole Logs

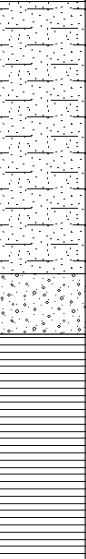
					Borehole Log			Borehole No. BH01 Sheet 1 of 2		
Project Name: Royal Victoria Court					Project No. 5088		Co-ords: -		Hole Type CP	
Location: Newport					Level:			Scale 1:50		
Client: LNT Construction					Dates: 09/12/2024 - 09/12/2024			Logged By CC		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		1.00	J,K&T	N=23 (9,5/3,4,6,10)	2.80		MADE GROUND: Dark brownish grey sandy gravelly CLAY. Gravel is angular to subangular fine to coarse of mixed lithologies including brick, concrete, clinker and plastic. (COHESIVE MADE GROUND) <u>Water at 0.8m in morning of 10/12/2024.</u>	1		
		1.50								
		2.00		N=10 (4,3/3,1,3,3)						
		3.00	D	N=8 (2,2/1,2,2,3)	5.20		Firm light brown mottled grey slightly gravelly CLAY. Gravel is angular to subangular fine to medium of mudstone. (COHESIVE TIDAL FLAT DEPOSITS) <u>Becoming softer with depth from 2.8m.</u>	3		
		3.00 - 3.45								
		4.00	D	N=0 (0,0/0,0,0,0)	5.80		Spongy brown amorphous PEAT. (COHESIVE TIDAL FLAT DEPOSITS)	4		
		4.00								
		5.00	D	N=3 (0,1/0,1,1,1)	5.20		Soft light reddish brown sandy CLAY with occasional plant remains. (COHESIVE TIDAL FLAT DEPOSITS)	5		
		5.00 - 5.20								
		5.20 - 5.45								
6.00	D	N=15 (1,2/3,4,4,4) HVP=54	5.80		Soft reddish brown sandy silty CLAY. (COHESIVE TIDAL FLAT DEPOSITS) <u>Firm from 6.7m.</u>	6				
6.50 - 6.95										
8.00 - 8.45	U	HVP=42	9.60		Soft reddish brown sandy silty CLAY. (COHESIVE TIDAL FLAT DEPOSITS)	7				
8.45 - 8.60										
9.50	D	N=7 (0,1/1,2,2,2)	9.60		Soft reddish brown sandy silty CLAY. (COHESIVE TIDAL FLAT DEPOSITS)	8				
9.50 - 9.95										
							Continued on next sheet	9		
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 1.5m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.										

					Borehole Log			Borehole No. BH01 Sheet 2 of 2	
Project Name: Royal Victoria Court					Project No. 5088		Co-ords: -		Hole Type CP
Location: Newport					Level:			Scale 1:50	
Client: LNT Construction					Dates: 09/12/2024 - 09/12/2024			Logged By CC	
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		11.00 11.00 - 11.45	D	N=12 (1,1/2,3,3,4)	11.00			Firm reddish brown sandy slightly gravelly CLAY. Gravel is angular to subangular fine to coarse of mixed lithologies. (COHESIVE TIDAL FLAT DEPOSITS)	11
		12.00	D			12			
		12.50		50 (8,8/50 for 225mm)	12.70		Weak reddish brown MUDSTONE. (ST MAUGHANS FORMATION) <i>Can break with hands from 12.7m.</i>	13	
		13.50	D					14	
		14.00 14.00 - 14.28	D	50 (11,14/50 for 135mm)	14.28				End of borehole at 14.28 m
								15	
								16	
								17	
								18	
								19	
								20	
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 1.5m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.									

