



EARTH ENVIRONMENTAL
& GEOTECHNICAL
A Technics Group Company

ADDITIONAL GROUND GAS
INVESTIGATION REPORT

ALDI DISTRIBUTION CENTRE

INTERLINK SOUTH

BARDON

LEICESTERSHIRE

LE67 1GE

REPORT REF: R5322/26/A

FEBRUARY 2026

Earth Environmental & Geotechnical
(Southern) Ltd
Suite 5
Wyvols Court, Swallowfield
Reading
RG7 1WY

Tel : 01183 734000

Email south@earthenvironmental.co.uk
www.earthenvironmental.co.uk

**ADDITIONAL GROUND GAS
INVESTIGATION REPORT**

ALDI DISTRIBUTION CENTRE

INTERLINK SOUTH

BARDON

LEICESTERSHIRE

LE67 1GE

REPORT REF: R5322/26/A

FEBRUARY 2026

Prepared on Behalf of:

Moortown Group

By:

Earth Environmental & Geotechnical (Southern) Ltd
Suite 5
Wyvols Court, Swallowfield
Reading
RG7 1WY

DISTRIBUTION: 1 Electronic Copy

1 electronic copy Moortown Group

ADDITIONAL GROUND GAS INVESTIGATION REPORT

ALDI DISTRIBUTION CENTRE, INTERLINK SOUTH, BARDON, LEICESTERSHIRE, LE67 9GE

Report Reference: R5322/26/A

Version A.1

Date: 11th February 2026

Prepared for: Moortown Group

Prepared by: Earth Environmental & Geotechnical (Southern) Ltd
Suite 5
Wyvols Court, Swallowfield
Reading
RG7 1WY

Definition of Version Code:

- D. Applied during initial drafting of the report before it has been reviewed.
- C. Applied after the report has been reviewed but before it has been approved by the Project Manager.
- B. Applied after the Project Manager has approved the report ready for issue to the client.
- A. Applied to reports after external/internal review.

The version number starts at "0" and is raised by "1" at each re-type.

Written by:

Ashley Thorne
Senior Geo-Environmental Consultant



Approved by:

John Grace
Regional Director

TABLE OF CONTENTS

1.0	INTRODUCTION.....	5
1.1	BACKGROUND	5
1.2	TERMS OF REFERENCE.....	7
1.3	REPORT SCOPE	7
1.4	LIMITATIONS OF THE STUDY	7
3.0	ADDITIONAL SITE INVESTIGATION / GAS SAMPLING	8
3.1	EXPLORATORY FIELDWORK.....	8
4.0	GAS SAMPLING METHOD.....	10
4.1	BOREHOLE GROUND GAS SAMPLES (GRAB SAMPLES)	10
4.2	INDOOR GAS SAMPLES (INTEGRATED SAMPLES)	10
5.0	GAS SAMPLING ANALYSIS AND RESULTS	11
5.1	INDOOR AIR SAMPLE RESULTS	11
5.2	BOREHOLE GROUND GAS SAMPLE RESULTS	11
5.0	UPDATED GROUND GAS RISK ASSESSMENT	13
6.0	CONCLUSIONS AND RECOMMENDATIONS	14

FIGURES

Figure 1	Exploratory Hole Location Plan
Figure 2	Gas Sampling Location Plan
Figure 3	Example Indoor Air Sampling Setup

TABLES

Table 1	Ground Gas & Indoor Air Sample Results
---------	--

APPENDICES

Appendix 1	Gas Sample Analysis Results
Appendix 2	Report Limitations

1.0 INTRODUCTION

1.1 Background

An additional Ground Gas Investigation has been commissioned by Moortown Group (the Client) to recover indoor air samples and ground gas samples to assess the potential ground gas risk present from Carbon Monoxide (CO) and Hydrogen Sulphide (H₂S) at the Aldi Distribution Centre, Interlink South, Bardon, LE67 1GE. (herein referred to as the 'assessment site').

This additional sampling follows ground investigation and ground gas monitoring works first completed by EEGSL between October and December 2025 (EEGSL PHASE II GROUND INVESTIGATION REPORT, ALDI DISTRIBUTION CENTRE, INTERLINK SOUTH, BARDON, LEICESTERSHIRE, LE67 9GE, Ref: R5322/25/GI/Rev1. 13th January 2026).

