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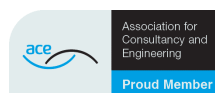
Land South of Warth Road, Bury

Hydrogeological Risk Assessment

For: GFIC Properties Ltd

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1.0 INTRODUCTION

IGE Consulting Ltd have been instructed by GFIC Properties Ltd to undertake a *Hydrogeological Risk Assessment* for the development at the land to the South of Warth Road, Bury.

1.1 Brief

IGE Consulting Ltd (IGE) have previously completed Phase 2 ground investigation works at the subject site. The following report has been completed:

- **IGE Consulting Phase 2 Geo-Environmental Investigation** (Ref: 3972-01, Rev A, dated April 2025).

These reports were completed in support of a planning application to Bury Metropolitan Council Planning Authority (Ref: 70993). Following receipt of the Phase 2 report, the Council responded in January 2024 with the following condition requiring attention:

Condition 18 - *Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.*

Reason - *To ensure that the proposed piling, does not harm groundwater resources in line with chapter 14 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.*

This report has been prepared to address the above condition and will include:

- Background on the site setting and any contamination;
- A summary of the Conceptual Site Model;
- Details of the proposed development and the selected foundation methodology;

- A Piling Risk Assessment in accordance with Environment Agency guidance on piling and pollution prevention ref. NC/99/73;
- CLAIRE - *Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention* (March 2025)
- Borehole decommissioning methodology; and
- Justification of foundations methodology selection and measures required to mitigate and associated risks.

1.2 Proposed Development

It is the Client's intention to retain the current onsite buildings and partially demolish existing structures to allow for the construction of loading bays and car parking spaces and to construct additional foundations in selected locations. A proposed development plan is contained in Appendix 2 and an extract is included below:



Figure 1: Extract of the Proposed Development Plan, CDP Architects, Construction Site Plan, 24.100.00-CDP-00-DR-A-1005, Rev P04, dated 12.12.2024.

1.3 Proposed Foundation Solution

This hydrogeological risk assessment has been prepared to demonstrate that the proposed additional foundations are appropriate for the proposed development and do not create preferential pathways and thus to enable the discharge of the relevant above condition. This report provides the context and framework for the construction of foundations on land affected by contamination and provides justification for the choice of foundation solution for the proposed development and any mitigation measures that may be required.

The foundation solution will comprise additional shallow 600mm strip foundations and 1500mm x 1500mm, as well as 2000mm x 2000mm pad foundations, proposed to be constructed within Buildings A and B in the western site section, and Building D in the eastern site section. The proposed works are illustrated on the Ground Penetration Markup Plan contained within Appendix 2.

An extract is noted below (pink shaded area designate new foundations):



Established trees are present along the eastern site boundary, however, the majority of the Made Ground was noted to be granular, as well as the underlying superficial deposits, with the exception of Alluvium (south-western site section only) and Glacial Till. Due to the presence of the cohesive materials, heave precaution is recommended to be considered, however, this should be confirmed by specialist piling contractors.

2.0 SITE SUMMARY

2.1 Site Location

The site is a c. 5.7 Ha site located to the south of Warth Road, Bury c. 1.8km south west of Bury town centre, at the approximate postcode BL9 9NB. The National Ordnance Survey Grid Reference for the centre of the site is 379586E, 409164N.

2.2 Site Description

The site currently comprises a business / industrial estate with numerous warehouse buildings, industrial buildings, offices and small businesses. Many of the buildings and warehouses are now vacant and in the western site section they have become derelict. The Manchester Metrolink tramline runs along the western site boundary and the river Irwell forms the southern site boundary.

2.3 Site History

From the earliest mapping records it is known that the site was predominantly open fields with a small building in the western site section and a coal pit along the western site boundary. From the 1880s until the beginning of WWII the site was occupied by Warth Cotton Mills. During WWII the site was a place of an internment camp and a prisoner of war camp with temporary barracks being present on site. In the late 1950s the site was converted into a paints and varnished factory, which remained active until 2004. From 2004 until present the site remained industrial in nature, comprising offices, waste transfer and storage sites, car sales and catering companies.

2.4 Ground Conditions

IGE completed 31 No. dynamic sampling boreholes spatially across the site and targeting historical features, of which 20 No. have been installed with a groundwater monitoring well. The exploratory hole logs are contained in Appendix 2 and the borehole locations are shown on Figure 2 below.

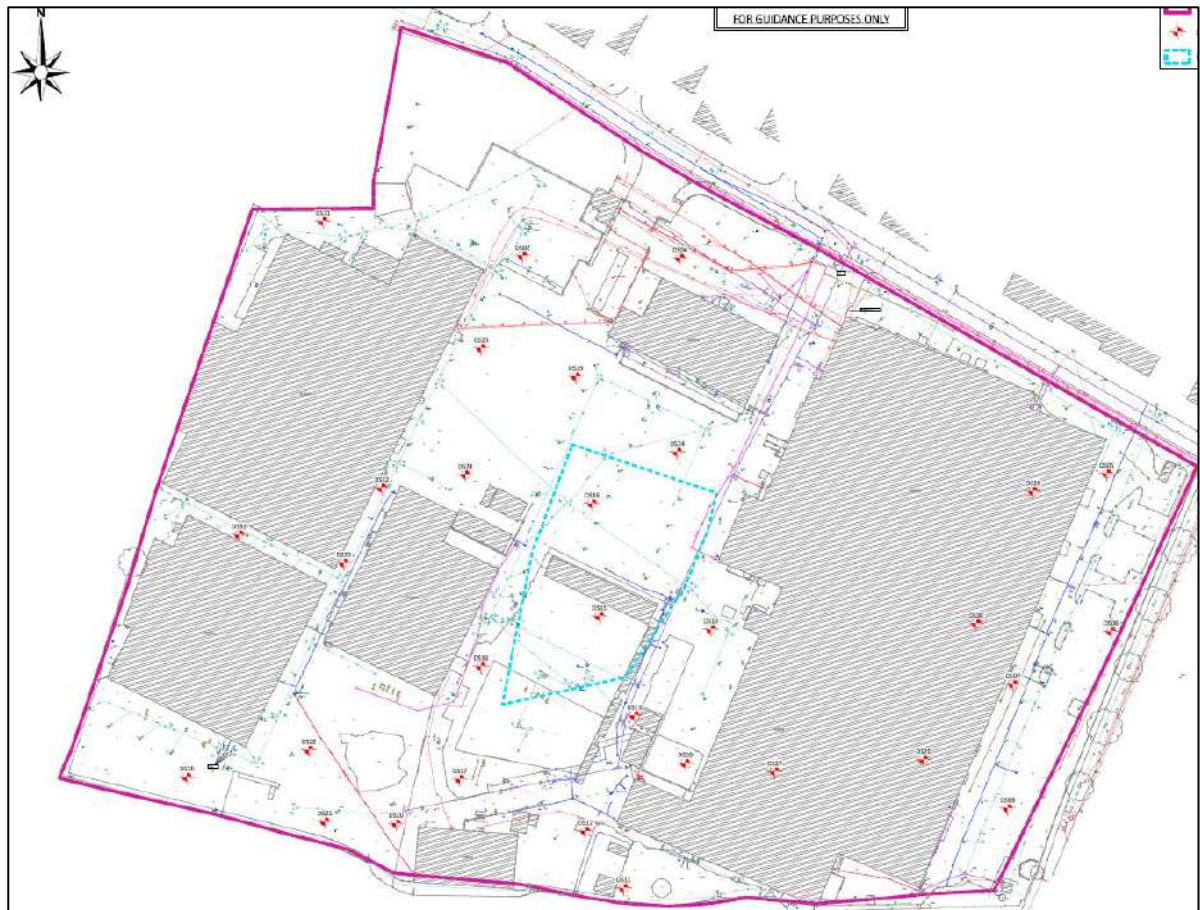


Figure 2: An extract of the exploratory hole location plan (IGE Consulting, Exploratory Hole Location Plan, Ref. SI-02, dated Sept 2023) .

The exploratory holes revealed a general succession of Made Ground overlying River Terrace Deposits which were in turn underlain by Glacial Till. Alluvium was also recorded, however it was noted to be present in the south-western site section only.

Made Ground

Made Ground was recorded at all locations, with the base of the formation proven at depths ranging from 0.05m bgl (71.38m AOD) to 2.20m bgl (68.00m AOD). It was noted to comprise concrete and asphalt underlain by dark greyish brown, very gravelly, fine to coarse sand.

Alluvium

Alluvium was recorded within DS0X in the south-western site section only, recorded above the River Terrace Deposits. The stratum comprised soft, greyish brown, slightly

gravelly, slightly sandy, silty clay to depths of between 0.60m and 3.00m bgl (70.18m and 68.28m AOD).

River Terrace Deposits

Natural strata representative of River Terrace Deposits were recorded directly beneath Made Ground at all exploratory hole locations with the exception of DS16, DS17 and DS20. The stratum comprised medium dense, brown (becoming dark grey when wet in places), fine to coarse sand and subrounded to well rounded, fine to coarse gravel of mixed natural lithologies to depths of between 2.10m and at least 5.45m bgl (68.43 and 65.10 m AOD).

Glacial Till

Natural strata representative of Glacial Till were recorded beneath the River Terrace. The base of the formation was not proven during ground investigation works. Glacial Till comprised medium dense, brown, slightly sandy silt to a depth of at least 5.45m bgl (64.35m AOD) at borehole termination.

DS15 and DS16 were undertaken in the area of a historical infilled reservoir, where Made Ground was recorded to greater depths of between 2.40m and 2.70m bgl (68.60m and 67.75m AOD), and was noted to comprise medium dense, dark brownish grey, sandy, angular to subangular, fine to coarse gravel of concrete, sandstone, red brick, clinker, limestone and glass.

Groundwater was encountered in all of the exploratory holes with the exception of HDP01. All groundwater strikes were recorded within the Glaciofluvial Sheet Deposits. Groundwater was recorded within the majority of the exploratory holes, ranging between 1.00m and 3.00m bgl (69.66m and 66.96m AOD). Water strikes were noted to be at shallower depths in the western and deeper in the eastern site sections. Consequently, the Phase 2 report infers a general groundwater flow direction from west to east of the site.

2.5 Contamination Assessment

During the intrusive ground investigation works, visual or olfactory evidence of contamination was observed in 14 No. of the exploratory holes, which included PID readings in excess of 50ppm in numerous strata. Chemical laboratory testing of site soils and groundwater samples. A single dibenz(a,h)anthracene exceedance of the commercial GACs was recorded within the Made Ground at 0.80m bgl in DS18. No GAC exceedances were recorded within the natural deposits, however, concentrations of BTEX and VOCs above laboratory limits of detection were recorded in 58 No. samples tested, which included natural deposits. 25 No. exceedances of the EQS and DWA for the water samples were recorded and concentrations of BTEX and VOCs above laboratory limits of detection were recorded in 10 No. samples tested.

13 No. samples out of 36 No. analysed returned a positive identification for asbestos, all within the Made Ground.

2.6 Ground Gas Risk Assessment

Though Made Ground has been encountered across the site to a maximum depth of 2.70m bgl, ground gas monitoring has not been undertaken at the time of the Phase 2 works due to the fact that volatile contamination has been recorded in the central-south site section. Therefore, it was recommended to undertake ground gas monitoring after the site has been remediated, as the removal of volatile contamination is deemed likely to change the ground gas conceptual site model. A precautionary assessment of the ground gas risk has been completed, which designated the majority of the site as a Characteristic Situation 2 (CS2) with respect to ground gas, however, the central-south site section affected by VOC contamination has been designated as a Characteristic Situation 3 (CS3). The risk was recommended to be reassessed following remediation and the completion of a ground gas monitoring programme.

2.7 Summary of Conceptual Site Model

The site investigation works have revealed that the ground conditions at the site are relatively consistent comprising Made Ground underlain by Alluvium (in places), underlain by River Terrace Deposits, underlain by Glacial Till.

No material representative of bedrock was encountered during the ground investigation; historical borehole records indicate that bedrock is at least between 20m and 30m below ground level.

Groundwater strikes were recorded in the majority of exploratory holes, the details of which are discussed in section 4.3. 20 No. groundwater monitoring wells were installed as part of the site investigation works. A single groundwater monitoring visit has been undertaken for the purposes of groundwater sampling. The results largely concur with those of the water strikes.

The Phase 2 report demonstrated that the site is considered to pose a **low to moderate risk** to human health receptors at the site as feasible contaminative linkages have been identified.

A precautionary assessment of the ground gas risk has been completed, which designated the majority of the site as a Characteristic Situation 2 (CS2) with respect to ground gas, however, the central-south site section affected by VOC contamination has been designated as a Characteristic Situation 3 (CS3). The risk was recommended to be reassessed following remediation and the completion of a ground gas monitoring programme.

With respect to groundwater contamination, PID readings greater than 50ppm were recorded on site, particularly in the southern site section and appeared to be highest around the groundwater level within the monitoring wells, suggesting that the contamination was present on top of the groundwater and was spread onto the soil as the water level rises and falls during seasonal variations or flood events.

A shallow groundwater table is present on site within the Secondary A Aquifer within the River Terrace Deposits. EQS and DWA exceedances were recorded within tested groundwater samples, predominantly in samples from the southern site section. Additionally, 25 No. exceedances of the EQS and/or DWS were recorded within groundwater samples, as well as concentrations above the laboratory detection limit. As with the soil sampling, many of the exceedances or elevated concentrations pertained to BTEX and VOCs, particularly in the central-southern site section. A NAPL 'hotspot' was recorded during groundwater sampling within DS18, coincident with the location of a historical solvent leak event recorded in 1991.