LITHOS CONSULTING				Borehole Log				Borehole No. BH02 Sheet 1 of 2	
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: -		Hole Type CP	
Location: Newport				Level:		Scale 1:50		Logged By CC	
Client: LNT Construction				Dates: 11/12/2024 - 11/12/2024					
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		1.00		N=43 (9,10/12,11,10,10)	2.30		MADE GROUND: Dark grey sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including brick, concrete, clinker and mudstone. (GRANULAR MADE GROUND)	1	
		2.00		N=11 (3, 1/2,3,3,3)				2	
		2.40 2.40	J,K&T J,K&T						
		3.00 - 3.45 3.00 - 4.00	U B	HVP=42	4.30		Firm dark grey gleyed brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS) UT100 at 3.0m, 30 blows 100% recovery.	3	
		3.60	D						
		4.00 4.00 - 4.45 4.30 - 5.00		N=4 (1,1/1,1,1,1)					
		5.00	D		5.00		Spongy dark brown pseudo-fibrous PEAT. (COHESIVE TIDAL FLAT DEPOSITS) Firm light grey slightly sandy CLAY with pockets of plant material. (COHESIVE TIDAL FLAT DEPOSITS) UT100 at 5.0m, 21 blows 100% recovery.	5	
		5.00 - 5.45	U	HVP=35					
		6.50 6.50 - 6.95		N=9 (0,1/1,2,3,3)					
		8.00 8.00 - 8.45	D U		6.40		Firm reddish brown slightly sandy CLAY. (COHESIVE TIDAL FLAT DEPOSITS) UT100 at 8.0m, 25 blows 100% recovery.	7	
8.60	D								
9.50 9.50 - 9.95		N=11 (2,2/2,3,3,3)							
			9.70			Firm reddish brown sandy CLAY.	10		
Continued on next sheet									
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 6m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.									
									

					Borehole Log			Borehole No. BH02 Sheet 2 of 2	
Project Name: Royal Victoria Court					Project No. 5088		Co-ords: -		Hole Type CP
Location: Newport					Level:			Scale 1:50	
Client: LNT Construction					Dates: 11/12/2024 - 11/12/2024			Logged By CC	
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		11.00 11.00 - 11.45	D	N=16 (2,1/3,4,4,5)	10.80			(COHESIVE TIDAL FLAT DEPOSITS)	11
		12.50 12.50 - 12.83		D	50 (9,11/50 for 180mm)			12.40	Firm reddish brown very sandy slightly gravelly CLAY. Gravel is angular to subrounded fine to coarse of mixed lithologies. (COHESIVE TIDAL FLAT DEPOSITS)
		13.50	50 (11,14/50 for 170mm)		13.82			Weak reddish brown MUDSTONE. (ST MAUGHANS FORMATION)	13
		End of borehole at 13.82 m							
15									
16									
17									
18									
19									
20									
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 6m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.									

				Borehole Log				Borehole No. BH03 Sheet 1 of 2		
Project Name: Royal Victoria Court				Project No. 5088		Co-ords: -		Hole Type CP		
Location: Newport				Level:		Scale 1:50		Logged By CC		
Client: LNT Construction				Dates: 12/12/2024 - 12/12/2024						
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		1.00		N=24 (5,9/6,6,6,6)				MADE GROUND: Dark grey sandy slightly clayey angular to subrounded fine to coarse GRAVEL of mixed lithologies including brown, concrete, glass, clinker and wood. (GRANULAR MADE GROUND)	1	
		2.00		N=19 (5,4/4,4,7,4)					2	
		2.60	J,K&T	HVP=34	2.50			Firm dark grey gleyed brown slightly sandy slightly gravelly CLAY. Gravel is angular to subangular fine to medium of mudstone. (COHESIVE TIDAL FLAT DEPOSITS)	3	
		2.60	J,K&T							
		3.00 - 3.45	U		3.40					
		3.40 - 4.00	B					Soft light grey slightly sandy CLAY with frequent plant remains. (COHESIVE TIDAL FLAT DEPOSITS)	4	
		3.45 - 3.60	D							
		4.00		N=2 (0,0/0,0,1,1)	4.60				Soft reddish brown sandy slightly gravelly CLAY. (COHESIVE TIDAL FLAT DEPOSITS)	5
		5.00 - 5.45	U							
		5.45 - 5.60	D							7
5.50 - 6.50	B							8		
6.50		N=13 (2,1/3,2,4,4)						9		
8.00 - 8.45	U							10		
8.45 - 8.60	D									
9.50		N=18 (1,2/2,3,5,8)	9.50							
9.50 - 9.95	D									
10.00 - 11.00	B									
Continued on next sheet										
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 1.0m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.										