As part of the initial ground investigation and ground gas monitoring works, EEGSL excavated 12 boreholes across the assessment site and installed 9 of the boreholes with ground gas monitoring standpipes. The ground gas monitoring standpipes were installed to depths between 2.00mbgl and 5.00mbgl.

A borehole location plan is presented in Figure 1.

Figure 1: Exploratory Hole Location Plan



Monitoring wells were installed in WS1, WS2, WS3A, WS4A, WS5, WS7, WS8, WS9 and WS10, with response zones placed with the shallow underlying Made Ground or Natural Oadby Member.

A total of four rounds of ground gas monitoring were completed between the 30th of October 2025 and the 11th of December 2025, with an additional round of monitoring undertaken from WS9 on the 18th of December 2025 (due to this location being obstructed on previous rounds). Wherever possible, monitoring rounds were targeted to coincide with falling atmospheric pressure events.

During monitoring the atmospheric pressure was recorded as between 984-1000mb and the following ranges of gas concentrations were identified: Oxygen (O₂) levels ranging from 8.3 – 20.8% by volume, 0% Methane (CH₄), Carbon Dioxide (CO₂) levels ranging from <0.1-4.6% by volume.

Photoionization Testing did not detect any VOC concentrations above the units limit of detection during each monitoring round.

Ground gas flow rates were also recorded; however, a general lack of flow was noted across all the rounds of monitoring. A single elevated flow rate of 0.3l/hr was noted in WS7 during the second round of monitoring. During all other monitoring rounds, and at all other locations, no flow rates above the equipment limit of detection (0.1l/hr) was noted.

Elevated concentrations of Carbon Monoxide (CO) were identified ranging from <1.0-1360ppm and Hydrogen Sulphide (H₂S) ranging from <1.0-5190ppm.

When reviewing the elevated levels of H₂S during the third and fourth rounds, EEGSL concluded that it was unlikely that H₂S could have been present at such concentrations, and that either an instrument malfunction had occurred, or false readings were being generated by another gas present but not detected. At the time of the monitoring, EEGSL were not aware that the site had previously been in use as a colliery. It was at this stage that it was decided that further investigation works associated with H₂S and CO would be required, and that risks associated with only CO₂ and CH₄ would be reviewed as part of the initial assessment.

The risks posed by CH₄ and CO₂ were then assessed and discussed in line with guidance set out within BS8485. Calculated hazardous gas flow rates for both CO₂ and CH₄ were produced and found to sit well within the bounds of a Characteristic Situation 1 Scenario.

Based on the above assessment, it was recommended that for CO₂ and CH₄, the site be classed as a Characteristic Gas Situation 1 (Very Low Risk), with no ground gas protection measures required to protect against these gasses.

The following section of this report details the additional works that have been completed to determine the potential risks associated with CO and H₂S.

1.2 Terms of Reference

Earth Environmental and Geotechnical (Southern) Ltd (EEGSL) was commissioned by the Client to undertake the additional gas sampling in accordance with project proposal R5322/a 9th January 2026.

The objectives of this proposal were as follows:

- *Undertake grab samples of ground gasses from four boreholes which have shown elevated levels of CO and H₂S.*
- *Undertake integrated samples of indoor air from four locations inside the warehouse (including inside the internal office spaces).*
- *Have the collected samples tested at a laboratory for CH₄, CO₂, CO, H₂S, O₂, H and N.*
- *Provide a revised Ground Gas Risk Assessment for the areas investigated.*

1.3 Report Scope

This report presents full factual records of the additional sampling carried out and laboratory test results. All information collected has been used to provide an interpretation and recommendations to inform current ground gas risks present at the assessment site.

1.4 Limitations of the Study

The report is written in the context of an agreed scope of work and budget and should not be used in a different context. New information, improved practices or changes in legislation may require a reinterpretation of the report in whole or in part. EEGSL reserve the right to amend either conclusions or recommendations in light of any further information that may become available. The report is provided for the sole use by the Client and is confidential to them.

