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Determination of Equivalent CBR Value by Plate Load Test

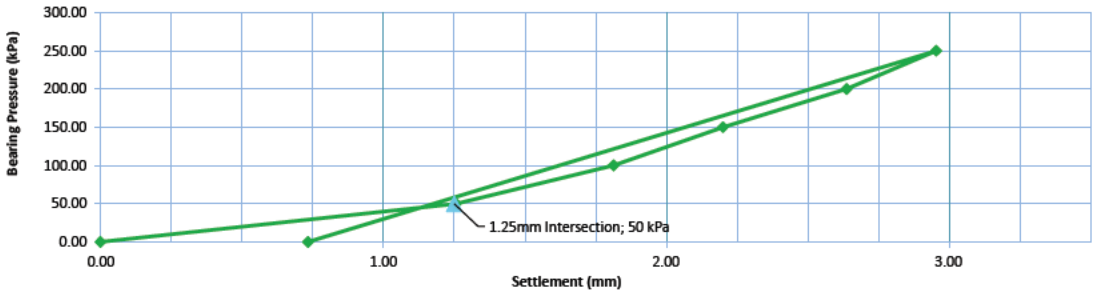
BS1377: Part 9 and IAN 73/06

Client	MODULEK	**Test Position**	**PL01**
Site Name	SITE, LOCATION		
Job Number	C6579	**OS Co-ordinates**	
Date Tested	30/03/2026	**Level (mAOD)**	
Depth (mm)	0.15	**Formation Description:**	MADE GROUND (GRANULAR)

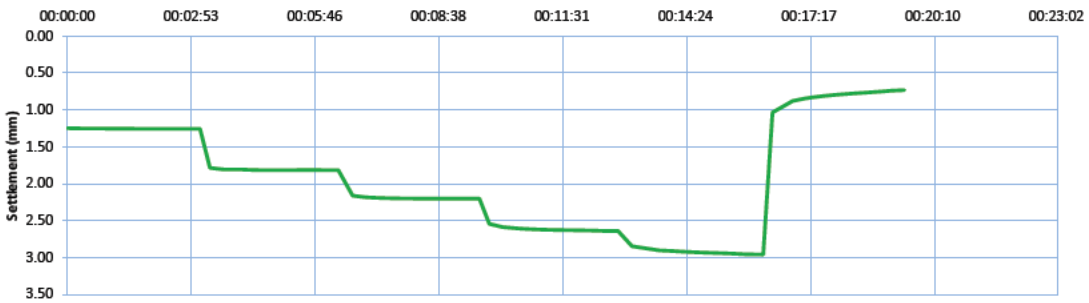
Plate Ø (mm)	450
Plate Area (m^2)	0.159
Max Applied Force (kPa)	250.0
Kentledge	Tracked
Moisture Content (%)	
Max Settlement (mm)	2.953

Load Phase	Bearing Pressure (kPa)	Average Plate Settlement (mm)
	0.00	0.00
1	50.00	1.26
2	100.00	1.81
3	150.00	2.20
4	200.00	2.64
5	250.00	2.95
Unload	0.00	0.73

Load vs Settlement Data



Time vs Settlement Data



Settlement required for CBR Value 1.25mm

Load at 1.25mm settlement (kPa)	50
k (Modulus of subgrade reaction $KN/m^2/mm$)	39.8
k_{762} (Modulus of subgrade reaction $KN/m^2/mm$)	24.7
Equivalent CBR Value (%)	**2.5**

Tester: TW

Checked By: JM

Date Checked: 30/03/2026

Signature:

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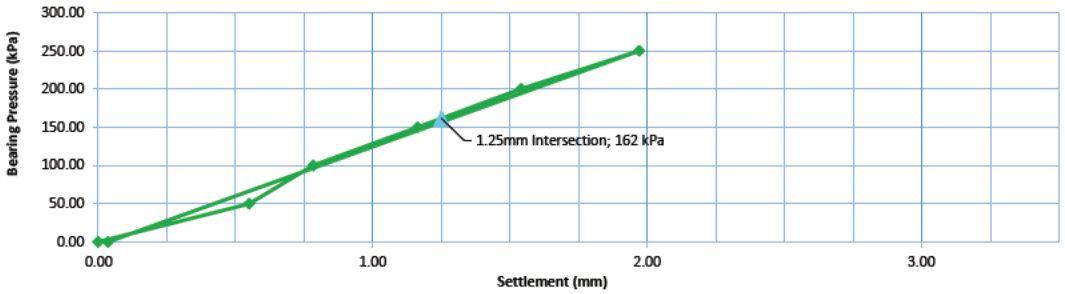
Determination of Equivalent CBR Value by Plate Load Test

BS1377: Part 9 and IAN 73/06

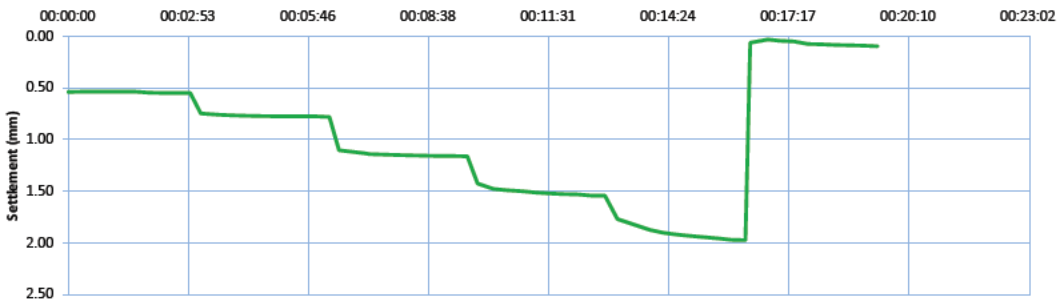
Client	MODULEK	**Test Position**	**PL02**
Site Name	SITE, LOCATION		
Job Number	C6579	**OS Co-ordinates**	
Date Tested	30/03/2026	**Level (mAOD)**	
Depth (mm)	0.15	**Formation Description:**	MADE GROUND (GRANULAR)

			Bearing Pressure (kPa)	Average Plate Settlement (mm)
Plate Ø (mm)	450			
Plate Area (m^2)	0.159	**Load Phase**	0.00	0.00
Max Applied Force (kPa)	250.0	**1**	50.00	0.55
Kentledge	Tracked	**2**	100.00	0.78
Moisture Content (%)		**3**	150.00	1.16
Max Settlement (mm)	1.970	**4**	200.00	1.54
		5	250.00	1.97
		Unload	0.00	0.04

Load vs Settlement Data



Time vs Settlement Data



Settlement required for CBR Value 1.25mm

Load at 1.25mm settlement (kPa)	162
k (Modulus of subgrade reaction KN/m^2/mm)	129.2
k_{762} (Modulus of subgrade reaction KN/m^2/mm)	80.3
Equivalent CBR Value (%)	**19.3**

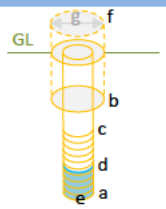
Tester: TW **Checked By:** JM

Date Checked: 15/04/2026 **Signature:**

Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS103	C6579	Checked By: JM

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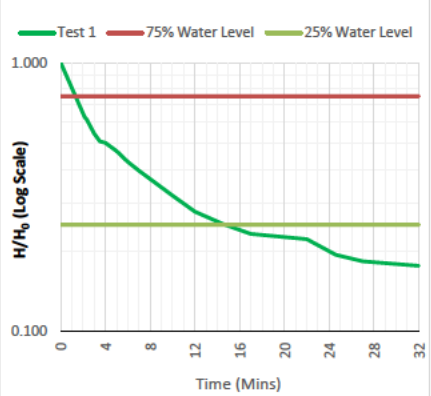
Dimensions (mm)	Test 1	Test 2	Test 3
Bottom of Borehole (a)	5000		
Bottom of Casing (b)			
Top of Filter Material (c)	1000		
Initial Groundwater Level or Base of Hole (d)	4780		
Centre of Piezometer Tip (e)			
Height of Casing/Standpipe Above Surface (f)			
Diameter of Casing/Standpipe (g)	100		
Length of Filter (above GW table/base of hole)	3780		



Site Recorded Data

Test 1				Test 2				Test 3			
Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0
0.00	1880	2900	1.000								
2.00	2900	1880	0.648								
2.15	2960	1820	0.628								
2.33	3000	1780	0.614								
2.66	3100	1680	0.579								
3.00	3200	1580	0.545								
3.50	3300	1480	0.510								
4.00	3320	1460	0.503								
5.00	3420	1360	0.469								
6.00	3540	1240	0.428								
7.00	3630	1150	0.397								
10.00	3850	930	0.321								
12.00	3970	810	0.279								
14.50	4050	730	0.252								
17.00	4110	670	0.231								
22.00	4140	640	0.221								
24.58	4220	560	0.193								
27.00	4250	530	0.183								
32.00	4270	510	0.176								

Data Analysis



Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS103	C6579	Checked By: JM

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Calculation of Intake Factor (F)

		Test 1	Test 2	Test 3
m^2	Cross sectional area of base	0.008		
m	Diameter	0.100		
m	Length	3.780		
	Intake Factor Scenario	Soil flush with bottom in uniform soil		
	Intake Factor, F	**0.275**	-	-

Soil Infiltration Rate Calculation

		Test 1	Test 2	Test 3
75% Effective Level	Head (m)	2.175		
	Depth to water (m bgl)	2.605		
	Time (mins)	1		
	Time (sec)	60		
25% effective Level	Head (m)	0.725		
	Depth to water (m bgl)	4.055		
	Time (mins)	14		
	Time (sec)	840		
m (bgl)	Initial groundwater level	4.78		
m (bgl)	At time (t_1) Depth to water	2.605		
seconds	t_1	90		
m (bgl)	Depth of water H_1	2.175		
m (bgl)	At time (t_2) Depth to water	4.055		
seconds	t_2	870		
m (bgl)	Depth of water H_2	0.725		

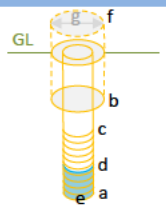
$$Permeability = k = \frac{A}{F(t_2 - t_1)} Log_e \frac{H_1}{H_2}$$

	Test 1	Test 2	Test 3
Permeability, k (m/s)	**4.02E-05**	-	-

Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS102	C6579	Checked By: JM

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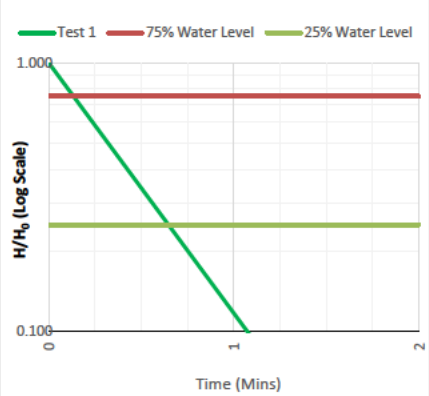
Dimensions (mm)	Test 1	Test 2	Test 3
Bottom of Borehole (a)	5000		
Bottom of Casing (b)			
Top of Filter Material (c)	1000		
Initial Groundwater Level or Base of Hole (d)	4540		
Centre of Piezometer Tip (e)			
Height of Casing/Standpipe Above Surface (f)			
Diameter of Casing/Standpipe (g)	100		
Length of Filter (above GW table/base of hole)	3540		



Site Recorded Data

Test 1				Test 2				Test 3			
Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0
0.00	1640	2900	1.000								
2.00	4500	40	0.014								

Data Analysis



Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS102	C6579	Checked By: JM

BROWNFIELD SOLUTIONS LTD

Calculation of Intake Factor (F)

		Test 1	Test 2	Test 3
m^2	Cross sectional area of base	0.008		
m	Diameter	0.100		
m	Length	3.540		
	Intake Factor Scenario	Soil flush with bottom in uniform soil		
	Intake Factor, F	**0.275**	-	-

Soil Infiltration Rate Calculation

		Test 1	Test 2	Test 3
75% Effective Level	Head (m)	2.175		
	Depth to water (m bgl)	2.365		
	Time (mins)	0		
	Time (sec)	0		
25% effective Level	Head (m)	0.725		
	Depth to water (m bgl)	3.815		
	Time (mins)	1		
	Time (sec)	60		
m (bgl)	Initial groundwater level	4.54		
m (bgl)	At time (t_1) Depth to water	2.365		
seconds	t_1	7		
m (bgl)	Depth of water H_1	2.175		
m (bgl)	At time (t_2) Depth to water	3.815		
seconds	t_2	37		
m (bgl)	Depth of water H_2	0.725		

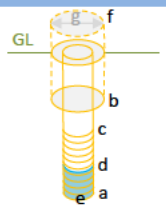
$$Permeability = k = \frac{A}{F(t_2 - t_1)} Log_e \frac{H_1}{H_2}$$

	Test 1	Test 2	Test 3
Permeability, k (m/s)	**1.05E-03**	-	-

Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS101	C6579	Checked By: JM

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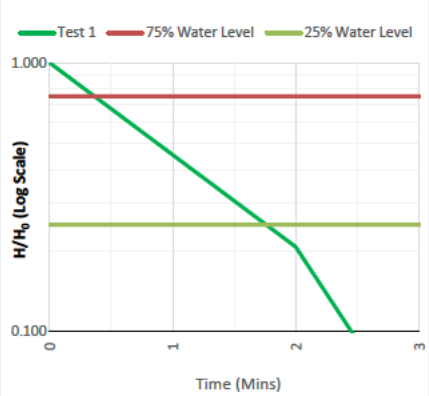
Dimensions (mm)	Test 1	Test 2	Test 3
Bottom of Borehole (a)	5000		
Bottom of Casing (b)			
Top of Filter Material (c)	1000		
Initial Groundwater Level or Base of Hole (d)	4700		
Centre of Piezometer Tip (e)			
Height of Casing/Standpipe Above Surface (f)			
Diameter of Casing/Standpipe (g)	100		
Length of Filter (above GW table/base of hole)	3700		



Site Recorded Data

Test 1				Test 2				Test 3			
Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0	Time (mins)	Depth to water (mm)	Head of water (mm)	Head Ratio H/H_0
0.00	1800	2900	1.000								
2.00	4100	600	0.207								
2.50	4430	270	0.093								
3.00	4500	200	0.069								
4.00	4550	150	0.052								
5.00	4610	90	0.031								
6.00	4640	60	0.021								
7.00	4670	30	0.010								
8.00	4700	0	0.000								

Data Analysis



Falling Head Permeability Test	MODULEK	Date of Test: 31/03/2026
	WREXHAM FC TRAINING GROUND	Logged By: JL
WS101	C6579	Checked By: JM

BROWNFIELD SOLUTIONS LTD

Calculation of Intake Factor (F)

		Test 1	Test 2	Test 3
m^2	Cross sectional area of base	0.008		
m	Diameter	0.100		
m	Length	3.700		
	Intake Factor Scenario	Soil flush with bottom in uniform soil		
	Intake Factor, F	**0.275**	-	-

Soil Infiltration Rate Calculation

		Test 1	Test 2	Test 3
75% Effective Level	Head (m)	2.175		
	Depth to water (m bgl)	2.525		
	Time (mins)	1		
	Time (sec)	30		
25% effective Level	Head (m)	0.725		
	Depth to water (m bgl)	3.975		
	Time (mins)	2		
	Time (sec)	90		
m (bgl)	Initial groundwater level	4.70		
m (bgl)	At time (t_1) Depth to water	2.525		
seconds	t_1	40		
m (bgl)	Depth of water H_1	2.175		
m (bgl)	At time (t_2) Depth to water	3.975		
seconds	t_2	105		
m (bgl)	Depth of water H_2	0.725		

$$Permeability = k = \frac{A}{F(t_2 - t_1)} Log_e \frac{H_1}{H_2}$$

	Test 1	Test 2	Test 3
Permeability, k (m/s)	**4.83E-04**	-	-

APPENDIX D

Chemical Testing Results

ANALYTICAL TEST REPORT

Report Number	26-03891, issue number 1
Contract name:	C6579/Wrexham FC Training Ground
Client reference:	C6579
Clients name:	Brownfield Solutions Ltd
Clients address:	Brownfield Solutions Ltd 173-183 Witton Street Northwich Cheshire CW9 5LP
Samples received:	02/04/2026
Analysis started:	02/04/2026
Analysis completed:	13/04/2026
Report issued:	13/04/2026

Key

U UKAS accredited test
M MCERTS & UKAS accredited test
(B) Analysis performed at Southampton Site
I/S Insufficient sample to carry out test
U/S Sample not suitable for testing
NAD No Asbestos Detected
Full key available on Information page

[redacted]

Approved by: Rachael Burton
Technical Support Manager

SAMPLE INFORMATION

MCERTS (Soils):

Soil descriptions are only intended to provide a log of sample matrices with respect to MCERTS validation. They are not intended as full geological descriptions. MCERTS accreditation applies for sand, clay and loam/topsoil, or combinations of these whether these are derived from naturally occurring soils or from made ground, as long as these materials constitute the major part of the sample. Other materials such as concrete, gravel and brick are not accredited if they comprise the major part of the sample.
% Moisture reported as MCERTS drying at 30°C