Groundwater flow on site was noted to be generally west to east, which matches the flow direction of the River Irwell. Consequently, it can be assumed that the groundwater and the River Irwell are in hydraulic connectivity. Therefore, a pathway is present between the onsite sources and the adjacent River Irwell. Following surface water testing of the River Irwell in September 2023, TPHs, VOCs and BTEX were noted to be below laboratory detection levels, and consequently, the results show no detrimental effects from the on-site contamination.

In the area of the proposed foundation excavations, no significant contamination has been recorded. The contaminative material is focused upon the south-central site section.

The Phase 2 report contains a Conceptual Site Model. The feasible pollutant linkages with relation to foundation construction works included in the hydrogeological Conceptual Site Model are contained in the CSM extract below. The diagram is included in Appendix 2.

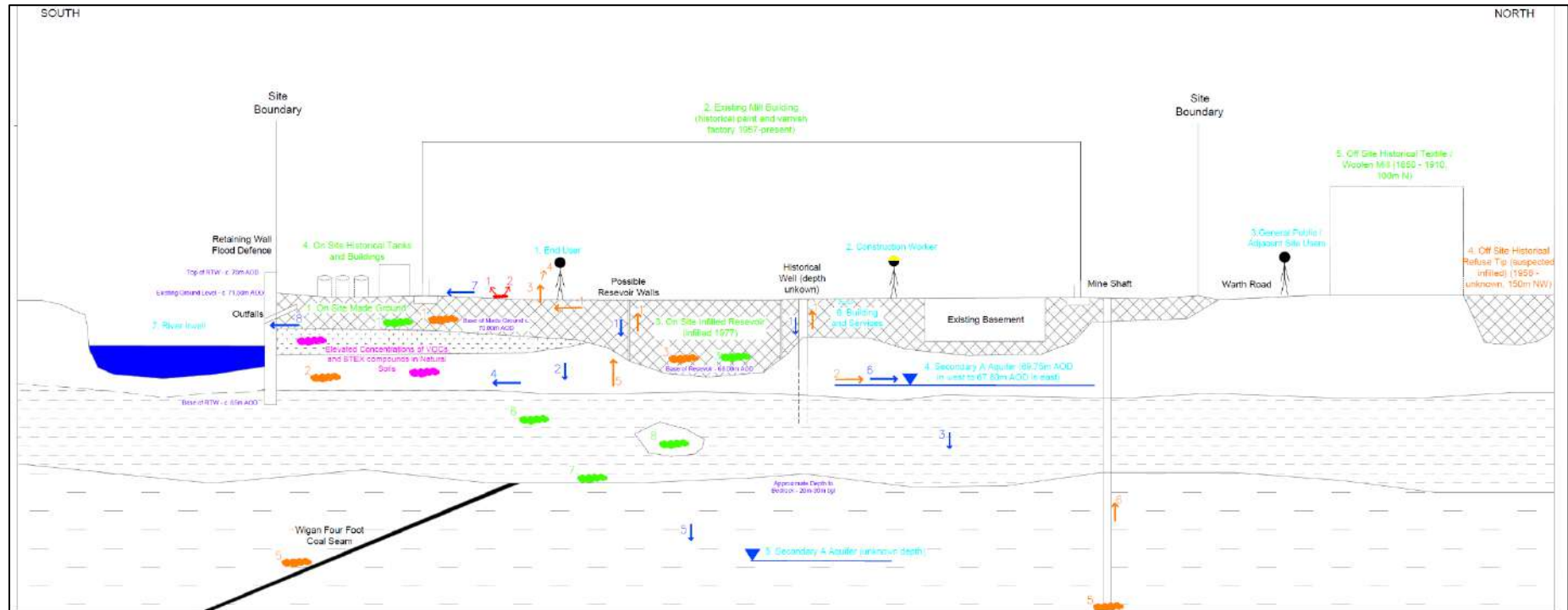


Figure 3: Conceptual Site Model extract.

3.0 PILING RISK ASSESSMENT

3.1 General

The Hydrogeological Risk Assessment has been undertaken in accordance with guidance by the Environment Agency, in particular, *Piling and Penetrative Ground Improvement Methods on Land Affected by Contamination: Guidance on Pollution Prevention* NC/99/73 (EA, 2001). Though piled foundation solution is not proposed to be implemented on the site, it is considered prudent to analyse the risk to the potential sensitive receptors utilising the pollution scenarios appropriate for piling. The risk assessment refers to the six pollution scenarios detailed within NC/99/73 which are included in Table 1 below:

Table 1: Pollution Scenarios

Scenario	Details
1	Creation of preferential pathways, through a low permeability layer (an aquitard), to allow potential contamination of an underlying aquifer
2	Creation of preferential pathways, through a low permeability surface layer, to allow upward migration of landfill gas, soil gas or contaminant vapours to the surface
3	Direct contact of site workers and others with contaminated soil arisings which have been brought to the surface
4	Direct contact of the piles or engineered structures with contaminated soil or leachate causing degradation of pile materials (where the secondary effects are to increase the potential for contaminant migration)
5	The driving of solid contaminants down into an aquifer during pile driving
6	Contamination of groundwater and, subsequently, surface waters by concrete, cement paste or grout

3.2 Risk Assessment

The Piling Risk Assessment contained within Table 2 below has been undertaken in line with guidance provided by the NHBC, CLAIRE (2025) and Environment Agency (NHBC/EA 2008).

Table 2: Foundation Risk Assessment

Scenario *	Source	Pathway	Receptor	Risk
1	Made Ground	Pile / Soil interface	Secondary (A) Aquifers	Very Low Risk: As the proposed foundation solution includes strip and pad foundations, which are proposed to be constructed within areas of Made Ground. However as these are to be constructed complementary to already existing foundations within the envelopes of the buildings at shallow depths, it is unlikely that the foundations will create a preferential pathway into the aquifers, as the proposed foundation depths are above the onsite water table.
2	Ground Gas / Soil Vapour	Pile / Soil interface	Buildings and construction workers	Low Risk: Though the site has been classified preliminarily as a Characteristic Situation 2 (CS2), and CS3 within the central-south site section, it is important to note this was due to the presence of VOCs and the lack of ground gas monitoring, therefore this assessment is deemed preliminary. No foundations are to be constructed within the central-south site section, therefore no preferential pathways will be created to allow migration of VOCs into the onsite buildings. The foundations will also not disturb the underlying coal measures, which are located at depths greater than 20m bgl, therefore the risk arising from mine gas is deemed low.
3	Contaminated Made Ground	Direct contact, inhalation and ingestion of dust	Construction workers	Low Risk: Following site investigation, the presence of contamination was recorded in discrete locations of the site (predominantly southern site section), and therefore it is unlikely that any contaminated soils will be encountered during the construction of the proposed foundations. However, PPE is recommended to be worn to mitigate the effects of the close contact with any previously unrecorded contaminated soils that might be encountered during works. Subsequently the overall design mitigates the risk to very low.
4	Contaminants in soil and groundwater	Direct contact and aggressive attack	Piles and other below ground structures	Low Risk: Though the soils are likely to be exposed during the construction of the proposed foundations, the construction works will be undertaken in areas of little contamination recorded during the Phase 2 investigation works, therefore the risk is deemed low. The foundations are to be constructed above the onsite groundwater table, hence the risk from contaminated groundwater is also deemed to be low. Following the intrusive site investigation, an initial concrete classification was undertaken, resulting in a preliminary DS-1 and AC-1 assessment of the onsite groundwater.
5	Contaminated Made Ground	Pile / Soil interface	Secondary (A) Aquifers	Very Low Risk: As the proposed foundation solution includes strip and pad foundations, furthermore, the proposed foundations are located in the areas where Made Ground affected by contamination has not been encountered during ground investigation works, the risk of the foundations creating a pathway to the underlying aquifers is deemed very low. In case of the construction works encountering previously unrecorded contamination, foundations are likely to be extended to greater depths bgl following the removal of the source.
6	Construction Materials	Migration through permeable strata	Groundwater	Low Risk: As the proposed foundation solution is to be constructed above the onsite groundwater table, it is unlikely that any construction materials will adversely affect the underlying sensitive aquifers, therefore the risk is deemed low.

*Scenarios 1-6 refer to the scenarios specified in Table 1: Pollution Scenarios

4.0 EXISTING BOREHOLES

There are currently 20 No. groundwater monitoring wells installed at the site.

The monitoring wells are constructed of 51mm diameter HDPE plain pipe to the depth of the response zone, which is screened with slotted pipe surrounded by a gravel annulus. Hydrated bentonite seals are present above and below the response zone. The monitoring wells are topped with flush lockable covers.

The response zones for the majority of the installed wells are located within strata representative of Alluvium, River Terrace Deposits and Glacial Till. The response zones of DS10, DS15 and DS16 are located within Made Ground, therefore, potential contamination might enter through these wells into the sensitive aquifers. Consequently, as part of the construction process, these monitoring wells should be decommissioned in accordance with Environment Agency guidelines. The decommissioning programme should include:

- Removal of the flush concrete headworks;
- Backfilling of the monitoring wells.
 - Whilst it would normally be a requirement to return the ground conditions as closely as possible to their pre-drilled conditions (i.e. coarse strata should be backfilled with coarse material, fine strata should be backfilled with fine material), given the relatively shallow nature of the monitoring wells, this is not deemed to be necessary. Furthermore, the presence of Made Ground (though not assessed to pose a significant contaminative risk) may preclude this. It is therefore recommended that the monitoring wells are backfilled with a low permeability material that will prevent significant vertical or horizontal movement of groundwater, such as bentonite cement grout. **The backfill materials must be clean, inert and non-polluting.**
- Sealing of the monitoring well surface; and
- Recording of the decommissioning.

5.0 CONCLUSIONS & RECOMMENDATIONS

The foundation solution for the site at Warth Road, Bury is proposed to comprise the placement of additional 600mm strip foundations and 1500mm x 15000mm and 2000mm x 2000mm pad foundations, constructed within the envelopes of existing buildings.

As no deep foundations are anticipated to be constructed on site, it is deemed unlikely that the construction of the additional strip and pad foundations will disturb the sensitive underlying aquifers, as the final proposed depth of the foundations will lie above the onsite groundwater table. In case of previously unrecorded contamination being discovered construction works, it is recommended that the contamination is removed and the foundation depth extended to ensure placement in a stratum unaffected by contamination.

As part of this assessment a number of potential adverse environmental impacts have been considered and assessed on a qualitative basis. The overall risk associated with the proposed foundation works are considered to be **very low to low**, thus the use of shallow strip and pad foundations is considered appropriate for the ground conditions at the site.

Any alterations to the proposed foundation solution or further information should instigate the reappraisal of the conclusions of this report.

APPENDIX 1

LIMITATIONS OF INVESTIGATION WORK AND REPORT AND CONTAMINATED LAND LEGISLATIVE FRAMEWORK

LIMITATIONS OF REPORT

This consultancy report was compiled and carried out by IGE Consulting Limited ('IGE') for the client, as defined in the main report (the 'client'), on the basis of a defined programme and scope of works and the terms of a contract between IGE and the client. IGE undertook this with all reasonable skill and care, taking into account the limits of the scope of works required by the client, the prevailing site conditions, the time scale involved and the resources, including financial and manpower resources, agreed between IGE and the client. IGE cannot accept responsibility to any parties whatsoever, following the issue of this report, for any matters arising which may be considered outwith the agreed scope of works.

Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted consulting practices. This report may not be relied upon, or transferred to, by any other party without the written agreement of its author. If a third party relies on this report, it does so wholly at its own and sole risk and IGE disclaims any liability to such parties.

It is IGE's understanding that this report is to be used for the purpose described in the 'Brief' section of this report. That purpose was a significant factor in determining the scope and the services to be provided. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of, or reliance upon the report in those circumstances by the client without IGE's review and advice shall be at the client's sole and own risk.

The information contained in this report is protected by disclosure under Part 3 of the Environmental Information Regulations 2004 pursuant to the provisions of Regulation 12(5) without the consent in writing of a Director of IGE.

This report is a function of the date it was written and should be read in light of any subsequent changes in legislation, statutory requirements and industry 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 IGE. In the absence of such written advice of IGE, reliance on the report in the future shall be at the client's own and sole risk. Should IGE be requested to review the report in the future, IGE shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between IGE and the client.

The observations and conclusions described in this report are based solely upon the scope of works agreed between the client and IGE. IGE has not performed any observations, investigations, studies or testing not specifically set out or mentioned within this report. IGE is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the agreed scope of works. For the avoidance of doubt, this report is strictly limited to the nature of contamination contained within the ground and groundwater at the site. The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species (e.g. Japanese Knotweed). It is recommended that the client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the suspected presence asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace full and proper surveys.

Throughout the report the term 'geotechnical' is used to describe aspects relating to the physical nature of the site (such as foundation requirements) and the term 'geo-environmental' is used to describe aspects relating to ground-related environmental issues (such as potential contamination). However, it should be appreciated that this is an integrated investigation and these two main aspects are inter-related. The geo-environmental sections are written in broad agreement with BS 10175:2011+A2 2017.

LIMITATIONS OF INVESTIGATION WORK

Desk Study References

This report is based upon IGE's observations of existing physical conditions at the site gained from a walkover survey of the site together with IGE's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. Reliance has been placed on this publicly available data obtained from the sources identified in the main report. When using the information, it has been assumed that it is correct. The findings and recommendations contained in this report are based in part upon information provided by third parties, and whilst IGE 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. IGE 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. IGE is not liable for any inaccurate information 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 IGE and including the doing of any independent investigation of the information provided to IGE except when otherwise provided in the terms of the contract between the client and IGE.