Recommendations within this report are also based on exploratory records and examination of samples and, where applicable, laboratory tests. No liability can be accepted for conditions not revealed by the boreholes or sampling locations, particularly at intervening locations. Whilst every effort is made to ensure accuracy of data supplied, all opinions expressed as to the spatial distribution of strata between sampling locations is for guidance only and no responsibility is accepted as to its accuracy.

3.0 ADDITIONAL SITE INVESTIGATION / GAS SAMPLING

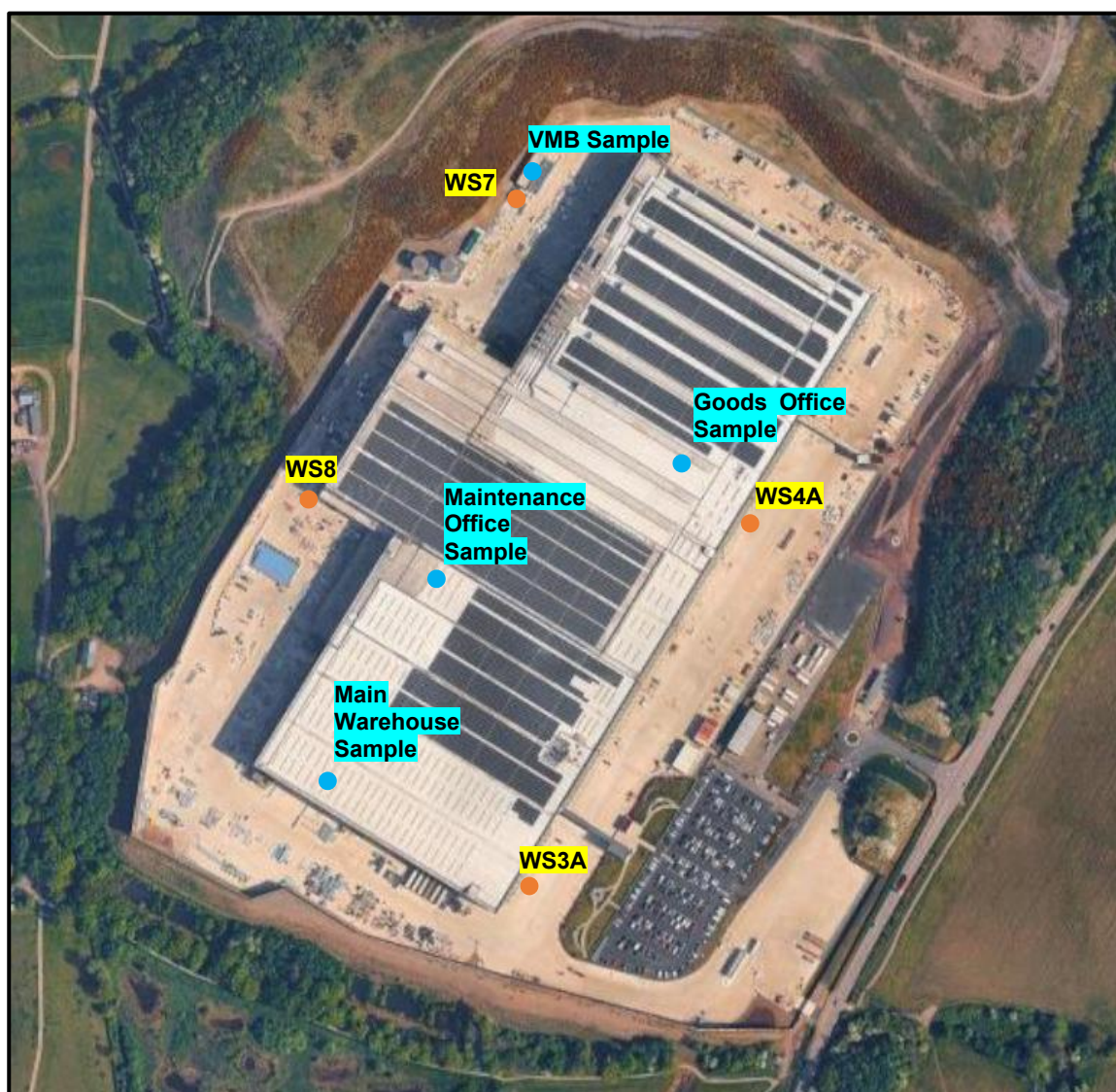
3.1 Exploratory Fieldwork

The additional fieldwork was carried out by EEGSL on the 15th of January 2026 and comprised:

- Collection of gas samples from four boreholes (WS3A, WS4A, WS7 and WS8) using depressurised gas sampling canisters.
- Collection of integrated indoor air samples from within the main warehouse and associated Vehicle Maintenance Building using depressurised gas sampling canisters.
- Analysis of the eight gas samples at a laboratory for CH₄, CO₂, CO, H₂S, O₂, H and N.