					Borehole Log			Borehole No. BH03 Sheet 2 of 2	
Project Name: Royal Victoria Court					Project No. 5088		Co-ords: -		Hole Type CP
Location: Newport					Level:			Scale 1:50	
Client: LNT Construction					Dates: 12/12/2024 - 12/12/2024			Logged By CC	
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		11.00 11.00 - 11.45	D	N=13 (2,3/3,4,3,3)	11.80			Reddish brown sandy rounded to subrounded fine to coarse GRAVEL of mixed lithologies. (GRANULAR TIDAL FLAT DEPOSITS) Weak reddish brown MUDSTONE. (ST MAUGHANS FORMATION)	11
		12.50 12.50 - 12.80	D	50 (11,14/50 for 145mm)	12.20				12
		13.40 13.40 - 13.69	D	50 (25 for 145mm/50 for 150mm)	13.69				13
		End of borehole at 13.69 m							14
									15
									16
									17
									18
									19
									20
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was encountered at 1.0m depth during drilling. 3. Exploratory hole surveyed in (level and co-ordinates) on completion.									

Appendix H

Chemical Results



Certificate of Analysis

Certificate Number 24-27602

Issued: 07-Jan-25

Client Lithos Consulting Ltd
Parkhill
Walton Rd
Wetherby
LS22 5DZ

Our Reference 24-27602

Client Reference ~ 5088

Order No ~ PO23501

Contract Title ~ Royal Victoria Court

Description 27 Soil samples, 6 Leachate prepared by DETS samples.

Date Received 17-Dec-24

Date Started 18-Dec-24

Date Completed 07-Jan-25

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



Normec DETS Limited

Unit 2, Park Road Industrial Estate South, Consett, Co Durham, DH8 5PY

Symbol key at end of report Tel: 01207 582333 • email: info@dets.co.uk • www.dets.co.uk

Page 1 of 17

Summary of Chemical Analysis

Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442285	2442286	2442287	2442288	2442289	2442290	2442291
Sample ID ~	TP01	TP07	TP01	TP02	TP03	TP04	TP05
Depth ~	0.25	0.30	0.10	0.60	0.20	0.20	0.30
Other ID ~	2T	1T	1T	2T	1T	1T	1T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	10/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Preparation										
Stones >10mm	DETSC 1003*	1	% m/m	58	18	< 1.0	8.0	11	9.0	16
Moisture Content	DETSC 1004	0.1	%	3.5	17	22	12	17	18	13
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	5.4	18	9.5	7.8	8.5	9.6	9.0
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5	1.9	2.8	0.7	1.6	1.7	1.2
Cadmium	DETSC 2301#	0.1	mg/kg	0.3	0.5	2.1	0.2	0.7	1.2	0.7
Chromium	DETSC 2301#	0.15	mg/kg	17	80	44	22	49	64	39
Chromium III	DETSC 2301*	0.15	mg/kg	17	80	44	22	49	64	39
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	9.3	70	83	23	42	61	52
Lead	DETSC 2301#	0.3	mg/kg	13	140	70	36	44	88	44
Mercury	DETSC 2325#	0.05	mg/kg	0.07	0.42	0.35	0.15	0.17	0.17	0.13
Nickel	DETSC 2301#	1	mg/kg	5.0	31	35	20	22	23	19
Selenium	DETSC 2301#	0.5	mg/kg	0.9	0.5	1.3	0.8	0.6	0.8	1.0
Vanadium	DETSC 2301#	0.8	mg/kg	16	73	33	31	35	44	37
Zinc	DETSC 2301#	1	mg/kg	48	1300	300	100	210	250	170
Inorganics										
pH	DETSC 2008#		pH	10.1	11.0	10.2	10.4	10.7	10.3	11.1
Total Organic Carbon	DETSC 2084#	0.5	%	6.9	6.1	2.9	2.0	3.3	2.9	2.5
Petroleum Hydrocarbons										
VPH (C6-C10)	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EPH (C10-C12)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
EPH (C12-C16)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	11	< 10	< 10	< 10
EPH (C16-C21)	DETSC 3311	10	mg/kg	< 10	39	< 10	85	< 10	< 10	< 10
EPH (C21-C35)	DETSC 3311	10	mg/kg	< 10	85	< 10	210	< 10	< 10	< 10
EPH (C35-C40)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
EPH (C10-C40)	DETSC 3311#	10	mg/kg	< 10	130	< 10	320	< 10	< 10	< 10
PAHs										
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	0.04	0.03	0.09	< 0.03	< 0.03	0.04
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.10	< 0.03	0.11	< 0.03	< 0.03	0.04
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	0.12	0.03	0.10	< 0.03	0.03	0.04
Phenanthrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.90	0.26	0.53	0.12	0.21	0.24
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	0.23	0.06	0.15	0.03	0.06	0.06
Fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	1.5	0.41	0.91	0.19	0.44	0.45
Pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	1.3	0.33	0.74	0.16	0.37	0.38
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.66	0.19	0.35	0.08	0.24	0.22
Chrysene	DETSC 3303	0.03	mg/kg	< 0.03	0.55	0.16	0.37	0.07	0.19	0.24
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.70	0.28	0.41	0.11	0.32	0.27
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	< 0.03	0.27	0.10	0.13	0.04	0.11	0.09
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.51	0.17	0.28	0.07	0.22	0.18