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
98691	WS101	0.15 - 0.4	Beige Loamy Sand with Vegetation and Stones.	-	-	5.0
98692	WS102	0.15 - 0.5	Black Loamy Sand with Vegetation and Stones.	-	-	3.8
98693	WS102	0.5 - 1.2	Brown Clay loamy sand with Vegetation and Stones.	-	-	9.8
98694	WS103	0.1 - 0.6	Black Sand with Vegetation and Stones.	-	-	2.1

SOILS

Lab Number					98691	98692	98693	98694
Client Reference					SOIL	SOIL	SOIL	SOIL
Sample ID					WS101	WS102	WS102	WS103
Depth (m)					0.15 - 0.4	0.15 - 0.5	0.5 - 1.2	0.1 - 0.6
Sampling Date					30/03/2026	30/03/2026	30/03/2026	30/03/2026
Test	**Method**	**Accred**	**LoD**	**Units**				
Asbestos								
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	n/t	NAD
Asbestos sample description	SUBCON	SN	0	-	-	-	n/t	-
Soil sample preparation parameters								
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1
Metals								
Water Soluble Sulphate	CE061	M	10	mg/l	31.0	42.1	1890	137
Arsenic	CE264	M	2.3	mg/kg	< 2.3	3.1	16.4	2.9
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	2.7	8.3	16.2	32.8
Copper	CE264	M	1.2	mg/kg	2.4	8.3	23.9	35.1
Lead	CE264	U	2.4	mg/kg	219	63.3	63.9	7.0
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	< 1.6	4.8	21.8	24.6
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	17.7	81.0	56.3	43.5
PCB (ICES 7 congeners)								
Total PCBs (7 congeners)	CE137	M	0.035	mg/kg	n/t	n/t	n/t	< 0.035
PCB 101	CE137	M	0.015	mg/kg	n/t	n/t	n/t	< 0.015
PCB 118	CE137	M	0.015	mg/kg	n/t	n/t	n/t	< 0.015
PCB 138	CE137	M	0.015	mg/kg	n/t	n/t	n/t	< 0.015
PCB 153	CE137	M	0.01	mg/kg	n/t	n/t	n/t	< 0.010
PCB 180	CE137	M	0.01	mg/kg	n/t	n/t	n/t	< 0.010
PCB 28	CE137	M	0.015	mg/kg	n/t	n/t	n/t	< 0.015
PCB 52	CE137	M	0.01	mg/kg	n/t	n/t	n/t	< 0.010
Colourimetric								
Water Soluble Chromium VI	CE263	N	0.04	mg/kg	< 0.040	< 0.040	< 0.040	< 0.040
Chromium III	CE208	N	2	mg/kg	2.71	8.27	16.2	32.8
Combustion								
Moisture Content	CE001	N	0.1	%	5.0	3.8	9.8	2.1

SOILS

Lab Number					98691	98692	98693	98694
Client Reference					SOIL	SOIL	SOIL	SOIL
Sample ID					WS101	WS102	WS102	WS103
Depth (m)					0.15 - 0.4	0.15 - 0.5	0.5 - 1.2	0.1 - 0.6
Sampling Date					30/03/2026	30/03/2026	30/03/2026	30/03/2026
Test	**Method**	**Accred**	**LoD**	**Units**				
Total Organic Carbon	CE197	M	0.1	%	n/t	n/t	n/t	2.12
Loss on Ignition	CE006	U	0.1	%	n/t	n/t	n/t	2.57
Soil Organic Matter	CE192	N	0.1	%	0.90	2.98	9.86	3.66
Polyaromatic hydrocarbons								
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	0.039	0.285	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	0.015	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	0.016	0.106	1.47	0.056
Anthracene	CE087	U	0.017	mg/kg	< 0.017	0.033	0.120	0.018
Fluoranthene	CE087	M	0.017	mg/kg	< 0.017	0.136	0.281	0.041
Pyrene	CE087	M	0.016	mg/kg	< 0.016	0.130	0.187	0.098
Benzo(a)anthracene	CE087	U	0.012	mg/kg	< 0.012	0.077	0.087	0.036
Chrysene	CE087	M	0.028	mg/kg	< 0.028	0.056	0.095	0.064
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	< 0.020	0.150	0.071	0.103
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025	0.048	< 0.025	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	< 0.019	0.113	0.051	0.075
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	< 0.019	0.145	0.039	0.079
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	0.042	< 0.017	0.044
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	0.033	0.171	0.041	0.123
Coronene	CE087	N	0.02	mg/kg	n/t	n/t	n/t	< 0.020
Total PAH(16)	CE087	N	0.28	mg/kg	< 0.280	1.24	2.75	0.736
Total PAH(17)	CE087	N	0.3	mg/kg	n/t	n/t	n/t	0.736
BTEX								
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	n/t	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	n/t	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	n/t	< 0.001
Xylenes	CE267	N	0.004	mg/kg	n/t	n/t	n/t	< 0.004
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	n/t	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	n/t	n/t	n/t	< 0.007

SOILS

Lab Number					98691	98692	98693	98694
Client Reference					SOIL	SOIL	SOIL	SOIL
Sample ID					WS101	WS102	WS102	WS103
Depth (m)					0.15 - 0.4	0.15 - 0.5	0.5 - 1.2	0.1 - 0.6
Sampling Date					30/03/2026	30/03/2026	30/03/2026	30/03/2026
Test	**Method**	**Accred**	**LoD**	**Units**				
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	n/t	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	n/t	< 0.002
Total Petroleum Hydrocarbons								
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	n/t	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	n/t	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	n/t	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	N	1	mg/kg	1.9	2.3	n/t	2.7
>C12-C16 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	1.6	2.3	n/t	2.7
>C16-C21 Aliphatic (EH_2D_AL)	CE250	N	0.7	mg/kg	1.1	2.9	n/t	4.8
>C21-C35 Aliphatic (EH_2D_AL)	CE250	N	4	mg/kg	28.5	44.9	n/t	202
>C35-C44 Aliphatic (EH_2D_AL)	CE250	N	0.5	mg/kg	24.6	17.5	n/t	193
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	n/t	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	n/t	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	n/t	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	N	0.6	mg/kg	5.1	7.2	n/t	8.6
>C12-C16 Aromatic (EH_2D_AR)	CE250	N	1	mg/kg	14.4	19.2	n/t	23.0
>C16-C21 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	10.3	14.7	n/t	19.4
>C21-C35 Aromatic (EH_2D_AR)	CE250	N	4.5	mg/kg	119	313	n/t	718
>C35-C44 Aromatic (EH_2D_AR)	CE250	N	2	mg/kg	47.2	171	n/t	636
Mineral Oil (>C10-C40 Total) (EH_CU_1D_Total)	CE162	N	19	mg/kg	n/t	n/t	n/t	1310
Wet Chem								
pH	CE004	M	0.1	pH units	9.2	8.5	7.4	9.4
Acid Neutralisation Capacity pH4	CE083	N	0.02	mol/kg	n/t	n/t	n/t	3.49
Acid Neutralisation Capacity pH7	CE083	N	0.02	mol/kg	n/t	n/t	n/t	0.210

LEACHATE

Lab Number					98694
Client Reference					SOIL
Sample ID					WS103
Depth (m)					0.1 - 0.6
Sampling Date					30/03/2026
Test	**Method**	**Accred**	**LoD**	**Units**	
Metals					
Arsenic 10:1	CE265	N	0.1	µg/l	0.332
Barium 10:1	CE265	N	0.9	µg/l	13.3
Cadmium 10:1	CE265	N	0.1	µg/l	< 0.100
Chromium 10:1	CE265	N	0.5	µg/l	< 0.500
Copper 10:1	CE265	N	0.6	µg/l	1.64
Mercury 10:1	CE265	N	0.05	µg/l	< 0.050
Molybdenum 10:1	CE265	N	0.9	µg/l	1.07
Nickel 10:1	CE265	N	0.4	µg/l	< 0.400
Lead 10:1	CE265	N	0.6	µg/l	< 0.600
Antimony 10:1	CE265	N	0.8	µg/l	< 0.800
Selenium 10:1	CE265	N	1.1	µg/l	< 1.10
Zinc 10:1	CE265	N	3	µg/l	< 3.00
Arsenic 10:1	CE265	N	0.001	mg/kg	0.003
Barium 10:1	CE265	N	0.009	mg/kg	0.133
Cadmium 10:1	CE265	N	0.001	mg/kg	< 0.001
Chromium 10:1	CE265	N	0.005	mg/kg	< 0.005
Copper 10:1	CE265	N	0.006	mg/kg	0.016
Mercury 10:1	CE265	N	0.0005	mg/kg	< 0.0005
Molybdenum 10:1	CE265	N	0.009	mg/kg	0.011
Nickel 10:1	CE265	N	0.004	mg/kg	< 0.004
Lead 10:1	CE265	N	0.006	mg/kg	< 0.006
Antimony 10:1	CE265	N	0.008	mg/kg	< 0.008
Selenium 10:1	CE265	N	0.011	mg/kg	< 0.011
Zinc 10:1	CE265	N	0.03	mg/kg	< 0.03
Colourimetric					
Chloride 10:1	CE257	N	0.4	mg/l	< 0.40
Fluoride 10:1	CE257	N	0.08	mg/l	< 0.080
Sulphate 10:1	CE257	N	0.3	mg/l	3.00
Phenol Index 10:1	CE148	N	0.01	mg/l	< 0.01

LEACHATE

Lab Number					98694
Client Reference					SOIL
Sample ID					WS103
Depth (m)					0.1 - 0.6
Sampling Date					30/03/2026
Test	**Method**	**Accred**	**LoD**	**Units**	
Chloride 10:1	CE257	N	4	mg/kg	< 4.0
Fluoride 10:1	CE257	N	0.8	mg/kg	< 0.80
Sulphate 10:1	CE257	N	3	mg/kg	30.0
Phenol Index 10:1	CE148	N	0.1	mg/kg	< 0.10
Combustion					
Total Dissolved Solids 10:1	CE039	N	10	mg/l	141
Dissolved Organic Carbon 10:1	CE247	N	0.85	mg/l	1.34
Total Dissolved Solids 10:1	CE039	N	100	mg/kg	1410
Dissolved Organic Carbon 10:1	CE247	N	8.5	mg/kg	13.4
Wet Chem					
Temperature 10:1	CE002	N	0	°C	20
pH 10:1	CE213	N	0	pH units	10.3
Conductivity 10:1	CE214	N	50	µS/cm	185
Dry mass of test portion	CE002	N	0	kg	0.089
Wet Sample Mass Taken (Actual)	CE002	N	0	kg	0.091
Dry Matter 10:1	CE002	N	0.1	%	97.9
Moisture Content 10:1	CE001	N	0.1	%	2.2
Eluent Volume	CE002	N	0	l	0.889

WAC Analysis

Lab Ref:	98694			**Landfill Waste Acceptance Criteria Limits**		
Job Number:	26-03891			**Inert Waste Landfill**	**Stable Non-reactive Hazardous waste in non-hazardous Landfill**	**Hazardous Waste Landfill**
Sample Date:	30/03/2026					
Sample ID:	WS103					
Depth (m)	0.1 - 0.6					
Site:	C6579/Wrexham FC Training Ground					
Determinand	**Code**	**Units**				
Total Organic Carbon	MU	%	2.12	3	5	6
Loss on Ignition	U	%	2.57	--	--	10
Total BTEX	N	mg/kg	< 0.007	6	--	--
Total PCBs (7 congeners)	MU	mg/kg	< 0.035	1	--	--
Mineral Oil (>C10-C40 Aliphatic) (EH_CU_1D_AL)	N	mg/kg	1310	500	--	--
Total (of 17) PAHs	N	mg/kg	0.736	100	--	--
pH		pH Units		--	>6	--
Acid Neutralisation Capacity (pH4)	N	mol/kg	3.49	--	To be evaluated	
Acid Neutralisation Capacity (pH7)	N	mol/kg	0.21	--	To be evaluated	
Eluate Analysis		**Conc in Eluate**	**10:1**	**Council Decision 2003/33/EC**		
		10:1	**mg/kg**	**Limit Values mg/kg at L:S 10:1**		
Arsenic (µg/l)	N	0.332	0.003	0.5	2	25
Barium (µg/l)	N	13.3	0.133	20	100	300
Cadmium (µg/l)	N	< 0.100	< 0.001	0.04	1	5
Chromium (µg/l)	N	< 0.500	< 0.005	0.5	10	70
Copper (µg/l)	N	1.64	0.016	2	50	100
Mercury (µg/l)	N	< 0.050	< 0.0005	0.01	0.2	2
Molybdenum (µg/l)	N	1.07	0.011	0.5	10	30
Nickel (µg/l)	N	< 0.400	< 0.004	0.4	10	40
Lead (µg/l)	N	< 0.600	< 0.006	0.5	10	50
Antimony (µg/l)	N	< 0.800	< 0.008	0.06	0.7	5
Selenium (µg/l)	N	< 1.10	< 0.011	0.1	0.5	7
Zinc (µg/l)	N	< 3.00	< 0.03	4	50	200
Chloride (mg/l)	N	< 0.40	< 4.0	800	15000	25000
Fluoride (mg/l)	N	< 0.080	< 0.80	10	150	500
Sulphate (mg/l)	N	3	30	1000	20000	50000
Total Dissolved Solids (mg/l)	N	141	1410	4000	60000	100000
Phenol Index (mg/l)	N	< 0.01	< 0.10	1	-	-
Dissolved Organic Carbon (mg/l)	N	1.34	13.4	500	800	1000

Leach Test Information

pH	N	10.3
Conductivity (uS/cm)	N	185
Temperature (°C)	N	20
Mass of dried test portion (kg)	N	0.089
Mass of wet test portion (kg)	N	0.091
Dry Matter (%)	N	97.9
Moisture (%)	N	2.2
Material Removed (%)		
Eluent Volume (l)	N	0.889

Disclaimer: The Landfill Waste Acceptance Criteria limits in this report are provided for guidance only and values are transcribed from the Council Decision annex 2003/33/EC

Chemtech Environmental Ltd does not take responsibility for any errors or omissions in the transcription, and all data should be verified by the end user.

Results will be colour flagged to the lowest threshold value breached. Any assessments made are based on the published results from the Laboratory and make no assessment of uncertainty of measurement. Application of uncertainty of measurement would provide a range within which the true result lies. Interpretation/assessment is outside the scope of the laboratory's UKAS accreditation.
Moisture Content Calculated on Wet Weight Basis

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
CE250	GCXGC in Soil	DCM Extraction and GCxGC-FID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE061	W. Sol Metals	ICPOES	Air dried sample
CE001	WAC in leachates 10:1 single stage	BS12457-2	As submitted sample
CE083	Acid Neutralisation Capacity	Titration	Air dried sample
CE002	WAC moistures	Gravimetric	As submitted sample
CE137	PCB's in Soil	DCM Extraction and GCMS	As submitted sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE263	ChromiumVI by Discrete Analyser in Soil	Gallery	Air dried sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE208	Chromium Hexavalent in Soil	Colorimetry	Air dried sample
CE197	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample
CE006	Loss on ignition at 440 deg C	Gravimetric	Air dried sample
CE162	Mineral Oil in Soil	Acetone:Hexane extract, Floriil clean up and GCFID	As submitted sample

DEVIATING SAMPLE INFORMATION

Comments
Sample deviation is determined in accordance with the UKAS note "Guidance on Deviating Samples" and based on reference standards and laboratory trials.
For samples identified as deviating, test result(s) may be compromised and may not be representative of the sample at the time of sampling.
Chemtech Environmental Ltd cannot be held responsible for the integrity of sample(s) received if Chemtech Environmental Ltd did not undertake the sampling. Such samples may be deviating.

Key

a	Sampling date not provided
b	Sampling time not provided (waters only)
c	Sample not received in appropriate containers
d	Storage Temperature
e	Headspace present in sample container
f	Sample exceeded sampling to receipt
g	Sample exceeded holding time(s)

Lab ref	Sample ID	Depth (m)	Deviating	Tests (Reason for deviation)
98691	WS101	0.15 - 0.4	N	
98692	WS102	0.15 - 0.5	N	
98693	WS102	0.5 - 1.2	N	
98694	WS103	0.1 - 0.6	N	

REPORT INFORMATION

Report No.:26-03891, issue number 1

Key

U	ISO17025 Accredited Result
M	ISO17025 and MCERTS Accredited Result
N	Do not currently hold accreditation
^	MCERTS accreditation not applicable for sample matrix
*	ISO17025 accreditation not applicable for sample matrix
S	Subcontracted
I/S	Insufficient Sample
U/S	Unsuitable sample
N/T	Not tested
<	Means "less than"
>	Means "greater than"

LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination.

This report shall not be reproduced except in full, without prior written approval.

Opinions and interpretations expressed herein are outside the UKAS accreditation scope.