The locations of the gas samples collected are shown approximately on the Gas Sampling Location Plan in Figure 2.

Figure 2: Gas Sampling Location Plan



The boreholes selected for gas sampling included four of the boreholes which presented the greatest concentrations of H₂S and CO during the previous ground gas monitoring rounds and were selected to provide a good coverage of the assessment site.

The indoor gas samples were selected based on internal office spaces where future site users will be expected to spend most of their working hours (Maintenance Office, Goods Office and Vehicle Maintenance Building) except for the Main Warehouse Sample, which was taken within the large open plan warehouse space (which represents a large proportion of the indoor floor area).

4.0 GAS SAMPLING METHOD

The following sections describe the sampling method during the recent investigation.

4.1 Borehole Ground Gas Samples (Grab Samples)

Ground gas samples were collected from each of the four boreholes using depressurised gas sampling canisters supplied by Normec Dets Limited. The canisters were delivered at a negative pressure and once in position were connected to the borehole headworks via a simple sampling train. Once connect to the borehole, the valves on the borehole headworks and the canister were opened and the canister slowly repressurises. The canisters were setup so that the sample collection (re-pressurisation) occurred over a period of approximately 5mins.

Once filled the canisters were sealed and returned to the laboratory directly.

4.2 Indoor Gas Samples (Integrated Samples)

The indoor air samples were also collected using depressurised gas sampling canisters supplied by Normec Dets Limited. The canisters were delivered at a negative pressure and once in position were set up with a restrictive sampling train. The sample train restricts the volume of air re-entering the canister and allows samples to be taken over prolonged periods of time. In this instance the four internal air samples were collected over a period of approximately 8hrs. The 8hr sampling period was utilised to try and replicate a standard working day of an employee working within the offices / internal warehouse areas. Figure 3 below shows an example of the indoor air sample being recovered.

Figure 3: Example Indoor Air Sampling Setup



5.0 GAS SAMPLING ANALYSIS AND RESULTS

Once the gas samples were collected, they were sent to Normec Dets Limited for analysis. Each sample was scheduled for the same analysis suite which included CH₄, CO₂, CO, H₂S, O₂, H and N. The full results of the analysis are provided in Appendix 1 and summarised in the table below.

Table 1: Ground Gas & Indoor Air Sample Results

Determinant	Sample							
	WS3A	WS4A	WS7	WS8	Main Warehouse	Goods Office	Vehicle Maintenance Building	Maintenance Office
Carbon Dioxide	<0.05%	<0.05%	2.47%	3.08%	0.07%	0.07%	0.13%	0.08%
Carbon Monoxide	<0.05%	<0.05%	<0.05%	<0.05%	<0.05%	<0.05%	<0.05%	<0.05%
Hydrogen	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%	<0.5%
Methane	32ppm	<5ppm	<5ppm	85ppm	<5ppm	<5ppm	<5ppm	<5ppm
Nitrogen	83.2%	81.4%	86.8%	91.9%	79.6%	79.6%	79.3%	79.1%
Oxygen	16.8%	18.5%	10.7%	5.0%	20.3%	20.3%	20.6%	20.8%
Hydrogen sulphide	<1ppm	<1ppm	<1ppm	<1ppm	<1ppm	1ppm	<1ppm	<1ppm

5.1 Indoor Air Sample Results

As can be seen from Table 1, the results of the indoor air sampling have shown all gases present at normal / expected atmospheric concentrations. Oxygen levels are noted to be between 20.3% to 20.8% (expected atmospheric conditions ~21%), and Nitrogen concentrations are present between 79.1-79.6% (expected atmospheric conditions ~78%).