Historical Mapping

Historical Ordnance Survey maps do not provide a comprehensive description of a site history. They provide details of the site from a date prior to the publication of the map (i.e. a snapshot in time). The period between map editions can be substantial (i.e. several decades). Not all map series are available for every date range in many areas of the UK and therefore there will be gaps in this mapped record for some sites. Potentially contaminative land uses could have been present and removed during such periods and may therefore not form a part of this particular record. In addition, there will be potentially contaminative land uses which are not identified on the map records such as small scale storage / use of hazardous materials, illegal / unlicensed waste disposal activities etc. Different map series identify different features utilising different symbols which can result in features that remain on-site being removed from maps. Some features are also not mapped for security reasons (e.g. airfields and other military installations). These areas are mostly shown as blank areas on historical maps.

Site Walkover

During the site walkover reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.

Flooding

Flooding in this report is defined as flooding caused by the sea, ditches, rivers, streams, ponds, lakes, reservoirs and the like. It does not extend to flooding caused by surcharged piped drainage systems and investigations into flooding of this nature are excluded from this report.

Extent of Contamination Studies

Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities. The conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the reporting in full. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Intrusive Investigation

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 explored extent of the site 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, 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.

Exploratory Holes

Where exploratory holes have been carried out as part of this investigation, the spacing has been determined to provide a reasonable indication of the general ground conditions across the site, but the number has ultimately been limited by commercial constraints. The findings of the exploratory holes relate specifically to the exploratory hole locations and are no absolute guarantee of the ground conditions between such locations. Due allowance should be made for the possibility of variation in conditions between exploratory hole locations.

Extent of Contamination Testing

The extent of contaminated land testing carried out on samples obtained from the site has been determined in accordance with the latest legal guidance issued by the government to provide, with reasonable certainty, the probable general levels of contamination present on site that could pose a significant hazard to human health or waters. The extent of site investigation works including chemical testing has also been limited by reasonable commercial constraints. Although extensive testing of samples has been carried out, the volume of samples taken for testing are a minute fraction of the total volume of soils and groundwater present on site. Therefore, there is a residual risk that undetected pockets of contamination may be present on site, situated between testing locations.

When investigating or developing potentially contaminated land it is important to recognise that sub-surface conditions may vary spatially and temporally. The absence of certain ground, ground gas, contamination or groundwater conditions at the positions tested is not a guarantee that such conditions do not exist anywhere across the site. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities. The conclusions resulting from this study are not necessarily indicative of future conditions or operating practices at or adjacent to the site.

Extent of Geo-Environmental Studies

This report is strictly limited to the nature of contamination contained within the ground and groundwater at the site. The report does not cover environmental aspects such as air or noise pollution and ground vibrations and the like. In addition, ecological matters relating to wildlife, flora and fauna have not been investigated as part of this report. In particular, the site has not been inspected for the presence or otherwise of invasive species e.g. Japanese Knotweed. It is recommended that the Client appoints a specialist in this subject to carry out a detailed inspection / survey of the site if its presence is suspected. Where mention has been made to the identification asbestos or asbestos-containing materials this is for indicative purposes only and does not constitute or replace a full and proper survey. If an Unexploded Ordnance (UXO) report has been obtained within the report, it has been so on the basis of Health and Safety concerns and no assessment has been made other than transcribing the recommendations of the sub-contractor contained within the report. In terms of a potential contaminative source, unless ordnance has been manufactured / stored on site, UXOs will only be determined as a contaminative source following a positive identification on site.

PLANNING CONTEXT

The National Planning Policy Framework (NPPF, 2025) states that the purpose of the planning system is to contribute to the achievement of sustainable development. In order to do this the planning system has three overarching objectives, one of which directly relates to the potential for pollution and contaminated land:

- ***'environmental objective** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'.*

In accordance with this environmental objective, Paragraph 125 clarifies that 'making effective use of land' includes to:

- *'give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land'.*

In accordance with this environmental objective, Paragraph 187 clarifies that 'conserving and enhancing the natural environment includes:

- *'preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability'; and*
- *'remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate'.*

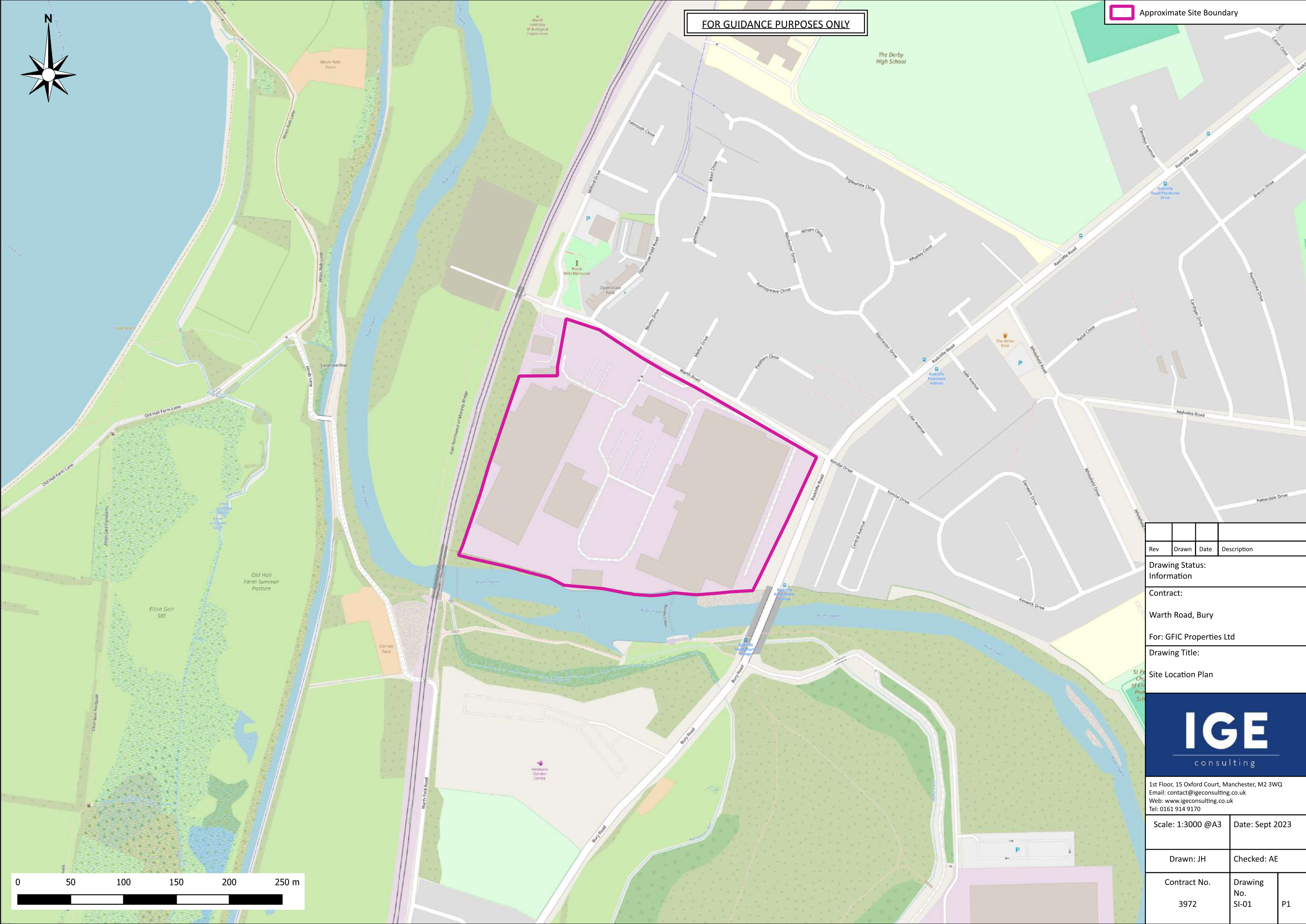
Paragraph 196 of the NPPF states that planning policies and decisions for developments should also ensure that:

- *'a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation)'; and,*
- *'after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990'; and*
- *'adequate site investigation information, prepared by a competent person, is available to inform these assessments'.*

This report has been prepared and authorised by staff that are competent as defined in the NPPF.

APPENDIX 2

FIGURES AND DRAWINGS



Rev	Drawn	Date	Description
-----	-------	------	-------------

Drawing Status:
Information

Contract:

Warth Road, Bury

For: GFIC Properties Ltd

Drawing Title:

Site Location Plan



1st Floor, 15 Oxford Court, Manchester, M2 3WQ
Email: contact@igeconsulting.co.uk
Web: www.igeconsulting.co.uk
Tel: 0161 914 9170

Scale: 1:3000 @A3		Date: Sept 2023	
Drawn: JH		Checked: AE	
Contract No. 3972		Drawing No. SI-01	P1



revision notes			
rev	date	by	description
01:			original issue



campbell driver partnership

Suite 25, Unit 2
Northlight House
Pendle Road
Brierfield
Nelson
BB9 5FL

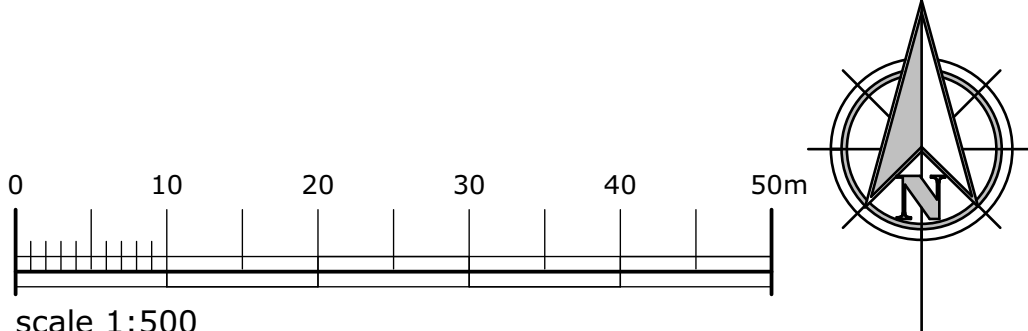
01254 297700
www.cdparchitects.co.uk

client:	glic investments		
project:	warth industrial park redevelopment		
	warth road, bury, BL9 9TB		
sheet:	demolition plan		
drawing no:	24.100.00-CDP-00-DR-A-1006	P01	
scale:	1:500 @ A1	status:	WIP
date:	30.01.24	drawn by:	lg

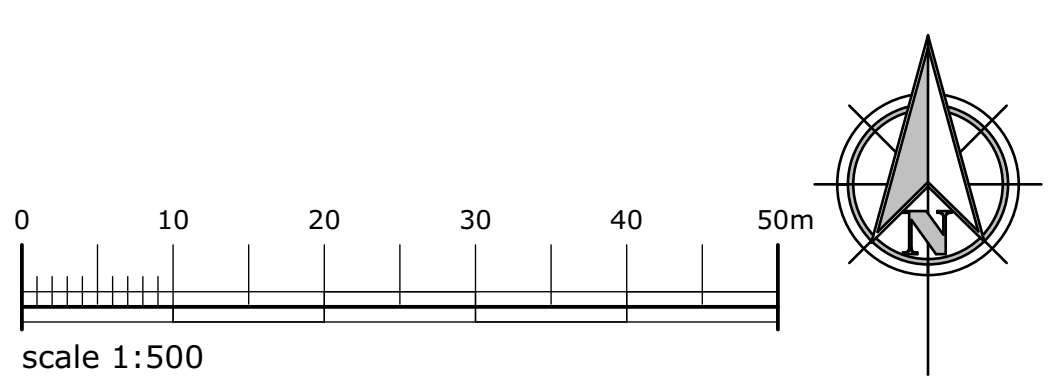


site plan surfacing key

- | | | | | | |
|---|---|---|---------------------------------------|---|--|
|  | existing retained surface, repair works where required |  | soft landscaping |  | crushed and compacted stone surfacing |
|  | new concrete yard to engineers details and specifications |  | tarmac pedestrian footpath |  | ev charging point to be provided to car parking space |
|  | tarmacadam access road/ parking to engineers details and specifications |  | whiteline designated walk/ cycle path |  | ducting for future ev charging expansion to be provided to car parking space |



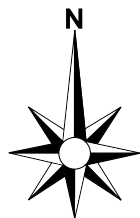
revision notes			
rev	date	by	description
01:			original issue
02:	02.10.25	lg	revised to suit inclusion of retaining walls to building D
03:	15.12.25	lg	revised to suit structural engineers foundation markup plans