Summary of Chemical Analysis Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442285	2442286	2442287	2442288	2442289	2442290	2442291
Sample ID ~	TP01	TP07	TP01	TP02	TP03	TP04	TP05
Depth ~	0.25	0.30	0.10	0.60	0.20	0.20	0.30
Other ID ~	2T	1T	1T	2T	1T	1T	1T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	10/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	< 0.03	0.26	0.12	0.14	0.05	0.13	0.11
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	0.07	0.03	0.04	< 0.03	0.04	< 0.03
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	< 0.03	0.28	0.12	0.14	0.05	0.13	0.11
Naphthalene	DETSC 3301	0.1	mg/kg							
Acenaphthylene	DETSC 3301	0.1	mg/kg							
Acenaphthene	DETSC 3301	0.1	mg/kg							
Fluorene	DETSC 3301	0.1	mg/kg							
Phenanthrene	DETSC 3301	0.1	mg/kg							
Anthracene	DETSC 3301	0.1	mg/kg							
Fluoranthene	DETSC 3301	0.1	mg/kg							
Pyrene	DETSC 3301	0.1	mg/kg							
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg							
Chrysene	DETSC 3301	0.1	mg/kg							
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg							
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg							
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg							
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg							
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg							
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg							
Coronene	DETSC 3301*	0.1	mg/kg							
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	< 0.10	7.5	2.2	4.5	0.93	2.4	2.5
PAH 16 Total	DETSC 3301	1.6	mg/kg							

Summary of Chemical Analysis

Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442292	2442293	2442295	2442297	2442298	2442300	2442302
Sample ID ~	TP08	BH02	BH03	TP01	TP02	TP02	TP03
Depth ~	0.20	2.40	2.60	0.50	0.20	1.90	0.80
Other ID ~	1T	1T	1T	3T	1T	4T	2T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	11/12/2024	12/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Preparation										
Stones >10mm	DETSC 1003*	1	% m/m	19	< 1.0	< 1.0	56	22	27	33
Moisture Content	DETSC 1004	0.1	%	12	20	18	8.4	11	21	10
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	5.2	11	7.0	4.8	2.1	7.9	6.4
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.7	2.1	0.5	1.9	1.1	1.2	1.1
Cadmium	DETSC 2301#	0.1	mg/kg	2.4	< 0.1	0.1	0.2	< 0.1	0.2	0.3
Chromium	DETSC 2301#	0.15	mg/kg	33	31	30	27	13	110	27
Chromium III	DETSC 2301*	0.15	mg/kg	33	31	30	27	13	110	27
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	33	14	18	18	6.3	24	20
Lead	DETSC 2301#	0.3	mg/kg	56	37	18	21	9.9	44	70
Mercury	DETSC 2325#	0.05	mg/kg	0.13	0.05	0.17	< 0.05	< 0.05	0.07	0.12
Nickel	DETSC 2301#	1	mg/kg	16	29	34	19	4.4	11	8.6
Selenium	DETSC 2301#	0.5	mg/kg	0.6	< 0.5	0.5	0.7	0.8	1.8	0.5
Vanadium	DETSC 2301#	0.8	mg/kg	25	42	38	24	10	330	43
Zinc	DETSC 2301#	1	mg/kg	360	2300	130	88	46	82	300
Inorganics										
pH	DETSC 2008#		pH	12.1	8.3	8.8	11.9	11.7	11.2	11.5
Total Organic Carbon	DETSC 2084#	0.5	%	6.2	0.5	0.5	3.2	3.4	3.8	3.2
Petroleum Hydrocarbons										
VPH (C6-C10)	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
EPH (C10-C12)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	< 10
EPH (C12-C16)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	25	19	< 10	18
EPH (C16-C21)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	210	54	< 10	120
EPH (C21-C35)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	860	190	< 10	370
EPH (C35-C40)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	35	11	< 10	32
EPH (C10-C40)	DETSC 3311#	10	mg/kg	< 10	< 10	< 10	1100	280	< 10	540
PAHs										
Naphthalene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	0.06	< 0.03	0.03
Acenaphthylene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03	< 0.03
Acenaphthene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	0.06	< 0.03	0.06
Fluorene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	< 0.03	0.05	< 0.03	0.06
Phenanthrene	DETSC 3303#	0.03	mg/kg	0.12	< 0.03	< 0.03	0.14	0.24	0.15	0.50
Anthracene	DETSC 3303	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.05	0.06	0.03	0.14
Fluoranthene	DETSC 3303#	0.03	mg/kg	0.19	< 0.03	< 0.03	0.48	0.37	0.24	1.1
Pyrene	DETSC 3303#	0.03	mg/kg	0.16	< 0.03	< 0.03	0.67	0.31	0.20	0.97
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	0.09	< 0.03	< 0.03	0.40	< 0.03	0.10	0.58
Chrysene	DETSC 3303	0.03	mg/kg	0.07	< 0.03	< 0.03	0.37	0.13	0.09	0.44
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	0.11	< 0.03	< 0.03	0.56	0.22	0.12	0.83
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	0.04	< 0.03	< 0.03	0.19	0.08	0.04	0.26
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	0.07	< 0.03	< 0.03	0.33	0.16	0.08	0.58