Levels of other gases, including Carbon Dioxide, Carbon Monoxide, Methane and Hydrogen Sulphide all sit close to the laboratory limits of detection, and are also well below any workplace exposure limit values.

The results of the indoor air monitoring show no significantly elevated levels of Carbon Monoxide or Hydrogen Sulphide present and indicate no current risks are present within the building.

5.2 Borehole Grond Gas Sample Results

The results of the ground gas sampling from the boreholes also shows a lack of Carbon Monoxide and Hydrogen Sulphide present. Both Carbon Monoxide and Hydrogen Sulphide were proven to be present at levels equal to or less than the laboratory limit of detection in all four borehole samples.

Slightly elevated levels of Methane and Carbon Dioxide were found present within the samples of ground gas collected from the boreholes, however once again these were present at levels not expected to cause any significant risk to current and future site users of the assessment site.

What has been noted within the borehole samples is an increase in Nitrogen concentration (81.4%-91.9%) and a corresponding reduction in Oxygen concentration (5%-18.5%).

Considering the increase in Nitrogen and corresponding drop in Oxygen levels within the borehole samples, it is suggested that the current gas regime beneath site may be being influence by the historical use of the site as a Colliery. In particular it would appear that natural oxidation of coal and or timber within the former coal mines beneath site may be occurring, creating a condition often known as "Blackdamp" or "stythe". Blackdamp is a non-flammable mixture of nitrogen and carbon dioxide that accumulates in poorly ventilated, enclosed spaces like coal mines and is

caused by the natural oxidation of coal and rotting timber, increasing nitrogen concentrations and reducing available oxygen.

5.0 UPDATED GROUND GAS RISK ASSESSMENT

As detailed within Section 1 of this report, gas monitoring completed from the boreholes across the assessment site in 2025 indicated potentially elevated levels of Carbon Monoxide and Hydrogen Sulphide present within several of the borehole locations. During the monitoring EEGSL noted that the levels being recorded were somewhat unusually high, and that this may be due to interference with the monitoring equipment used, and the concentrations present may not actually correspond with the levels of gas within the ground.

To determine if elevated levels of Carbon Monoxide or Hydrogen Sulphide were actually present, EEGSL have completed a second round of ground gas and indoor air sampling, this time using depressurised gas sampling canisters.

By taking samples of the gas present, the actual concentration of gasses could be confirmed by laboratory analysis, instead of the insitu gas analysers commonly used.

Results of the analysis have proven a lack of both Carbon Monoxide and Hydrogen Sulphide, both within the boreholes and indoor air samples collected.

Given the lack of Carbon Monoxide and Hydrogen Sulphide, and taking into account the assessment of Methane and Carbon Dioxide completed in 2025, it is currently suggested that there are no significant risk present from ground gas at the assessment site, and that characterisation of the site as a CS1 scenario would seem reasonable.

6.0 CONCLUSIONS AND RECOMMENDATIONS

An additional Ground Gas Investigation has been commissioned by Moortown Group to recover indoor air samples and ground gas samples to assess the potential ground gas risk present from Carbon Monoxide (CO) and Hydrogen Sulphide (H₂S) at the Aldi Distribution Centre, Interlink South, Bardon, LE67 1GE.

The works were completed in January 2026 and comprised the collection of four ground gas samples from formally installed boreholes and four indoor air quality samples from inside the warehouse and associated offices.

Samples were collected using laboratory supplied gas sample canisters and the analysis of the eight samples was completed by Normec Dets Limited.

The results of the gas sampling indicated a lack of Carbon Monoxide and Hydrogen Sulphide within both the borehole samples and indoor air samples. The indoor air samples also indicated a lack of hazardous gas concentrations and confirmed the current indoor air concentrations were below any current workplace exposure limits.

The results of the analysis on the borehole samples indicates an increase in Nitrogen concentrations and a corresponding reduction in Oxygen concentrations present below site. These conditions would potentially suggest that oxidation of coal or timber at depth below site is occurring, generating a mixture of gasses sometimes known as "Blackdamp". Blackdamp can be a potential hazard when working in confined spaces such as mines, due to the lack of oxygen, however in this instance it does not appear to be impacting the indoor gas concentrations at the assessment site.