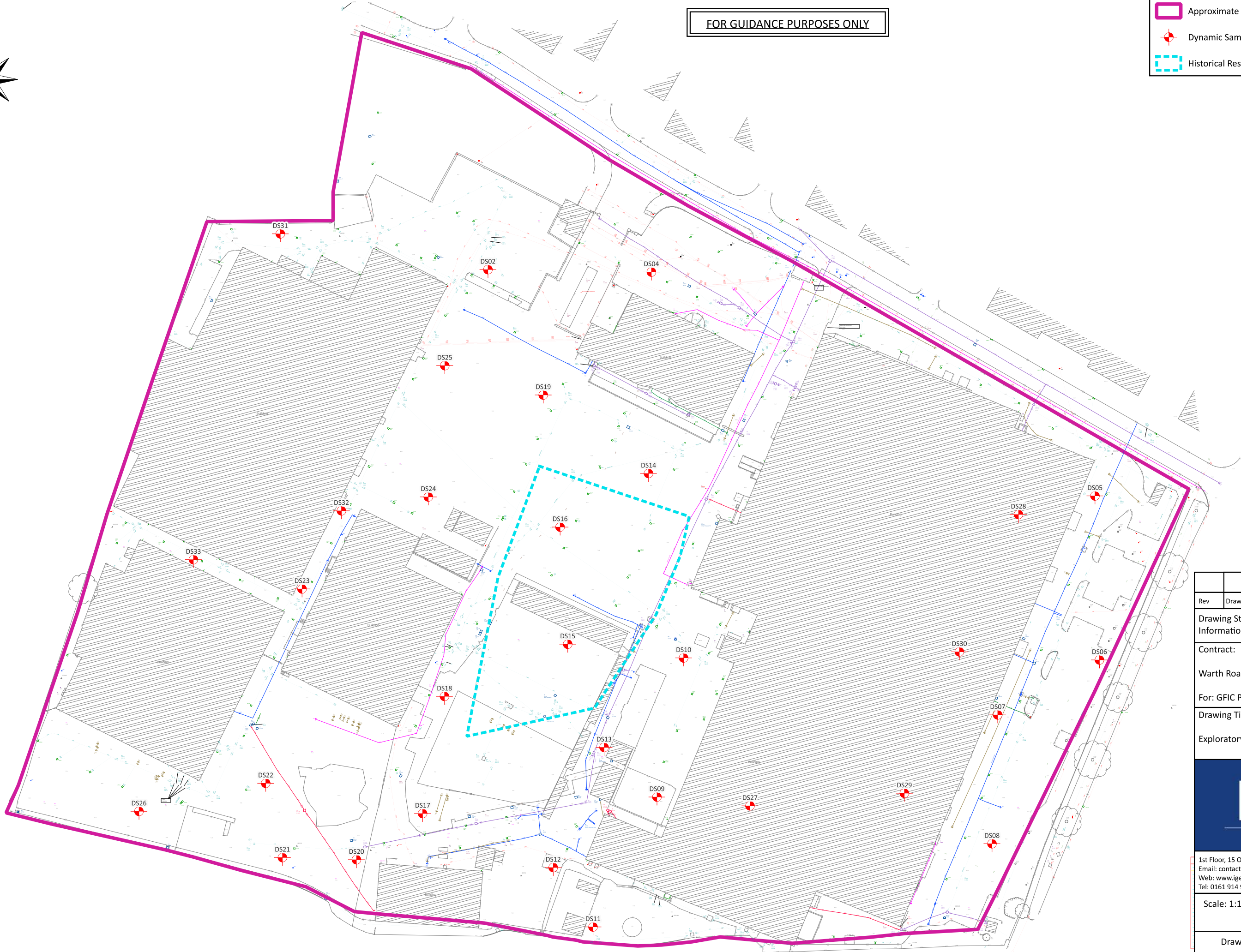
campbell driver partnership
Suite 25, Unit 2
Northlight House
Pendle Road
Brierfield
Widelson
BB9 5FL
01254 297700
www.cdparchitects.co.uk

client:	gfc investments		
project:	warth industrial site warth road, bury, BL9 9TB		
sheet:	ground penetration markup		
drawing no:	24.100.01-CDP-00-DR-A-1003	sheet	P03
scale:	1:500 @ A1	status:	WIP
date:	23.09.25	drawn by:	lg

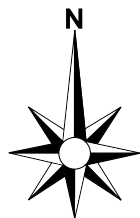


FOR GUIDANCE PURPOSES ONLY

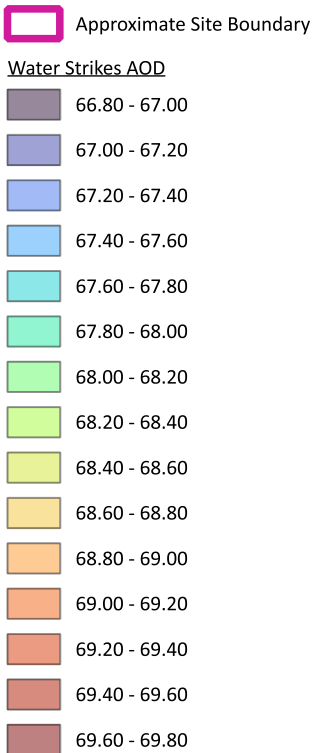
-  Approximate Site Boundary
-  Dynamic Sample Boreholes
-  Historical Reservoir (1890-1956)



Rev	Drawn	Date	Description
Drawing Status: Information			
Contract: Warth Road, Bury			
For: GFIC Properties Ltd			
Drawing Title: Exploratory Hole Location Plan			
			
1st Floor, 15 Oxford Court, Manchester, M2 3WQ Email: contact@igeconsulting.co.uk Web: www.igeconsulting.co.uk Tel: 0161 914 9170			
Scale: 1:1000 @A3		Date: Sept 2023	
Drawn: JH		Checked: AE	
Contract No. 3972		Drawing No. SI-02	P1

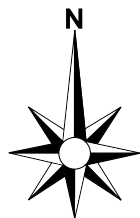


FOR GUIDANCE PURPOSES ONLY



0 20 40 60 80 100 m

Rev	Drawn	Date	Description
Drawing Status: Information			
Contract:			
Warth Road, Bury			
For: GFIC Properties Ltd			
Drawing Title:			
Water Strikes Plan (m AOD)			
IGE consulting			
1st Floor, 15 Oxford Court, Manchester, M2 3WQ Email: contact@igeconsulting.co.uk Web: www.igeconsulting.co.uk Tel: 0161 914 9170			
Scale: 1:1000 @A3		Date: Sept 2023	
Drawn: JH		Checked: AE	
Contract No.		Drawing No.	
3972		SI-04	P1



FOR GUIDANCE PURPOSES ONLY

Approximate Site Boundary

Water Strikes bgl

1.00 - 1.25

1.25 - 1.50

1.50 - 1.75

1.75 - 2.00

2.00 - 2.25

2.25 - 2.50

2.50 - 2.75

2.75 - 3.00



Rev	Drawn	Date	Description
Drawing Status: Information			
Contract: Warth Road, Bury			
For: GFIC Properties Ltd			
Drawing Title: Water Strikes Plan (m bgl)			
IGE consulting			
1st Floor, 15 Oxford Court, Manchester, M2 3WQ Email: contact@igeconsulting.co.uk Web: www.igeconsulting.co.uk Tel: 0161 914 9170			
Scale: 1:1000 @A3		Date: Sept 2023	
Drawn: JH		Checked: AE	
Contract No. 3972		Drawing No. SI-04	P2



Notes

- 1 This drawings is abstract and not to scloe.
- 2 This drawing is to be read in conjunction with all relevant Architects and Service Engineers drawings.

Key

- Made Ground
- Alluvium
- River Terrace Deposits
- Glacial Till
- Pennine Lower Coal Measures
- Wigan Four Foot Coal Seam

Receptors

1. End user
2. Construction workers
3. General public / adjacent site users
4. Secondary A Aquifer (superficial deposits)
5. Secondary A Aquifer (unknown depth, rockhead anticipated at c. 20-30m bgl)
6. Buildings and services
7. River Irwell

SOURCES

Sources

1. On site Made Ground
2. On site Warth Mills (1890-present. Paint and varnish factory 1957-2004)
3. On site infilled resevoir (infilled 1977)
4. On site historical tanks and buildings (1957-2005)
5. Off site historical woolen / textile mill (1850-1910, 100m N)

Secondary Sources

6. Pooling beneath future foundations
7. Pooling in relative low points above low permeability deposits
8. Pooling within granular lenses within low permeability deposits

Ground Gas Sources

1. On site Made Ground
2. On site volatile contamination
3. On site infilled resevoir (infilled 1977)
4. Off site refuse tip, suspected infilled (1956 - unknown, 150m NW)
5. On site coal seam subcrop and deep workings

PATHWAYS

Pathways To Human Health

1. Dermal contact
2. Inhalation of soil dust and vapours

Pathways To Controlled Waters

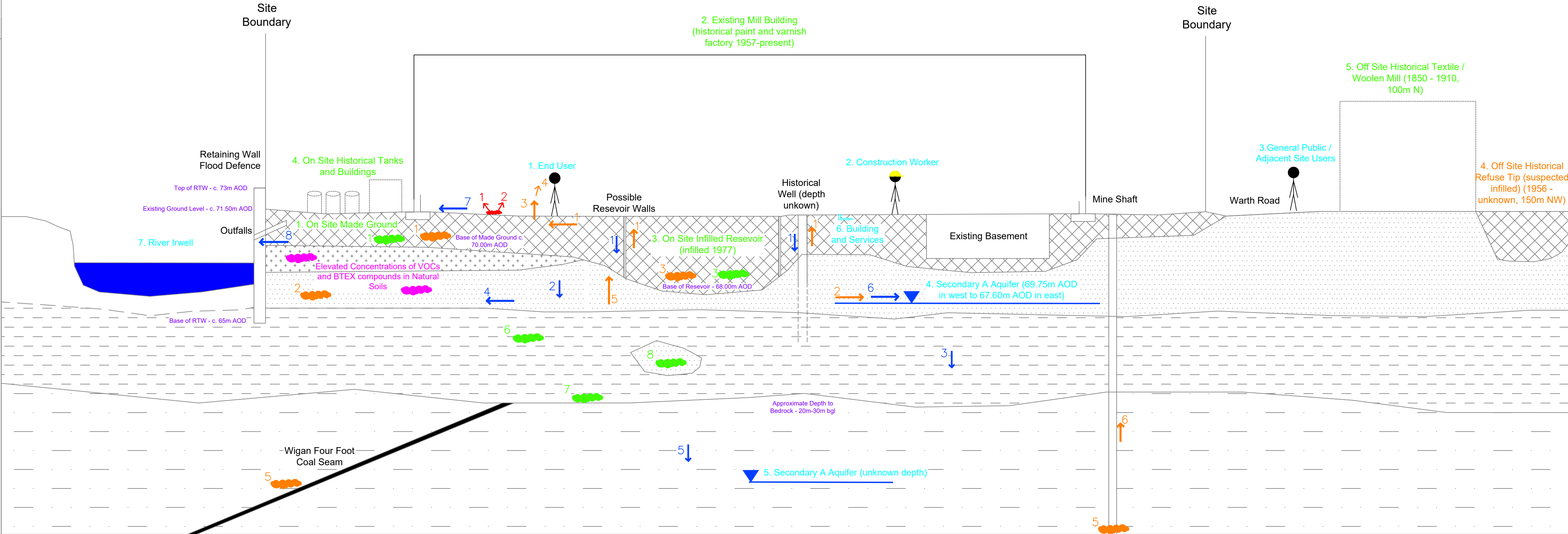
1. Vertical migration along current foundations
2. Vertical migration through coarse natural deposits (River Terrace Deposits)
3. Negligible infiltration through low permeability natural fine deposits (Glacial Till)
4. Lateral migration Along low-permeability natural fine deposits (Glacial Till)
5. Migration through fractures and fissures in bedrock
6. Migration along groundwater flow
7. Overland flow
8. Flow through retaining wall outfalls

Ground Gas Pathways

1. Preferential migration beneath hardstanding, along foundations, service ducts and trenches
2. dissolved gases within groundwater
3. Ingress through wall cavities / floors and subsequent accumulation
4. Inhalation of ground gas and vapours
5. Vertical migration through granular deposits
6. Vertical migration up mine shaft

SOUTH

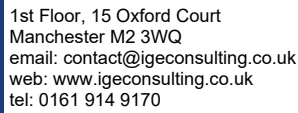
NORTH



Rev	Drawn	Date	Description
Drawing Status			
INFORMATION			
Contract			
WARTH ROAD, BURY			
FOR: GFIC PROPERTIES LTD			
Drawing Title			
CONCEPTUAL SITE MODEL DIAGRAM			
IGE consulting			
1st Floor, 18 Oxford Court, Manchester, M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170			
Scale	NTS	Date	SEPT 2023
Drawn	JH	Checked	AE
Contract No.	3972	Drawing No.	SI-13 P1

APPENDIX 3
EXPLORATORY LOGS

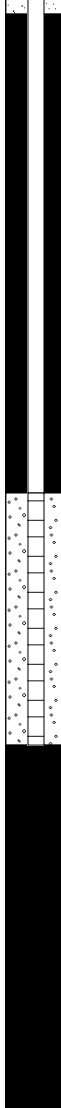
IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS02 Sheet 1 of 1						
Project Name: Warth Road				Co-ords: 379550E - 409250N		Project No. 3972							
Location: Bury				Level (m AOD): 70.56		Logged By JH							
Client: GFIC Properties Ltd.				Date: 10/08/2023		Checked By LM							
		Sample and In Situ Testing			Depth (m)		Level (m AOD)		Stratum Description				
Well / Backfill		Water Strikes		Depth(m)	Type	Results							
							0.25	70.31	CONCRETE. MADE GROUND				
				0.50 0.50 0.50	B ES PID	30.00ppm			Medium dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS		1		
				1.20	SPT	N=14 (6,6/5,4,3,2)			Becoming clayey from 1.50m bgl.				
				1.80 1.80 2.00	ES PID SPT	311.10ppm N=6 (1,0/1,1,2,2)	1.90	68.66	Loose, brown, gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS		2		
				2.80 2.80 3.00	ES PID SPT	18.90ppm N=8 (1,1/1,2,2,3)			Becoming dark grey from 2.60m bgl.		3		
				3.60 3.60 3.80 3.80 4.00	ES PID ES PID SPT	152.20ppm 2.60ppm N=11 (3,3/3,2,3,3)	3.70	66.86	Firm, greyish brown, slightly gravelly, slightly sandy, CLAY. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. GLACIAL TILL		4		
							4.45	66.11	Dynamic Sample terminated at 4.45m.		5		
											6		
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs					
				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)			
Dynamic sample borehole terminated at 4.45m bgl due to collapses.				1.50				1.20 2.00 3.00	2.00 3.00 4.00	87 80% 77 80% 67 100%			
Water depth upon completion: 1.20m bgl.													



ver. 1.5

Sheet 1 of 1

Checked By
LM

Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description	
		Depth(m)	Type	Results					
								CONCRETE. MADE GROUND	
		0.40	ES		0.30	70.23		Dark brown, slightly clayey, fine to coarse SAND and angular to well rounded, fine to coarse GRAVEL of clinker and mixed natural lithologies.	
		0.80 0.80 0.80	B ES PID	0.30ppm	0.50	70.03		MADE GROUND Dense, dark brown, slightly clayey, fine to coarse SAND and subangular to well rounded, fine to coarse GRAVEL of mixed lithologies.	
		1.20	SPT	N=39 (5,7/8,11,10,10)				RIVER TERRACE DEPOSITS	
		1.40	PID	1.00ppm					
		1.60	ES						
		2.00	SPT	N=6 (3,2/2,1,1,2)	2.10	68.43		Becoming light brown from 1.30m bgl. Becoming dark grey from 1.90m bgl.	
		3.00	SPT	N=14 (3,3/2,4,4,4)					
		3.70 3.70	ES PID	0.30ppm					
		4.00	SPT	N=19 (4,4/3,5,5,6)					
				4.45	66.08		Dynamic Sample terminated at 4.45m.		