All testing carried out at Unit 6 Parkhead, Stanley, DH9 7YB, except for subcontracted testing.

The results relate only to the sample received.

Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Moisture Content Calculated on a Wet Weight basis (at 30°C)

Unless otherwise stated, Chemtech Environmental Ltd was not responsible for sampling.

Where sampling was undertaken by Chemtech Environmental Limited it is outside the UKAS accreditation scope.

Methods, procedures and performance data are available on request.

Results reported herein relate only to the material supplied to the laboratory.

BTEX compounds are identified by retention time only and may include interference from co-eluting compounds.

For soils and solids, all results are reported on a dry basis (30°C). Samples dried at no more than 30°C in a drying cabinet.

For soils and solids, analytical results are inclusive of stones and 'inert' material, where applicable.

'Client Reference', 'Sample ID', 'Sample Location', 'Sample Type', 'Depth', 'Sample Date' and 'Sample Time' information is provided by the customer

Sample Retention and Disposal

All soil samples will be retained for a period of 4 weeks from the point of receipt

All water samples will be retained for a period of 2 weeks from the point of Reporting

Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry

Unless specifically identified (noted as "(B)" in analyte name) all internal analysis performed at Durham site

Statement of Conformity

Statement of Conformity

Where Chemtech reports a statement of conformity to a specification, the decision rules applied are derived from the Ilac document ILAC G8:09/2019.

Acceptance limits (AL), applied are derived from the tolerance limits (TL) by you the client or applicable standard (e.g. 2003.33.EC Council Decision, BS3882, BS8601)

Agreed and reported Decision Rule:

"PASS" if the result < TL, and the bias / precision values for the process meet the targets defined within the methodology and/or applied accreditation.

Reported Decisions:

Result < TL for determinands: PASS

Result > TL for determinands: FAIL

Definitions Used:

Acceptance limit (AL) Specified upper or lower bounds of permissible measured quantity values.

Tolerance limit (TL) Specified upper or lower bound of permissible values of a property.

Accreditation of WAC/BS3882/BS8601

Accreditation in Soil to MCERTS is only applicable for specific matrix types identified as soil (Sand/Loam/Clay) during the sample assessment

If the sample is classified as not soil, no accreditation is conveyed

Human Health Assessment Summary - Soils Test Data						Stratum:				
						Location:	WS101	WS102	WS102	WS103
						Depth:	0.15 - 0.4	0.15 - 0.5	0.5 - 1.2	0.1 - 0.6
						Date:				
Contaminant	GAC (mg/kg)	No. Samples	Min. Value	Max. Value	No. Samples ≥GAC					
Moisture Content	-	4	2.10	9.80	-		5	4	10	2
Soil Organic Matter	-	4	0.90	9.86	-		1	3.0	9.9	3.7
pH	-	4	7.40	9.40	-		9	8.5	7.4	9.4
Water Soluble Sulphate (2:1 Leachate Equivalent) (mg/l)	Note mg/l	4	31.00	1890.00	-		31	42.1	1890.0	137.0
Arsenic	640	4	< LOD	16.40	0		< 2.3	3.1	16.4	2.9
Cadmium	190	4	< LOD	<LOD	0		< 1.1	< 1.1	< 1.1	< 1.1
Chromium (III)	8600	4	2.71	32.80	0		3	8.3	16.2	32.8
Hexavalent Chromium (VI)	33	4	< LOD	<LOD	0		< 0.040	< 0.040	< 0.040	< 0.040
Copper	68000	4	2.40	35.10	0		2	8.3	23.9	35.1
Lead	2300	4	7.00	219.00	0		219	63.3	63.9	7.0
Mercury	58.0	4	< LOD	<LOD	0		< 0.6	< 0.6	< 0.6	< 0.6
Nickel	980	4	< LOD	24.60	0		< 1.6	4.8	21.8	24.6
Selenium	12000	4	< LOD	<LOD	0		< 3.0	< 3.0	< 3.0	< 3.0
Zinc	730000	4	17.70	81.00	0		18	81.0	56.3	43.5
Cyanide (free)	373	0	0.00	<LOD	0					
Phenol (total)	690	0	0.00	<LOD	0					
Naphthalene	460.0	4	< LOD	0.29	0		< 0.016	0.04	0.29	< 0.016
Acenaphthylene	97000	4	< LOD	<LOD	0		< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	97000	4	< LOD	<LOD	0		< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	68000	4	< LOD	0.02	0		< 0.013	< 0.013	0.02	< 0.013
Phenanthrene	22000	4	0.02	1.47	0		0.0160	0.11	1.47	0.06
Anthracene	540000	4	< LOD	0.12	0		< 0.017	0.03	0.12	0.02
Fluoranthene	23000	4	< LOD	0.28	0		< 0.017	0.14	0.28	0.04
Pyrene	54000	4	< LOD	0.19	0		< 0.016	0.13	0.19	0.10
Benzo(a)anthracene	170	4	< LOD	0.09	0		< 0.012	0.08	0.09	0.04
Chrysene	350	4	< LOD	0.10	0		< 0.028	0.06	0.10	0.06
Benzo(b)fluoranthene	44.0	4	< LOD	0.15	0		< 0.020	0.15	0.07	0.10
Benzo(k)fluoranthene	1200	4	< LOD	0.05	0		< 0.025	0.05	< 0.025	< 0.025
Benzo(a)pyrene	2.2	4	< LOD	0.11	0		< 0.019	0.11	0.05	0.08
Indeno(1,2,3-cd)pyrene	510	4	< LOD	0.15	0		< 0.019	0.15	0.04	0.08
Dibenz(a,h)anthracene	3.60	4	< LOD	0.04	0		< 0.017	0.04	< 0.017	0.04
Benzo(ghi)perylene	4000	4	0.03	0.17	0		0.0330	0.17	0.04	0.12
Asbestos Detected (Detected or Not-Detected)	Y	3	0.00	0.00	0		Not-Detected	Not-Detected		Not-Detected
Asbestos Quantification (% w/w)	0.001	0	0.00	<LOD	0					
Petroleum Hydrocarbons Aliphatic >EC5-EC6	5900	3	< LOD	<LOD	0		< 0.10	< 0.10		< 0.10
Petroleum Hydrocarbons Aliphatic >EC6-EC8	17000	3	< LOD	<LOD	0		< 0.10	< 0.10		< 0.10
Petroleum Hydrocarbons Aliphatic >EC8-EC10	4800	3	< LOD	<LOD	0		< 0.10	< 0.10		< 0.10
Petroleum Hydrocarbons Aliphatic >EC10-EC12	23000	3	1.90	2.70	0		2	2.3		2.7
Petroleum Hydrocarbons Aliphatic >EC12-EC16	82000	3	1.60	2.70	0		2	2.3		2.7
Petroleum Hydrocarbons Aliphatic >EC16-EC35	1700000	3	29.60	206.80	0		30	47.8		206.8
Petroleum Hydrocarbons Aliphatic >EC35-EC40	1700000	3	17.50	193.00	0		25	17.5		193.0
Petroleum Hydrocarbons Aromatic >EC5-EC7	46000	3	< LOD	<LOD	0		< 0.010	< 0.010		< 0.010
Petroleum Hydrocarbons Aromatic >EC7-EC8	110000	3	< LOD	<LOD	0		< 0.010	< 0.010		< 0.010
Petroleum Hydrocarbons Aromatic >EC8-EC10	8100	3	< LOD	<LOD	0		< 0.010	< 0.010		< 0.010
Petroleum Hydrocarbons Aromatic >EC10-EC12	28000	3	5.10	8.60	0		5	7.2		8.6
Petroleum Hydrocarbons Aromatic >EC12-EC16	37000	3	14.40	23.00	0		14	19.2		23.0
Petroleum Hydrocarbons Aromatic >EC16-EC21	28000	3	10.30	19.40	0		10	14.7		19.4
Petroleum Hydrocarbons Aromatic >EC21-EC35	28000	3	119.00	718.00	0		119	313.0		718.0
Petroleum Hydrocarbons Aromatic >EC35-EC40	28200	3	47.20	636.00	0		47	171.0		636.0
Benzene	47.00	3	< LOD	<LOD	0		< 0.001	< 0.001		< 0.001
Toluene	110000	3	< LOD	<LOD	0		< 0.001	< 0.001		< 0.001
Ethyl benzene	13000	3	< LOD	<LOD	0		< 0.001	< 0.001		< 0.001
o-Xylene	150000	3	< LOD	<LOD	0		< 0.002	< 0.002		< 0.002
m- & p-Xylene	28000	3	< LOD	<LOD	0		< 0.002	< 0.002		< 0.002
MTBE	13000	3	< LOD	<LOD	0		< 0.002	< 0.002		< 0.002
Chloroethene (Vinyl Chloride)	0.07700	0	0.00	<LOD	0					
1,2-Dichloroethane (1,2-DCA)	0.970	0	0.00	<LOD	0					
1,1,1-Trichloroethane	1300.0	0	0.00	<LOD	0					
1,1,2,2-Tetrachloroethane	550.0	0	0.00	<LOD	0					
1,1,1,2-Tetrachloroethane	1.9	0	0.00	<LOD	0					
Tetrachloroethene (PCE)	42.00	0	0.00	<LOD	0					
Tetrachloromethane (carbon tetrachloride)	6.300	0	0.00	<LOD	0					
Trichloroethene (TCE)	2.600	0	0.00	<LOD	0					
Trichloromethane (chloroform)	170.00	0	0.00	<LOD	0					
Chlorobenzene	130.00	0	0.00	<LOD	0					
1, 2 Dichlorobenzene	4800	0	0.00	<LOD	0					
1, 3 Dichlorobenzene	73.00	0	0.00	<LOD	0					
1, 4 Dichlorobenzene	10000	0	0.00	<LOD	0					
1, 2, 3 Trichlorobenzene	250.00	0	0.00	<LOD	0					
1, 2, 4 Trichlorobenzene	530.00	0	0.00	<LOD	0					
1, 3, 5 Trichlorobenzene	55.00	0	0.00	<LOD	0					
1, 2, 3, 4 Tetrachlorobenzene	3080	0	0.00	<LOD	0					
1, 2, 3, 5 Tetrachlorobenzene	120.00	0	0.00	<LOD	0					
1, 2, 4, 5 Tetrachlorobenzene	72.00	0	0.00	<LOD	0					
Pentachlorobenzene	770.0	0	0.00	<LOD	0					
Hexachlorobenzene	120.0	0	0.00	<LOD	0					
Hexachlorobutadiene	66.00	0	0.00	<LOD	0					
ADD CoC	0.0	0	0.00	<LOD	0					
ADD CoC	0.0	0	0.00	<LOD	0					
Mean Average SOM	4.4									
Mean Average pH	8.6									

Assessment Scenario Selected: Commercial 2.5% SOM
Job Number: C6579
Client: MODULEK
Site: Wrexham FC Training Ground
Stratum: Made Ground

Values in RED are > the relevant screening levels and further assessment is required. Exceedance of the screening levels alone may not mean a risk is posed.

APPENDIX E

Monitoring Results

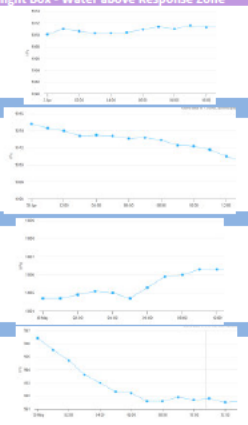
Ground Gas Monitoring Results

BROWNFIELD SOLUTIONS LTD

CLIENT:	Date	Operator	Analsyer	Weather Observations			Temp (°C)	Pressure Trend	Min Barometric Pressure (mb)	Notes
MODULEK	02/04/2026	JL	GFM436	Sunny	Light breeze	Cool	10	Steady	1013	
JOB NO.	30/04/2026	SJ	GFM436	Sunny	Light breeze	Warm	15	Falling	1013	
C6579	08/05/2026	SJ	GFM436	Overcast	Light breeze	Cool	11	Rising	1006	
SITE:	13/05/2026	JL	GFM436	Light rain	Windy	Cool	9	Falling	991	
WREXHAM FC TRAINING GROUND										

Notes: mb = milibars; CH_4 = methane; LEL = lower explosive limit = 5%v/v; CO_2 = carbon dioxide; O_2 = oxygen; CO=carbon monoxide; H_2S = hydrogen sulphide; TVOC= Total volatile organic compounds; PPM = parts per million. Where the flow is less than the limit of detection of the instrument, the detection limit is reported (Highlighted in green). Gas Screening Values (GSVs) are rounded to 3 decimal places. Calibration Records for analysers used availble on request.

Date	Time	Location	Response zone (m)		Pressures (mb)			Gas flows (l/hr)		CH_4 (%v/v)		CH_4 (%LEL)		CO_2 (%v/v)		O_2 (%v/v)		Other Gases (PPM)			Depth to Water (m)	Well Base (m)	Gas Screening Value (CH_4) (l/hr)	Gas Screening Value (CO_2) (l/hr)	Notes
					Atmospheric Pressure	Relative Well Pressure		Initial	Steady	Peak	Steady	Peak	Steady	Peak	Steady	Peak	Steady	CO	H_2S	TVOC (PID)					
					Summary Statistcs																				
				Max. values:	1014	0.1		0.1	0.1	0.1	0.1	2.0	2.0	8.7	8.7	21.0	18.9	0.1	0.1	0.0	0.0	5.0	0.000	0.009	Highlight Box - Methane >1.0% v/v
				Min. values:	991	0.1		0.1	0.1	0.1	0.1	2.0	2.0	0.1	0.1	1.3	1.3	0.1	0.1	0.0	0.0	4.3	0.000	0.000	Highlight Box - Carbon Dioxide >5.0% v/v
			Top	Bottom	Worst-case (note - not worst credible) GSVs based on maximum recorded steady flow and maximum individual peak concentrations:																			0.000	0.009	Highlight Box - Water above Response Zone
Visit 1	PM	Ambient								0.1		2.0		0.1		20.6									
02/04/26		WS101	1.00	5.00	1014	0.1		0.1	0.1	0.1	0.1	2.0	2.0	0.1	0.1	19.7	19.7	0.1	0.1		NGW	4.7	0.000	0.000	
02/04/26		WS102	1.00	5.00	1013	0.1		0.1	0.1	0.1	0.1	2.0	2.0	0.1	0.1	20.0	20.0	0.1	0.1		NGW	4.54	0.000	0.000	
02/04/26		WS103	1.00	5.00	1014	0.1		0.1	0.1	0.1	0.1	2.0	2.0	0.1	0.1	19.9	20.0	0.1	0.1		4.78	4.85	0.000	0.000	
	PM	Ambient								0.1		2.0		0.1		20.7									
Visit 2	AM	Ambient								0.1				0.1		20.1		0.1	0.1						
30/04/2026	09:30:00	WS101	1.00	5.00	1014	0.1		0.1	0.1	0.1	0.1	2.0	2.0	8.7	8.7	1.9	1.9	0.1	0.1		NGW	4.75	0.000	0.009	
30/04/2026	09:41:00	WS102	1.00	5.00	1013	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.7	4.7	1.3	1.3	0.1	0.1		NGW	4.58	0.000	0.005	
30/04/2026	09:50:00	WS103	1.00	5.00	1013	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.6	4.6	7.4	7.4	0.1	0.1		NGW	4.95	0.000	0.005	
	AM	Ambient								0.1		2.0		0.1		20.3		0.1	0.1						
Visit 3	AM	Ambient								0.1		2.0		0.1		20.3									
08/05/2026		WS101	1.00	5.00	1006	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.6	4.5	10.3	10.3	0.1	0.1		NGW	4.75	0.000	0.005	
08/05/2026		WS102	1.00	5.00	1006	0.1		0.1	0.1	0.1	0.1	2.0	2.0	0.3	0.1	18.8	18.9	0.1	0.1		NGW	4.28	0.000	0.000	
08/05/2026		WS103	1.00	5.00	1006	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.8	4.8	3.0	3.0	0.1	0.1		NGW	4.98	0.000	0.005	
	AM	Ambient								0.1		2.0		0.1		20.2									
Visit 4	AM	Ambient								0.1		2.0		0.1		21.0									
13/05/2026		WS101	1.00	5.00	991	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.2	1.4	19.5	16.3	0.1	0.1		NGW	4.71	0.000	0.004	
13/05/2026		WS102	1.00	5.00	991	0.1		0.1	0.1	0.1	0.1	2.0	2.0	3.1	0.1	17.7	17.7	0.1	0.1		NGW	4.55	0.000	0.003	
13/05/2026		WS103	1.00	5.00	991	0.1		0.1	0.1	0.1	0.1	2.0	2.0	4.7	4.7	5.2	2.4	0.1	0.1		NGW	4.90	0.000	0.005	
	AM	Ambient								0.1		2.0		0.1		20.9		0.1	0.1						



APPENDIX F

Waste Assessment Report

Waste Classification Report

HazWasteOnline™ classifies waste as either **hazardous** or **non-hazardous** based on its chemical composition, related legislation and the rules and data defined in the current UK or EU technical guidance (Appendix C) (note that HP 9 Infectious is not assessed). It is the responsibility of the classifier named below to:

a) understand the origin of the waste
b) select the correct List of Waste code(s)
c) confirm that the list of determinands, results and sampling plan are fit for purpose
d) select and justify the chosen metal species (Appendix B)
e) correctly apply moisture correction and other available corrections
f) add the meta data for their user-defined substances (Appendix A)
g) check that the classification engine is suitable with respect to the national destination of the waste (Appendix C)

To aid the reviewer, the laboratory results, assumptions and justifications managed by the classifier are highlighted in pale yellow.

