GroundSolve Ltd
Consulting Geotechnical Engineers

BRYMBO HERITAGE CENTRE - VERIFICATION REPORT

GSL3549

VERSION 1

17/07/2026

FINAL

Prepared for: TACP

Prepared by: Alex Ridge

TACP Architects

GroundSolve Ltd
Consulting Geotechnical Engineers

DOCUMENT CONTROL

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This report has been prepared by GroundSolve Ltd with all reasonable care and diligence, within the best practice and guidance current at the time of issue within the proposed redline boundary and proposed Site end use as presented by the Client.

This report is confidential to the Client and GroundSolve Ltd accepts no responsibility whatsoever to third parties to whom this report is presented.

Version No.	Description of Issue / Revision	Date of Issue	Author	Reviewed By	Approved By
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CONTENTS

1 INTRODUCTION....4
1.1 Proposed Development 4
1.2 Objectives 5
1.3 Previous Investigations 6
1.4 Limitations 6
2 SITE DETAILS AND DESCRIPTION 7
3 VERIFICATION OF TOPSOIL AND SUBSOIL....8
3.1 Introduction 8
3.2 Unexpected Contamination 8
3.3 Site works.... 8
3.4 Description of Topsoil and Thickness.... 8
3.5 Verification of Topsoil and Subsoil – Sampling and Testing.... 10
4 CONCLUSIONS....11
4.1 Clean Cover Depth 11
4.2 Topsoil Material 11
4.3 Conclusions 11
5 REFERENCES....12
6 DEFINITIONS 14

APPENDICES

Appendix A - DRAWINGS
Appendix B – SITE PHOTOGRAPH
Appendix C – CHEMICAL TEST RESULTS
Appendix D – SUMMARY OF CHEMICAL TEST
Appendix E – TOPSOIL DOCUMENTATION

1 INTRODUCTION

GroundSolve Ltd was commissioned by TACP to undertake a verification report for the site referred to as Brymbo Heritage Centre (the "Site").

This report has been devised to generally comply with the relevant principles and requirements of a range of guidance including:

- Welsh Local Government Assoc- Development of Land Affected By Contamination Guide for Developers 2017.
- Wrexham County Council, The Development of Land Affected by Contamination. Reports to support planning applications, Oct 2017.
- Part IIA of the Environment Protection Act, 1990.
- BS5930:2015: "Code of practice for site investigations".
- BS10175: 2011 +A2:2017 "Investigation of Potentially Contaminated Sites - Code of Practice".
- The Building Regulations 2010. Part C (HM Government 2013).
- Environment Agency: Land Contamination Risk Management (LCRM), Version 3, October 2020.
- Environment Agency (2017) "The Environment Agency's Approach to Groundwater Protection" November 2018 Version 1.2.

1.1 Proposed Development

The proposed development comprises the construction of a new toilet block, kitchen and tour entrance for the Brymbo Heritage Centre with associated car parking, access road, hard and soft landscaping. Planning Application number P/2024/0325.

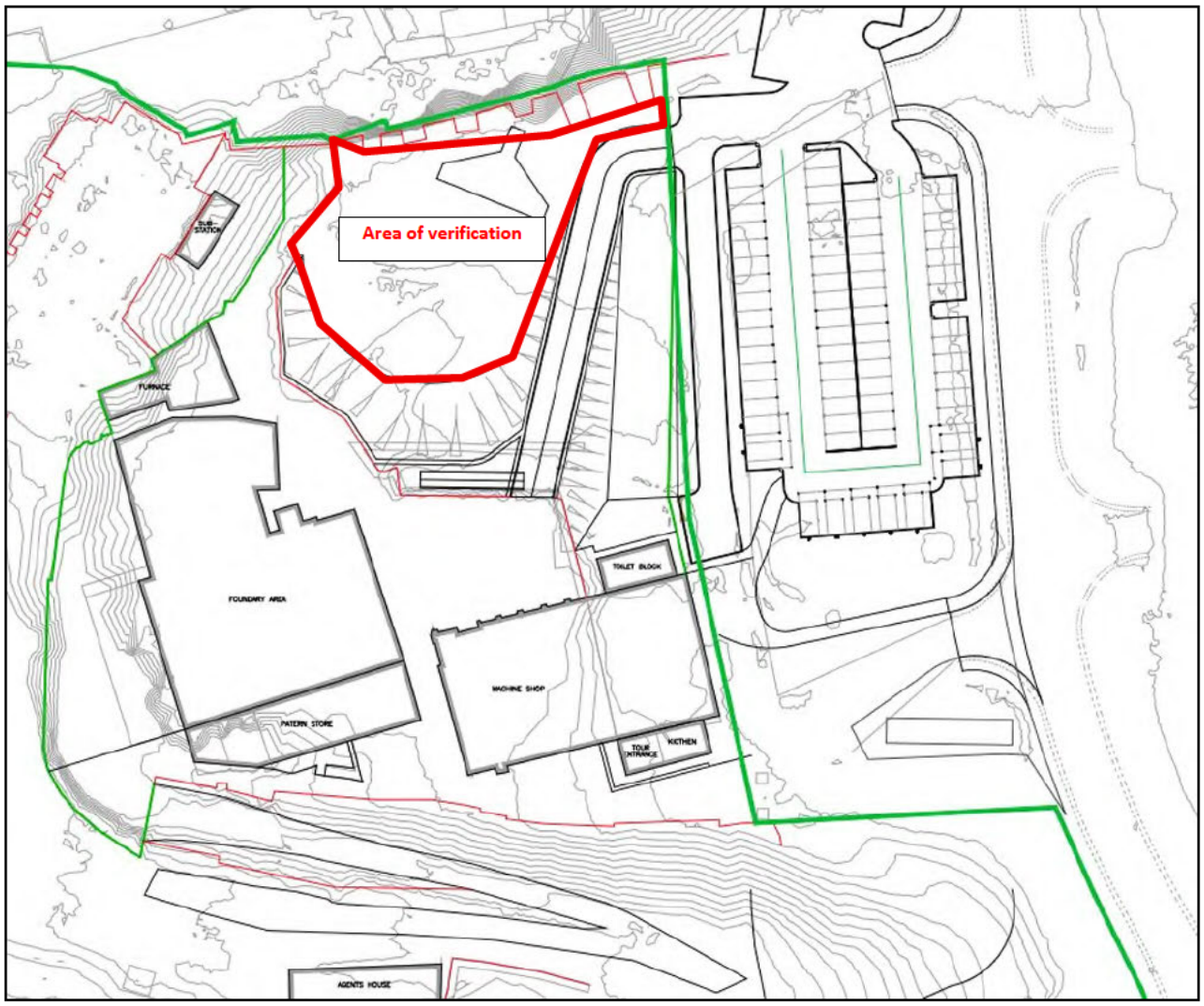


Figure 1: Extract of Development Plan 4866?0002 P01 C01 (Bingham Rawlings Partnership Ltd).

The findings and conclusions of the risk assessments have been set out and recommendations given for the proposed public open space (park) end land use.

1.2 Objectives

The report provides verification of site material, compares site conditions and soil chemical parameters to the specification for verification as agreed with Wrexham County Council in the outlined in the remediation strategy produced by GroundSolve (report reference: GSL3156R01-1, dated 27th August 2026).

1.3 Previous Investigations

A number of previous investigations have been undertaken on site in relation to the proposed development. A list of these reports is presented below:

- ”Remediation Strategy for Brymbo Heritage Centre – New Development at the Machine Shop“ produced by GroundSolve, dated August 2024 (report reference: GSL3156R01-1).

A clean cover system, 300mm in thickness, shall be installed in all soft-landscaped areas, typically 150mm subsoil and 150mm topsoil underlain by a geotextile membrane.

- ”Factual Ground Investigation Report for Brymbo Heritage Centre” dated April 2024 (report reference: GSL2987R01-1).

- “Brymbo steelworks heritage Area: Land Contamination Review” produced by Smith Grant environmental Consultancy LLP, dated November 2019 (report reference: R2762-R01-v2-Final

The previous site investigation reports should be read in conjunction with this report.

1.4 Limitations

This report has been prepared for the sole use of TACP. No other third party may rely upon or reproduce the contents of this report without the written approval of GroundSolve Ltd. If any unauthorised third party comes into possession of this report, they rely on it entirely at their own risk.

This report is to inspect and verify the installation of the new soft landscaping. Verification of the gas protection measures will be carried out by others.

2 SITE DETAILS AND DESCRIPTION

Table 2.1 Current Site Overview.

Site name	Brymbo Heritage Centre.
Site address	The Old Works, Off Gwalia Road, Brymbo, Wrexham, LL11 5AX.
National Grid Reference (NGR)	329490 353578.
Approximate Site area	The area of site is approx. 258ha.
Site shape	The site is irregular in shape, approx. 650m east to west.
Current land use on the Site	The site is currently in use as the Heritage Centre.
Surrounding land uses	Surrounding land uses comprise an enterprise business part to the north. The east, south and west of site comprise residential developments and open land.
General topography and ground levels	No topographical plans have been made available to GroundSolve however it is understood that general site levels slope upwards towards the west.

3 VERIFICATION OF TOPSOIL AND SUBSOIL

3.1 Introduction

The risk assessments have concluded that remediation measures are required to address risks to human health only, resulting from elevated concentrations of heavy metals (principally PAHs) across the site.

The remedial actions required are:

- Made Ground can be left in-situ below new building floor slabs and future permanent hard standing (e.g., parking areas, roads, footpaths), excluding service runs and areas where future excavation might be anticipated (assuming all geotechnical requirements are met).
- Remediation is only required for below areas of soft landscaping where Made Ground is present to enable provision of uncontaminated cover soils in areas of soft landscaping (minimum of 300 mm);
- Provision of a clean cover system in soft landscaping. A 300 mm thick cover of 'clean and inert' capping is proposed (comprising 300 mm topsoil) underlain by a geotextile membrane.

Imported topsoil and subsoil will be required to be analysed for a suitable suite of contaminants in relation to human health (in addition to topsoil being compliant with BS3882:2015).