Summary of Chemical Analysis Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442292	2442293	2442295	2442297	2442298	2442300	2442302
Sample ID ~	TP08	BH02	BH03	TP01	TP02	TP02	TP03
Depth ~	0.20	2.40	2.60	0.50	0.20	1.90	0.80
Other ID ~	1T	1T	1T	3T	1T	4T	2T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	11/12/2024	12/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	0.04	< 0.03	< 0.03	0.20	0.10	0.04	0.33
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	< 0.03	< 0.03	< 0.03	0.06	< 0.03	< 0.03	0.10
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	0.04	< 0.03	< 0.03	0.21	0.10	0.04	0.36
Naphthalene	DETSC 3301	0.1	mg/kg							
Acenaphthylene	DETSC 3301	0.1	mg/kg							
Acenaphthene	DETSC 3301	0.1	mg/kg							
Fluorene	DETSC 3301	0.1	mg/kg							
Phenanthrene	DETSC 3301	0.1	mg/kg							
Anthracene	DETSC 3301	0.1	mg/kg							
Fluoranthene	DETSC 3301	0.1	mg/kg							
Pyrene	DETSC 3301	0.1	mg/kg							
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg							
Chrysene	DETSC 3301	0.1	mg/kg							
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg							
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg							
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg							
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg							
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg							
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg							
Coronene	DETSC 3301*	0.1	mg/kg							
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	0.93	< 0.10	< 0.10	3.7	1.9	1.1	6.3
PAH 16 Total	DETSC 3301	1.6	mg/kg							