I6TR2-KJ349-PG5PR

Report is invalid if pages are removed.

Job name

Wrexham FC Training Ground

Description/Comments

-

Project

C6579

Site

Wrexham FC Training Ground

Classified by

Name:
Tom Lipscomb
Date:
29 Apr 2026 12:58 GMT
Telephone:
01606 334844

Company:
Brownfield Solutions Limited
5 Alfred Court
Saxon Business Park
Bromsgrove
B60 4AD

HazWasteOnline™ provides a two day, hazardous waste classification course that covers the use of the software and both basic and advanced waste classification techniques. Certification has to be renewed every 3 years.

HazWasteOnline™ Certification: CERTIFIED

Course	Date
Hazardous Waste Classification	05 Feb 2026

Next 3 year Refresher due by Feb 2029

Purpose of classification

2 - Material Characterisation

Address of the waste

Chester Road, Gresford, Wrexham **Post Code** LL12 8PW

SIC for the process giving rise to the waste

41100 Development of building projects

Description of industry/producer giving rise to the waste

Development of sports pavillion on potential previous landfill

Description of the specific process, sub-process and/or activity that created the waste

Waste created during excavation of soils for development

Description of the waste

Made ground comprising predomindantly of sand and gravel.

Job summary

#	Sample name	Depth [m]	Classification Result	Hazard properties	Page
1	WS101	0.15 - 0.4	Non Hazardous		3
2	WS102	0.15 - 0.5	Non Hazardous		5
3	WS102[2]	0.5 - 1.2	Non Hazardous		7
4	WS103	0.1 - 0.6	Hazardous	HP 7, HP 11	9

Related documents

#	Name	Description
1	Example worst case waste stream template: 17 05 04 or 17 05 03 *	waste stream template used to create this Job

Report

Created by: Tom Lipscomb

Created date: 29 Apr 2026 12:58 GMT

Appendices	Page
Appendix A: Classifier defined and non GB MCL determinands	12
Appendix B: Rationale for selection of metal species	13
Appendix C: Version	13

Classification of sample: WS101

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
WS101
Sample Depth:
0.15 - 0.4 m
Moisture content:
5%
(no correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 5% No Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				<2.3 mg/kg	1.895	<4.357 mg/kg	<0.000436 %		<LOD
3	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		<1.1 mg/kg	1.855	<2.04 mg/kg	<0.000204 %		<LOD
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		2.71 mg/kg	1.462	3.961 mg/kg	0.000396 %		
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<0.04 mg/kg	2.27	<0.0908 mg/kg	<0.00000908 %		<LOD
6	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		2.4 mg/kg	3.929	9.43 mg/kg	0.000943 %		
7	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	219 mg/kg	1.56	341.6 mg/kg	0.0219 %		
8	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.6 mg/kg	1.353	<0.812 mg/kg	<0.0000812 %		<LOD
9	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		<1.6 mg/kg	5.358	<8.573 mg/kg	<0.000857 %		<LOD
10	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<3 mg/kg	2.554	<7.662 mg/kg	<0.000766 %		<LOD
11	zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		17.7 mg/kg	2.774	49.102 mg/kg	0.00491 %		
12	TPH (C6 to C40) petroleum group			TPH		253.7 mg/kg		253.7 mg/kg	0.0254 %		
13	benzene	601-020-00-8	200-753-7	71-43-2		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD
14	toluene	601-021-00-3	203-625-9	108-88-3		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD
15	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
16		pH				9.2	pH		9.2	pH	9.2 pH		
				PH									
17		naphthalene				<0.016	mg/kg		<0.016	mg/kg	<0.0000016 %		<**LOD**
		601-052-00-2	202-049-5	91-20-3									
18		acenaphthylene				<0.015	mg/kg		<0.015	mg/kg	<0.0000015 %		<**LOD**
			205-917-1	208-96-8									
19		acenaphthene				<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<**LOD**
			201-469-6	83-32-9									
20		fluorene				<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<**LOD**
			201-695-5	86-73-7									
21		phenanthrene				0.016	mg/kg		0.016	mg/kg	0.0000016 %		
			201-581-5	85-01-8									
22		anthracene				<0.017	mg/kg		<0.017	mg/kg	<0.0000017 %		<**LOD**
			204-371-1	120-12-7									
23		fluoranthene				<0.017	mg/kg		<0.017	mg/kg	<0.0000017 %		<**LOD**
			205-912-4	206-44-0									
24		pyrene				<0.016	mg/kg		<0.016	mg/kg	<0.0000016 %		<**LOD**
			204-927-3	129-00-0									
25		benzo[a]anthracene				<0.012	mg/kg		<0.012	mg/kg	<0.0000012 %		<**LOD**
		601-033-00-9	200-280-6	56-55-3									
26		chrysene				<0.028	mg/kg		<0.028	mg/kg	<0.0000028 %		<**LOD**
		601-048-00-0	205-923-4	218-01-9									
27		benzo[b]fluoranthene				<0.02	mg/kg		<0.02	mg/kg	<0.000002 %		<**LOD**
		601-034-00-4	205-911-9	205-99-2									
28		benzo[k]fluoranthene				<0.025	mg/kg		<0.025	mg/kg	<0.0000025 %		<**LOD**
		601-036-00-5	205-916-6	207-08-9									
29		benzo[a]pyrene; benzo[def]chrysene				<0.019	mg/kg		<0.019	mg/kg	<0.0000019 %		<**LOD**
		601-032-00-3	200-028-5	50-32-8									
30		indeno[123-cd]pyrene				<0.019	mg/kg		<0.019	mg/kg	<0.0000019 %		<**LOD**
			205-893-2	193-39-5									
31		dibenz[a,h]anthracene				<0.017	mg/kg		<0.017	mg/kg	<0.0000017 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
32		benzo[ghi]perylene				0.033	mg/kg		0.033	mg/kg	0.0000033 %		
			205-883-8	191-24-2									
										Total:	0.0535 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: TPH concentration too low to be flamable

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.0254%)

Classification of sample: WS102

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
WS102
Sample Depth:
0.15 - 0.5 m
Moisture content:
3.8%
(no correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 3.8% No Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				3.1 mg/kg	1.895	5.873 mg/kg	0.000587 %		
3	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		<1.1 mg/kg	1.855	<2.04 mg/kg	<0.000204 %		<LOD
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		8.27 mg/kg	1.462	12.087 mg/kg	0.00121 %		
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<0.04 mg/kg	2.27	<0.0908 mg/kg	<0.00000908 %		<LOD
6	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		8.3 mg/kg	3.929	32.611 mg/kg	0.00326 %		
7	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	63.3 mg/kg	1.56	98.736 mg/kg	0.00633 %		
8	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.6 mg/kg	1.353	<0.812 mg/kg	<0.0000812 %		<LOD
9	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		4.8 mg/kg	5.358	25.72 mg/kg	0.00257 %		
10	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<3 mg/kg	2.554	<7.662 mg/kg	<0.000766 %		<LOD
11	zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		81 mg/kg	2.774	224.706 mg/kg	0.0225 %		
12	TPH (C6 to C40) petroleum group			TPH		595 mg/kg		595 mg/kg	0.0595 %		
13	benzene	601-020-00-8	200-753-7	71-43-2		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD
14	toluene	601-021-00-3	203-625-9	108-88-3		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD
15	ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.001 mg/kg		<0.001 mg/kg	<0.0000001 %		<LOD

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
16		pH		PH		8.5	pH		8.5	pH	8.5 pH		
17		naphthalene				0.039	mg/kg		0.039	mg/kg	0.0000039 %		
		601-052-00-2	202-049-5	91-20-3									
18		acenaphthylene				<0.015	mg/kg		<0.015	mg/kg	<0.0000015 %		<**LOD**
			205-917-1	208-96-8									
19		acenaphthene				<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<**LOD**
			201-469-6	83-32-9									
20		fluorene				<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<**LOD**
			201-695-5	86-73-7									
21		phenanthrene				0.106	mg/kg		0.106	mg/kg	0.0000106 %		
			201-581-5	85-01-8									
22		anthracene				0.033	mg/kg		0.033	mg/kg	0.0000033 %		
			204-371-1	120-12-7									
23		fluoranthene				0.136	mg/kg		0.136	mg/kg	0.0000136 %		
			205-912-4	206-44-0									
24		pyrene				0.13	mg/kg		0.13	mg/kg	0.000013 %		
			204-927-3	129-00-0									
25		benzo[a]anthracene				0.077	mg/kg		0.077	mg/kg	0.0000077 %		
		601-033-00-9	200-280-6	56-55-3									
26		chrysene				0.056	mg/kg		0.056	mg/kg	0.0000056 %		
		601-048-00-0	205-923-4	218-01-9									
27		benzo[b]fluoranthene				0.15	mg/kg		0.15	mg/kg	0.000015 %		
		601-034-00-4	205-911-9	205-99-2									
28		benzo[k]fluoranthene				0.048	mg/kg		0.048	mg/kg	0.0000048 %		
		601-036-00-5	205-916-6	207-08-9									
29		benzo[a]pyrene; benzo[def]chrysene				0.113	mg/kg		0.113	mg/kg	0.0000113 %		
		601-032-00-3	200-028-5	50-32-8									
30		indeno[123-cd]pyrene				0.145	mg/kg		0.145	mg/kg	0.0000145 %		
			205-893-2	193-39-5									
31		dibenz[a,h]anthracene				0.042	mg/kg		0.042	mg/kg	0.0000042 %		
		601-041-00-2	200-181-8	53-70-3									
32		benzo[ghi]perylene				0.171	mg/kg		0.171	mg/kg	0.0000171 %		
			205-883-8	191-24-2									
										Total:	0.0961 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"

Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: TPH concentration too low to be flamable

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.0595%)

Classification of sample: WS102[2]

Non Hazardous Waste
Classified as **17 05 04**
in the List of Waste

Sample details

Sample name:
WS102[2]
Sample Depth:
0.5 - 1.2 m
Moisture content:
9.8%
(no correction)

LoW Code:
Chapter: 17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Entry: 17 05 04 (Soil and stones other than those mentioned in 17 05 03)

Hazard properties

None identified

Determinands

Moisture content: 9.8% No Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				16.4 mg/kg	1.895	31.07 mg/kg	0.00311 %		
2	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		<1.1 mg/kg	1.855	<2.04 mg/kg	<0.000204 %		<LOD
3	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		16.2 mg/kg	1.462	23.677 mg/kg	0.00237 %		
4	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<0.04 mg/kg	2.27	<0.0908 mg/kg	<0.00000908 %		<LOD
5	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		23.9 mg/kg	3.929	93.904 mg/kg	0.00939 %		
6	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	63.9 mg/kg	1.56	99.672 mg/kg	0.00639 %		
7	mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.6 mg/kg	1.353	<0.812 mg/kg	<0.0000812 %		<LOD
8	nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		21.8 mg/kg	5.358	116.811 mg/kg	0.0117 %		
9	selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<3 mg/kg	2.554	<7.662 mg/kg	<0.000766 %		<LOD
10	zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		56.3 mg/kg	2.774	156.184 mg/kg	0.0156 %		
11	pH			PH		7.4 pH		7.4 pH	7.4 pH		
12	naphthalene	601-052-00-2	202-049-5	91-20-3		0.285 mg/kg		0.285 mg/kg	0.0000285 %		
13	acenaphthylene		205-917-1	208-96-8		<0.015 mg/kg		<0.015 mg/kg	<0.0000015 %		<LOD
14	acenaphthene		201-469-6	83-32-9		<0.013 mg/kg		<0.013 mg/kg	<0.0000013 %		<LOD
15	fluorene		201-695-5	86-73-7		0.015 mg/kg		0.015 mg/kg	0.0000015 %		

#		Determinand			CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
		EU CLP index number	EC Number	CAS Number									
16		phenanthrene				1.47	mg/kg		1.47	mg/kg	0.000147 %		
			201-581-5	85-01-8									
17		anthracene				0.12	mg/kg		0.12	mg/kg	0.000012 %		
			204-371-1	120-12-7									
18		fluoranthene				0.281	mg/kg		0.281	mg/kg	0.0000281 %		
			205-912-4	206-44-0									
19		pyrene				0.187	mg/kg		0.187	mg/kg	0.0000187 %		
			204-927-3	129-00-0									
20		benzo[a]anthracene				0.087	mg/kg		0.087	mg/kg	0.0000087 %		
		601-033-00-9	200-280-6	56-55-3									
21		chrysene				0.095	mg/kg		0.095	mg/kg	0.0000095 %		
		601-048-00-0	205-923-4	218-01-9									
22		benzo[b]fluoranthene				0.071	mg/kg		0.071	mg/kg	0.0000071 %		
		601-034-00-4	205-911-9	205-99-2									
23		benzo[k]fluoranthene				<0.025	mg/kg		<0.025	mg/kg	<0.0000025 %		<**LOD**
		601-036-00-5	205-916-6	207-08-9									
24		benzo[a]pyrene; benzo[def]chrysene				0.051	mg/kg		0.051	mg/kg	0.0000051 %		
		601-032-00-3	200-028-5	50-32-8									
25		indeno[123-cd]pyrene				0.039	mg/kg		0.039	mg/kg	0.0000039 %		
			205-893-2	193-39-5									
26		dibenz[a,h]anthracene				<0.017	mg/kg		<0.017	mg/kg	<0.0000017 %		<**LOD**
		601-041-00-2	200-181-8	53-70-3									
27		benzo[ghi]perylene				0.041	mg/kg		0.041	mg/kg	0.0000041 %		
			205-883-8	191-24-2									
										Total:	0.0488 %		

Key

	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Classification of sample: WS103

Hazardous Waste
Classified as **17 05 03 ***
in the List of Waste

Sample details

Sample name:	LoW Code:	
WS103	Chapter:	17: Construction and Demolition Wastes (including excavated soil from contaminated sites)
Sample Depth:		
0.1 - 0.6 m	Entry:	17 05 03 * (Soil and stones containing hazardous substances)
Moisture content:		
2.1% (no correction)		

Hazard properties

HP 7: Carcinogenic "waste which may induce cancer or increase its incidence."

Hazard Statements hit:

Carc. 1B; H350 "May cause cancer [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.181%)

HP 11: Mutagenic "waste which may produce heritable increases in frequency of mutations in somatic and/or germ cells of humans and/or other organisms."