Based on the results of this additional study, and the initial ground gas risk assessment completed in 2025, EEGSL believe there is currently no significant risk to current and future site users, and based on the current results, EEGSL would suggest the site could be classed as a Characteristic Gas Situation 1 (Very Low Risk).

APPENDIX 1
GAS SAMPLE ANALYSIS RESULTS

NORMEC DETS LIMITED
Unit 1
Rose Lane Ind Est
Lenham Heath
Maidstone
United Kingdom
ME17 2JN



Attention : Results DETS
Date : 2nd February, 2026
Your reference : 26-01026
Our reference : Test Report 26/1394 Batch 1
Location : Aldi Nailstone
Date samples received : 30th January, 2026
Status : Final Report
Issue : 202602021424

Eight samples were received for analysis on 30th January, 2026 of which eight were scheduled for analysis. Please find attached our Test Report which should be read with notes at the end of the report and should include all sections if reproduced. Interpretations and opinions are outside the scope of any accreditation, and all results relate only to samples supplied.
All analysis is carried out on as received samples and reported on a dry weight basis unless stated otherwise. Results are not surrogate corrected.

The greenhouse gas emissions generated (in Carbon – Co2e) to obtain the results in this report are estimated as:

Scope 1&2 emissions - 1.738 kg of CO2

Scope 1&2&3 emissions - 4.106 kg of CO2

Authorised By:



Phil Sommerton BSc
Senior Technical Account Manager

Please include all sections of this report if it is reproduced

Element Materials Technology

Client Name: NORMEC DETS LIMITED
Reference: 26-01026
Location: Aldi Nailstone
Contact: Results DETS
EMT Job No: 26/1394

Report : Gas

[illegible]

Contact: Results DETS

It is a requirement under ISO 17025 that we inform clients if samples are deviating i.e. outside what is expected. A deviating sample indicates that the sample 'may' be compromised but not necessarily will be compromised. The result is still accredited and our analytical reports will still show accreditation on the relevant analytes.

NOTES TO ACCOMPANY ALL SCHEDULES AND REPORTS

EMT Job No.: 26/1394

SOILS and ASH

Please note we are only MCERTS accredited (UK soils only) for sand, loam and clay and any other matrix is outside our scope of accreditation.

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation has been performed on clay, sand and loam, only samples that are predominantly these matrices, or combinations of them will be within our MCERTS scope. If samples are not one of a combination of the above matrices they will not be marked as MCERTS accredited.

It is assumed that you have taken representative samples on site and require analysis on a representative subsample. Stones will generally be included unless we are requested to remove them.

All samples will be discarded one month after the date of reporting, unless we are instructed to the contrary. Asbestos samples are retained for 6 months.

If you have not already done so, please send us a purchase order if this is required by your company.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

All analysis is reported on a dry weight basis unless stated otherwise. Limits of detection for analyses carried out on as received samples are not moisture content corrected. Results are not surrogate corrected. Samples are dried at 35°C ±5°C unless otherwise stated. Moisture content for CEN Leachate tests are dried at 105°C ±5°C. Ash samples are dried at 35°C ±5°C.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

Where a CEN 10:1 ZERO Headspace VOC test has been carried out, a 10:1 ratio of water to wet (as received) soil has been used.

% Asbestos in Asbestos Containing Materials (ACMs) is determined by reference to HSG 264 The Survey Guide - Appendix 2 : ACMs in buildings listed in order of ease of fibre release.

Sufficient amount of sample must be received to carry out the testing specified. Where an insufficient amount of sample has been received the testing may not meet the requirements of our accredited methods, as such accreditation may be removed.

Negative Neutralization Potential (NP) values are obtained when the volume of NaOH (0.1N) titrated (pH 8.3) is greater than the volume of HCl (1N) to reduce the pH of the sample to 2.0 - 2.5. Any negative NP values are corrected to 0.

The calculation of Pyrite content assumes that all oxidisable sulphides present in the sample are pyrite. This may not be the case. The calculation may be an overestimate when other sulphides such as Barite (Barium Sulphate) are present.

WATERS

Please note we are not a UK Drinking Water Inspectorate (DWI) Approved Laboratory .

ISO17025 accreditation applies to surface water and groundwater and usually one other matrix which is analysis specific, any other liquids are outside our scope of accreditation.