Summary of Chemical Analysis

Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442304	2442305	2442307	2442308	2442309	2442310	2442311
Sample ID ~	TP04	TP05	TP06	TP07	TP08	TP09	TP06
Depth ~	0.60	0.80	1.00	1.40	0.80	1.00	0.05
Other ID ~	3T	2T	3T	2T	2T	1T	1T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Preparation										
Stones >10mm	DETSC 1003*	1	% m/m	42	23	8.0	34	68	31	
Moisture Content	DETSC 1004	0.1	%	11	11	15	14	9.4	14	
Metals										
Arsenic	DETSC 2301#	0.2	mg/kg	6.9	6.5	9.2	4.0	4.9	7.5	
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	1.0	1.0	1.4	1.2	1.1	1.0	
Cadmium	DETSC 2301#	0.1	mg/kg	0.2	0.1	0.5	0.3	0.3	0.3	
Chromium	DETSC 2301#	0.15	mg/kg	110	16	58	15	200	99	
Chromium III	DETSC 2301*	0.15	mg/kg	110	16	58	15	200	99	
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	
Copper	DETSC 2301#	0.2	mg/kg	37	40	53	16	33	60	
Lead	DETSC 2301#	0.3	mg/kg	57	50	94	60	45	99	
Mercury	DETSC 2325#	0.05	mg/kg	0.06	0.06	0.15	0.08	< 0.05	0.10	
Nickel	DETSC 2301#	1	mg/kg	16	14	20	5.9	11	14	
Selenium	DETSC 2301#	0.5	mg/kg	1.2	< 0.5	0.7	0.8	2.8	1.9	
Vanadium	DETSC 2301#	0.8	mg/kg	74	14	51	19	170	140	
Zinc	DETSC 2301#	1	mg/kg	500	140	310	120	800	1200	
Inorganics										
pH	DETSC 2008#		pH	11.6	11.0	11.0	11.6	11.6	11.3	
Total Organic Carbon	DETSC 2084#	0.5	%	7.0	8.1	6.9	3.0	5.2	8.6	
Petroleum Hydrocarbons										
VPH (C6-C10)	DETSC 3321*	0.1	mg/kg	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1	
EPH (C10-C12)	DETSC 3311	10	mg/kg	< 10	< 10	< 10	< 10	< 10	< 10	
EPH (C12-C16)	DETSC 3311	10	mg/kg	46	38	22	< 10	39	20	
EPH (C16-C21)	DETSC 3311	10	mg/kg	260	190	46	< 10	280	99	
EPH (C21-C35)	DETSC 3311	10	mg/kg	620	390	170	< 10	800	390	
EPH (C35-C40)	DETSC 3311	10	mg/kg	27	25	43	< 10	55	41	
EPH (C10-C40)	DETSC 3311#	10	mg/kg	950	650	290	< 10	1200	550	
PAHs										
Naphthalene	DETSC 3303#	0.03	mg/kg	0.15	0.19	0.20	0.04	0.06	0.08	
Acenaphthylene	DETSC 3303#	0.03	mg/kg	0.09	0.11	0.05	0.03	0.04	0.07	
Acenaphthene	DETSC 3303#	0.03	mg/kg	0.43	0.64	0.17	0.08	0.22	0.17	
Fluorene	DETSC 3303	0.03	mg/kg	0.45	0.61	0.22	0.09	0.23	0.19	
Phenanthrene	DETSC 3303#	0.03	mg/kg	3.1	4.0	1.3	0.56	1.8	1.2	
Anthracene	DETSC 3303	0.03	mg/kg	0.93	1.2	0.38	0.15	< 0.03	0.36	
Fluoranthene	DETSC 3303#	0.03	mg/kg	6.0	7.2	2.3	1.2	4.6	2.7	
Pyrene	DETSC 3303#	0.03	mg/kg	5.0	6.0	1.9	1.1	4.2	2.4	
Benzo(a)anthracene	DETSC 3303#	0.03	mg/kg	2.9	3.8	1.1	0.76	2.6	1.3	
Chrysene	DETSC 3303	0.03	mg/kg	2.2	2.8	0.78	0.55	1.9	0.99	
Benzo(b)fluoranthene	DETSC 3303#	0.03	mg/kg	3.4	4.4	1.2	0.94	2.9	1.6	
Benzo(k)fluoranthene	DETSC 3303#	0.03	mg/kg	1.1	1.6	0.41	0.33	0.86	0.54	
Benzo(a)pyrene	DETSC 3303#	0.03	mg/kg	2.5	3.3	0.89	0.66	2.1	1.2	

Summary of Chemical Analysis Soil Samples

Our Ref 24-27602

Client Ref ~ 5088

Contract Title ~ Royal Victoria Court

Lab No	2442304	2442305	2442307	2442308	2442309	2442310	2442311
Sample ID ~	TP04	TP05	TP06	TP07	TP08	TP09	TP06
Depth ~	0.60	0.80	1.00	1.40	0.80	1.00	0.05
Other ID ~	3T	2T	3T	2T	2T	1T	1T
Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
Sampling Date ~	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024	11/12/2024
Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s	n/s