Hazard Statements hit:

Muta. 1B; H340 "May cause genetic defects [state route of exposure if it is conclusively proven that no other routes of exposure cause the hazard]."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.181%)

Determinands

Moisture content: 2.1% No Moisture Correction applied (MC)

#	Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data	Conv. Factor	Compound conc.	Classification value	MC Applied	Conc. Not Used
1	asbestos fibres detected (Yes/No)			ACM_FIBRES		No					
2	arsenic { arsenic acid and its salts with the exception of those specified elsewhere in this Annex }	033-005-00-1				2.9 mg/kg	1.895	5.494 mg/kg	0.000549 %		
3	cadmium { cadmium sulfate }	048-009-00-9	233-331-6	10124-36-4		<1.1 mg/kg	1.855	<2.04 mg/kg	<0.000204 %		<LOD
4	chromium in Cr(III) compounds { chromium(III) oxide (worst case) }		215-160-9	1308-38-9		32.8 mg/kg	1.462	47.939 mg/kg	0.00479 %		
5	chromium in Cr(VI) compounds { chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex }	024-017-00-8				<0.04 mg/kg	2.27	<0.0908 mg/kg	<0.00000908 %		<LOD
6	copper { copper sulphate pentahydrate }	029-023-00-4	231-847-6	7758-99-8		35.1 mg/kg	3.929	137.91 mg/kg	0.0138 %		
7	lead { lead chromate }	082-004-00-2	231-846-0	7758-97-6	1	7 mg/kg	1.56	10.919 mg/kg	0.0007 %		

#		Determinand	EU CLP index number	EC Number	CAS Number	CLP Note	User entered data		Conv. Factor	Compound conc.		Classification value	MC Applied	Conc. Not Used
8		mercury { mercury dichloride }	080-010-00-X	231-299-8	7487-94-7		<0.6	mg/kg	1.353	<0.812	mg/kg	<0.0000812 %		<LOD
9		nickel { nickel dibromate }	028-053-00-5	238-596-1	14550-87-9		24.6	mg/kg	5.358	131.815	mg/kg	0.0132 %		
10		selenium { nickel selenate }	028-031-00-5	239-125-2	15060-62-5		<3	mg/kg	2.554	<7.662	mg/kg	<0.000766 %		<LOD
11		zinc { zinc chromate }	024-007-00-3	236-878-9	13530-65-9		43.5	mg/kg	2.774	120.675	mg/kg	0.0121 %		
12		TPH (C6 to C40) petroleum group			TPH		1810.2	mg/kg		1810.2	mg/kg	0.181 %		
13		tert-butyl methyl ether; MTBE; 2-methoxy-2-methylpropane	603-181-00-X	216-653-1	1634-04-4		<0.007	mg/kg		<0.007	mg/kg	<0.0000007 %		<LOD
14		benzene	601-020-00-8	200-753-7	71-43-2		<0.001	mg/kg		<0.001	mg/kg	<0.0000001 %		<LOD
15		toluene	601-021-00-3	203-625-9	108-88-3		<0.001	mg/kg		<0.001	mg/kg	<0.0000001 %		<LOD
16		ethylbenzene	601-023-00-4	202-849-4	100-41-4		<0.001	mg/kg		<0.001	mg/kg	<0.0000001 %		<LOD
17		xylene	601-022-00-9	202-422-2 [1] 203-396-5 [2] 203-576-3 [3] 215-535-7 [4]	95-47-6 [1] 106-42-3 [2] 108-38-3 [3] 1330-20-7 [4]		<0.004	mg/kg		<0.004	mg/kg	<0.0000004 %		<LOD
18		pH			PH		9.4	pH		9.4	pH	9.4 pH		
19		naphthalene	601-052-00-2	202-049-5	91-20-3		<0.016	mg/kg		<0.016	mg/kg	<0.0000016 %		<LOD
20		acenaphthylene		205-917-1	208-96-8		<0.015	mg/kg		<0.015	mg/kg	<0.0000015 %		<LOD
21		acenaphthene		201-469-6	83-32-9		<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<LOD
22		fluorene		201-695-5	86-73-7		<0.013	mg/kg		<0.013	mg/kg	<0.0000013 %		<LOD
23		phenanthrene		201-581-5	85-01-8		0.056	mg/kg		0.056	mg/kg	0.0000056 %		
24		anthracene		204-371-1	120-12-7		0.018	mg/kg		0.018	mg/kg	0.0000018 %		
25		fluoranthene		205-912-4	206-44-0		0.041	mg/kg		0.041	mg/kg	0.0000041 %		
26		pyrene		204-927-3	129-00-0		0.098	mg/kg		0.098	mg/kg	0.0000098 %		
27		benzo[a]anthracene	601-033-00-9	200-280-6	56-55-3		0.036	mg/kg		0.036	mg/kg	0.0000036 %		
28		chrysene	601-048-00-0	205-923-4	218-01-9		0.064	mg/kg		0.064	mg/kg	0.0000064 %		
29		benzo[b]fluoranthene	601-034-00-4	205-911-9	205-99-2		0.103	mg/kg		0.103	mg/kg	0.0000103 %		
30		benzo[k]fluoranthene	601-036-00-5	205-916-6	207-08-9		<0.025	mg/kg		<0.025	mg/kg	<0.0000025 %		<LOD
31		benzo[a]pyrene; benzo[def]chrysene	601-032-00-3	200-028-5	50-32-8		0.075	mg/kg		0.075	mg/kg	0.0000075 %		
32		indeno[123-cd]pyrene		205-893-2	193-39-5		0.079	mg/kg		0.079	mg/kg	0.0000079 %		
33		dibenz[a,h]anthracene	601-041-00-2	200-181-8	53-70-3		0.044	mg/kg		0.044	mg/kg	0.0000044 %		
34		benzo[ghi]perylene		205-883-8	191-24-2		0.123	mg/kg		0.123	mg/kg	0.0000123 %		
											Total:	0.226 %		

Key	
	User supplied data
	Determinand values ignored for classification, see column 'Conc. Not Used' for reason
	Hazardous result
	Determinand defined or amended by HazWasteOnline (see Appendix A)
	Speciated Deteminand - Unless the Determinand is Note 1, the Conversion Factor is used to calculate the compound concentration
<LOD	Below limit of detection
CLP: Note 1	Only the metal concentration has been used for classification

Supplementary Hazardous Property Information

HP 3(i): Flammable "flammable liquid waste: liquid waste having a flash point below 60 °C or waste gas oil, diesel and light heating oils having a flash point > 55 °C and £ 75 °C;"
Force this Hazardous Property to non-hazardous for cumulative determinand results below the concentration of: 5000 mg/kg (0.5%) because: TPH concentration too low to be flamable

Hazard Statements hit:

Flam. Liq. 3; H226 "Flammable liquid and vapour."

Because of determinand:

TPH (C6 to C40) petroleum group (conc.: 0.181%)

Appendix A: Classifier defined and non GB MCL determinands

asbestos fibres detected (Yes/No) (CAS Number: ACM_FIBRES)

Description/Comments: not classified, information only
Data source: N/A
Data source date: 15 Jan 2020
Hazard Statements: None.

chromium(III) oxide (worst case) (EC Number: 215-160-9, CAS Number: 1308-38-9)

Description/Comments: Data from C&L Inventory Database
Data source: https://echa.europa.eu/information-on-chemicals/cl-inventory-database/-/discli/details/33806
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H332 , Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Resp. Sens. 1; H334 , Skin Sens. 1; H317 , Repr. 1B; H360FD , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

TPH (C6 to C40) petroleum group (CAS Number: TPH)

Description/Comments: Unknown Oil

Hazard statements taken from WM3 1st Edition 2015
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: Flam. Liq. 3; H226 , Asp. Tox. 1; H304 , STOT RE 2; H373 , Muta. 1B; H340 , Carc. 1B; H350 , Repr. 2; H361d , Aquatic Chronic 2; H411

ethylbenzene (EC Number: 202-849-4, CAS Number: 100-41-4)

GB MCL index number: 601-023-00-4
Description/Comments:
Additional Hazard Statement(s): Carc. 2; H351
Reason for additional Hazards Statement(s):
20 Nov 2021 - Carc. 2; H351 hazard statement sourced from:: IARC Group 2B (77) 2000

pH (CAS Number: PH)

Description/Comments: Appendix C4
Data source: WM3 1st Edition 2015
Data source date: 25 May 2015
Hazard Statements: None.

acenaphthylene (EC Number: 205-917-1, CAS Number: 208-96-8)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Acute Tox. 4; H302 , Acute Tox. 1; H330 , Acute Tox. 1; H310 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315

acenaphthene (EC Number: 201-469-6, CAS Number: 83-32-9)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Aquatic Chronic 2; H411

fluorene (EC Number: 201-695-5, CAS Number: 86-73-7)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

phenanthrene (EC Number: 201-581-5, CAS Number: 85-01-8)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Acute Tox. 4; H302 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Carc. 2; H351 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410 , Skin Irrit. 2; H315

anthracene (EC Number: 204-371-1, CAS Number: 120-12-7)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 17 Jul 2015
Hazard Statements: Eye Irrit. 2; H319 , STOT SE 3; H335 , Skin Irrit. 2; H315 , Skin Sens. 1; H317 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

fluoranthene (EC Number: 205-912-4, CAS Number: 206-44-0)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 21 Aug 2015
Hazard Statements: Acute Tox. 4; H302 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

pyrene (EC Number: 204-927-3, CAS Number: 129-00-0)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 2014
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 21 Aug 2015
Hazard Statements: Skin Irrit. 2; H315 , Eye Irrit. 2; H319 , STOT SE 3; H335 , Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

indeno[123-cd]pyrene (EC Number: 205-893-2, CAS Number: 193-39-5)

Description/Comments: Data from C&L Inventory Database
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 06 Aug 2015
Hazard Statements: Carc. 2; H351

benzo[ghi]perylene (EC Number: 205-883-8, CAS Number: 191-24-2)

Description/Comments: Data from C&L Inventory Database; SDS Sigma Aldrich 28/02/2015
Data source: http://echa.europa.eu/web/guest/information-on-chemicals/cl-inventory-database
Data source date: 23 Jul 2015
Hazard Statements: Aquatic Acute 1; H400 , Aquatic Chronic 1; H410

Appendix B: Rationale for selection of metal species

arsenic {arsenic acid and its salts with the exception of those specified elsewhere in this Annex}

Worst case CLP species based on hazard statements/molecular weight and conversion factor for arsenic acid H3AsO4. (edit as required)

cadmium {cadmium sulfate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

chromium in Cr(III) compounds {chromium(III) oxide (worst case)}

There isn't enough Metal and Cr(VI) to make the Metal chromate

chromium in Cr(VI) compounds {chromium (VI) compounds, with the exception of barium chromate and of compounds specified elsewhere in this Annex}

Worst case species based on hazard statements/molecular weight (edit as required)

copper {copper sulphate pentahydrate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

lead {lead chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

mercury {mercury dichloride}

Reasonable worst case CLP species based on hazard statements/molecular weight and assuming no evidence for the use of explosives. (edit as required)

nickel {nickel dibromate}

Worst case CLP species based on hazard statements/molecular weight. (edit as required)

selenium {nickel selenate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

zinc {zinc chromate}

Worst case CLP species based on hazard statements/molecular weight (edit as required)

Appendix C: Version

HazWasteOnline Classification Engine: WM3 1st Edition v1.2.GB - Oct 2021
HazWasteOnline Classification Engine Version: 2026.83.7020.12656 (25 Mar 2026)
HazWasteOnline Database: 2026.83.7020.12656 (25 Mar 2026)

This classification utilises the following guidance and legislation:
WM3 v1.2.GB - Waste Classification - 1st Edition v1.2.GB - Oct 2021
CLP Regulation - Regulation 1272/2008/EC of 16 December 2008
1st ATP - Regulation 790/2009/EC of 10 August 2009
2nd ATP - Regulation 286/2011/EC of 10 March 2011
3rd ATP - Regulation 618/2012/EU of 10 July 2012
4th ATP - Regulation 487/2013/EU of 8 May 2013
Correction to 1st ATP - Regulation 758/2013/EU of 7 August 2013
5th ATP - Regulation 944/2013/EU of 2 October 2013
6th ATP - Regulation 605/2014/EU of 5 June 2014
WFD Annex III replacement - Regulation 1357/2014/EU of 18 December 2014
Revised List of Waste 2014 - Decision 2014/955/EU of 18 December 2014
7th ATP - Regulation 2015/1221/EU of 24 July 2015
8th ATP - Regulation (EU) 2016/918 of 19 May 2016
9th ATP - Regulation (EU) 2016/1179 of 19 July 2016
10th ATP - Regulation (EU) 2017/776 of 4 May 2017
HP14 amendment - Regulation (EU) 2017/997 of 8 June 2017
13th ATP - Regulation (EU) 2018/1480 of 4 October 2018
14th ATP - Regulation (EU) 2020/217 of 4 October 2019
15th ATP - Regulation (EU) 2020/1182 of 19 May 2020
The Chemicals (Health and Safety) and Genetically Modified Organisms (Contained Use)(Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1567 of 16th December 2020
The Waste and Environmental Permitting etc. (Legislative Functions and Amendment etc.) (EU Exit) Regulations 2020 - UK: 2020 No. 1540 of 16th December 2020
GB MCL List - version 1.1 of 09 June 2021
GB MCL List v2.0 - version 2.0 of 20th October 2023
GB MCL List v3.0 - version 3.0 of 11th January 2024
GB MCL List v4.0 - version 4.0 of 2nd March 2024
GB MCL List v5.0 - version 5.0 of 26th June 2024
GB MCL List v6.0 - version 6.0 of 15th February 2025
GB MCL List v7.0 - version 7.0 of 23rd September 2025

APPENDIX G

CON29M Report

Groundsure
LOCATION INTELLIGENCE

CON29M
OFFICIAL COAL MINING SEARCH

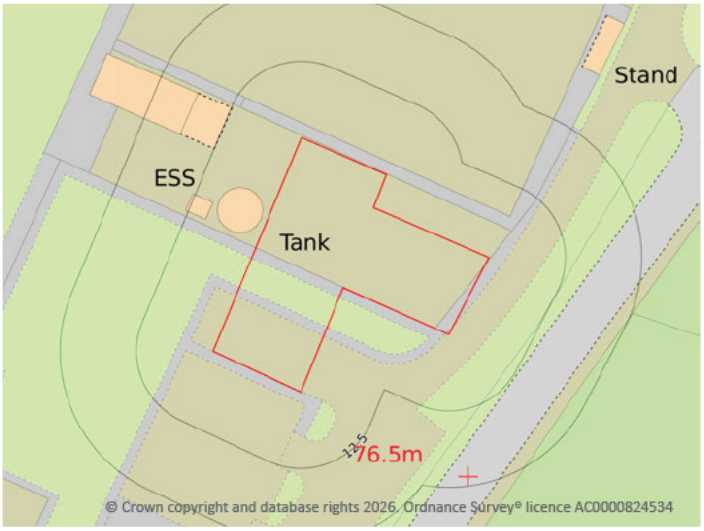
Wrexham FC Training Ground

Professional opinion

Including mine entry interpretive assessment where appropriate

PASS

Site plan



Search results

1. Past underground coal mining
Identified page 4 >

2. Present underground coal mining
Not identified

3. Future underground coal mining
Not identified

4. Mine entries
Not identified

5. Coal mining geology
Not identified

6. Past opencast coal mining
Not identified

7. Present opencast coal mining
Not identified

8. Future opencast coal mining
Not identified

9. Coal mining subsidence claims
Not identified

10. Mine gas emissions
Not identified

11. Emergency Call Out incidents
Not identified

12. Withdrawal of support
Identified page 7 >

13. Working facilities orders
Not identified

14. Payments to copyhold owners
Not identified

Cheshire Brine
Not identified

Contact us with any questions at:
info@groundsure.com
01273 257 755

Ref: BRO-YZJ-TFG-6HC-SF9
Your ref: C6579 JM
Grid ref: 334402 354196
Date: 18 May 2026

Certified B Corporation

Coal mining (CON29M) assessment

We consider the property to be acceptably free from coal mining related risk. No further action is required with regards to past coal mining.

Coal mining

Coal Mining Subsidence Act 1991

If any coal mining subsidence damage has occurred, as determined by the appropriate persons/bodies, the property will benefit from the protection of the Coal Mining Subsidence Acts of 1991 and as amended 1994.

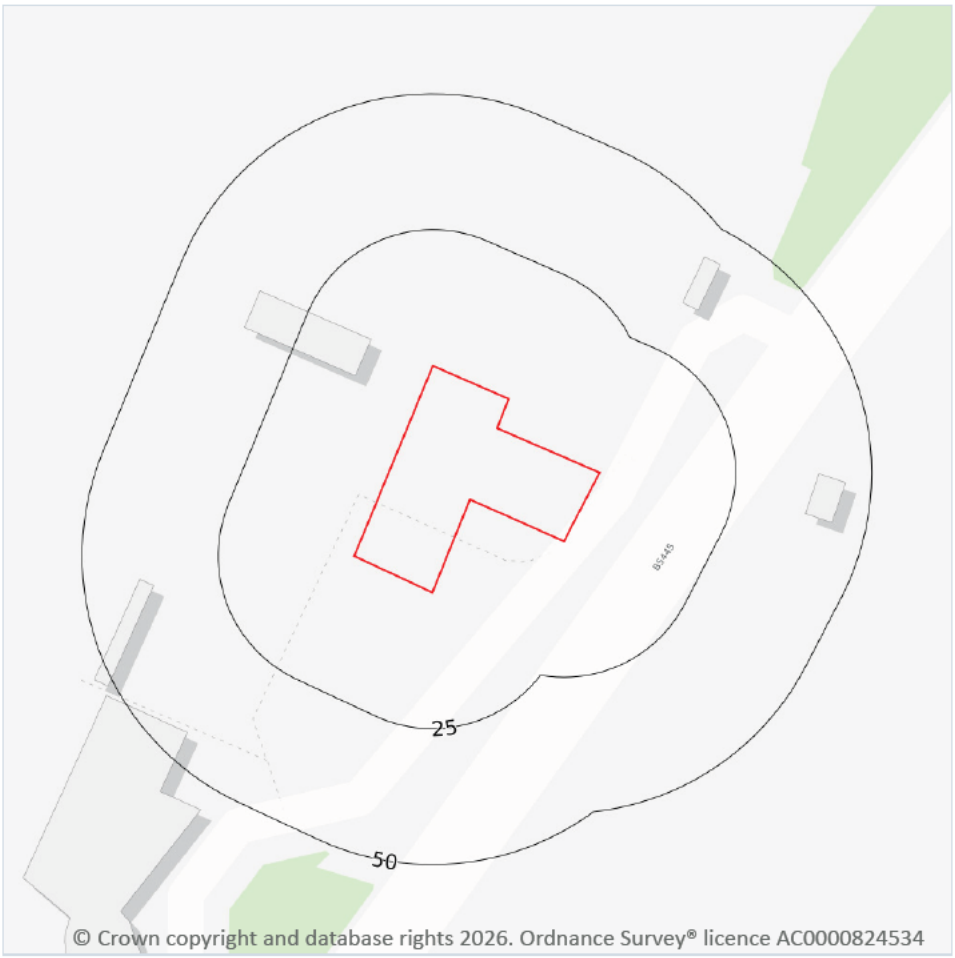
This Act, however, does not apply where coal was worked or gotten by virtue of the grant of a gale in the Forest of Dean, or any other part of the Hundred of St. Briavels in the county of Gloucester. In this instance it would be prudent to have the property visually inspected for signs of mining related settlement or subsidence by a suitably qualified and experienced person, who could be sought through www.ricsfirms.com ↗.