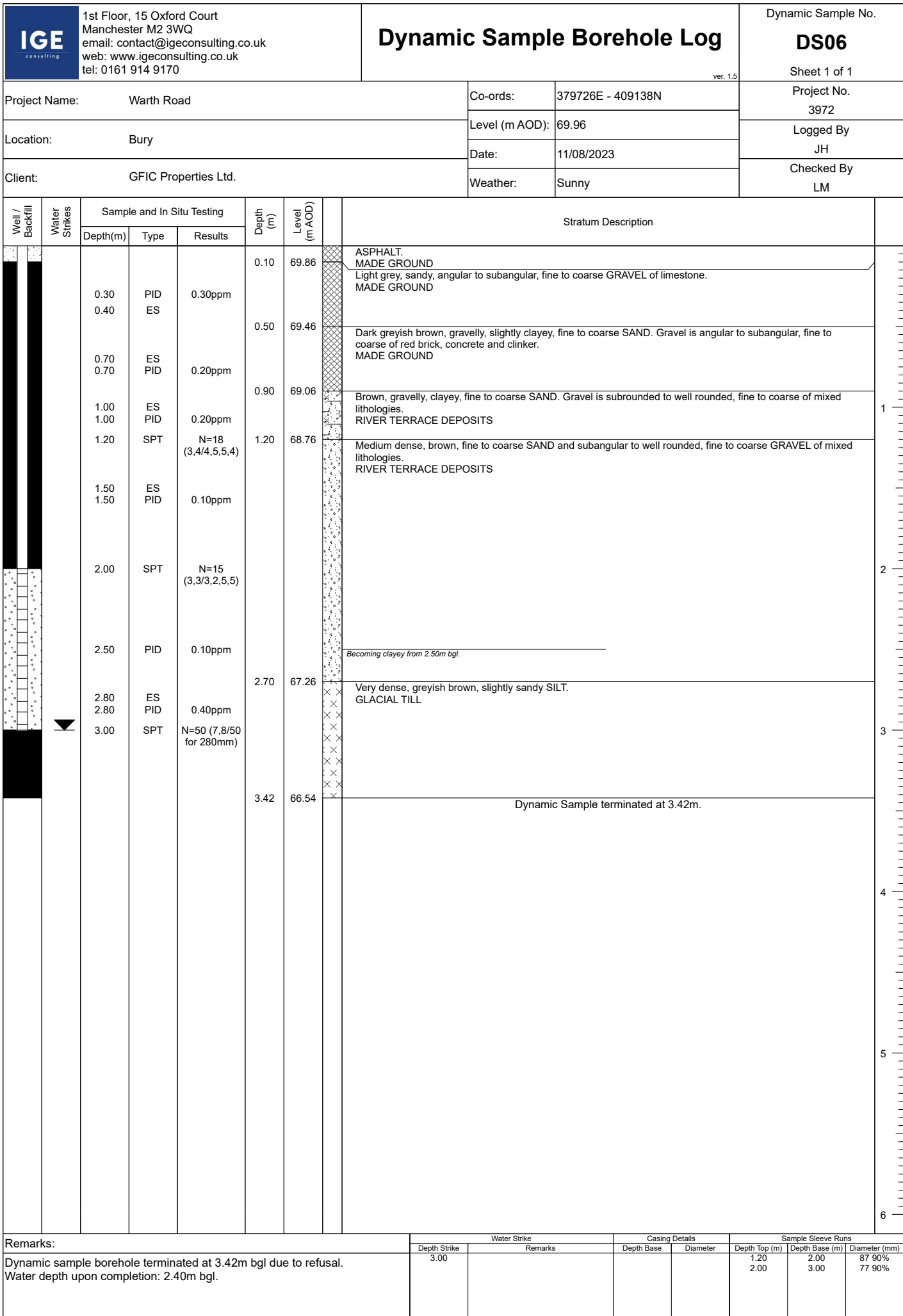
Remarks:

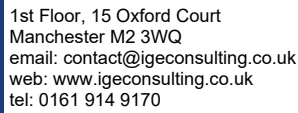
Dynamic sample borehole terminated at 4.45m bgl due to collapses.

Water depth upon completion: 1.30m bgl.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
1.90				1.20	2.00	87 90%
				2.00	3.00	77 20%
				3.00	4.00	67 95%

IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS05 Sheet 1 of 1							
Project Name: Warth Road				Co-ords: 379724E - 409185N		Project No. 3972									
Location: Bury				Level (m AOD): 69.81		Logged By JH									
Client: GFIC Properties Ltd.				Date: 11/08/2023		Checked By LM									
Well / Backfill		Water Strikes		Sample and In Situ Testing			Depth (m)		Level (m AOD)		Stratum Description				
				Depth(m)TypeResults											
							0.20		69.61		CONCRETE. MADE GROUND				
							0.50		69.31		Light grey, sandy, slightly clayey, angular to subangular, fine to coarse GRAVEL of limestone. MADE GROUND				
		0.60 0.60		ES PID		0.40ppm		0.80		69.01		Firm, bluish grey, slightly gravelly, slightly sandy, silty CLAY. Gravel is angular to subrounded, fine to coarse OF red brick, concrete and mixed natural lithologies. MADE GROUND			
		0.90 0.90		ES PID		0.20ppm		1.20		68.61		Brown, slightly gravelly, very silty, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM		1	
		1.20 1.30 1.30		SPT ES PID		N=27 (5,7/5,6,7,9) 0.10ppm		2.05		67.76		Medium dense, brown, fine to coarse SAND and angular to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS		2	
		1.70		SPT		50 (25 for 140mm/50 for 210mm)						Dynamic Sample terminated at 2.05m.		3	
														4	
														5	
														6	
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs							
				Depth StrikeRemarks		Depth BaseDiameter		Depth Top (m)Depth Base (m)Diameter (mm)							
Dynamic sample borehole terminated at 2.05m bgl due to refusal. Water depth upon completion: dry.				No strike				1.201.7087 50%							





ver. 1.5

Sheet 1 of 1

Project No.
3972

Logged By
JH

Checked By
LM

[illegible]

Remarks:	
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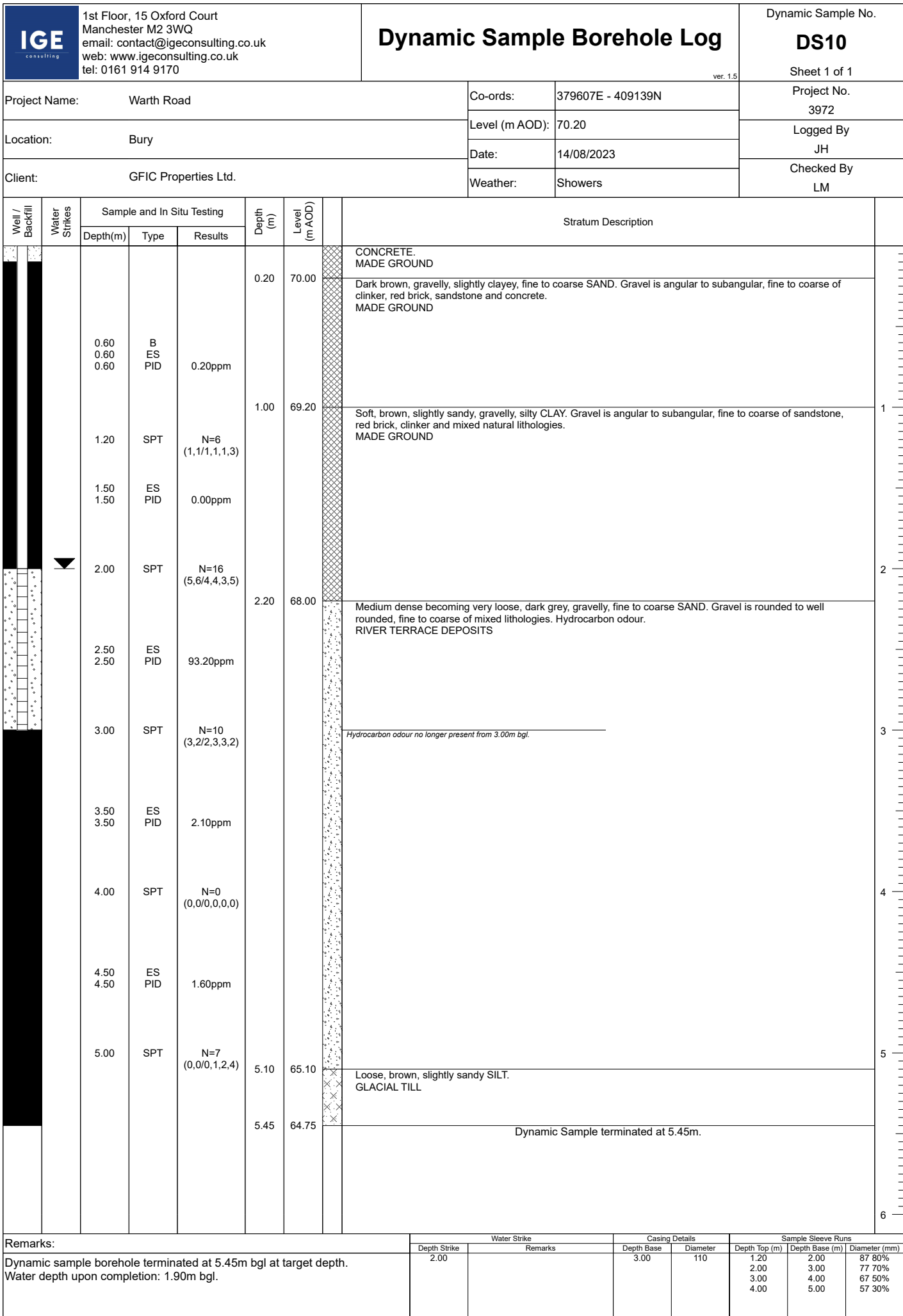
Dynamic sample borehole terminated at 3.45m bgl due to collapses.

Water depth upon completion: dry.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
2.70				1.20	2.00	87 100%
				2.00	3.00	77 60%

IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS08 Sheet 1 of 1	
Project Name: Warth Road				Co-ords: 379695E - 409086N		Project No. 3972			
Location: Bury				Level (m AOD): 69.98		Logged By JH			
Client: GFIC Properties Ltd.				Date: 11/08/2023		Checked By LM			
		Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description	
Well / Backfill	Water Strikes	Depth(m)	Type	Results					
		0.05			0.05	69.93		ASPHALT.	
		0.20			0.20	69.78		MADE GROUND	
		0.40	ES	0.10ppm				CONCRETE.	
		0.40	PID				MADE GROUND		
							Light brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of limestone.		
		0.60			0.60	69.38		MADE GROUND	
		0.80	B	0.00ppm				Brown, gravelly, slightly silty, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies.	
		0.80	ES				RIVER TERRACE DEPOSITS		
		0.80	PID						
		1.20	SPT	N=50 (6,9/50 for 235mm)	1.20	68.78		Dense, brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of mixed lithologies.	
					1.58	68.40		RIVER TERRACE DEPOSITS	
								Dynamic Sample terminated at 1.58m.	
Remarks: Dynamic sample borehole terminated at 1.58m bgl due to refusal. Water depth upon completion: dry.									
		Water Strike		Casing Details		Sample Sleeve Runs			
		Depth Strike	Remarks		Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
			No strike.				1.20	1.58	87 80%

IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS09 Sheet 1 of 1			
Project Name: Warth Road				Co-ords: 379599E - 409099N		Project No. 3972				
Location: Bury				Level (m AOD): 70.30		Logged By JH				
Client: GFIC Properties Ltd.				Date: 14/08/2023		Checked By LM				
		Sample and In Situ Testing		Depth (m)	Level (m AOD)	Stratum Description				
Well / Backfill	Water Strikes	Depth(m)	Type					Results		
					0.05	70.25	ASPHALT. MADE GROUND CONCRETE. MADE GROUND Brown, gravelly, clayey, fine to coarse SAND with a moderate cobble content. Cobbles are angular to subangular, fine to coarse of red brick and sandstone. Gravel is angular to subangular, fine to coarse of clinker, red brick, concrete and sandstone. MADE GROUND			
					0.15	70.15				
		0.50	PID	0.00ppm						
				0.70	ES					
				1.20	SPT	N=6 (9,3/2,2,1,1)				
				1.60	ES		1.50	68.80	Brown, sandy SILT. ALLUVIUM	
				1.60	PID	0.20ppm				
				1.90	ES		1.80	68.50	Medium dense, dark grey, sandy, subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. Solvent odour. RIVER TERRACE DEPOSITS	
				1.90	PID	1198.00ppm				
				2.00	SPT	N=25 (6,8/5,6,6,8)				
				2.60	ES					
				2.60	PID	46.90ppm				
		3.00	SPT	N=17 (5,4/2,3,6,6)						
		3.40	PID	0.90ppm						
					3.60	66.70	Very dense, brown, slightly sandy SILT. GLACIAL TILL			
		3.80	ES							
		3.80	PID	0.00ppm						
		4.00	SPT	50 (25 for 135mm/50 for 215mm)						
					4.35	65.95	Dynamic Sample terminated at 4.35m.			
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs		
Dynamic sample borehole terminated at 4.35m bgl due to refusal. Water depth upon completion: 2.00m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
				1.90		3.00	110	1.20	2.00	87 80%
								2.00	3.00	77 65%
								3.00	4.00	77 70%



IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS11 Sheet 1 of 1																																																																																				
Project Name: Warth Road				Co-ords: 379581E - 409062N		Project No. 3972																																																																																			
Location: Bury				Level (m AOD): 71.97		Logged By JH																																																																																			
Client: GFIC Properties Ltd.				Date: 17/08/2023		Checked By LM																																																																																			
		Weather: Overcast																																																																																							
<table><tr><th rowspan="2">Well / Backfill</th><th rowspan="2">Water Strikes</th><th colspan="3">Sample and In Situ Testing</th><th rowspan="2">Depth (m)</th><th rowspan="2">Level (m AOD)</th><th rowspan="2">Stratum Description</th><th rowspan="2"></th></tr><tr><th>Depth(m)</th><th>Type</th><th>Results</th></tr><tr><td rowspan="12"></td><td></td><td>0.30 0.30 0.30</td><td>B ES PID</td><td>0.70ppm</td><td rowspan="2">0.70</td><td rowspan="2">71.27</td><td>Light brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of concrete and red brick with a moderate cobble content. Cobbles are angular to subangular of concrete. MADE GROUND</td><td rowspan="2"></td></tr><tr><td></td><td>0.80 0.90</td><td>PID ES</td><td>0.60ppm</td><td>Brown, mottled reddish brown, gravelly, silty, fine to coarse SAND with a moderate cobble content. Cobbles are angular to subangular of red brick. Gravel is angular to subangular, fine to coarse of red brick and concrete. MADE GROUND</td></tr><tr><td></td><td>1.20</td><td>SPT</td><td>N=10 (3,3/3,3,2,2)</td><td rowspan="2">1.50</td><td rowspan="2">70.47</td><td rowspan="2">Very loose, brown, clayey, very silty, fine to coarse SAND. ALLUVIUM <i>Becoming dark brownish grey with a solvent odour from 1.80m bgl</i></td><td rowspan="2"></td></tr><tr><td></td><td>1.60 1.60</td><td>ES PID</td><td>0.60ppm</td></tr><tr><td></td><td>1.90 1.90 2.00</td><td>ES PID SPT</td><td>674.00ppm N=3 (1,1/1,0,1,1)</td><td rowspan="3">3.00</td><td rowspan="3">68.97</td><td rowspan="3">Very dense, dark grey, sandy, rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS</td><td rowspan="3"></td></tr><tr><td></td><td>2.30 2.30</td><td>ES PID</td><td>1955.00ppm</td></tr><tr><td></td><td>2.50</td><td>B</td><td></td></tr><tr><td></td><td>2.80 2.80</td><td>ES PID</td><td>156.90ppm</td><td rowspan="3">4.45</td><td rowspan="3">67.52</td><td rowspan="3">Dynamic Sample terminated at 4.45m.</td><td rowspan="3"></td></tr><tr><td></td><td>3.00</td><td>SPT</td><td>N=32 (7,6/7,7,8,10)</td></tr><tr><td></td><td>3.60</td><td>SPT</td><td>N=46 (10,11/12,10,8,16)</td></tr><tr><td></td><td>3.80 3.80</td><td>ES PID</td><td>17.80ppm</td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td></tr><tr><td></td><td>4.00</td><td>SPT</td><td>N=27 (10,10/8,6,6,7)</td></tr></table>								Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Stratum Description		Depth(m)	Type	Results			0.30 0.30 0.30	B ES PID	0.70ppm	0.70	71.27	Light brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of concrete and red brick with a moderate cobble content. Cobbles are angular to subangular of concrete. MADE GROUND			0.80 0.90	PID ES	0.60ppm	Brown, mottled reddish brown, gravelly, silty, fine to coarse SAND with a moderate cobble content. Cobbles are angular to subangular of red brick. Gravel is angular to subangular, fine to coarse of red brick and concrete. MADE GROUND		1.20	SPT	N=10 (3,3/3,3,2,2)	1.50	70.47	Very loose, brown, clayey, very silty, fine to coarse SAND. ALLUVIUM <i>Becoming dark brownish grey with a solvent odour from 1.80m bgl</i>			1.60 1.60	ES PID	0.60ppm		1.90 1.90 2.00	ES PID SPT	674.00ppm N=3 (1,1/1,0,1,1)	3.00	68.97	Very dense, dark grey, sandy, rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS			2.30 2.30	ES PID	1955.00ppm		2.50	B			2.80 2.80	ES PID	156.90ppm	4.45	67.52	Dynamic Sample terminated at 4.45m.			3.00	SPT	N=32 (7,6/7,7,8,10)		3.60	SPT	N=46 (10,11/12,10,8,16)		3.80 3.80	ES PID	17.80ppm						4.00	SPT	N=27 (10,10/8,6,6,7)
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Stratum Description																																																																																		
		Depth(m)	Type	Results																																																																																					
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Remarks:				Water Strike		Casing Details		Sample Sleeve Runs																																																																																	
Dynamic sample borehole terminated at 4.45m due to collapse. Water depth upon completion: 2.70m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)																																																																															
				3.00		3.00	110	1.20	2.00	87 80%																																																																															
							2.00	3.00	77 100%																																																																																
							3.00	4.00	67 40%																																																																																

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5		Dynamic Sample No. DS12 Sheet 1 of 1					
Project Name: Warth Road			Co-ords: 379569E - 409079N		Project No. 3972				
Location: Bury			Level (m AOD): 71.29		Logged By JH				
Client: GFIC Properties Ltd.			Date: 16/08/2023		Checked By LM				
			Weather: Overcas						
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description	
		Depth(m)	Type	Results					
					0.08	71.21	ASPHALT. MADE GROUND Brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of concrete, limestone, red brick and asphalt. MADE GROUND Becoming dark grey with a solvent (paint thinners) odour from 0.40m bgl.		
		0.30	ES		1.50ppm	0.70	70.59		Greyish brown, slightly gravelly, silty, clayey, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM
		0.30	PID						
		0.50	ES		913.30ppm	1.45	69.84		Medium dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS
		0.50	PID						
		0.90	PID	2318.00ppm	N=12 (0,1/2,2,3,5)	3.90	67.39		Dense, becoming medium dense, greyish brown, slightly gravelly, slightly sandy SILT. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. GLACIAL TILL
		1.00	B						
		1.00	ES						
		1.20	SPT		N=28 (3,5/7,6,7,8)	5.45	65.84		Dynamic Sample terminated at 5.45m.
		1.70	PID	1181.00ppm					
		1.80	ES		N=25 (7,9/9,6,5,5)				
		2.00	SPT						
		2.50	PID	1484.00ppm	N=35 (8,8/9,7,9,10)				
		2.60	ES						
		3.00	SPT		3.80ppm				
		3.60	PID						
		3.70	ES		N=26 (5,8/7,5,6,8)				
		4.00	SPT						
4.70	ES								
4.70	PID								
5.00	SPT								

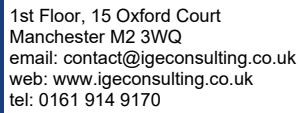
Remarks:

Dynamic sample borehole terminated at 5.45m bgl at target depth.
Water depth upon completion: 2.15m bgl.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
2.00		3.00	110	1.20	2.00	87 80%
				2.00	3.00	87 85%
				3.00	4.00	77 65%
				4.00	5.00	67 100%

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS13 Sheet 1 of 1								
Project Name: Warth Road				Co-ords: 379584E - 409113N		Project No. 3972							
Location: Bury				Level (m AOD): 71.17		Logged By JH							
Client: GFIC Properties Ltd.				Date: 16/08/2023		Checked By LM							
		Sample and In Situ Testing			Depth (m)		Level (m AOD)		Stratum Description				
Well / Backfill		Water Strikes		Depth(m)	Type	Results							
		0.30 0.30		ES PID	0.10ppm	0.20	70.97	CONCRETE. MADE GROUND					
		0.70 0.70		ES PID	2.70ppm	0.50	70.67	Dark reddish brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of red brick, concrete and asphalt. MADE GROUND					
		1.20 1.30 1.50		SPT ES PID	N=7 (3,1/2,1,2,2) 4.60ppm	0.80	70.37	Dark grey, gravelly, slightly silty, fine to coarse, ashy SAND. Gravel is angular to subangular, fine to coarse of clinker. MADE GROUND					
		2.00		SPT	N=14 (5,5/6,3,3,2)	2.20	68.97	Soft to firm, slightly sandy, gravelly CLAY. Gravel is angular to subangular, fine to coarse of red brick, sandstone, slate and concrete. MADE GROUND					
		2.60 2.60		ES PID	3270.00ppm	3.00	68.17	Medium dense, dark grey, gravelly, silty, fine to coarse SAND. Gravel is subangular to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS					
		3.60 3.60		ES PID	3634.00ppm			Medium dense, dark brownish grey, sandy, subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. Solvent (paint thinners) odour and sheen. RIVER TERRACE DEPOSITS					
		4.00		SPT	N=15 (7,8/4,4,4,3)								
		4.60 4.60		ES PID	988.00ppm								
		5.00		SPT	N=12 (2,2/2,2,2,6)								
		5.45				5.45	65.72	Dynamic Sample terminated at 5.45m.					
		Remarks:				Water Strike		Casing Details		Sample Sleeve Runs			
Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 3.00m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)			
				3.00		3.00	110	1.20	2.00	87 80%			
								2.00	3.00	77 80%			
								3.00	4.00	67 65%			
								4.00	5.00	57 70%			

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS14 Sheet 1 of 1																																																																																								
Project Name: Warth Road				Co-ords: 379596E - 409192N		Project No. 3972																																																																																							
Location: Bury				Level (m AOD): 70.54		Logged By JH																																																																																							
Client: GFIC Properties Ltd.				Date: 14/08/2023		Checked By LM																																																																																							
		Weather: Showers																																																																																											
<table><tr><td rowspan="2">Well / Backfill</td><td rowspan="2">Water Strikes</td><td colspan="3">Sample and In Situ Testing</td><td rowspan="2">Depth (m)</td><td rowspan="2">Level (m AOD)</td><td rowspan="2"></td><td rowspan="2">Stratum Description</td><td rowspan="2"></td></tr><tr><td>Depth(m)</td><td>Type</td><td>Results</td></tr><tr><td rowspan="12"> </td><td rowspan="12"> </td><td>0.20</td><td></td><td></td><td>70.34</td><td>CONCRETE. MADE GROUND</td><td rowspan="2">1</td></tr><tr><td>0.40</td><td>ES PID</td><td>0.00ppm</td><td>70.04</td><td>Brown, sandy, clayey, angular to subangular, fine to coarse GRAVEL of clinker, red brick, concrete and sandstone. MADE GROUND</td></tr><tr><td>0.90</td><td>B ES PID</td><td>0.00ppm</td><td></td><td>Dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS</td><td rowspan="2">2</td></tr><tr><td>1.20</td><td>SPT</td><td>N=34 (7,9/8,9,7,10)</td><td></td><td></td></tr><tr><td>2.00</td><td>SPT</td><td>N=30 (8,8/8,7,9,6)</td><td>2.10</td><td>68.44</td><td>Medium dense, dark brownish grey, sandy, clayey, subangular to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS</td><td rowspan="2">3</td></tr><tr><td>2.70</td><td>ES PID</td><td>0.10ppm</td><td></td><td></td></tr><tr><td>3.00</td><td>SPT</td><td>N=16 (5,3/3,3,4,6)</td><td>3.20</td><td>67.34</td><td>Medium dense, brown, slightly sandy SILT. GLACIAL TILL</td><td rowspan="2">4</td></tr><tr><td>3.50</td><td>B ES PID</td><td>0.00ppm</td><td></td><td></td></tr><tr><td>4.00</td><td>SPT</td><td>N=18 (4,4/4,4,4,6)</td><td>4.20</td><td>66.34</td><td>Medium dense, brown, sandy SILT. GLACIAL TILL</td><td rowspan="2">5</td></tr><tr><td>4.70</td><td>B ES PID</td><td>0.00ppm</td><td></td><td></td></tr><tr><td>5.00</td><td>SPT</td><td>N=14 (2,2/3,3,4,4)</td><td></td><td></td><td></td><td rowspan="2">6</td></tr><tr><td>5.45</td><td></td><td></td><td></td><td></td><td>Dynamic Sample terminated at 5.45m.</td></tr></table>								Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description		Depth(m)	Type	Results			0.20			70.34	CONCRETE. MADE GROUND	1	0.40	ES PID	0.00ppm	70.04	Brown, sandy, clayey, angular to subangular, fine to coarse GRAVEL of clinker, red brick, concrete and sandstone. MADE GROUND	0.90	B ES PID	0.00ppm		Dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	2	1.20	SPT	N=34 (7,9/8,9,7,10)			2.00	SPT	N=30 (8,8/8,7,9,6)	2.10	68.44	Medium dense, dark brownish grey, sandy, clayey, subangular to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	3	2.70	ES PID	0.10ppm			3.00	SPT	N=16 (5,3/3,3,4,6)	3.20	67.34	Medium dense, brown, slightly sandy SILT. GLACIAL TILL	4	3.50	B ES PID	0.00ppm			4.00	SPT	N=18 (4,4/4,4,4,6)	4.20	66.34	Medium dense, brown, sandy SILT. GLACIAL TILL	5	4.70	B ES PID	0.00ppm			5.00	SPT	N=14 (2,2/3,3,4,4)				6	5.45					Dynamic Sample terminated at 5.45m.
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)				Stratum Description																																																																																			
		Depth(m)	Type	Results																																																																																									
		0.20			70.34	CONCRETE. MADE GROUND	1																																																																																						
		0.40	ES PID	0.00ppm	70.04	Brown, sandy, clayey, angular to subangular, fine to coarse GRAVEL of clinker, red brick, concrete and sandstone. MADE GROUND																																																																																							
		0.90	B ES PID	0.00ppm		Dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	2																																																																																						
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		4.00	SPT	N=18 (4,4/4,4,4,6)	4.20	66.34	Medium dense, brown, sandy SILT. GLACIAL TILL	5																																																																																					
		4.70	B ES PID	0.00ppm																																																																																									
		5.00	SPT	N=14 (2,2/3,3,4,4)				6																																																																																					
		5.45					Dynamic Sample terminated at 5.45m.																																																																																						
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs																																																																																					
Dynamic sample borehole terminated at 5.45m bgl at target depth Water depth upon completion: 2.60m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)																																																																																			
				2.00		3.00	110	1.20	2.00	87 90%																																																																																			
								2.00	3.00	77 55%																																																																																			
								3.00	4.00	67 85%																																																																																			
								4.00	5.00	57 90%																																																																																			