Test	Method	LOD	Units							
Indeno(1,2,3-c,d)pyrene	DETSC 3303#	0.03	mg/kg	0.97	1.3	0.36	0.32	0.77	0.50	
Dibenzo(a,h)anthracene	DETSC 3303#	0.03	mg/kg	0.36	0.49	0.13	0.12	0.29	0.17	
Benzo(g,h,i)perylene	DETSC 3303#	0.03	mg/kg	1.2	1.6	0.44	0.39	0.95	0.62	
Naphthalene	DETSC 3301	0.1	mg/kg							< 2.0
Acenaphthylene	DETSC 3301	0.1	mg/kg							< 2.0
Acenaphthene	DETSC 3301	0.1	mg/kg							< 2.0
Fluorene	DETSC 3301	0.1	mg/kg							< 2.0
Phenanthrene	DETSC 3301	0.1	mg/kg							< 2.0
Anthracene	DETSC 3301	0.1	mg/kg							< 2.0
Fluoranthene	DETSC 3301	0.1	mg/kg							< 2.0
Pyrene	DETSC 3301	0.1	mg/kg							< 2.0
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg							< 2.0
Chrysene	DETSC 3301	0.1	mg/kg							< 2.0
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg							< 2.0
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg							< 2.0
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg							< 2.0
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg							< 2.0
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg							< 2.0
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg							< 2.0
Coronene	DETSC 3301*	0.1	mg/kg							< 2.0
PAH - USEPA 16, Total	DETSC 3303	0.1	mg/kg	31	39	12	7.3	24	14	
PAH 16 Total	DETSC 3301	1.6	mg/kg							< 1.6

WASTE ACCEPTANCE CRITERIA TESTING ANALYTICAL REPORT

Our Ref 24-27602

Client Ref 5088

Contract Title Royal Victoria Court

Sample Id BH02 2T 2.40

Sample Numbers 2442294 2442312

Date Analysed 03/01/2025

Test Results On Waste			WAC Limit Values		
Determinand and Method Reference	Units	Result	Inert Waste	SNRHW	Hazardous Waste
DETS 2084# Total Organic Carbon	%	< 0.5	3	5	6
DETS 2003# Loss On Ignition	%	4.7	n/a	n/a	10
DETS 3321# BTEX	mg/kg	< 0.04	6	n/a	n/a
DETS 3401# PCBs (7 congeners)	mg/kg	< 0.01	1	n/a	n/a
DETS 3311* Mineral Oil (C10 - C40)	mg/kg	< 10	500	n/a	n/a
DETS 3301 PAHs	mg/kg	< 1.6	100	n/a	n/a
DETS 2008# pH	pH Units	8.0	n/a	>6	n/a
DETS 2073* Acid Neutralisation Capacity (pH4)	mol/kg	< 1.0	n/a	TBE	TBE
DETS 2073* Acid Neutralisation Capacity (pH7)	mol/kg	< 1.0	n/a	TBE	TBE

Test Results On Leachate			WAC Limit Values		
Determinand and Method Reference	Conc in Eluate ug/l	Amount Leached* mg/kg	Limit values for LS10 Leachate		
	10:1	LS10	Inert Waste	SNRHW	Hazardous Waste
DETS 2306 Arsenic as As	1.1	0.01	0.5	2	25
DETS 2306 Barium as Ba	37	0.4	20	100	300
DETS 2306 Cadmium as Cd	0.23	< 0.02	0.04	1	5
DETS 2306 Chromium as Cr	3.7	< 0.1	0.5	10	70
DETS 2306 Copper as Cu	3.2	0.03	2	50	100
DETS 2306 Mercury as Hg	0.029	< 0.002	0.01	0.2	2
DETS 2306 Molybdenum as Mo	7.9	< 0.1	0.5	10	30
DETS 2306 Nickel as Ni	2.8	< 0.1	0.4	10	40
DETS 2306 Lead as Pb	2.5	< 0.05	0.5	10	50
DETS 2306 Antimony as Sb	7.2	0.07	0.06	0.7	5
DETS 2306 Selenium as Se	1.8	< 0.03	0.1	0.5	7
DETS 2306 Zinc as Zn	32	0.32	4	50	200
DETS 2055 Chloride as Cl	4100	< 100	800	15,000	25,000
DETS 2055* Fluoride as F	590	5.9	10	150	500
DETS 2055 Sulphate as SO4	82000	820	1000	20,000	50,000
DETS 2009* Total Dissolved Solids	140000	1400	4000	60,000	100,000
DETS 2130 Phenol Index	< 100	< 1	1	n/a	n/a
DETS 2085 Dissolved Organic Carbon	< 2000	< 50	500	800	1000

Additional Information	
DETS 2008 pH	6.6
DETS 2009 Conductivity uS/cm	203.0
* Temperature*	18.0
Mass of Sample Kg*	0.120
Mass of dry Sample Kg*	0.095
Stage 1	
Volume of Leachant L2*	0.926
Volume of Eluate VE1*	0.878

TBE - To Be Evaluated
SNRHW - Stable Non-Reactive
Hazardous Waste

Disclaimer: The WAC limit values are provided for guidance only. DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.