The Coal Authority provide a call out service on 01623 646 333 to take remedial action concerning the movement or collapse of any coal entries or coal mining surface hazards. Further details can be found on www.groundstability.com ↗.

CON29M reports are a requirement for conveyancing and are recommended throughout the official Coal Mining Reporting Area. This is the area within which it is deemed prudent to clarify the risk presented by coal mining, using the questions laid out in the Law Society's CON29M form. The need for a CON29M does not always translate to an identification of risk, and reports will often be assessed as free from risk or 'Passed' even though they are within the official Coal Mining Reporting Area.

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Coal mining (CON29M)



Site Outline

Search buffers in metres (m)

Mine entries

Adits

Shafts

Calculated 'zone of influence'

Subsidence claims

Awaiting decision

Rejected

Admitted

Deferred

Settled

Withdrawn

Probable shallow coal mine workings

Coal outcrops

Past shallow coal mine workings

Coal mining (CON29M)

The map above shows relevant, mappable hazards identified that could constitute a risk to the property. It does not necessarily show all features or potential issues identified in this report. Further details of any features shown indicating the location of Mine Entries or Subsidence Claims can be found in the relevant sections of this report (4 and 9 respectively).

Responses to the Law Society CON29M Coal Mining search enquiries are produced using official Coal Authority data and the expert interpretation of Groundsure. This report is prepared in accordance with The Law Society CON29M (2018) Guidance Notes. Additional interpretation and calculation of mine entry zones of influence has also been carried out by Groundsure using Coal Authority and British Geological Survey data.

Please read this report carefully, and in particular any sections flagged with an amber 'i'.

Contact us with any questions at:
info@groundsure.com
01273 257 755

A Law Society Licensed Provider
The Law Society

These enquiries are The Law Society CON29M (2018) Coal Mining search enquiries and are used with permission of The Law Society. The Law Society CON29M Coal Mining search enquiries are protected by copyright owned by The Law Society of 113 Chancery Lane, London WC2A 1PL. The Law Society has no responsibility for information provided in response to CON29M (2018) Coal Mining search enquiries within this report or otherwise.

1. Past underground coal mining

Is the property within the zone of likely physical influence on the surface of past underground coal workings?

- **The property lies within the potential zone of influence of recorded workings in 3 seam(s) of coal. The most recent underground working in the area was in 1960. These workings lie between 570 metres and 665 metres. Any ground movement due to this coal mining activity should have stopped.**

2. Present underground coal mining

Is the property within the zone of likely physical influence on the surface of present underground coal workings?

- **The property does not lie within the boundary of an underground site from which coal is being removed by underground methods.**

3. Future underground coal mining

(a) Is the property within any geographical area for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods?

- **The property does not lie within the boundary of an underground site for which the Coal Authority is determining whether to grant a licence to remove coal by underground methods.**

(b) Is the property within any geographical area for which a licence to remove coal by underground methods has been granted?

- **The property does not lie within the boundary of an underground site for which a licence to remove coal by underground methods has been granted.**

(c) Is the property within the zone of likely physical influence on the surface of planned future underground coal workings?

- **The property does not lie within the zone of likely physical influence on the surface of planned future underground workings.**

(d) Has any notice of proposals relating to underground coal mining operations been given under section 46 of the Coal Mining Subsidence Act 1991?

- **No notices have been given under Section 46 of the Coal Mining Subsidence Act 1991 stating that the land is at risk of subsidence.**

4. Mine entries

Are there any shafts and adits or other entries to underground coal mine workings within the property or within 20 metres of the boundary of the property?

- **No coal mine entries are recorded to lie within 20 metres of the property.**

5. Coal mining geology

Is there any record of any fault or other line of weakness due to coal mining at the surface within the boundary of the property that has made the property unstable?

- **No damage arising from geological faults or other lines of weakness activated by coal mining are recorded within the property.**

6. Past opencast coal mining

Is the property situated within the geographical boundary of an opencast site from which coal has been removed in the past by opencast methods?

- **The property does not lie within the boundary of an opencast site from which coal was removed by opencast methods.**

7. Present opencast coal mining

Is the property within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods?

- **The property does not lie within 200 metres of the boundary of an opencast site from which coal is being removed by opencast methods.**

Contact us with any questions at:
info@groundsure.com
01273 257 755

8. Future opencast coal mining

(a) Is the property within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods?

- **The property does not lie within 800 metres of the boundary of an opencast site for which the Coal Authority are determining whether to grant a licence to remove coal by opencast methods.**

(b) Is the property within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted?

- **The property does not lie within 800 metres of the boundary of an opencast site for which a licence to remove coal by opencast methods has been granted.**

9. Coal mining subsidence claims

(a) Has any damage notice or claim for alleged coal mining subsidence damage to the property been given, made or pursued since 31st October 1994?

- **We have no evidence of a damage notice or subsidence claim for the property or within 50m of the property since 31st October 1994.**

(b) In respect of any such notice or claim has the responsible person given notice agreeing that there is a remedial obligation or otherwise accepted that a claim would lie against them?

- **Not applicable.**

(c) In respect of any such notice or acceptance has the remedial obligation or claim been discharged?

- **Not applicable.**

(d) Does any current "Stop Notice" delaying the start of remedial works or repairs affect the property?

- **There are no current Stop Notices delaying the start of remedial works or repairs to the property.**

(e) Has any request been made under Section 33 of the 1991 Act to execute preventive works before coal is worked, which would prevent the occurrence or reduce the extent of subsidence damage to any buildings, structures or works and, if yes, has any person withheld consent or failed to comply with any such request to execute preventive works?

- **There is no record of a request that has been made to carry out preventive works before coal is worked under Section 33 of the Coal Mining Subsidence Act 1991.**

NB. Records of damage notices or subsidence claims before 31st October 1994 are excluded from The Coal Authority data from which this search is compiled.

10. Mine gas emissions

Does the Coal Authority have record of any mine gas emission within the boundary of the property being reported that subsequently required action by the Authority to mitigate the effects of the mine gas emission?

- **No mine gas emissions are recorded within the boundary of the property.**

11. Emergency Surface Hazard Call Out incidents

Have the Coal Authority carried out any work on or within the boundaries of the property following a report of an alleged hazard related to coal mining under the Authority's Emergency Surface Hazard Call Out procedures?

- **No Emergency Surface Hazard Call Out procedures are recorded against the property.**

12. Withdrawal of support

(a) Does the land lie within a geographical area in respect of which a notice of entitlement to withdraw support has been published?

- **The property lies within an area where a notice of entitlement to withdraw support has been published. This notice was issued in 1945.**

(b) Does the land lie within a geographical area in respect of which a revocation notice has been given under section 41 of the Coal Industry Act 1994?

- **The property does not lie within a geographical area in which a revocation notice has been given under section 41 of the Coal Industry Act 1994.**

13. Working facilities orders

Is the property within a geographical area subject to an order in respect of the working of coal under the Mines (Working Facilities and Support) Acts 1923 and 1966 or any statutory modification or amendment thereof?

- **The property is not in an area where a court order has been issued.**

14. Payments to owners of former copyhold land

(a) Has any relevant notice, which may affect the property, been given?

- **The property does not lie within former copyholder land.**

(b) If yes, has any notice of retained interests in coal and coal mines been given?

- **No notices of retained interests in coal and coal mines been given.**

(c) If yes, has any acceptance notice or rejection notice been served?

- **No acceptance or rejection notices have been served.**

(d) If any such acceptance notice has been served, has any compensation been paid to a claimant?

- **No compensation has been paid to a claimant.**

Methodologies and limitations

Groundsure's methodologies and limitations are available here: knowledge.groundsure.com/methodologies-and-limitations ↗.

Data providers

Groundsure works with respected data providers to bring you the most relevant and accurate information in your report. To find out who they are and their areas of expertise see www.groundsure.com/sources-reference ↗.

Conveyancing Information Executive and our terms & conditions

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by Groundsure Ltd. Groundsure adheres to the Conveyancing Information Executive Standards.

In addition to The Property Ombudsman (TPO) redress scheme covering consumers, TPO will also provide redress to small businesses (including Charities and Trusts) and where the customer meets the following criteria:

- a small business (or group of companies) with an annual turnover of less than £3 million;
- a charity with an annual income of less than £3 million;
- a Trust with a net asset value of less than £3 million.

Complaints Advice

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure.

If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Standards.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs.

COMPLAINTS PROCEDURE: If you want to make a complaint, we will:

- acknowledge it within 5 working days of receipt
- normally deal with it fully and provide a final response, in writing, within 20 working days of receipt
- liaise, at your request, with anyone acting formally on your behalf

Complaints should be sent to:
Operations Director, Groundsure Ltd, Nile House, Nile Street, Brighton, BN1 1HW. Tel: 01273 257 755. Email: info@groundsure.com ↗ If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk ↗ We will co-operate fully with the Ombudsman during an investigation and comply with their final decision.

Groundsure's Terms and Conditions can be viewed here: www.groundsure.com/terms-conditions-april-2026/ ↗

All of the advice and reports that Groundsure produces are covered by a comprehensive Remediation Contribution policy to ensure customers are protected, see www.groundsure.com/remediation ↗ for full details.

Coal Mining Report Insurance Policy

ZURICH

Coal Mining Report Insurance Policy

The Schedule

Policy Number: The Reference contained in the **Coal Mining Search Report**

Premium: £1.20 inclusive of Insurance Premium Tax at 12%

Property: The property which is the subject of the **Coal Mining Search Report**

Limit of Indemnity: £100,000 increasing by 10% compound per annum on each anniversary of and for the first 10 years following the **Commencement Date**

Commencement Date: The date of the **Coal Mining Search Report**

You/Your:
1. A purchaser of the **Property**
2. A lender providing a **Mortgage** in connection with a purchase of the **Property**
3. A lender providing a **Mortgage** by way of a re-mortgage of the **Property**

Definitions

Where a word is defined below or in the schedule it shall carry the same meaning wherever it appears in bold text in this policy

Insured Use: The continued use of the **Property** as a single house or flat or a single commercial premises

Market Value: The value as determined by a surveyor appointed by agreement between **You** and **Us** or (in default of agreement) the President for the time being of the Royal Institution of Chartered Surveyors

Mortgage: A mortgage or charge secured on the **Property** by an institutional mortgage lender

Coal Mining Search Report: The coal mining search report attached to this policy

Search: An official search comprising a search in form CON29M (2018) being mining searches relating to coal and brine in the area in which the **Property** is situated

We/Our/Us:
Zurich Insurance plc. A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ.

Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Communications may be monitored or recorded to improve our service and for security and regulatory purposes.

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Your Policy

This is a legal document and should be kept in a safe place.

This policy is an agreement between **You** and **Us** and cover is provided subject to the payment of the **Premium**.

You must read this policy and its conditions, exclusions, schedule and any endorsements as one contract. Please read all of them to make sure that they provide the cover **You** require. If they do not, please contact **Us** or **Your** insurance adviser who arranged the policy for **You**.

When **You** take out and make changes to the cover provided by this policy, **You** must take reasonable care to ensure that **You** accurately answer any questions which **We** ask of **You** and that any information **You** give **Us** is accurate. If **You** are taking out this policy for purposes which are mainly related to **Your** trade, business or profession, **You** must also let **Us** know about all facts which are material to **Our** decision to provide **You** with insurance. Failure to meet these obligations could result in this policy being invalidated, a claim not being paid, or an additional premium being charged.

Fair presentation of the risk

a) At inception of this policy and also whenever changes are made to it at **Your** request You must:

i) where **You** have taken out this policy for purposes which are wholly or mainly related to **Your** trade, business or profession, disclose to **Us** all material facts in a clear and accessible manner and not misrepresent any material facts, and
ii) where **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, take reasonable care not to misrepresent any material facts.

b) If **You** do not comply with clause a) of this condition **We** may:

i) avoid this policy which means that **We** will treat it as if it had never existed and refuse all claims where any non-disclosure or misrepresentation by **You** is proven by **Us** to be deliberate or reckless in which case **We** will not return the premium paid by **You**; and
ii) recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred.

c) If You do not comply with clause a) of this condition and the non-disclosure or misrepresentation is not deliberate or reckless this policy may be affected in one or more of the following ways depending on what **We** would have done if **We** had known about the facts which **You** failed to disclose or misrepresented:

i) if **We** would not have provided **You** with any cover **We** will have the option to:
1. avoid the policy which means that **We** will treat it as if it had never existed and repay the premium paid; and
2. recover from **You** any amount **We** have already paid for any claims including costs or expenses **We** have incurred

ii) if **We** would have applied different terms to the cover **We** will have the option to treat this policy as if those different terms apply. **We** may recover any payments made by **Us** on claims which have already been paid to the extent that such claims would not have been payable had such additional terms been applied
iii) if **We** would have charged **You** a higher premium for providing the cover **We** will charge **You** the additional premium which **You** must pay in full.

d) If any insured person, other than **You**, is responsible for a misrepresentation or failure to make a fair presentation of the risk, **We** will invoke the remedies available to **Us** under this condition as against that particular person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

NB: For the purposes of the duty of disclosure stated in paragraphs a) i) and ii) above the content of the **Coal Mining Search Report** will be deemed to satisfy **Your** disclosure obligations.

Cover

1. **You** are in the process of purchasing the **Property** relying on the **Coal Mining Search Report** and/or
2. **You** (being a lender) have agreed to provide a **Mortgage** in connection with **Your** borrower's purchase or re-mortgage of the **Property** relying on the **Coal Mining Search Report**.

We will pay the following losses sustained by **You** arising out of the **Property** being affected by any matter which would have been revealed by a **Search** had one been carried out on the date of the **Coal Mining Search Report** but which was not revealed by the **Coal Mining Search Report**:

1. any reduction in **Market Value** of the **Property** calculated at the date **You** become aware of the matter(s) and/or loss in connection with a **Mortgage** as a result of such reduction.
2. all other costs and expenses including out of court settlement costs incurred by **Us** or by **You** with **Our** prior written agreement.

Waiver of Breach of Policy Condition

We will not exercise **Our** right to avoid **Our** liability to **You** in respect of loss where **You** have inadvertently breached any term or condition of the policy provided that such breach does not prejudice **Our** rights and remedies under the policy or otherwise directly or indirectly result in or increase the amount of any loss.

Protection for Mortgagees and Successors in Title

We will not avoid **Our** liability to make a payment to **You** solely because another person breaches the terms and conditions of this policy, provided such breach was not committed on **Your** behalf or with **Your** agreement, and **We** will invoke the remedies available to **Us** under the Policy as against that other person as if a separate insurance contract had been issued to them leaving the remainder of the policy unaffected.

Joint Insured

Any party insured under this policy standing in the relation of parent company, subsidiary company, associated company, branch office or joint venture partner to each other will be deemed to be joint insured for the purposes of this policy and jointly liable and responsible for any breach of any terms and conditions of this policy. If there is any inconsistency between this clause and any other term of this policy, this clause shall prevail.

Exclusions

We will not pay for any:

1. amount in excess of the **Limit of Indemnity**.
2. loss which would be recoverable under a household buildings insurance policy.
3. loss arising from any matter that **You** were aware of at the **Commencement Date**.
4. loss if the **Property** is used for any purpose other than the **Insured Use**.

Claims Conditions and How to Claim

1. **You** must:

i) give **Us** written notice as soon as possible of any potential or actual claim or any circumstances likely to result in a claim. Please provide the policy number, **Your** name, the full address of the **Property** and a brief description of the incident that has occurred. Notifications should be sent to: Speciality Lines Claims Team, Zurich Insurance, 8th Floor, 70 Mark Lane, London, EC3R 7NQ. Email: claims@uk.zurich.com ↗, Enquiry line: telephone 0207 648 3523
ii) pass all court documents and/or other communications to **Us** as soon as possible after receipt
iii) not deal with, make any admission of liability or attempt to settle a claim without **Our** prior written agreement.
iv) agree to and carry out at **Our** expense all things necessary to minimise any loss.
v) provide all information and assistance that **We** may require to help defend and settle the claim.

2. **We** are entitled to:

i) decide how to settle or defend a claim and may carry out proceedings in the name of any person insured under this policy, including proceedings for recovering any claim.
ii) pay to **You** at any time, an amount equal to the **Limit of Indemnity** or any lower amount for which the claim can be settled, after deduction of any sum already paid. **We** may then give up control of and have no further liability in connection with the claim.