3.2 Unexpected Contamination

No unexpected contamination has been encountered within the soft landscaped area outlined in **Figure 1.**

3.3 Site works

The soft landscaped area was completed in June 2026 and included installation of a geotextile membrane underlying the topsoil and turf above. GroundSolve were present at the site on the 26th June to describe and take samples of the topsoil for chemical analysis. Photos are provided in **Appendix B** (clean cover system within area of public open space).

3.4 Description of Topsoil and Thickness

Three trial pits were excavated in the landscaped area in a location selected at random by a suitably qualified Geo-Environmental engineer, the locations of which is shown on the Validation Location Plan, enclosed in **Appendix A.**

Table 4.1 – Depth of Topsoil, Subsoil

Location	Depth/Stratum	Pass/Fail
TS1	0.30m Topsoil	Pass
TS2	0.30m Topsoil	Pass
TS3	0.30m Topsoil	Pass
SP1a	Stockpiled Topsoil	N/A
SP1b	Stockpiled Topsoil	N/A

Topsoil – Dark brown silty slightly gravelly fine to coarse SAND with rootlets. Gravel is fine sub-angular and sub rounded.

The topsoil is underlain with a geotextile membrane.

Verification photographs gardens area are presented in **Appendix B**.

All areas of the soft landscaping show a thickness of topsoil which is a minimum of 300 mm depth underlain with a suitable geotextile membrane. All areas comply with the requirements detailed in remediation strategy.

Table 4.2 – Acceptance Criteria for imported material (Topsoil and Subsoil)

Analyte	Soil Re-Use and Importation Criteria		Analyte	Soil Re-Use and Importation Criteria	
	mg/kg	Reference		mg/kg	Reference
Metals			**BTEX**		
Arsenic (total)	37	S4UL	Benzene	0.087	S4UL
Cadmium (total)	11	S4UL	Toluene	130	S4UL
Chromium (total)	520	HWT	Ethyl Benzene	47	S4UL
Chromium (hexavalent)	6	S4UL	Xylene – 0	60	S4UL
Copper (total)	200	BS3882	Xylene – M or P	56	S4UL
Lead (total)	200	C4SL			
Mercury (total inorganic)	40	S4UL	**Petroleum Hydrocarbons$**		
Nickel (total)	130	S4UL	Aliphatic > EC5 - EC6	42	S4UL
Selenium	250	S4UL	Aliphatic >EC6 - EC8	100	S4UL
Vanadium	410	S4UL	Aliphatic >EC8 - EC10	27	S4UL
Zinc (total)	2,009**	HWT	Aliphatic >EC10 - EC12	130	S4UL
			Aliphatic >EC12 - EC16	1000**	HWT
Inorganic			Aliphatic >EC16 - EC21	1000**	HWT
Sulphate	2400***	-	Aliphatic >EC21 - EC35	1000**	HWT
Phenol	120	S4UL			
			Aromatic >EC5 - EC7	70	S4UL
PAH&			Aromatic >EC7 - EC8	130	S4UL
Naphthalene	2.3	S4UL	Aromatic >EC8 - EC10	34	S4UL
Acenaphthylene	170	S4UL	Aromatic >EC10 - EC12	74	S4UL
Acenaphthene	210	S4UL	Aromatic >EC12 - EC16	140	S4UL
Fluorene	170	S4UL	Aromatic >EC16 - EC21	260	S4UL
Phenanthrene	95	S4UL	Aromatic >EC21 - EC35	1000**	HWT
Anthracene	2400	S4UL	Aromatic>EC35-44	1000**	HWT

Analyte	Soil Re-Use and Importation Criteria		Analyte	Soil Re-Use and Importation Criteria	
	mg/kg	Reference		mg/kg	Reference
Fluoranthene	280	S4UL	Aromatic>EC44-EC77	1000**	HWT
Pyrene	620	S4UL			
Benz(a)anthracene	7.2	S4UL	Asbestos	Not detected (<0.001%) for topsoil and subsoil	Lab LoD
Chrysene	15	S4UL			
Benzo(b)fluoranthene	2.6	S4UL			
Benzo(k)fluoranthene	77	S4UL			
Benzo(a)pyrene	2.2	S4UL			
Indeno(123cd)pyrene	27	S4UL			
Benzo(ghi)perylene	320	S4UL			
Dibenzo(ah)anthracene	0.24	S4UL			

3.5 Verification of Topsoil and Subsoil – Sampling and Testing

A total of 5 no. samples of topsoil. From visual observation, the materials constituted topsoil comprising of "Dark brown silty slightly gravelly fine to coarse SAND with rootlets. Gravel is fine sub-angular and sub rounded".

The soil samples were sent to Chemtech, a UKAS accredited laboratory in accordance with ISO17025 and is also MCERTS accredited for soil analysis in accordance with the Environment Agency's scheme. The laboratory analysis results are presented in **Appendix C.**

The results of the samples collected were screened against Generic Assessment Criteria (GAC) for Human Health Risk Assessment (LQM/CIEH 2015) for a public open space (park) with 1% SOM and pH 7.0 (presented in Table 3 and Appendix D).

Topsoil

5No. samples were selected from the topsoil material. All the results pass the relevant screening criteria for residential landuse with plant uptake, therefore are suitable for use within the soft landscaped area. The results are summarised in Appendix D.

4 CONCLUSIONS

4.1 Clean Cover Depth

The remediation strategy details the requirement details the requirement for a 0.30 m topsoil clean cover across the new soft landscaped area placed on top a geo-textile membrane.

Visual inspection visits were performed by GroundSolve. Photographs showing the verification of depth across the selected area were found to comprise a sufficient clean cover system in accordance with the agreed remedial strategy.

4.2 Topsoil Material

Laboratory chemical analysis results from the recovered topsoil material show the samples do not exceed the agreed GACs (1% SOM).

Laboratory analysis results of recovered samples show topsoil and subsoil are generally in compliance with BS3883:2015 and BS8601:2013.

4.3 Conclusions

The report indicates that the site inspections and chemical tests results from the open area have met all the requirements of the remediation as outlined in the remediation strategy agreed with the local authority (Wrexham County Council).

5 REFERENCES

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BS8576-2013 Guidance on investigations for ground gas – permanent gases and volatile organic compounds (VOCs). BSI,

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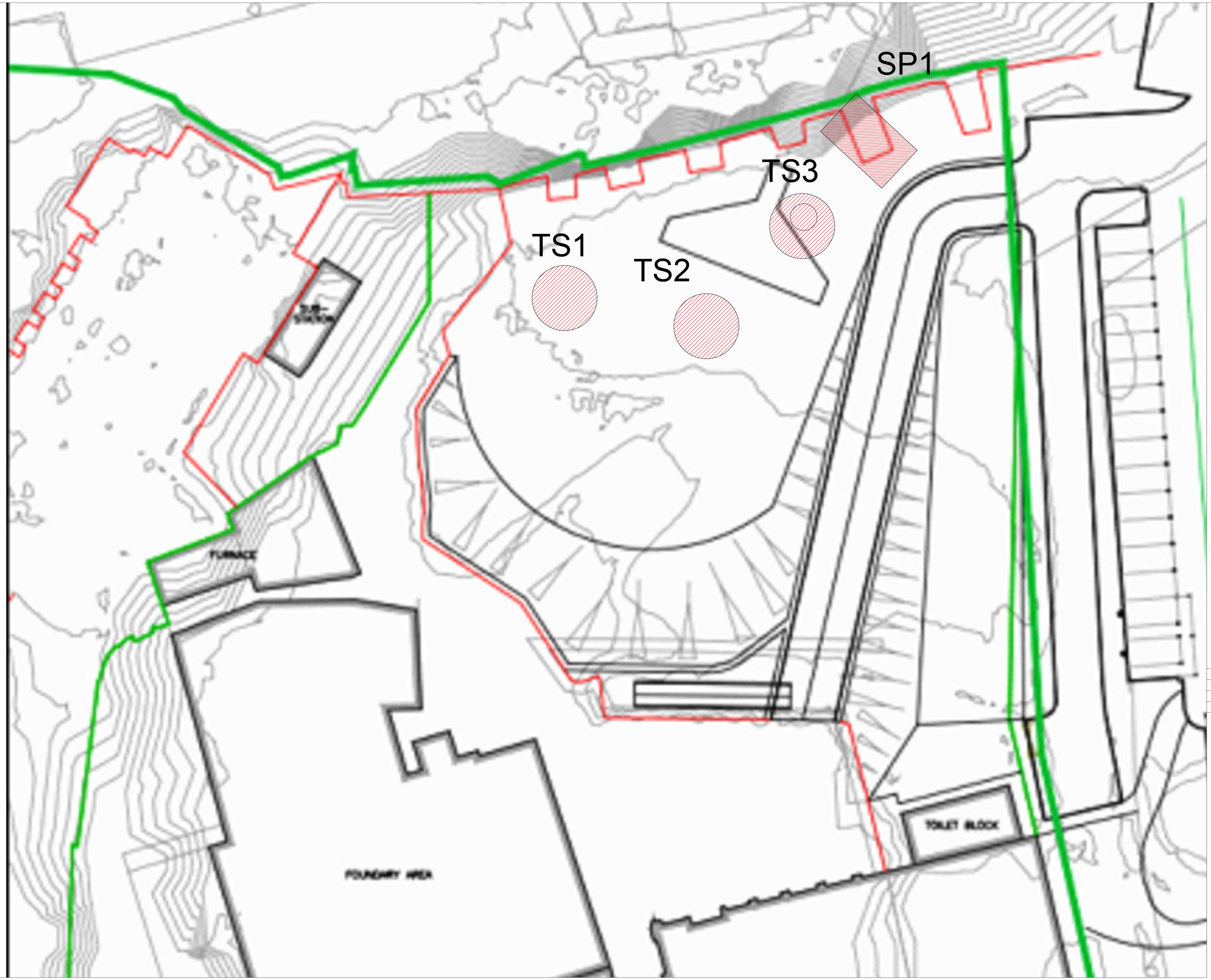
BGS Geology of Britain Viewer http://mapapps.bgs.ac.uk/geologyofbritain/home.html