* DETS are accredited for the testing of leachates and not the leachate preparation stage which is unaccredited.

WASTE ACCEPTANCE CRITERIA TESTING ANALYTICAL REPORT

Our Ref 24-27602

Client Ref 5088

Contract Title Royal Victoria Court

Sample Id BH03 2T 2.60

Sample Numbers 2442296 2442313

Date Analysed 03/01/2025

Test Results On Waste			WAC Limit Values		
Determinand and Method Reference	Units	Result	Inert Waste	SNRHW	Hazardous Waste
DETS 2084# Total Organic Carbon	%	< 0.5	3	5	6
DETS 2003# Loss On Ignition	%	4.0	n/a	n/a	10
DETS 3321# BTEX	mg/kg	< 0.04	6	n/a	n/a
DETS 3401# PCBs (7 congeners)	mg/kg	< 0.01	1	n/a	n/a
DETS 3311* Mineral Oil (C10 - C40)	mg/kg	< 10	500	n/a	n/a
DETS 3301 PAHs	mg/kg	< 1.6	100	n/a	n/a
DETS 2008# pH	pH Units	9.6	n/a	>6	n/a
DETS 2073* Acid Neutralisation Capacity (pH4)	mol/kg	< 1.0	n/a	TBE	TBE
DETS 2073* Acid Neutralisation Capacity (pH7)	mol/kg	< 1.0	n/a	TBE	TBE

Test Results On Leachate			WAC Limit Values		
Determinand and Method Reference	Conc in Eluate ug/l	Amount Leached* mg/kg	Limit values for LS10 Leachate		
	10:1	LS10	Inert Waste	SNRHW	Hazardous Waste
DETS 2306 Arsenic as As	2.5	0.03	0.5	2	25
DETS 2306 Barium as Ba	14	0.1	20	100	300
DETS 2306 Cadmium as Cd	< 0.030	< 0.02	0.04	1	5
DETS 2306 Chromium as Cr	< 0.25	< 0.1	0.5	10	70
DETS 2306 Copper as Cu	1.7	< 0.02	2	50	100
DETS 2306 Mercury as Hg	< 0.010	< 0.002	0.01	0.2	2
DETS 2306 Molybdenum as Mo	2.4	< 0.1	0.5	10	30
DETS 2306 Nickel as Ni	< 0.50	< 0.1	0.4	10	40
DETS 2306 Lead as Pb	0.31	< 0.05	0.5	10	50
DETS 2306 Antimony as Sb	0.49	< 0.05	0.06	0.7	5
DETS 2306 Selenium as Se	0.72	< 0.03	0.1	0.5	7
DETS 2306 Zinc as Zn	< 1.3	< 0.01	4	50	200
DETS 2055 Chloride as Cl	1900	< 100	800	15,000	25,000
DETS 2055* Fluoride as F	< 100	< 0.1	10	150	500
DETS 2055 Sulphate as SO4	9500	< 100	1000	20,000	50,000
DETS 2009* Total Dissolved Solids	32000	320	4000	60,000	100,000
DETS 2130 Phenol Index	< 100	< 1	1	n/a	n/a
DETS 2085 Dissolved Organic Carbon	< 2000	< 50	500	800	1000

Additional Information	
DETS 2008 pH	6.9
DETS 2009 Conductivity uS/cm	45.0
* Temperature*	18.0
Mass of Sample Kg*	0.120
Mass of dry Sample Kg*	0.098
Stage 1	
Volume of Leachant L2*	0.958
Volume of Eluate VE1*	0.91

TBE - To Be Evaluated
SNRHW - Stable Non-Reactive
Hazardous Waste

Disclaimer: The WAC limit values are provided for guidance only. DETS does not accept responsibility for errors or omissions. Values are correct at time of issue.

* DETS are accredited for the testing of leachates and not the leachate preparation stage which is unaccredited.