3. If **We** admit liability for a claim but there is a dispute as to the amount to be paid the dispute will be referred to an arbitrator. The arbitrator will be appointed jointly by **You** and **Us** in accordance with the law at the time. **You** may not take any legal action against **Us** over the dispute before the arbitrator has reached a decision.

4. If **You** or anyone acting on Your behalf:

a) makes a fraudulent or exaggerated claim under this policy; or
b) uses fraudulent means or devices including the submission of false or forged documents in support of a claim whether or not the claim is itself genuine; or
c) makes a false statement in support of a claim whether or not the claim is itself genuine; or
d) submits a claim under this policy for loss or damage which **You** or anyone acting on **Your** behalf or in connivance with **You** deliberately caused; or
e) realises after submitting what **You** reasonably believed was a genuine claim under this policy and then fails to tell **Us** that **You** have not suffered any loss or damage; or
f) suppresses information which **You** know would otherwise enable **Us** to refuse to pay a claim under this policy

We will be entitled to refuse to pay the whole of the claim and recover any sums that **We** have already paid in respect of the claim.

If any fraud is perpetrated by or on behalf of an insured person and not on behalf of **You** this condition should be read as if it applies only to that insured person's claim and references to this policy should be read as if they were references to the cover effected for that person alone and not to the policy as a whole.

5. If any claim is covered by any other insurance, **We** will not pay for more than **Our** share of that claim.

6. The most **We** will pay for any loss (or all losses in the aggregate), including costs and expenses agreed by **Us** is the **Limit of Indemnity**. Once **We** have paid a loss or losses equal to the amount of the **Limit of Indemnity, We** will have no further liability under this policy.

General Conditions

1. Neither **You** (nor anyone acting on **Your** behalf) must disclose the existence of this policy to any other party except **Your** legal and other professional advisers, prospective purchasers, lessees and tenants of the **Property**, their respective mortgagees, legal and other professional advisers.

2. In the UK the law allows both **You** and **Us** to choose the law applicable to the contract. This contract will be subject to the relevant law of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands depending upon the Property address stated in the Schedule. If there is any dispute as to which law applies it will be English law. The parties agree to submit to the exclusive jurisdiction of the English courts.

3. Notwithstanding any other terms of this policy **We** will be deemed not to provide cover nor will **We** make any payment or provide any service or benefit to **You** or any other party to the extent that such cover, payment, service, benefit and/or any business or activity of **Yours** would violate any applicable trade or economic sanctions law or regulation.

Cancellation Clause

If **You** have taken out this policy for purposes which are wholly or mainly unrelated to **Your** trade, business or profession, **You** may cancel this policy within 14 days of receiving the policy by writing to **Us** and in such event **We** may, at **Our** discretion, charge **You** for the time that **You** have been on cover. Any refund will be made to the party who paid the premium. If **You** do cancel, **You** may be in breach of the terms of **Your** mortgage or the terms of the contract for the sale of **Your** property. If **You** are in doubt, **You** may wish to seek legal advice prior to cancellation.

Fair Processing and Complaints Procedure
Our Complaints Procedure

Our commitment to customer service

We are committed to providing a high level of customer service. If you feel we have not delivered this, we would welcome the opportunity to put things right for you.

Who to contact in the first instance

Many concerns can be resolved straight away. Therefore in the first instance, please get in touch with your usual contact at Zurich or your broker or insurance intermediary, as they will generally be able to provide you with a prompt response to your satisfaction.

Contact details will be provided on correspondence that we or our representatives have sent you.

Many complaints can be resolved within a few days of receipt

If we can resolve your complaint to your satisfaction within the first few days of receipt, we will do so. Otherwise, we will keep you

updated with progress and will provide you with our decision as quickly as possible.

Next steps if you are still unhappy

If you are not happy with the outcome of your complaint, you may be able to ask the Financial Ombudsman Service to review your case.

We will let you know if we believe the ombudsman service can consider your complaint when we provide you with our decision. The service they provide is free and impartial, but you would need to contact them within 6 months of the date of our decision.

More information about the ombudsman and the type of complaints they can review is available via their website www.financial-ombudsman.org.uk ↗.

You can also contact them as follows:

Post: Financial Ombudsman Service, Exchange Tower, London, E14 9SR
Telephone: 08000 234567 (free on mobile phones and landlines)
Email: complaint.info@financial-ombudsman.org.uk ↗

If the Financial Ombudsman Service is unable to consider your complaint, you may wish to obtain advice from the Citizens Advice Bureau or seek legal advice.

The Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS) which means that you may be entitled to compensation if we are unable to meet our obligations to you. Further information is available on www.fscs.org.uk ↗ or by contacting the FSCS directly on 0800 678 1100.

How we use your information

Who controls your personal information

This notice tells you how Zurich Insurance plc ('Zurich'), as data controller, will deal with your personal information. Where Zurich introduces you to a company outside the group, that company will tell you how your personal information will be used.

You can ask for further information about our use of your personal information or complain about its use in the first instance, by contacting our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

If you have any concerns regarding our processing of your personal information, or are not satisfied with our handling of any request by you in relation to your rights, you also have the right to make a complaint to the Information Commissioner's Office. Their address is: First Contact Team, Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, SK9 5AF.

What personal information we collect about you

We will collect and process the personal information that you give us by phone, e-mail, filling in forms, including on our website, and when you report a problem with our website. We also collect personal information from your appointed agent such as your trustee, broker, intermediary or financial adviser in order to provide you with the services you have requested and from other sources, such as credit reference agencies and other insurance companies, for verification purposes. We will also collect information you have volunteered to be in the public domain and other industry-wide sources. We will only collect personal information that we require to fulfil our contractual or legal requirements unless you consent to provide additional information. The type of personal information we will collect includes; basic personal information (i.e. name, address and date of birth), occupation and financial details, health and family information, claims and convictions information and where you have requested other individuals be included in the arrangement, personal information about those individuals.

If you give us personal information on other individuals, this will be used to provide you with a quotation and/or contract of insurance and/or provision of financial services. You agree you have their permission to do so. Except where you are managing the contract on another's behalf, please ensure that the individual knows how their personal information will be used by Zurich. More information about this can be found in the 'How we use your personal information' section.

How we use your personal information

We and our selected third parties will only collect and use your personal information (i) where the processing is necessary in connection with providing you with a quotation and/or contract of insurance and/or provision of financial services that you have requested; (ii) to meet our legal or regulatory obligations; or (iii) for our 'legitimate interests'. It is in our legitimate interests to collect

your personal information as it provides us with the information that we need to provide our services to you more effectively including providing you with information about our products and services. We will always ensure that we keep the amount of information collected and the extent of any processing to the absolute minimum to meet this legitimate interest. Examples of the purposes for which we will collect and use your personal information are:

1. to provide you with a quotation and/or contract of insurance;
2. to identify you when you contact us;
3. to deal with administration and assess claims;
4. to make and receive payments;
5. to obtain feedback on the service we provide to you;
6. to administer our site and for internal operations including troubleshooting, data analysis, testing, research, statistical and survey purposes;
7. for fraud prevention and detection purposes.

We will contact you to obtain consent prior to processing your personal information for any other purpose, including for the purposes of targeted marketing unless we already have consent to do so.

Who we share your personal information with

Where necessary, we will share the personal information you gave us for the purposes of providing you with the goods and services you requested with the types of organisations described below:

associated companies including reinsurers, suppliers and service providers;
introducers and professional advisers;
regulatory and legal bodies;
survey and research organisations;
credit reference agencies;
healthcare professionals, social and welfare organisations; and
other insurance companies

Or, in order to meet our legal or regulatory requirements, with the types of organisations described below:

regulatory and legal bodies;
central government or local councils;
law enforcement bodies, including investigators;
credit reference agencies; and
other insurance companies

How we use your personal information for websites and email communications

When you visit one of our websites we may collect information from you such as your email address or IP address. This helps us to track unique visits and monitor patterns of customer website traffic, such as who visits and why they visit.

We use cookies and/or pixel tags on some pages of our website. A cookie is a small text file sent to your computer. A pixel tag is an invisible tag placed on certain pages of our website but not on your computer. Pixel tags usually work together with cookies to assist us to provide you with a more tailored service. This allows us to monitor and improve our email communications and website. Useful information about cookies, including how to remove them, can be found on our websites.

How we transfer your personal information to other countries

Where we transfer your personal information to countries that are outside of the UK and the European Union (EU) we will ensure that it is protected and that the transfer is lawful. We will do this by ensuring that the personal information is given adequate safeguards by using 'standard contractual clauses' which have been adopted or approved by the UK and the EU, or other solutions that are in line with the requirements of European data protection laws.

A copy of our security measures for personal information transfers can be obtained from our Data Protection Officer at: Zurich Insurance Group, Tri-centre 1, Newbridge Square, Swindon, SN1 1HN, or by emailing the Data Protection Officer at GBZ.General.Data.Protection@uk.zurich.com ↗.

How long we keep your personal information for

We will retain and process your personal information for as long as necessary to meet the purposes for which it was originally

collected. These periods of time are subject to legal, tax and regulatory requirements or to enable us to manage our business.

Your data protection rights

You have a number of rights under the data protection laws, namely:

to access your data (by way of a subject access request);
to have your data rectified if it is inaccurate or incomplete;
in certain circumstances, to have your data deleted or removed;
in certain circumstances, to restrict the processing of your data;
a right of data portability, namely to obtain and reuse your data for your own purposes across different services;
to object to direct marketing;
not to be subject to automated decision making (including profiling), where it produces a legal effect or a similarly significant effect on you;
to claim compensation for damages caused by a breach of the data protection legislation.
if we are processing your personal information with your consent, you have the right to withdraw your consent at any time.

We will, for the purposes of providing you with a contract of insurance, processing claims, reinsurance and targeted marketing, process your personal information by means of automated decision making and profiling where we have a legitimate interest or you have consented to this.

What happens if you fail to provide your personal information to us

If you do not provide us with your personal information, we will not be able to provide you with a contract or assess future claims for the service you have requested.

Fraud prevention and detection

In order to prevent and detect fraud we may at any time:

check your personal data against counter fraud systems
use your information to search against various publicly available and third party resources
use industry fraud tools including undertaking credit searches and to review your claims history
share information about you with other organisations including but not limited to the police, the Insurance Fraud Bureau (IFB), other insurers and other interested parties.

If you provide false or inaccurate information and fraud is identified, the matter will be investigated and appropriate action taken. This may result in your case being referred to the Insurance Fraud Enforcement Department (IFED) or other police forces and fraud prevention agencies. You may face fines or criminal prosecution. In addition, Zurich may register your name on the Insurance Fraud Register, an industry-wide fraud database.

Claims history

We may pass information relating to claims or potential claims to any relevant database. We and other insurers may search these databases when you apply for insurance, when claims or potential claims are notified to us or at time of renewal to validate your claims history or that of any other person or property likely to be involved in the policy or claim.

This helps to check information provided and prevent fraudulent claims.

APPENDIX H

Environmental Search Report

Groundsure
LOCATION INTELLIGENCE

Enviro
Insight

COLLIERS PARK WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW

Order Details

Date: 01/06/2026

Your ref: C6579 JM

Our Ref: BRO-PVB-TQT-BI4-IQB

Site Details

Location: 334396 354211

Area: 0.41 ha

Authority: Wrecsam - Wrexham County Borough Council ↗



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Summary of findings p. 2 >

OS MasterMap site plan p.11 >

Aerial image p. 6 >

Insight User Guide ↗

Contact us with any questions at:
info@groundsure.com ↗
01273 257 755

Certified B Corporation

Summary of findings

Page	Section	Past land use >	On site	0-50m	50-250m	250-500m	500-2000m
12 >	1.1 >	Historical industrial land uses >	0	0	6	21	-
14	1.2	Historical tanks	0	0	0	0	-
14	1.3	Historical energy features	0	0	0	0	-
14	1.4	Historical petrol stations	0	0	0	0	-
14	1.5	Historical garages	0	0	0	0	-
15	1.6	Historical military land	0	0	0	0	-
Page	**Section**	**Past land use - un-grouped >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
16 >	2.1 >	Historical industrial land uses >	0	0	9	34	-
18	2.2	Historical tanks	0	0	0	0	-
18	2.3	Historical energy features	0	0	0	0	-
19	2.4	Historical petrol stations	0	0	0	0	-
19	2.5	Historical garages	0	0	0	0	-
Page	**Section**	**Waste and landfill >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
20	3.1	Active or recent landfill	0	0	0	0	-
20	3.2	Historical landfill (BGS records)	0	0	0	0	-
21	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
21 >	3.4 >	Historical landfill (EA/NRW records) >	1	0	1	0	-
21	3.5	Historical waste sites	0	0	0	0	-
22	3.6	Licensed waste sites	0	0	0	0	-
22 >	3.7 >	Waste exemptions >	0	0	0	23	-
Page	**Section**	**Current industrial land use >**	**On site**	**0-50m**	**50-250m**	**250-500m**	**500-2000m**
25 >	4.1 >	Recent industrial land uses >	1	1	0	-	-
26 >	4.2 >	National Geographic Database (NGD) - Current or recent tanks >	1	0	0	-	-
26	4.3	Current or recent petrol stations	0	0	0	0	-
26	4.4	Electricity cables	0	0	0	0	-
26	4.5	Gas pipelines	0	0	0	0	-

26	4.6	Sites determined as Contaminated Land	0	0	0	0	-
27	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	-
27	4.8	Regulated explosive sites	0	0	0	0	-
27	4.9	Hazardous substance storage/usage	0	0	0	0	-
27	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	-
27	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	-
28	4.12	Licensed pollutant release (Part A(2)/B)	0	0	0	0	-
28	4.13	Radioactive Substance Authorisations	0	0	0	0	-
28 >	4.14 >	Licensed Discharges to controlled waters >	0	0	0	1	-
28	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	-
29	4.16	Pollutant release to public sewer	0	0	0	0	-
29	4.17	List 1 Dangerous Substances	0	0	0	0	-
29	4.18	List 2 Dangerous Substances	0	0	0	0	-
29 >	4.19 >	Pollution Incidents (EA/NRW) >	0	0	1	0	-
30	4.20	Pollution inventory substances	0	0	0	0	-
30	4.21	Pollution inventory waste transfers	0	0	0	0	-
30	4.22	Pollution inventory radioactive waste	0	0	0	0	-

Page	Section	Geology (basic) >					
31 >	5.1 >	Superficial geology (625k) >	Identified (within 500m)				
31 >	5.2 >	Bedrock geology (625k) >	Identified (within 500m)				
Page	Section	Hydrogeology >	On site	0-50m	50-250m	250-500m	500-2000m
32 >	6.1 >	Superficial aquifer >	Identified (within 500m)				
34 >	6.2 >	Bedrock aquifer >	Identified (within 500m)				
35 >	6.3 >	Groundwater vulnerability >	Identified (within 50m)				
36	6.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
36	6.5	Groundwater vulnerability- local information	None (within 0m)				
37 >	6.6 >	Groundwater abstractions >	0	0	0	0	2
38 >	6.7 >	Surface water abstractions >	0	0	0	0	1
39	6.8	Potable abstractions	0	0	0	0	0

39	6.9	Source Protection Zones	0	0	0	0	-
39	6.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	**Hydrology >**	On site	0-50m	50-250m	250-500m	500-2000m
40	7.1	Water Network (OS NGD)	0	0	0	-	-
40 >	**7.2 >**	**Surface water features >**	0	0	1	-	-
41 >	**7.3 >**	**WFD Surface water body catchments >**	1	-	-	-	-
41 >	**7.4 >**	**WFD Surface water bodies >**	0	0	0	-	-
41 >	**7.5 >**	**WFD Groundwater bodies >**	1	-	-	-	-
Page	Section	River and coastal flooding	On site	0-50m	50-250m	250-500m	500-2000m
43	8.1	Risk of flooding from rivers and the sea	None (within 50m)				
43	8.2	Historical Flood Events	0	0	0	-	-
43	8.3	Flood Defences	0	0	0	-	-
44	8.4	Areas Benefiting from Flood Defences	0	0	0	-	-
44	8.5	Flood Storage Areas	0	0	0	-	-
45	8.6	Flood Zone 2	None (within 50m)				
45	8.7	Flood Zone 3	None (within 50m)				
Page	Section	**Surface water flooding >**					
46 >	**9.1 >**	**Surface water flooding >**	1 in 100 year, 0.1m - 0.3m (within 50m)				
Page	Section	**Groundwater flooding >**					
48 >	**10.1 >**	**Groundwater flooding >**	Moderate (within 50m)				
Page	Section	**Environmental designations >**	On site	0-50m	50-250m	250-500m	500-2000m
49 >	**11.1 >**	**Sites of Special Scientific Interest (SSSI) >**	0	0	0	0	3
50 >	**11.2 >**	**Conserved wetland sites (Ramsar sites) >**	0	0	0	0	2
51	11.3	Special Areas of Conservation (SAC)	0	0	0	0	0
51	11.4	Special Protection Areas (SPA)	0	0	0	0	0
52	11.5	National Nature Reserves (NNR)	0	0	0	0	0
52 >	**11.6 >**	**Local Nature Reserves (LNR) >**	0	0	0	0	1
52 >	**11.7 >**	**Designated Ancient Woodland >**	0	0	0	3	54
55	11.8	Biosphere Reserves	0	0	0	0	0