As surface waters require different sample preparation to groundwaters the laboratory must be informed of the water type when submitting samples.

Where Mineral Oil is quoted, this refers to Total Aliphatics C10-C40.

STACK EMISSIONS

Where an MCERTS report has been requested, you will be notified within 48 hours of any samples that have been identified as being outside our MCERTS scope. As validation for Dioxins and Furans and Dioxin like PCBs has been performed on XAD-2 Resin, only samples which use this resin will be within our MCERTS scope.

Where appropriate please make sure that our detection limits are suitable for your needs, if they are not, please notify us immediately.

DEVIATING SAMPLES

All samples should be submitted to the laboratory in suitable containers with sufficient ice packs to sustain an appropriate temperature for the requested analysis. The temperature of sample receipt is recorded on the confirmation schedules in order that the client can make an informed decision as to whether testing should still be undertaken.

SURROGATES

Surrogate compounds are added during the preparation process to monitor recovery of analytes. However low recovery in soils is often due to peat, clay or other organic rich matrices. For waters this can be due to oxidants, surfactants, organic rich sediments or remediation fluids. Acceptable limits for most organic methods are 70 - 130% and for VOCs are 50 - 150%. When surrogate recoveries are outside the performance criteria but the associated AQC passes this is assumed to be due to matrix effect. Results are not surrogate corrected.

DILUTIONS

A dilution suffix indicates a dilution has been performed and the reported result takes this into account. No further calculation is required.

BLANKS

Where analytes have been found in the blank, the sample will be treated in accordance with our laboratory procedure for dealing with contaminated blanks.

NOTE

Data is only reported if the laboratory is confident that the data is a true reflection of the samples analysed. Data is only reported as accredited when all the requirements of our Quality System have been met. In certain circumstances where all the requirements of the Quality System have not been met, for instance if the associated AQC has failed, the reason is fully investigated and documented. The sample data is then evaluated alongside the other quality control checks performed during analysis to determine its suitability. Following this evaluation, provided the sample results have not been effected, the data is reported but accreditation is removed. It is a requirement of our Accreditation Body for data not reported as accredited to be considered indicative only, but this does not mean the data is not valid.

Where possible, and if requested, samples will be re-extracted and a revised report issued with accredited results. Please do not hesitate to contact the laboratory if further details are required of the circumstances which have led to the removal of accreditation.

Laboratory records are kept for a period of no less than 6 years.

REPORTS FROM THE SOUTH AFRICA LABORATORY

Any method number not prefixed with SA has been undertaken in our UK laboratory unless reported as subcontracted.

Measurement Uncertainty

Measurement uncertainty defines the range of values that could reasonably be attributed to the measured quantity. This range of values has not been included within the reported results. Uncertainty expressed as a percentage can be provided upon request.

Customer Provided Information

Sample ID and depth is information provided by the customer.

Age of Diesel

The age of release estimation is based on the nC17/pristane ratio only as prescribed by Christensen and Larsen (1993) and Kaplan, Galperin, Alimi et al., (1996).

Age estimation should be treated with caution as it can be influenced by site specific factors of which the laboratory are not aware.

Tentatively Identified Compounds (TICs)

Where Tentatively Identified Compounds (TICs) are reported, up to 10 Tentatively Identified Compounds will be listed where there is found to be a greater than 80% match with the NIST library. The reported concentration is determined semi-quantitatively, with a matrix specific limit of detection.

Note, other compounds may be present but are not reported.

ABBREVIATIONS and ACRONYMS USED

#	ISO17025 (UKAS Ref No. 4225) accredited - UK.
SA	ISO17025 (SANAS Ref No.T0729) accredited - South Africa
B	Indicates analyte found in associated method blank.
DR	Dilution required.
M	MCERTS accredited.
NA	Not applicable
NAD	No Asbestos Detected.
ND	None Detected (usually refers to VOC and/SVOC TICs).
NDP	No Determination Possible
SS	Calibrated against a single substance
SV	Surrogate recovery outside performance criteria. This may be due to a matrix effect.
W	Results expressed on as received basis.
+	AQC failure, accreditation has been removed from this result, if appropriate, see 'Note' on previous page.
>>	Results above quantitative calibration range. The result should be considered the minimum value and is indicative only. The actual result could be significantly higher.
*	Analysis subcontracted to an Element Materials Technology approved laboratory.
CO	Suspected carry over
LOD/LOR	Limit of Detection (Limit of Reporting) in line with ISO 17025 and MCERTS
ME	Matrix Effect
NFD	No Fibres Detected
BS	AQC Sample
LB	Blank Sample
N	Client Sample
TB	Trip Blank Sample
OC	Outside Calibration Range

HWOL ACRONYMS AND OPERATORS USED

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	EU_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.