6 DEFINITIONS

AOD	Above Ordnance Datum
bgl	Below ground level
BGS	British Geological Survey
BRE	Building Research Establishment
CBR	California Bearing Ratio (test)
COMAH	Control of Major Accident Hazards (regulations)
DQRA	Detailed Quantitative Risk Assessment
DWS	Drinking Water Standard
EQS	Environmental Quality Standard
GAC	Generic Assessment Criterion
GQA	General Quality Assessment (Environment Agency)
GQRA	Generic Quantitative Risk Assessment
GSV	Gas Screening Value
HCV	Health Criteria Value
IPPC	Integrated Pollution Prevention and Control (regulations)
NGR	National Grid Reference
NIHHS	Notification of Installations Handling Hazardous Substances (regulations)
OS	Ordnance Survey
Ppm	Parts per million
Ppmv	Parts per million by volume
SAC	Special Area of Conservation
SPZ	Source Protection Zone (see **Error! Reference source not found.**)
SSAC	Site-Specific Assessment Criterion
SSSI	Site of Special Scientific Interest

APPENDIX A - DRAWINGS

A0



Revision	Description	Date
A		

GroundSolve Ltd
Consulting Geotechnical Engineers

Unit 1, 85 Station Road
Queensferry
Flintshire CH5 2TB

Tel: 01244 592295

Job Title
Brymbo Heritage Centre

Drawing Title
Validation Location Plan

Drawing Scale	Drawn By	Approved By
Not to scale	AR	SF

Drawing Status	Date of Issue
Draft	

Drawing No	Revision
DR001	1

APPENDIX B – SITE PHOTOGRAPH

GroundSolve Ltd
Consulting Geotechnical Engineers

EXPLORATORY HOLE PHOTOGRAPHS

Report No :	3541
Job Title :	Brymbo Heritage Centre
Date:	03/07/2026



Photo 1 – showing stockpile topsoil prior to installation



Photo 2– showing stockpile topsoil prior to installation



Photo 3 - – partial topsoil placement. Geotextile edge prior to overlap



Photo 4 - Topsoil placement. Geotextile overlapped along edge.



Photo 5 – Topsoil area partially turfed.



Photo 6 – Topsoil area partially turfed.

GroundSolve Ltd
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EXPLORATORY HOLE PHOTOGRAPHS

Report No :	3541
Job Title :	Brymbo Heritage Centre
Date:	03/07/2026



TS1



TS2

GroundSolve Ltd
Consulting Geotechnical Engineers

EXPLORATORY HOLE PHOTOGRAPHS

Report No :	3541
Job Title :	Brymbo Heritage Centre
Date:	03/07/2026



TS3



SP1

APPENDIX C – CHEMICAL TEST RESULTS

ANALYTICAL TEST REPORT

Report Number	26-07653, issue number 1
Contract name:	Brymbo Heritage Centre Verification Report
Client reference:	3549
Clients name:	GroundSolve Ltd
Clients address:	GroundSolve Ltd Unit 1 85 Station Road Queensferry Flintshire CH5 2TB
Samples received:	30/06/2026
Analysis started:	01/07/2026
Analysis completed:	07/07/2026
Report issued:	07/07/2026

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: Sam Rogerson
Receipt and Reporting Manager

Unit 6 Parkhead, Greencroft Industrial Park, Stanley, County Durham, DH9 7YB

Telephone: (01207) 528578, Email supportsquad@chemtech-env.co.uk

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 30ºC

Lab ref	Sample ID	Depth (m)	Sample description	Material removed	% Removed	% Moisture
115265	TS1	0.2	Brown Loamy Sand with Vegetation and Stones.	-	-	9.5
115266	TS2	0.15	Brown Loamy Sand with Vegetation and Stones.	-	-	12.6
115267	TS3	0.3	Brown Loamy Sand with Vegetation and Stones.	-	-	9.3
115268	SP1a	0.1	Brown Loamy Sand with Vegetation and Stones.	-	-	3.4
115269	SP1b	0.1	Brown Loamy Sand with Vegetation and Stones.	-	-	3.1

SOILS

Lab Number					115265	115266	115267	115268	115269
Sample ID					TS1	TS2	TS3	SP1a	SP1b
Depth (m)					0.2	0.15	0.3	0.1	0.1
Sampling Date					26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
Asbestos									
Asbestos Identification	SUBCON	SU	0	-	NAD	NAD	NAD	NAD	NAD
Soil sample preparation parameters									
Stones Content	CE001	N	0.1	%	< 0.1	< 0.1	< 0.1	< 0.1	< 0.1
Metals									
Arsenic	CE264	M	2.3	mg/kg	< 2.3	< 2.3	< 2.3	2.6	< 2.3
Cadmium	CE264	M	1.1	mg/kg	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1
Chromium	CE264	U	1.3	mg/kg	14.4	6.2	6.0	7.3	6.6
Copper	CE264	M	1.2	mg/kg	13.3	9.9	10.5	9.6	9.1
Lead	CE264	U	2.4	mg/kg	19.2	13.7	13.3	14.3	11.5
Mercury	CE264	M	0.6	mg/kg	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6
Nickel	CE264	M	1.6	mg/kg	6.4	5.1	4.6	5.3	6.2
Selenium	CE264	M	3	mg/kg	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0
Zinc	CE264	M	2.4	mg/kg	41.7	31.6	34.8	32.5	29.1
Colourimetric									
Total Cyanide	CE077	N	1	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
Combustion									
Moisture Content	CE001	N	0.1	%	9.5	12.6	9.3	3.4	3.1
Soil Organic Matter	CE192	N	0.1	%	7.09	6.52	6.21	6.21	6.05
Polyaromatic hydrocarbons									
Naphthalene	CE087	M	0.016	mg/kg	< 0.016	< 0.016	< 0.016	< 0.016	< 0.016
Acenaphthylene	CE087	M	0.015	mg/kg	< 0.015	< 0.015	< 0.015	< 0.015	< 0.015
Acenaphthene	CE087	M	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013
Fluorene	CE087	U	0.013	mg/kg	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013
Phenanthrene	CE087	M	0.014	mg/kg	< 0.014	< 0.014	< 0.014	0.025	< 0.014
Anthracene	CE087	U	0.017	mg/kg	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017
Fluoranthene	CE087	M	0.017	mg/kg	0.101	0.054	0.063	< 0.017	< 0.017
Pyrene	CE087	M	0.016	mg/kg	< 0.016	0.042	< 0.016	< 0.016	< 0.016
Benzo(a)anthracene	CE087	U	0.012	mg/kg	< 0.012	< 0.012	< 0.012	< 0.012	< 0.012
Chrysene	CE087	M	0.028	mg/kg	0.037	0.029	< 0.028	0.029	< 0.028
Benzo(b)fluoranthene	CE087	M	0.02	mg/kg	< 0.020	0.037	< 0.020	0.032	< 0.020

SOILS

Lab Number					115265	115266	115267	115268	115269
Sample ID					TS1	TS2	TS3	SP1a	SP1b
Depth (m)					0.2	0.15	0.3	0.1	0.1
Sampling Date					26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
Benzo(k)fluoranthene	CE087	M	0.025	mg/kg	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025
Benzo(a)pyrene	CE087	U	0.019	mg/kg	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019
Indeno(1,2,3-cd)pyrene	CE087	M	0.019	mg/kg	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019
Dibenzo(a,h)anthracene	CE087	M	0.017	mg/kg	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017
Benzo(g,h,i)perylene	CE087	M	0.019	mg/kg	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019
Coronene	CE087	N	0.02	mg/kg	< 0.020	< 0.020	< 0.020	< 0.020	< 0.020
Total PAH(17)	CE087	N	0.3	mg/kg	< 0.300	< 0.300	< 0.300	< 0.300	< 0.300
BTEX									
Benzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	U	0.001	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	N	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	N	0.007	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	U	0.002	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons									
>C5-C6 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	N	0.1	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C5-C7 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	N	0.01	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C40 Soil (EH_1D_Total)	CE033	M	13	mg/kg	335	378	479	354	406
>C10-C12 Aliphatic (EH_CU_1D_AL)	CE286	N	2.5	mg/kg	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5
>C12-C16 Aliphatic (EH_CU_1D_AL)	CE286	N	4.3	mg/kg	< 4.3	< 4.3	< 4.3	< 4.3	< 4.3
>C16-C21 Aliphatic (EH_CU_1D_AL)	CE286	N	2.5	mg/kg	2.8	< 2.5	< 2.5	< 2.5	< 2.5
>C21-C35 Aliphatic (EH_CU_1D_AL)	CE286	N	5.2	mg/kg	15.1	< 5.2	29.7	21.1	17.2
>C35-C44 Aliphatic (EH_CU_1D_AL)	CE286	N	2.6	mg/kg	4.4	< 2.6	9.2	3.4	< 2.6
>C10-C12 Aromatic (EH_CU_1D_AR)	CE286	N	5	mg/kg	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0
>C12-C16 Aromatic (EH_CU_1D_AR)	CE286	N	5.5	mg/kg	< 5.5	< 5.5	< 5.5	< 5.5	< 5.5
>C16-C21 Aromatic (EH_CU_1D_AR)	CE286	N	4.5	mg/kg	< 4.5	6.3	< 4.5	< 4.5	< 4.5

SOILS

Lab Number					115265	115266	115267	115268	115269
Sample ID					TS1	TS2	TS3	SP1a	SP1b
Depth (m)					0.2	0.15	0.3	0.1	0.1
Sampling Date					26/06/2026	26/06/2026	26/06/2026	26/06/2026	26/06/2026
Test	**Method**	**Accred**	**LoD**	**Units**					
>C21-C35 Aromatic (EH_CU_1D_AR)	CE286	N	11	mg/kg	39.2	34.7	46.0	39.0	44.8
>C35-C44 Aromatic (EH_CU_1D_AR)	CE286	N	5.2	mg/kg	17.3	10.7	20.6	14.0	19.9
>C5-C44 Total (EH_CU+HS_1D_Total)	CE286	N	21.4	mg/kg	85.1	60.3	113	87.2	89.0
Wet Chem									
pH	CE004	M	0.1	pH units	8.1	7.9	8.0	7.9	7.9