55	11.9	Forest Parks	0	0	0	0	0
55	11.10	Marine Conservation Zones	0	0	0	0	0
55	11.11	Green Belt	0	0	0	0	0
55	11.12	Proposed Ramsar sites	0	0	0	0	0
56	11.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0
56	11.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0
56	11.15	Nitrate Sensitive Areas	0	0	0	0	0
56 >	11.16 >	Nitrate Vulnerable Zones >	0	0	0	0	1
58 >	11.17 >	SSSI Impact Risk Zones >	1	-	-	-	-
59	11.18	SSSI Units	0	0	0	0	0
Page	Section	Visual and cultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
60	12.1	World Heritage Sites	0	0	0	-	-
61	12.2	Area of Outstanding Natural Beauty	0	0	0	-	-
61	12.3	National Parks	0	0	0	-	-
61 >	12.4 >	Listed Buildings >	0	0	1	-	-
62	12.5	Conservation Areas	0	0	0	-	-
62	12.6	Scheduled Ancient Monuments	0	0	0	-	-
62	12.7	Registered Parks and Gardens	0	0	0	-	-
Page	Section	Agricultural designations >	On site	0-50m	50-250m	250-500m	500-2000m
63 >	13.1 >	Agricultural Land Classification >	Grade 4 (within 250m)				
64	13.2	Open Access Land	0	0	0	-	-
64	13.3	Tree Felling Licences	0	0	0	-	-
64	13.4	Environmental Stewardship Schemes	0	0	0	-	-
64	13.5	Countryside Stewardship Schemes	0	0	0	-	-
Page	Section	Habitat designations	On site	0-50m	50-250m	250-500m	500-2000m
65	14.1	Priority Habitat Inventory	0	0	0	-	-
65	14.2	Habitat Networks	0	0	0	-	-
65	14.3	Open Mosaic Habitat	0	0	0	-	-
65	14.4	Limestone Pavement Orders	0	0	0	-	-

Recent aerial photograph



Capture Date: 01/06/2023

Site Area: 0.41ha

Recent site history - 2020 aerial photograph



Capture Date: 10/04/2020

Site Area: 0.41ha

Recent site history - 2013 aerial photograph



Capture Date: 09/06/2013

Site Area: 0.41ha

Recent site history - 2003 aerial photograph



Capture Date: 04/08/2003

Site Area: 0.41ha

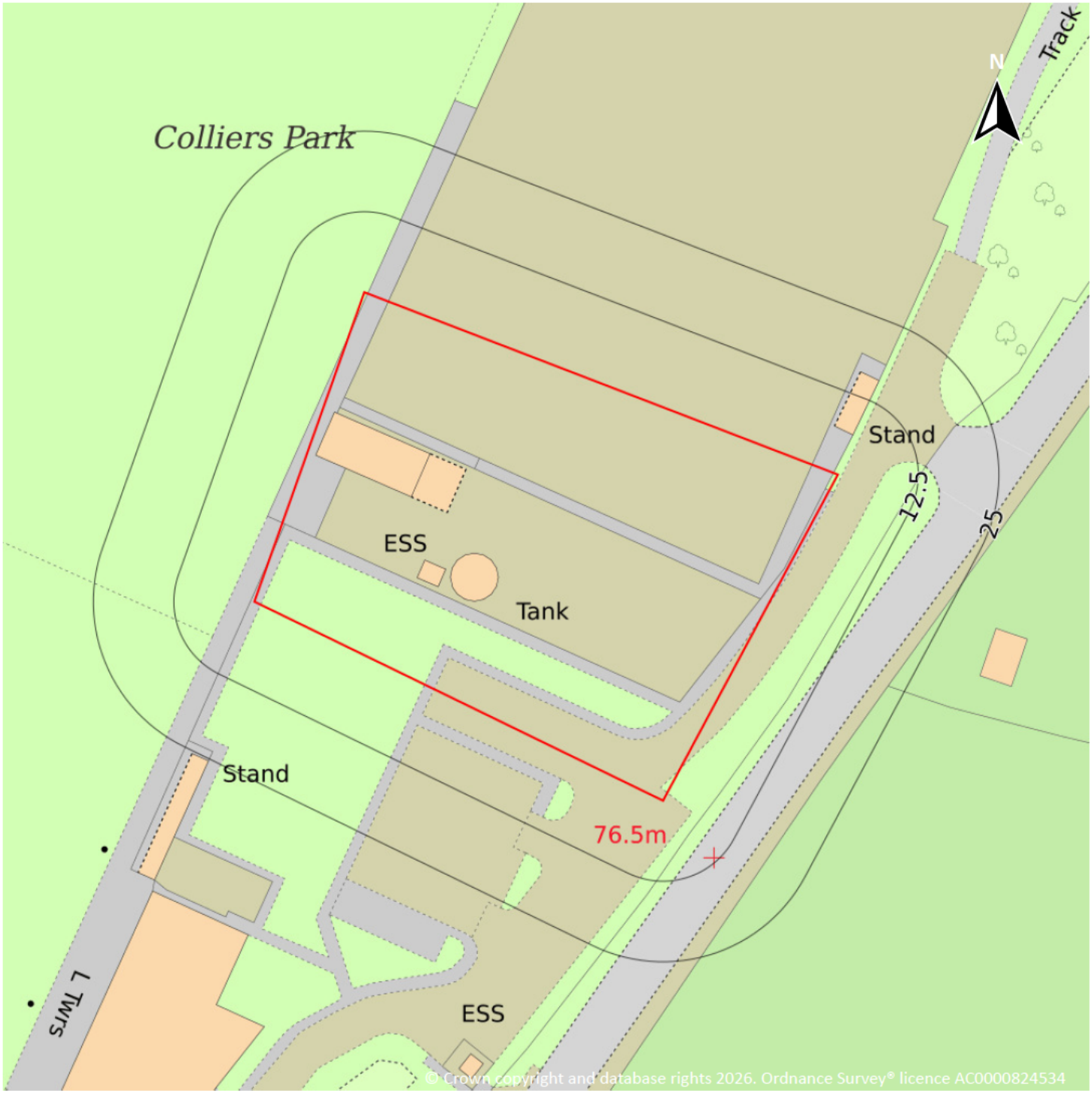
Recent site history - 2000 aerial photograph



Capture Date: 04/09/2000

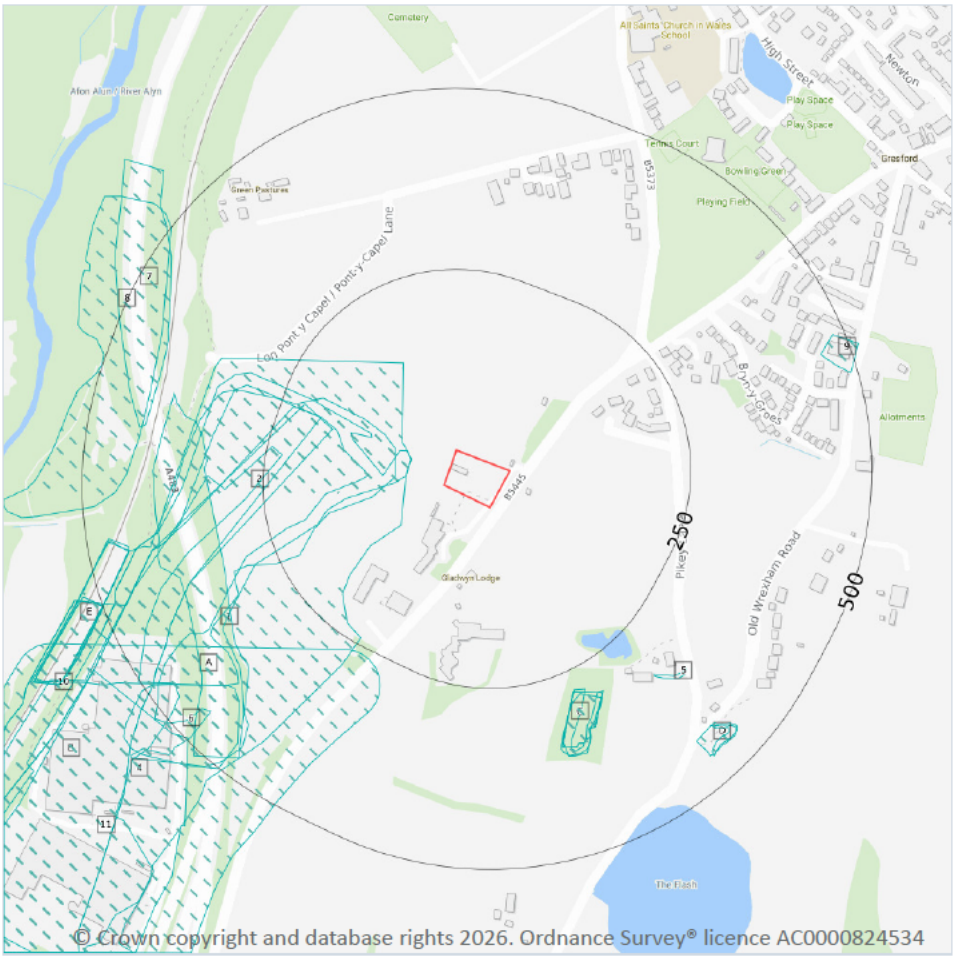
Site Area: 0.41ha

OS MasterMap site plan



Site Area: 0.41ha

1 Past land use



Site Outline

Search buffers in metres (m)

Historical industrial land uses

1.1 Historical industrial land uses

Records within 500m	27

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use map on page 12 >

ID	Location	Land use	Dates present	Group ID
1	54m W	Unspecified Mine	1964	895312

ID	Location	Land use	Dates present	Group ID
A	54m W	Refuse Heap	1964 - 1980	879465
2	69m W	Refuse Heap	1949	912708
B	171m W	Railway Sidings	1964	970092
B	192m W	Railway Sidings	1974 - 1980	920201
3	228m W	Railway Sidings	1949	937737
4	260m SW	Colliery	1949	859473
C	278m SE	Unspecified Ground Workings	1909	982480
C	280m SE	Old Gravel Pit	1898	839500
C	280m SE	Unspecified Pit	1872	965173
C	280m SE	Unspecified Pit	1938 - 1949	974733
C	286m SE	Unspecified Ground Workings	1938	885415
A	320m W	Cuttings	1989 - 1992	965463
5	323m SE	Unspecified Ground Workings	1949	815957
6	403m SW	Refuse Heap	1949	955282
7	419m W	Cuttings	1989 - 1992	956620
8	425m W	Refuse Heap	1974 - 1985	909695
D	429m SE	Unspecified Pit	1938 - 1949	968960
D	429m SE	Unspecified Ground Workings	1909	815956
E	444m W	Cuttings	1938	879525
E	444m W	Cuttings	1909	947441
E	445m W	Cuttings	1949	868273
9	458m E	Telecomm Exchange	1985 - 1992	1005490
10	484m W	Railway Sidings	1974 - 1980	965191
11	497m SW	Unspecified Commercial/Industrial	1985	960430
E	499m W	Cuttings	1872	938460
E	499m W	Cuttings	1900	960585

This data is sourced from Ordnance Survey® / Groundsure.

1.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

1.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

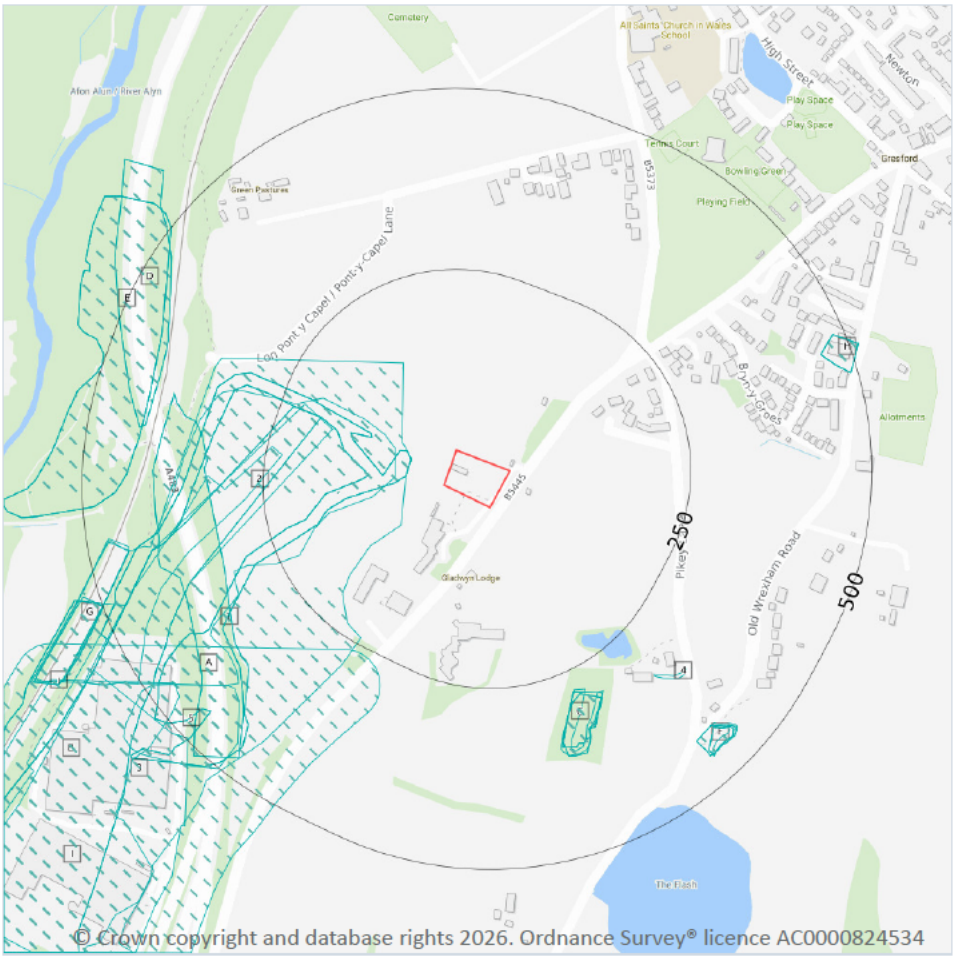
1.6 Historical military land

Records within 500m	0

Areas of military land digitised from multiple sources including the National Archives, local records, MOD records and verified other sources, intelligently grouped into contiguous features.

This data is sourced from Ordnance Survey® / Groundsure / other sources.

2 Past land use - un-grouped



Site Outline

Search buffers in metres (m)

Historical industrial land uses

2.1 Historical industrial land uses

Records within 500m	43

Potentially contaminative land use features digitised from historical Ordnance Survey® mapping at 1:10,000 and 10,560 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

Features are displayed on the Past land use - un-grouped map on page 16 >

ID	Location	Land Use	Date	Group ID
1	54m W	Unspecified Mine	1964	895312
A	54m W	Refuse Heap	1980	879465
A	54m W	Refuse Heap	1974	879465

ID	Location	Land Use	Date	Group ID
A	54m W	Refuse Heap	1964	879465
2	69m W	Refuse Heap	1949	912708
B	171m W	Railway Sidings	1964	970092
B	192m W	Railway Sidings	1980	920201
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F	429m SE	Unspecified Pit	1949	968960
F	429m SE	Unspecified Ground Workings	1909	815956
F	432m SE	Unspecified Pit	1938	968960
F	432m SE	Unspecified Pit	1938	968960

ID	Location	Land Use	Date	Group ID
G	444m W	Cuttings	1938	879525
G	444m W	Cuttings	1909	947441
G	445m W	Cuttings	1949	868273
H	458m E	Telecomm Exchange	1989	1005490
H	458m E	Telecomm Exchange	1992	1005490
H	458m E	Telecomm Exchange	1985	1005490
I	462m SW	Railway Sidings	1949	937737
J	484m W	Railway Sidings	1980	965191
J	484m W	Railway Sidings	1974	965191
I	497m SW	Unspecified Commercial/Industrial	1985	960430
G	499m W	Cuttings	1900	960585
G	499m W	Cuttings	1872	938460

This data is sourced from Ordnance Survey® / Groundsure.

2.2 Historical tanks

Records within 500m	0

Tank features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.3 Historical energy features

Records within 500m	0

Energy features digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.4 Historical petrol stations

Records within 500m	0

Petrol stations digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.

2.5 Historical garages

Records within 500m	0

Garages digitised from historical Ordnance Survey® mapping at high-detail 1:1,250 and 1:2,500 scale. Any records shown are available intelligently grouped in section 1. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

This data is sourced from Ordnance Survey® / Groundsure.