ver. 1.5

Sheet 1 of 1

Checked By
LM

Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description		
		Depth(m)	Type	Results						
		0.10	ES		0.05	71.03		ASPHALT. MADE GROUND		
		0.10	PID	0.20ppm	0.20	70.88		Dark greyish brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of red brick, limestone, sandstone and concrete. MADE GROUND CONCRETE. MADE GROUND		
					0.65	70.43		Brownish grey, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of concrete, sandstone and clinker. MADE GROUND <i>With occasional gravel sized pieces of rubber.</i>		
		0.80	ES		1.20	69.88		Medium dense, dark greyish brown, mottled reddish brown, sandy, angular to subangular, fine to coarse GRAVEL of red brick, concrete, clinker and sandstone. MADE GROUND		
		0.80	PID	2.30ppm						
		1.20	SPT	N=27 (9,5/11,7,4,5)	1.20	69.88				
		1.60	ES							
		1.60	PID	0.70ppm						
		2.00	SPT	N=20 (10,14/12,5,2,1)					With a solvent (acrid) odour from 2.00m bgl.	
		2.20	ES		2.40	68.68		Very soft to soft, dark grey, silty CLAY. Solvent odour. ALLUVIUM		
		2.30	PID	8.40ppm						
		2.60	ES							
		2.60	PID	16.40ppm						
		2.90	PID	0.90ppm	2.80	68.28		Medium dense, dark grey, sandy, subangular to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS		
		3.00	SPT	N=14 (5,5/3,3,4,4)						
3.60	ES									
3.70	PID	0.30ppm								
4.00	SPT	N=29 (5,6/7,6,8,8)								
4.60	ES									
4.70	PID	0.30ppm								
5.00	SPT	N=21 (6,5/4,5,6,6)	5.00	66.08		Medium dense, dark grey, slightly gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS				
			5.45	65.63			Dynamic Sample terminated at 5.45m.			

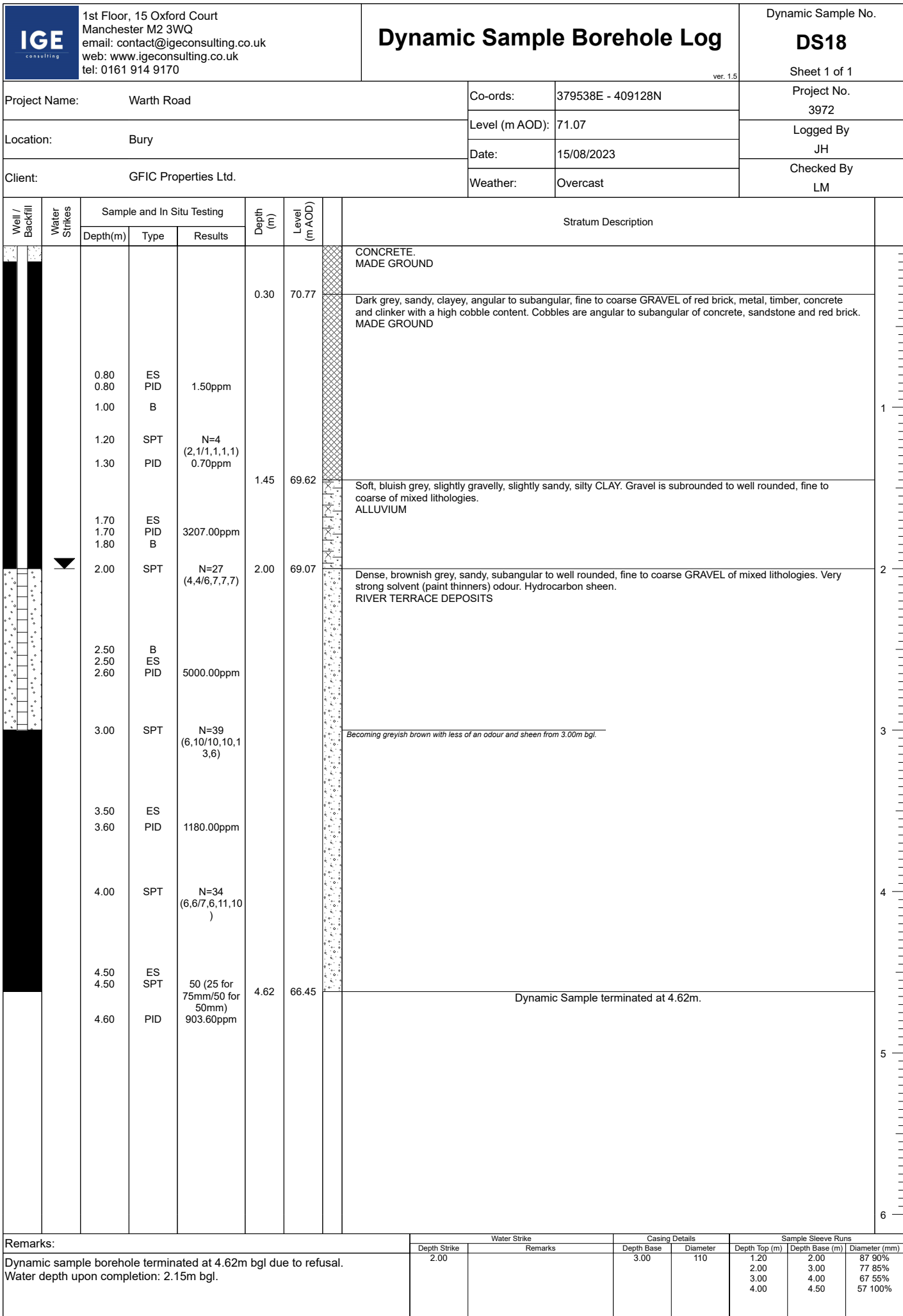
Remarks:	
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Dynamic sample borehole terminated at 5.45m bgl at target depth.
Water depth upon completion: 2.40m bgl.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
2.00		3.00	110	1.20	2.00	87 70%
				2.00	3.00	77 75%
				3.00	4.00	67 60%
				4.00	5.00	57 80%

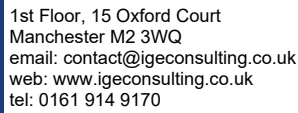
IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS16 Sheet 1 of 1																																																																																																			
Project Name: Warth Road				Co-ords: 379571E - 409176N		Project No. 3972																																																																																																		
Location: Bury				Level (m AOD): 70.45		Logged By JH																																																																																																		
Client: GFIC Properties Ltd.				Date: 14/08/2023		Checked By LM																																																																																																		
		Weather: Showers																																																																																																						
<table><tr><td rowspan="2">Well / Backfill</td><td rowspan="2">Water Strikes</td><td colspan="3">Sample and In Situ Testing</td><td rowspan="2">Depth (m)</td><td rowspan="2">Level (m AOD)</td><td rowspan="2">Stratum Description</td><td rowspan="2"></td></tr><tr><td>Depth(m)</td><td>Type</td><td>Results</td></tr><tr><td rowspan="12"></td><td rowspan="12"></td><td></td><td></td><td></td><td>0.20</td><td>70.25</td><td>CONCRETE. MADE GROUND</td><td rowspan="12"></td></tr><tr><td></td><td></td><td></td><td>0.50</td><td>69.95</td><td>Light grey, slightly sandy, angular to subangular, fine to coarse GRAVEL of limestone. MADE GROUND</td></tr><tr><td>0.80 0.80 0.80</td><td>B ES PID</td><td>0.00ppm</td><td></td><td></td><td>Medium dense, brown, mottled reddish brown, slightly sandy, angular to subangular, fine to coarse GRAVEL of red brick, limestone, concrete, sandstone, glass and clinker with a moderate cobble content. Cobbles are angular to subangular of red brick and concrete. MADE GROUND</td></tr><tr><td>1.20</td><td>SPT</td><td>N=10 (3,3/2,2,3,3)</td><td></td><td></td><td></td></tr><tr><td>2.00</td><td>SPT</td><td>N=23 (12,11/11,5,4,3)</td><td>2.00</td><td>68.45</td><td>Medium dense, dark grey, sandy, angular to subangular, fine to coarse GRAVEL of clinker, red brick and sandstone. MADE GROUND</td></tr><tr><td>2.40 2.40</td><td>ES PID</td><td>0.20ppm</td><td></td><td></td><td></td></tr><tr><td>2.70</td><td></td><td></td><td></td><td>67.75</td><td>Medium dense, brown, slightly gravelly, slightly sandy SILT. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. GLACIAL TILL</td></tr><tr><td>2.90 2.90 3.00</td><td>ES PID SPT</td><td>0.00ppm N=28 (10,7/7,8,6,7)</td><td></td><td></td><td></td></tr><tr><td>3.80</td><td>B</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>4.00</td><td>SPT</td><td>N=29 (4,5/6,7,8,8)</td><td></td><td></td><td></td><td></td></tr><tr><td>4.40</td><td></td><td></td><td></td><td>66.05</td><td>Medium dense, brown, sandy SILT. GLACIAL TILL</td></tr><tr><td>4.80 5.00</td><td>ES SPT</td><td>N=28 (4,5/5,7,7,9)</td><td></td><td></td><td></td><td></td></tr><tr><td>5.45</td><td></td><td></td><td></td><td>65.00</td><td colspan="2">Dynamic Sample terminated at 5.45m.</td></tr></table>								Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Stratum Description		Depth(m)	Type	Results						0.20	70.25	CONCRETE. MADE GROUND					0.50	69.95	Light grey, slightly sandy, angular to subangular, fine to coarse GRAVEL of limestone. MADE GROUND	0.80 0.80 0.80	B ES PID	0.00ppm			Medium dense, brown, mottled reddish brown, slightly sandy, angular to subangular, fine to coarse GRAVEL of red brick, limestone, concrete, sandstone, glass and clinker with a moderate cobble content. Cobbles are angular to subangular of red brick and concrete. MADE GROUND	1.20	SPT	N=10 (3,3/2,2,3,3)				2.00	SPT	N=23 (12,11/11,5,4,3)	2.00	68.45	Medium dense, dark grey, sandy, angular to subangular, fine to coarse GRAVEL of clinker, red brick and sandstone. MADE GROUND	2.40 2.40	ES PID	0.20ppm				2.70				67.75	Medium dense, brown, slightly gravelly, slightly sandy SILT. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. GLACIAL TILL	2.90 2.90 3.00	ES PID SPT	0.00ppm N=28 (10,7/7,8,6,7)				3.80	B						4.00	SPT	N=29 (4,5/6,7,8,8)					4.40				66.05	Medium dense, brown, sandy SILT. GLACIAL TILL	4.80 5.00	ES SPT	N=28 (4,5/5,7,7,9)					5.45				65.00	Dynamic Sample terminated at 5.45m.	
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)	Stratum Description																																																																																																	
		Depth(m)	Type	Results																																																																																																				
					0.20	70.25	CONCRETE. MADE GROUND																																																																																																	
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		0.80 0.80 0.80	B ES PID	0.00ppm			Medium dense, brown, mottled reddish brown, slightly sandy, angular to subangular, fine to coarse GRAVEL of red brick, limestone, concrete, sandstone, glass and clinker with a moderate cobble content. Cobbles are angular to subangular of red brick and concrete. MADE GROUND																																																																																																	
		1.20	SPT	N=10 (3,3/2,2,3,3)																																																																																																				
		2.00	SPT	N=23 (12,11/11,5,4,3)	2.00	68.45	Medium dense, dark grey, sandy, angular to subangular, fine to coarse GRAVEL of clinker, red brick and sandstone. MADE GROUND																																																																																																	
		2.40 2.40	ES PID	0.20ppm																																																																																																				
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		4.40				66.05	Medium dense, brown, sandy SILT. GLACIAL TILL																																																																																																	
		4.80 5.00	ES SPT	N=28 (4,5/5,7,7,9)																																																																																																				
5.45				65.00	Dynamic Sample terminated at 5.45m.																																																																																																			
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs																																																																																																
Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 2.80m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)																																																																																														
				2.00		3.00	110	1.20	2.00	87 100%																																																																																														
								2.00	3.00	77 85%																																																																																														
								3.00	4.00	67 90%																																																																																														
								4.00	5.00	57 90%																																																																																														