METHOD DETAILS

METHOD	TESTNAME	METHOD SUMMARY	ANALYSIS BASIS
CE267	VPH in Soil	HS-GCFID	As submitted sample
SUBCON	Asbestos Soil	HSG248	Air Dried Sample
CE033	EPH in Soil	Acetone:Hexane Extraction and GCFID	As submitted sample
CE264	Metals by ICP in Soil	ICPOES	Air dried sample
CE267	BTEX in Soils	Analysis by HSGCFID	As submitted sample
CE087	PAH in Soil	DCM Extraction and GCMS	As submitted sample
CE077	Cyanides in Soils	Continuous Flow Analyser	As submitted sample
CE192	TOC In Soil	PRIMACS Combustion Analyser	Air dried sample
CE286	TPHCWG in Soil	Acetone:Hexane Extraction, SPE 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)
115265	TS1	0.2	N	
115266	TS2	0.15	N	
115267	TS3	0.3	N	
115268	SP1a	0.1	N	
115269	SP1b	0.1	N	

REPORT INFORMATION

Report No.:26-07653, 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

APPENDIX D – SUMMARY OF CHEMICAL TEST

Job No: 3549
Site Name: Brymbo Heritage Centre
POS(park) (1% SOM)

Metals & Non-Metals	TS1 0.2	TS2 0.15	TS3 0.3	SP1a 0.1	SP1b 0.1	Min (mg/kg)	Max (mg/kg)	Average (Unround	Average (mg/kg)	Count	Adopted Guideline (mg/kg)	Source	Exceedances
Arsenic	< 2.3	< 2.3	< 2.3	2.6	< 2.3	2.6	2.6	2.36	2.36	5	170	C4SL	0
Cadmium	< 1.1	< 1.1	< 1.1	< 1.1	< 1.1	0	0	1.10	1.1	5	880	C4SL	0
Chromium	14.4	6.2	6	7.3	6.6	6	14.4	8.10	8.1	5	33000	S4UL	0
Copper	13.3	9.9	10.5	9.6	9.1	9.1	13.3	10.48	10.48	5	44000	S4UL	0
Lead	19.2	13.7	13.3	14.3	11.5	11.5	19.2	14.40	14.4	5	1300	C4SL	0
Mercury	< 0.6	< 0.6	< 0.6	< 0.6	< 0.6	0	0	0.60	0.6	5	30	S4UL	0
Nickel	6.4	5.1	4.6	5.3	6.2	4.6	6.4	5.52	5.52	5	800	S4UL	0
Total Monohydric Phenols	-	-	-	-	-	0	0	-	-	0	440	S4UL	0
Selenium	< 3.0	< 3.0	< 3.0	< 3.0	< 3.0	0	0	3.00	3	5	1800	S4UL	0
Zinc	41.7	31.6	34.8	32.5	29.1	29.1	41.7	33.94	33.94	5	170000	S4UL	0

Petroleum Hydrocarbons	TS1 0.2	TS2 0.15	TS3 0.3	SP1a 0.1	SP1b 0.1	Min (mg/kg)	Max (mg/kg)	Average (Unround	Average (mg/kg)	Count	Adopted Guideline (mg/kg)	Source	Exceedances
Benzene	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	0.00	0.001	5	230	C4SL	0
Toluene	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	0.00	0.001	5	87000	S4UL	0
Ethylbenzene	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	0.00	0.001	5	17000	S4UL	0
m,p-Xylene	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	0.00	0.002	5	17000	S4UL	0
>C5-C6 Aliphatic (HS_1D_AL)	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.10	0.1	5	95000	S4UL	0
>C6-C8 Aliphatic (HS_1D_AL)	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.10	0.1	5	150000	S4UL	0
>C8-C10 Aliphatic (HS_1D_AL)	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	0.10	0.1	5	14000	S4UL	0
>C10-C12 Aliphatic (EH_CU_1D_AL)	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	< 2.5	2.50	2.5	5	21000	S4UL	0
>C12-C16 Aliphatic (EH_CU_1D_AL)	< 4.3	< 4.3	< 4.3	< 4.3	< 4.3	< 4.3	< 4.3	4.30	4.3	5	25000	S4UL	0
>C16-C35 Aliphatic (EH_CU_1D_AL)	17.9	-	29.7	21.1	17.2	17.2	29.7	21.48	21.48	4	450000	S4UL	0
>C35-C44 Aliphatic (EH_CU_1D_AL)	4.4	< 2.6	9.2	3.4	< 2.6	3.4	9.2	4.44	4.44	5	450000	S4UL	0
>C5-C7 Aromatic (HS_1D_AR)	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	0.01	0.01	5	76000	S4UL	0
>C7-C8 Aromatic (HS_1D_AR)	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	0.01	0.01	5	87000	S4UL	0
>C8-C10 Aromatic (HS_1D_AR)	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	0.01	0.01	5	7200	S4UL	0
>C10-C12 Aromatic (EH_CU_1D_AR)	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	5.00	5	5	9200	S4UL	0
>C12-C16 Aromatic (EH_CU_1D_AR)	< 5.5	< 5.5	< 5.5	< 5.5	< 5.5	< 5.5	< 5.5	5.50	5.5	5	10000	S4UL	0
>C16-C21 Aromatic (EH_CU_1D_AR)	< 4.5	6.3	< 4.5	< 4.5	< 4.5	6.3	6.3	4.86	4.86	5	7600	S4UL	0
>C21-C35 Aromatic (EH_CU_1D_AR)	39.2	34.7	46	39	44.8	34.7	46	40.74	40.74	5	7800	S4UL	0
>C35-C44 Aromatic (EH_CU_1D_AR)	17.3	10.7	20.6	14	19.9	10.7	20.6	16.50	16.5	5	7800	S4UL	0

Polyaromatic Hydrocarbons (PAH)	TS1 0.2	TS2 0.15	TS3 0.3	SP1a 0.1	SP1b 0.1	Min (mg/kg)	Max (mg/kg)	Average (Unround	Average (mg/kg)	Count	Adopted Guideline (mg/kg)	Source	Exceedances
Acenaphthene	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	0.01	0.01	5	29000	S4UL	0
Acenaphthylene	< 0.015	< 0.015	< 0.015	< 0.015	< 0.015	< 0.015	< 0.015	0.02	0.02	5	29000	S4UL	0
Anthracene	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	0.02	0.02	5	150000	S4UL	0
Benzo(a)anthracene	< 0.012	< 0.012	< 0.012	< 0.012	< 0.012	< 0.012	< 0.012	0.01	0.01	5	49	S4UL	0
Benzo(a)pyrene	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	0.02	0.02	5	21	C4SL	0
Benzo(b)fluoranthene	< 0.020	0.037	< 0.020	0.032	< 0.020	0.032	0.037	0.03	0.03	5	13	S4UL	0
Benzo(g,h,i)perylene	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	0.02	0.02	5	1400	S4UL	0
Benzo(k)fluoranthene	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	< 0.025	0.03	0.03	5	370	S4UL	0
Chrysene	0.037	0.029	< 0.028	0.029	< 0.028	0.029	0.037	0.03	0.03	5	93	S4UL	0
Dibenzo(a,h)anthracene	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	0.02	0.02	5	1.1	S4UL	0
Fluoranthene	0.101	0.054	0.063	< 0.017	< 0.017	0.054	0.101	0.05	0.05	5	6300	S4UL	0
Fluorene	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	< 0.013	0.01	0.01	5	20000	S4UL	0
Indeno(1,2,3-cd)pyrene	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	< 0.019	0.02	0.02	5	150	S4UL	0
Naphthalene	< 0.016	< 0.016	< 0.016	< 0.016	< 0.016	< 0.016	< 0.016	0.02	0.02	5	1200	S4UL	0
Phenanthrene	< 0.014	< 0.014	< 0.014	0.025	< 0.014	0.025	0.025	0.02	0.02	5	6200	S4UL	0
Pyrene	< 0.016	0.042	< 0.016	< 0.016	< 0.016	0.042	0.042	0.02	0.02	5	15000	S4UL	0

Other Contaminants / Testing	TS1 0.2	TS2 0.15	TS3 0.3	SP1a 0.1	SP1b 0.1	Min (mg/kg)	Max (mg/kg)	Average (Unround	Average (mg/kg)	Count	Adopted Guideline (mg/kg)	Source	Exceedances
Total Organic Carbon	-	-	-	-	-	0	0	-	-	0	-	-	-
pH	8.1	7.9	8	7.9	7.9	7.9	8.1	7.96	7.96	5	-	-	-
Total Cyanide	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	0	0	1.00	1	5	-	-	-

APPENDIX E – TOPSOIL DOCUMENTATION

TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Marchington Stone Ltd

Chris Byatte
Marchington Stone Ltd
105 Buxton Road
High Lane
SK6 8DX

16th April 2026
Our Ref: TOHA/26/7226/SS/Rev1
Your Ref: see below

Dear Sirs

Topsoil Analysis Report: Marchington Topsoil (Crown Farm)

We have completed the analysis of the soil sample recently submitted, referenced *Marchington Topsoil (Crown Farm),* and have pleasure reporting our findings.

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

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

SAMPLE EXAMINATION

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, very slightly calcareous LOAMY SAND with a weakly developed, fine to coarse granular structure*. The sample was slightly stony and contained a moderate proportion of organic fines and frequent woody fragments. No unusual odours or deleterious materials were observed.

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

ANALYTICAL SCHEDULE

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

- detailed particle size analysis (% 5 sands, silt, clay);
- stone content (2-20mm, 20-50mm, >50mm);
- pH and electrical conductivity values;
- exchangeable sodium percentage;
- major plant nutrients (N, P, K, Mg);
- organic matter content;
- C:N ratio;
- heavy metals (As, B, Cd, Cr, Cu, Pb, Hg, Ni, Se, Zn);
- total cyanide and total (mono) phenols;
- speciated PAHs (US EPA16 suite);
- aromatic and aliphatic TPH (C5-C35 banding);
- benzene, toluene, ethylbenzene, xylene (BTEX);
- asbestos screen.

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

RESULTS OF ANALYSIS

Detailed Particle Size Analysis and Stone Content

The sample fell into the *loamy sand* texture class. Further detailed particle size analysis found the sample to have a very high proportion of particles in the *very fine sand* (0.05-0.15mm), fine *sand* (0.15-0.25mm) and *medium sand* (0.25-0.50mm) fractions. Topsoils such as this are prone to self-compaction when initially placed in a landscape environment, which can lead to limited drainage and poor aeration, particularly if the soil has no developed structure. Placing the topsoil to a maximum depth of 300mm can help reduce the impact, which is in line with BS3882:2015, section A.3.