EMT Job No: 26/1394

Test Method No.	Description	Prep Method No. (if appropriate)	Description	ISO 17025 (UKAS/S ANAS)	MCERTS (UK soils only)	Analysis done on As Received (AR) or Dried (AD)	Reported on dry weight basis
TM69	Analysis of gas samples by direct injection onto a Gas Chromatography (GC) column and analysed using a Flame Ionisation Detector (FID) or a Thermocouple Detector (TD)	PM0	No preparation is required.				
TM119	Determination of hydrogen sulphide using Gerhardt Steam distillation followed by Impact Pro Multi Gas Detector.	PM0	No preparation is required.				

APPENDIX 2

REPORT LIMITATIONS

REPORT LIMITATIONS

This contract was completed by Earth Environmental & Geotechnical Ltd on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with all reasonable skill, and care, bearing in mind the project objectives, the agreed scope of works, the prevailing site conditions, the budget and staff resources allocated to the project.

Other than that, expressly contained in the above paragraph, Earth Environmental & Geotechnical Ltd provides no other representation or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Earth Environmental & Geotechnical Ltd.

If a third party relies on this report, it does so wholly at its own and sole risk and Earth Environmental & Geotechnical Ltd disclaims any liability to such parties.

It is Earth Environmental & Geotechnical Ltd understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was an important factor in determining the scope and level of the services. Should the purpose for which the report is used, or the proposed use of the site change, this report will no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without Earth Environmental & Geotechnical Ltd review and advice shall be at the client's sole and own risk.

The report was written in 2026 and should be read in light of any subsequent changes in legislation, statutory requirements and industry best practices. Ground conditions can also change over time and further investigations or assessment should be made if there is any significant delay in acting on the findings of this report. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of Earth Environmental & Geotechnical Ltd. In the absence of such written advice of Earth Environmental & Geotechnical Ltd, reliance on the report in the future shall be at the client's own and sole risk. Should Earth Environmental & Geotechnical Ltd be requested to review the report in the future, Earth Environmental & Geotechnical Ltd shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between Earth Environmental & Geotechnical Ltd and the client.

The observations and conclusions described in this report are based solely upon the services that were provided pursuant to the agreement between the client and Earth Environmental & Geotechnical Ltd. Earth Environmental & Geotechnical Ltd has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report.

Earth Environmental & Geotechnical Ltd is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, Earth Environmental & Geotechnical Ltd did not seek to evaluate the presence on or off the site of electromagnetic fields, lead paint, radon gas or other radioactive materials.

The services are based upon Earth Environmental & Geotechnical Ltd observations of existing physical conditions at the site gained from a walkover survey of the site together with Earth Environmental & Geotechnical Ltd interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst Earth Environmental & Geotechnical Ltd have no reason to doubt the accuracy and that it has been provided in full from those it was requested from, the items relied on have not been verified.

No responsibility can be accepted for errors within third party items presented in this report. Further Earth Environmental & Geotechnical Ltd was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Earth Environmental & Geotechnical Ltd is not liable for any inaccurate information, misrepresentation of data or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to Earth Environmental & Geotechnical Ltd and including the doing of any independent investigation of the information provided to Earth Environmental & Geotechnical Ltd save as otherwise provided in the terms of the contract between the client and Earth Environmental & Geotechnical Ltd.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable and as investigation excavations only allow examination of the ground at discrete locations. The potential exists for ground conditions to be encountered which are different to those considered in this report. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and Earth Environmental & Geotechnical Ltd] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The normal speed of investigation usually does not permit the recording of an equilibrium water level for any one water strike. Moreover, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site.