The stone content of the sample was low, comprising primarily of stones <20mm in size, and, as such, stones should not restrict the use of the soil for general landscape purposes.

pH and Electrical Conductivity Values

The sample was strongly alkaline in reaction (pH 8.3). This pH value would be considered suitable for general landscape purposes provided plant species with a wide pH tolerance or those known to prefer alkaline soils are selected for planting, turfing and seeding.

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

The electrical conductivity value by $CaSO_4$ extract of the sample (*BS3882* requirement) fell below the maximum specified value (3300 µS/cm) given in *BS3882:2015 – Table 1*.

Organic Matter and Fertility Status

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

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

Marchington Stone Ltd

Potential Contaminants

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

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

Note: Due to the dark colour of the sample, the colorimetry analysis of hexavalent chromium could not be performed in this instance (noted as U/S - Unsuitable Sample on the certificate). Instead, the laboratory has provided additional unaccredited testing for hexavalent chromium in this sample by ion chromatography, which was reported to be less than the limit of detection (<1.80 mg/kg).

Phytotoxic Contaminants

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

CONCLUSION

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

From the soil examination and subsequent laboratory analysis, the sample was described as a strongly alkaline, non-saline, very slightly calcareous *loamy sand* with a weakly developed structure and low stone content. The sample was adequately supplied with organic matter and all major plant nutrients. Of the potential contaminants determined, none exceeded their respective guideline values.

To conclude, based on our findings, the topsoil represented by this sample would be considered suitable for general landscape purposes (trees, shrubs and amenity grass), provided plant species with a wide pH tolerance or those known to prefer alkaline soils are selected and the physical condition of the soil is satisfactory.

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

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

Soil Handling Recommendations

It is important to maintain the physical condition of the soil and avoid structural damage during all phases of soil handling (e.g. stockpiling, respreading, cultivating, planting, seeding or turfing). As a consequence, soil handling operations should be carried out when soil is reasonably dry and non-plastic (friable) in consistency.

It is important to ensure that the soil is not unnecessarily compacted by trampling or trafficking by site machinery, and soil handling should be stopped during and after heavy rainfall and not continued until the soil is friable in consistency. If the soil is structurally damaged and compacted at any stage during the course of soiling or landscaping works, it should be cultivated appropriately to relieve the compaction and to restore the soil's structure prior to any planting, turfing or seeding.

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

Marchington Stone Ltd

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

Yours faithfully

[redacted]

[redacted]

Harriet MacRae
BSc MSc
Soil Scientist

Aaron Cross
BSc MSc MISoilSci
Senior Soil Scientist

For & on behalf of Tim O'Hare Associates LLP

Marchington Stone Ltd

TIM O'HARE ASSOCIATES
SOIL & LANDSCAPE CONSULTANCY

Client:	**Marchington Stone Ltd**
Project:	**Marchington Topsoil (Crown Farm)**
Job:	**Topsoil Analysis - BS3882:2015**
Date:	**16/04/2026**
Job Ref No:	**TOHA/26/7226/SS/Rev1**

Sample Reference			**Marchington Topsoil (Crown Farm)**
		Accreditation	
Clay (<0.002mm)	%	UKAS	5
Silt (0.002-0.05mm)	%	UKAS	8
Very Fine Sand (0.05-0.15mm)	%	UKAS	21
Fine Sand (0.15-0.25mm)	%	UKAS	28
Medium Sand (0.25-0.50mm)	%	UKAS	30
Coarse Sand (0.50-1.0mm)	%	UKAS	5
Very Coarse Sand (1.0-2.0mm)	%	UKAS	3
Total Sand (0.05-2.0mm)	%	UKAS	87
Texture Class (UK Classification)	--	UKAS	LS
Stones (2-20mm)	% DW	GLP	4
Stones (20-50mm)	% DW	GLP	1
Stones (>50mm)	% DW	GLP	0
pH Value (1:2.5 water extract)	units	UKAS	8.3
Electrical Conductivity (1:2.5 water extract)	uS/cm	UKAS	879
Electrical Conductivity (1:2 $CaSO_4$ extract)	uS/cm	UKAS	2954
Exchangeable Sodium Percentage	%	UKAS	3.5
Organic Matter (LOI)	%	UKAS	4.7
Total Nitrogen (Dumas)	%	UKAS	0.18
C : N Ratio	ratio	UKAS	15
Extractable Phosphorus	mg/l	UKAS	60
Extractable Potassium	mg/l	UKAS	986
Extractable Magnesium	mg/l	UKAS	166
Total Arsenic (As)	mg/kg	MCERTS	3
Total Cadmium (Cd)	mg/kg	MCERTS	< 0.2
Total Chromium (Cr)	mg/kg	MCERTS	12
Hexavalent Chromium (Cr VI)	mg/kg	MCERTS	U/S
Total Copper (Cu)	mg/kg	MCERTS	19
Total Lead (Pb)	mg/kg	MCERTS	17
Total Mercury (Hg)	mg/kg	MCERTS	< 0.3
Total Nickel (Ni)	mg/kg	MCERTS	9
Total Selenium (Se)	mg/kg	MCERTS	1
Total Zinc (Zn)	mg/kg	MCERTS	50
Water Soluble Boron (B)	mg/kg	MCERTS	1
Total Cyanide (CN)	mg/kg	MCERTS	< 1.0
Total (mono) Phenols	mg/kg	MCERTS	< 1.0
Naphthalene	mg/kg	MCERTS	< 0.05
Acenaphthylene	mg/kg	MCERTS	< 0.05
Acenaphthene	mg/kg	MCERTS	< 0.05
Fluorene	mg/kg	MCERTS	< 0.05
Phenanthrene	mg/kg	MCERTS	< 0.05
Anthracene	mg/kg	MCERTS	< 0.05
Fluoranthene	mg/kg	MCERTS	0.11
Pyrene	mg/kg	MCERTS	0.09
Benzo(a)anthracene	mg/kg	MCERTS	0.06
Chrysene	mg/kg	MCERTS	0.06
Benzo(b)fluoranthene	mg/kg	MCERTS	0.07
Benzo(k)fluoranthene	mg/kg	MCERTS	< 0.05
Benzo(a)pyrene	mg/kg	MCERTS	0.05
Indeno(1,2,3-cd)pyrene	mg/kg	MCERTS	< 0.05
Dibenzo(a,h)anthracene	mg/kg	MCERTS	< 0.05
Benzo(g,h,i)perylene	mg/kg	MCERTS	< 0.05
Total PAHs (sum USEPA16)	mg/kg	MCERTS	< 0.80
Aliphatic TPH >C5 - C6	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C6 - C8	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C8 - C10	mg/kg	MCERTS	< 0.010
Aliphatic TPH >C10 - C12	mg/kg	MCERTS	< 1.0
Aliphatic TPH >C12 - C16	mg/kg	MCERTS	< 2.0
Aliphatic TPH >C16 - C21	mg/kg	MCERTS	< 8.0
Aliphatic TPH >C21 - C35	mg/kg	MCERTS	< 8.0
Aliphatic TPH (C5 - C35)	mg/kg	MCERTS	< 10
Aromatic TPH >C5 - C7	mg/kg	MCERTS	< 0.010
Aromatic TPH >C7 - C8	mg/kg	MCERTS	< 0.010
Aromatic TPH >C8 - C10	mg/kg	MCERTS	< 0.020
Aromatic TPH >C10 - C12	mg/kg	MCERTS	< 1.0
Aromatic TPH >C12 - C16	mg/kg	MCERTS	< 2.0
Aromatic TPH >C16 - C21	mg/kg	MCERTS	< 10
Aromatic TPH >C21 - C35	mg/kg	MCERTS	< 10
Aromatic TPH (C5 - C35)	mg/kg	MCERTS	< 10
Benzene	mg/kg	MCERTS	< 0.005
Toluene	mg/kg	MCERTS	< 0.005
Ethylbenzene	mg/kg	MCERTS	< 0.005
o-xylene	mg/kg	MCERTS	< 0.008
p&m-xylene	mg/kg	MCERTS	< 0.005
MTBE (Methyl Tertiary Butyl Ether)	mg/kg	MCERTS	< 0.005
Asbestos	ND/D	ISO 17025	Not-detected

LS = LOAMY SAND
U/S = Unsuitable Sample

Visual Examination

The sample was described as a very dark greyish brown (Munsell Colour 10YR 3/2), slightly moist, friable, very slightly calcareous LOAMY SAND with a weakly developed, fine to coarse granular structure. The sample was slightly stony and contained a moderate proportion of organic fines and frequent woody fragments. No unusual odours or deleterious materials were observed.

H.MacRae

Harriet MacRae
BSc MSc
Soil Scientist

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

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Marchington Stone Ltd



er: CASH Sale

ddress

(HASLOPRYDDEN
GROUND)WORKS

STORI of steel
BRYMBO

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 18-6-26

Order No:
234160

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description
Grade 1
Top Soil
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.54	12.08	19.46

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

Load Accepted on Behalf of Customer:

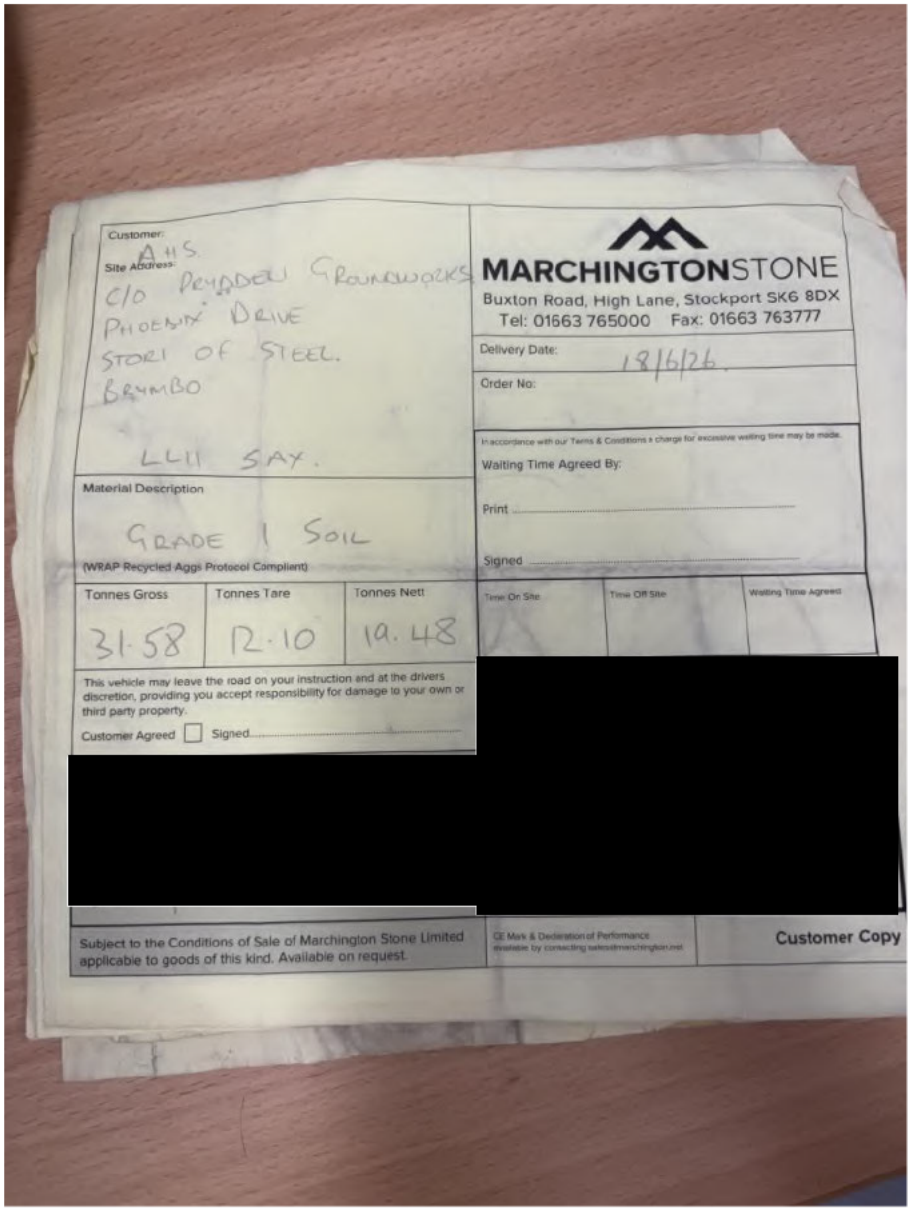
[redacted]

[redacted]

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Cop



Customer:
Site Address:
A H S
C/O PRYADDEN GROUNDWORKS
PHOENIX DRIVE
STORI OF STEEL.
BRYMBO

LL11 5AY.

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 18/6/26.
Order No:

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.
Waiting Time Agreed By:
Print .....
Signed .....

Material Description
GRADE 1 SOIL
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.58	12.10	19.48

Time On Site	Time Off Site	Waiting Time Agreed

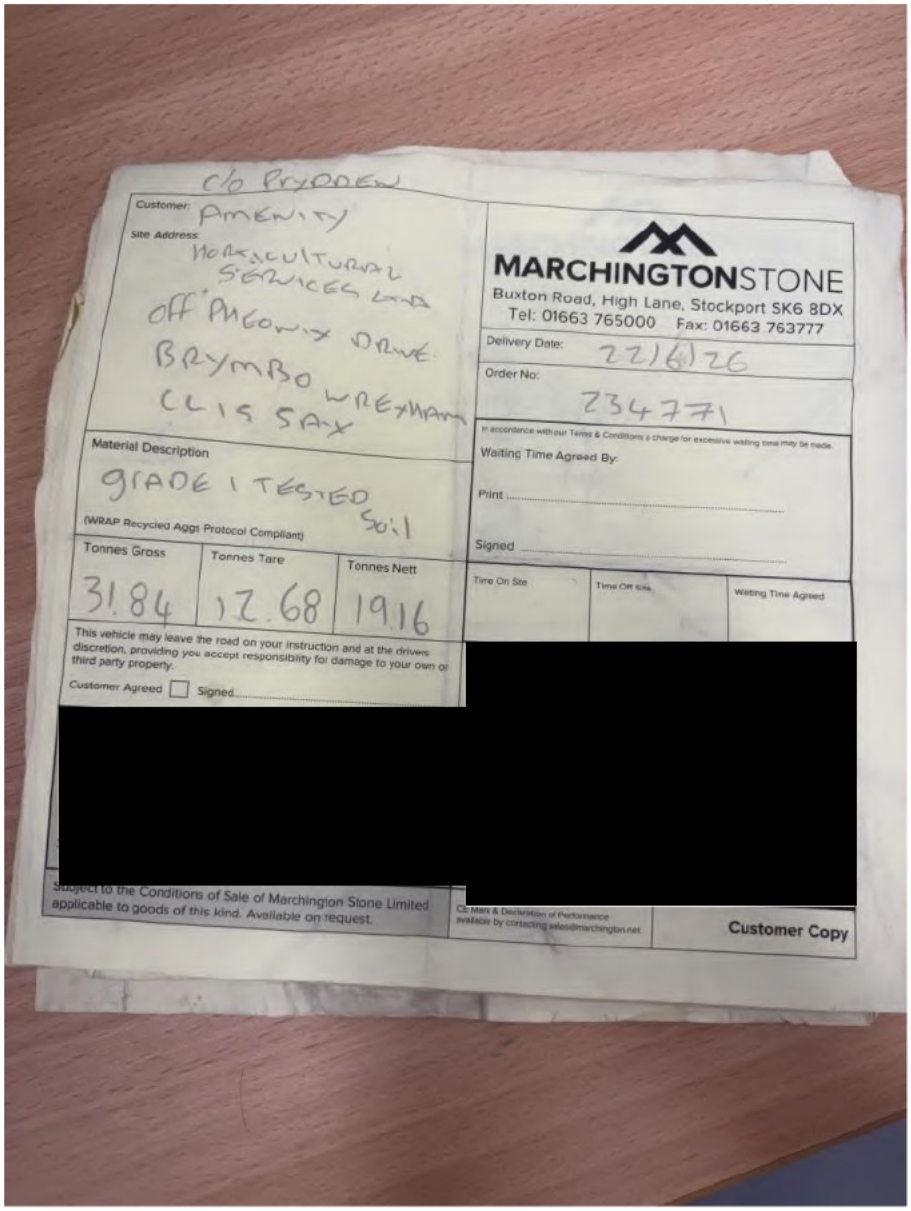
This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.
Customer Agreed ☐ Signed.....

[redacted]

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy



c/o PRYODEN

Customer: AMENITY

Site Address: HORTICULTURAL SERVICES LTD
OFF PANGOWIX DRIVE.
BRYMBO WREXHAM
CL15 5AX

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 22/6/26

Order No: 234771

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

GRADE 1 TESTED 50:1

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.84	12.68	19.16

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy



Cust: HENRY HORTICULTURAL SERVICES LTD
C/O HODEN CONTRACTORS
PHOENIX DRIVE
BRYMBO
LL11 5AX

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 22 6 2

Order No: 234771

In accordance with our Terms & Conditions a charge for excessive waiting time may be made

Waiting Time Agreed By:

Print .....

Signed .....

Material Description
91 TOP Soil
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
3186	1188	1998			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kins. Available on request.

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy



Customer: CASH SALE

Site Address: AHS/ PADDEN GROUNDWORK STORE STOCK BRYNBO

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 16-6-26

Order No: 234158

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: Grade 1 Top Soil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
31.68	12.14	19.54			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]

Subject to the Conditions of Sale of Marchington Stone Limited applicable to goods of this kind. Available on request.

CE Mark & Declaration of Performance available by contacting sales@marchington.net

Customer Copy



MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Customer:

Site:

Delivery Date: 15.6.21

Order No: 234157

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

Graded Tested Soil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
	14.92	28.30

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]



Customer: A H S LTD.

Site Address: C/O PRYDDEN GROUNDWORK
PHOENIX DRIVE
STORI OF STEEL
BRYMBO
LL11 5AY

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 22/4/26

Order No:

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: GRADE 1 SOIL

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
31.76	12.00	19.76			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐

[redacted]

[redacted]



Customer: AMENITY HORTICULTURAL SERVICES LTD

Site Address: BRYMBO LL11 5AX NR WREXHAM C/O PRYDDEN GROUNDWORK CONTRACTORS Off PHOENIX DRIVE STORI of Steel

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 22/6/26

Order No: 234771

In accordance with our Terms & Conditions a charge for excessive waiting time may be made

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: GRADE 1 TESTED, SOIL

(WRAP Recycled Aggs Protocol Compliant)

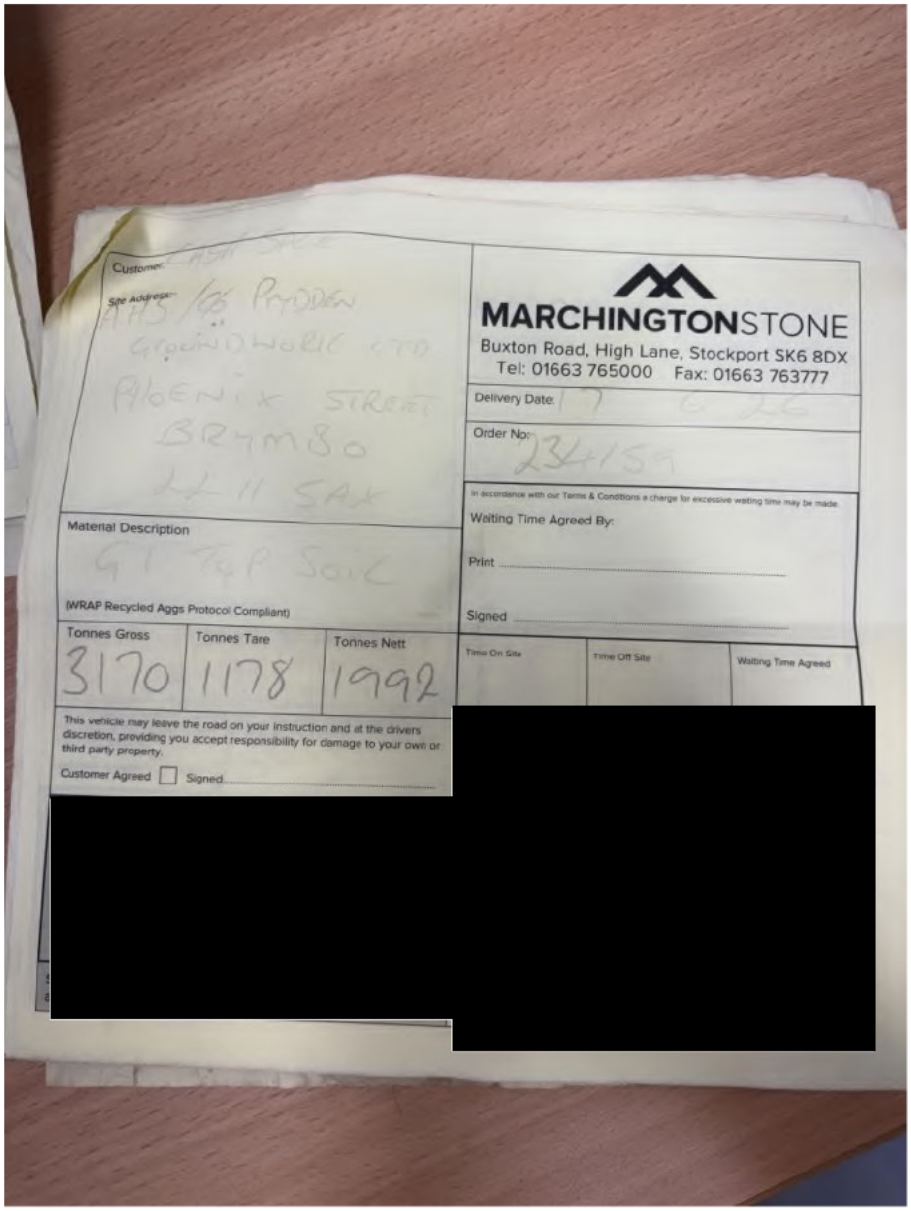
Tonnes Gross	Tonnes Tare	Tonnes Nett
31800	11720	20080

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed .....

[redacted]



MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Customer:

Site Address:

Delivery Date:

Order No: 23459

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

GT Top Soil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
3170	1178	1992

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed .....

[redacted]



Customer:

Address:

WREXHAM

[redacted]

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 15/6/26

Order No: 95955.

Material Description

(WRAP Recycled Aggs Protocol Compliant)

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
43.78	14.64	29.14			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed

[redacted]

[redacted]



Customer:

Site Address:

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 17-6-26

Order No:

236159

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

GRADE 1 SOIL

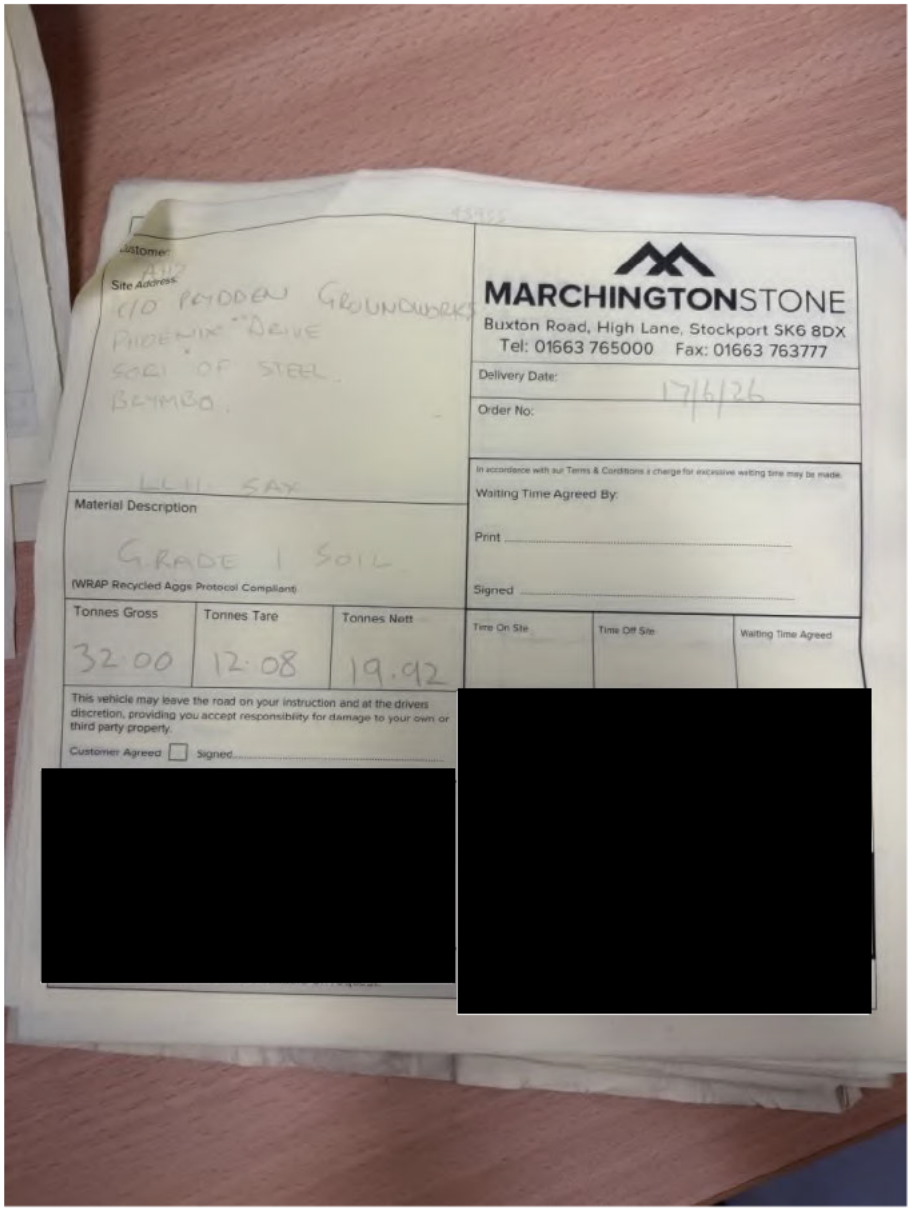
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
31.84	12.14	19.70			

[redacted]

[redacted]

applicable to goods of this kind. Available on request.



MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Customer:
Site Address:
C/O PADDEN GROUNDWORKS
PHOENIX DRIVE
SORI OF STEEL.
BRYMBO.

LL11 5AX

Delivery Date: 17/6/26
Order No:

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.
Waiting Time Agreed By:
Print .....
Signed .....

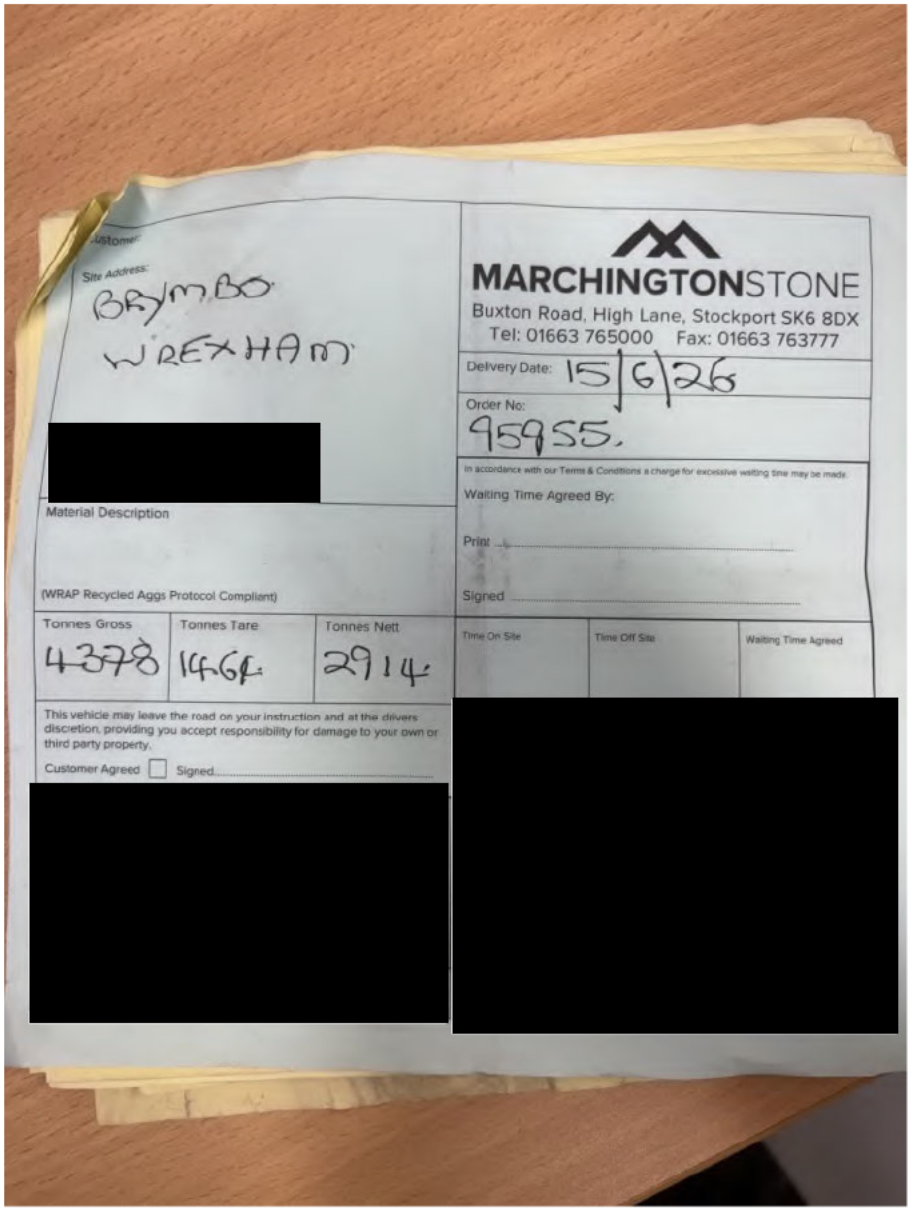
Material Description
GRADE 1 SOIL
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
32.00	12.08	19.92			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.
Customer Agreed ☐ Signed.....

[redacted]

[redacted]



Customer:

Site Address:
BRYMBO
WREXHAM

[redacted]

Material Description

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
4378	1464	2914

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]

MARCHINGTONSTONE

Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 15/6/26

Order No:
95955.

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

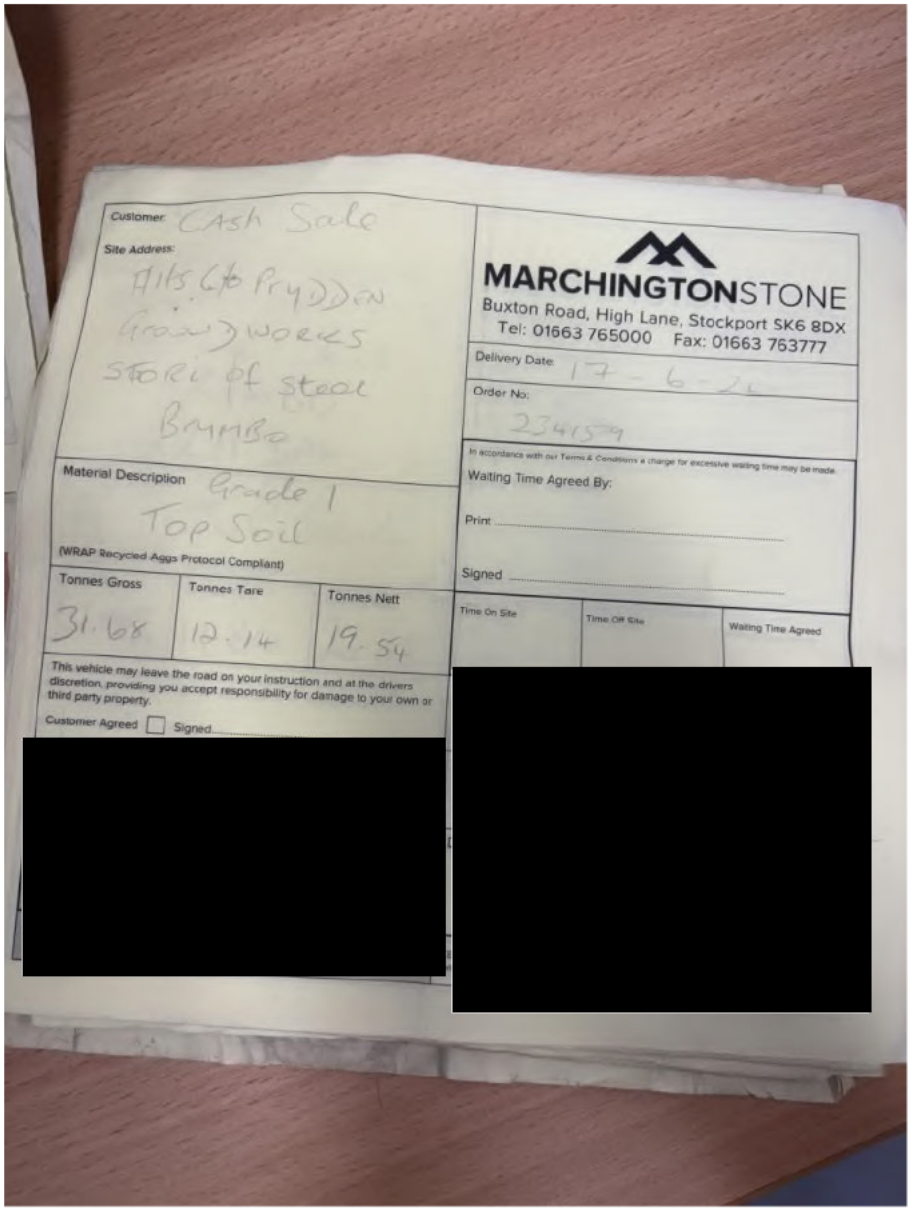
Waiting Time Agreed By:

Print .....

Signed .....

Time On Site	Time Off Site	Waiting Time Agreed

[redacted]



Customer: Cash Sale

Site Address: Hills Of Prydden Groundworks Store Of Steal Bamboo

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 17-6-24

Order No: 234159

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: Grade 1 Top Soil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.68	12.14	19.54

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]

[redacted]



Customer: CASH SALE

Site Address: A.H.S (c/o) PRYDDEN GROUNDWORKS LTD PHOENIX DRIVE BRYMBO LL11 5AX

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 18 6 26

Order No: 234160

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: G1 TOP SOIL

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.92	11.84	20.08

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your [redacted]

[redacted]



Customer: PENDEN GROUND WORK CONTRACTORS

Site Address:
OFF PHOENIX DRIVE
STORI OF STEEL
BRYMBO
LL11 5AX

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 15 6 26

Order No: 959 55

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

TOPSOIL

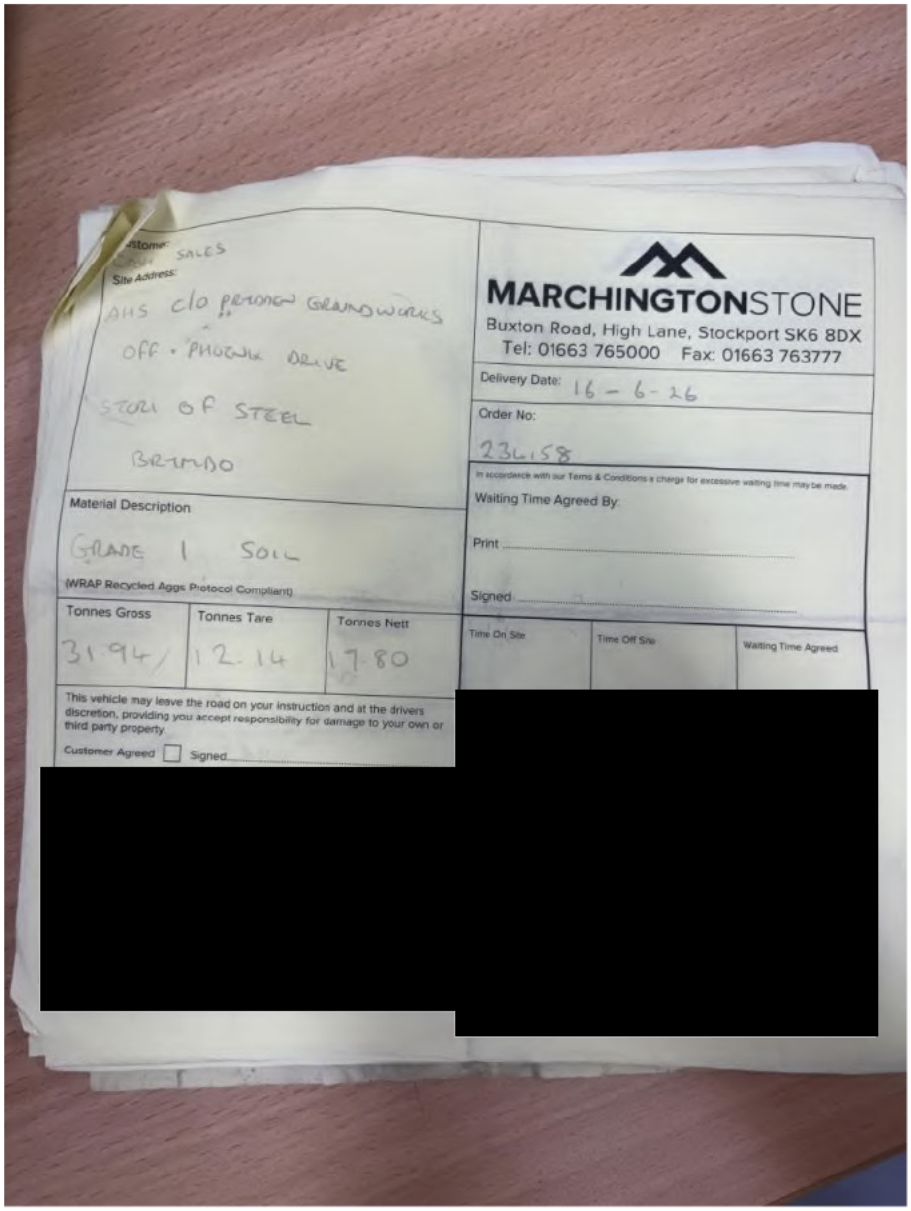
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
43 76	14 94	28 82

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed



Customer: SALES

Site Address:
AHS c/o PRENDEN GROUNDWORKS
OFF PHOENIX DRIVE
STORY OF STEEL
BRIMSDO

Material Description
GRADE 1 SOIL
(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31.94	12.14	19.80

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.
Customer Agreed ☐ Signed.....

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 16-6-26

Order No:
236158

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.
Waiting Time Agreed By:
Print .....
Signed .....

Time On Site	Time Off Site	Waiting Time Agreed

[redacted]



95955

Customer: Cash Sales

Site Address:
DHS c/o Prydden Groundwork Contractors LTD
off Phoenix
Steel of Steel
Brymbo
LL11 5AX
Hywel 07891167059 / Adam 07496 980787

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 16/6/26

Order No: 234158

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description

Grade 2 soil

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett
31 600	12 740	18 860

Time On Site	Time Off Site	Waiting Time Agreed

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed .....

[redacted]



95955

Customer: CASH SALES

Site Address: AHS C/O PEYDDEN CONSTRUCTION PHOENIX DRIVE BRYMBO LL11 5AX

MARCHINGTONSTONE
Buxton Road, High Lane, Stockport SK6 8DX
Tel: 01663 765000 Fax: 01663 763777

Delivery Date: 16/6/26

Order No:

In accordance with our Terms & Conditions a charge for excessive waiting time may be made.

Waiting Time Agreed By:

Print .....

Signed .....

Material Description: GRADE 1 SOIL

(WRAP Recycled Aggs Protocol Compliant)

Tonnes Gross	Tonnes Tare	Tonnes Nett	Time On Site	Time Off Site	Waiting Time Agreed
31.72	12.08	19.64			

This vehicle may leave the road on your instruction and at the drivers discretion, providing you accept responsibility for damage to your own or third party property.

Customer Agreed ☐ Signed.....

[redacted]