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170				Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS17 Sheet 1 of 1				
Project Name: Warth Road						Co-ords: 379532E - 409094N		Project No. 3972				
Location: Bury						Level (m AOD): 71.29		Logged By JH				
Client: GFIC Properties Ltd.						Date: 16/08/2023		Checked By LM				
						Weather: Overcast						
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description				
		Depth(m)	Type	Results								
					0.10	71.19		CONCRETE. MADE GROUND				
					0.20	71.09		Dark brownish grey, sandy, angular to subangular, fine to coarse GRAVEL of limestone.				
								MADE GROUND CONCRETE. MADE GROUND				
					0.60	70.69		Base of concrete not found.				
								Dynamic Sample terminated at 0.60m.				
1 2 3 4 5 6												
Remarks:						Water Strike		Casing Details		Sample Sleeve Runs		
Dynamic sample borehole terminated at 0.60m bgl due to concrete slab obstruction.						Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
							No strike					



IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS19 Sheet 1 of 1					
Project Name: Warth Road				Co-ords: 379566E - 409214N		Project No. 3972				
Location: Bury				Level (m AOD): 70.51		Logged By JH				
Client: GFIC Properties Ltd.				Date: 10/08/2023		Checked By LM				
		Sample and In Situ Testing		Depth (m)	Level (m AOD)		Stratum Description			
Well / Backfill	Water Strikes	Depth(m)	Type					Results		
					0.20	70.31	CONCRETE. MADE GROUND			
									Light brown, slightly sandy, angular to subangular, fine to coarse GRAVEL of limestone. MADE GROUND	
		0.70	ES			0.60	69.91		Soft to firm, dark brownish grey, slightly gravelly, slightly sandy, silty CLAY. Gravel is angular to subangular, fine to coarse of red brick and concrete. MADE GROUND	
		0.70	PID	29.30ppm						
		1.00	ES			0.90	69.61		Light greyish brown, gravelly, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS	
		1.00	PID	185.30ppm						
		1.20	SPT	N=38 (9,9/7,11,9,11)	1.20	69.31	Dense, brown, very sandy, clayey, subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies with a solvent odour. RIVER TERRACE DEPOSITS			
		1.30	ES							
		1.30	PID	1100.00ppm						
		1.80	ES							
		1.80	PID	127.70ppm						
		2.00	SPT	N=30 (9,12/11,9,6,4)			Becoming dark brownish grey from 2.00m bgl.			
		2.60	PID	2.10ppm						
		3.00	SPT	N=17 (2,3/3,4,4,6)	3.00	67.51	Medium dense, brown, slightly sandy SILT. GLACIAL TILL			
		3.60	PID	0.40ppm						
3.80	B									
3.80	ES									
4.00	SPT	N=17 (4,5/5,3,4,5)								
5.00	SPT	N=25 (4,4/6,5,6,8)								
				5.45	65.06	Dynamic Sample terminated at 5.45m.				
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs		
Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 2.80m bgl.				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
				2.00		3.00	110	1.20	2.00	87 90%
								2.00	3.00	77 20%
								3.00	4.00	67 80%
								4.00	5.00	57 0%

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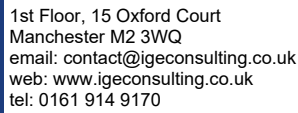
Sheet 1 of 1

Checked By
LM

Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		Depth(m)	Type	Results																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
		0.60	B	1.50ppm	0.20	71.38		CONCRETE. MADE GROUND	1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
		0.60	ES					Dark brownish grey, gravelly, fine to coarse SAND with a low cobble content. Cobbles are angular to subangular of red brick. Gravel is angular to subangular, fine to coarse of ceramic, sandstone, glass, red brick, concrete and clinker. MADE GROUND																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		0.60	PID					2 No. suspected ACM fragments at 0.70m bgl.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		1.20	SPT	N=19 (1,1/3,3,7,6)	1.10	70.48		Soft, brown, slightly gravelly, sandy CLAY. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM	2																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
		1.30	ES	0.70ppm	1.40	70.18		Very dense, brown, fine to coarse SAND and subrounded to well rounded, fine to coarse GRAVEL of sandstone. RIVER TERRACE DEPOSITS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
		1.30	PID																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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		1.80	PID	1.40ppm	2.40	69.18		Dynamic Sample terminated at 2.40m.		3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
		2.00	SPT	N=50 (10,10/50 for 255mm)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
		2.10	PID	0.40ppm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
2.30	ES	48.00ppm																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5		Dynamic Sample No. DS22 Sheet 1 of 1					
Project Name: Warth Road		Co-ords:	379487E - 409103N		Project No. 3972				
Location: Bury		Level (m AOD):	71.25		Logged By JH				
Client: GFIC Properties Ltd.		Date:	16/08/2023		Checked By LM				
Weather:		Overcast							
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description	
		Depth(m)	Type	Results					
		0.22	71.03	CONCRETE. MADE GROUND					
		0.50	ES	34.10ppm		Dark grey, gravelly, fine to coarse SAND. Gravel is angular to subangular, fine to coarse clinker, red brick, concrete and sandstone. MADE GROUND			
		0.50	PID						
		0.70	70.55	Greyish brown, gravelly, clayey, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM					
		1.00	B	500.70ppm N=16 (1,3/3,3,5,5)		Very dense, brownish grey, fine to coarse SAND and rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. Solvent (paint thinners) odour. RIVER TERRACE DEPOSITS			
		1.00	ES						
		1.00	PID						
		1.20	SPT						
		1.40	69.85	5000.00ppm		2			
		1.70	PID						
1.80	ES								
2.00	SPT								
2.60	PID	5000.00ppm	3						
2.70	ES								
3.00	SPT	N=50 (11,13/50 for 275mm)							
3.42	67.83	Dynamic Sample terminated at 3.42m.			4				
Remarks:		Water Strike		Casing Details		Sample Sleeve Runs			
Dynamic sample borehole terminated at 3.42m bgl due to refusal.		Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)	
Water depth upon completion 1.60m bgl.		1.60		3.00	110	1.20 2.00	2.00 3.00	87 75% 77 70%	

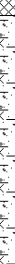
IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170				Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS23		
Project Name: Warth Road						Co-ords: 379497E - 409159N		Project No. 3972				
Location: Bury						Level (m AOD): 70.48		Logged By JH				
Client: GFIC Properties Ltd.						Date: 15/08/2023		Checked By LM				
Well / Backfill		Water Strikes		Sample and In Situ Testing			Depth (m)		Level (m AOD)		Stratum Description	
				Depth(m) Type Results								
				0.20 0.50 ES ES 3.70ppm			0.20 70.28				CONCRETE. MADE GROUND	
				0.70 0.90 B ES HVP=9 0.70ppm N=19 (2,2/3,4,5,7)			0.70 69.78				Dark brownish grey, very gravelly, fine to coarse SAND. Gravel is angular to subangular, fine to coarse of clinker, concrete, red brick and sandstone. MADE GROUND	
				1.30 1.50 PID 115.00ppm			1.30 69.18				Soft, greyish brown, slightly gravelly, slightly sandy, silty CLAY. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM	
				2.00 SPT N=36 (6,8/18,6,7,5)							Dense, becoming loose, brown, sandy, slightly clayey, subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	
				2.80 PID 45.80ppm								
				3.00 SPT N=8 (3,3/2,1,2,3)								
				3.50 ES 8.00ppm								
				3.90 ES 0.60ppm N=44 (8,9/10,10,11,13)			3.70 66.78				Dense, brown, slightly sandy SILT. GLACIAL TILL	
				5.00 SPT N=33 (8,10/8,8,8,9)								
				5.45 65.03							Dynamic Sample terminated at 5.45m.	
Remarks:												
Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 1.00m bgl.												
Depth Strike		Water Strike		Casing Details		Sample Sleeve Runs						
1.00		Remarks		Depth Base Diameter		Depth Top (m) Depth Base (m) Diameter (mm)						
				3.00 110		1.20 2.00 87 80%						
						2.00 3.00 77 40%						
						3.00 4.00 67 80%						
						4.00 5.00 57 90%						

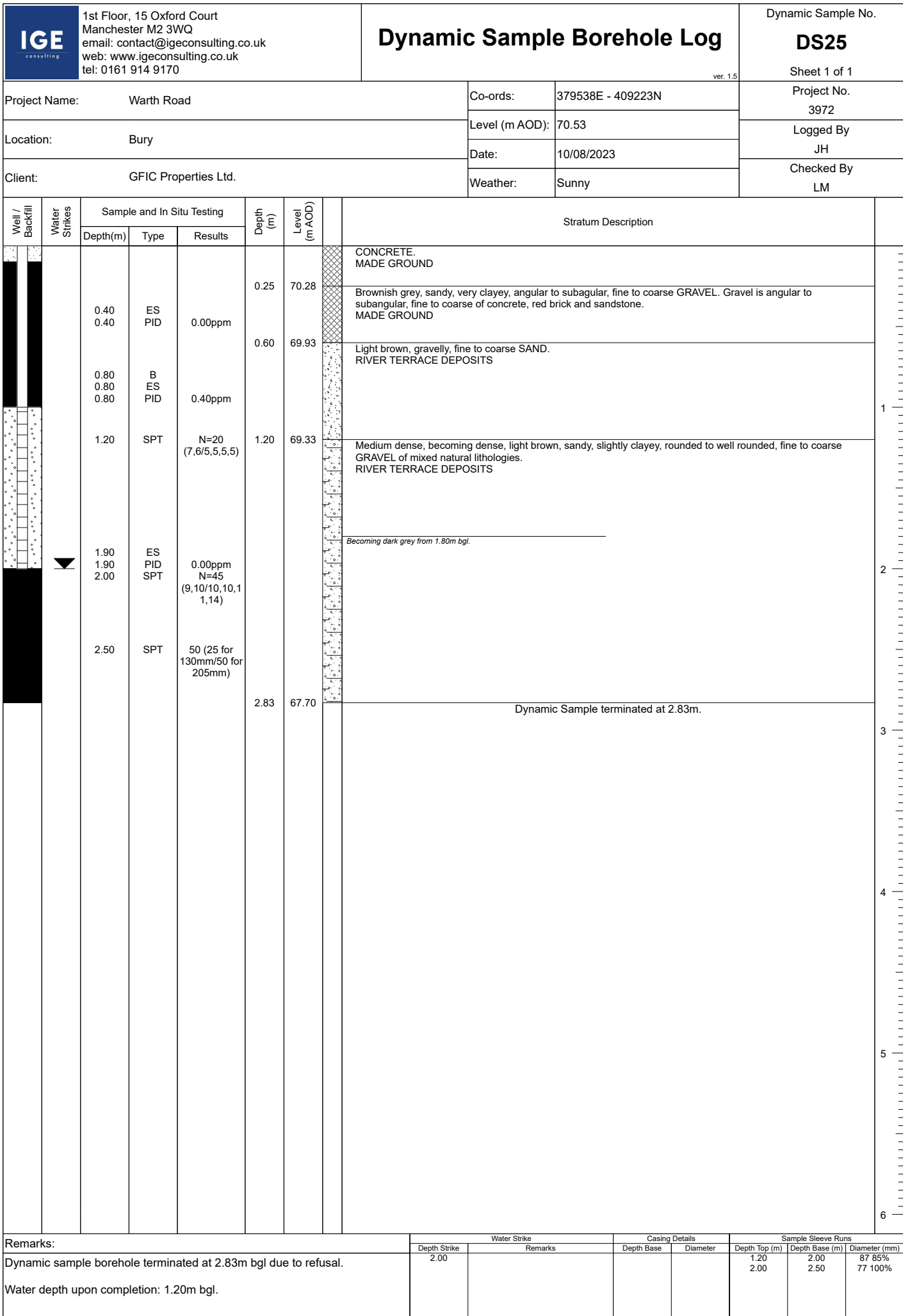


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Sheet 1 of 1

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LM

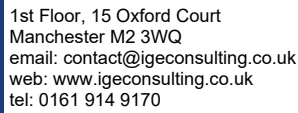
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description				
		Depth(m)	Type	Results								
		0.40 0.40 0.40	B ES PID	0.40ppm	0.20	70.18		CONCRETE MADE GROUND	1			
							0.80	69.58			Dark brownish grey, clayey, very gravelly, fine to coarse SAND with a moderate cobble content. Cobbles are angular to subangular of red brick, concrete and timber. Gravel is angular to subangular, fine to coarse of red brick, concrete, sandstone and timber. MADE GROUND	
		1.20 1.20 1.20 1.20 1.50	B ES SPT PID	N=1 (1,0/1,0,0,0) 0.80ppm HVP=17	1.80	68.58					Soft, greyish brown, slightly gravelly, slightly sandy, CLAY with rare plant remains. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM	2
							1.90 1.90 2.00	ES PID SPT		1.80ppm N=14 (8,11/5,4,3,2)	2.70	
		2.80 2.80 3.00	ES PID SPT	3.90ppm N=32 (6,8/8,8,7,9)	4.00	SPT			N=39 (6,8/9,9,10,11)			4.45
							4.00	SPT		N=39 (6,8/9,9,10,11)	4.45	
		4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93						Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
							4.00	SPT		N=39 (6,8/9,9,10,11)	4.45	65.93
		4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93						
							4.00	SPT		N=39 (6,8/9,9,10,11)	4.45	65.93
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL			4			
						4.00	SPT	N=39 (6,8/9,9,10,11)		4.45	65.93	
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93					Dense, greyish brown, slightly sandy SILT. GLACIAL TILL			
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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						4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93		Dense, greyish brown, slightly sandy SILT. GLACIAL TILL
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4.00	SPT	N=39 (6,8/9,9,10,11)	4.45	65.93								



IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS26 Sheet 1 of 1		
Project Name: Warth Road				Co-ords: 379451E - 409095N		Project No. 3972				
Location: Bury				Level (m AOD): 70.66		Logged By JH				
Client: GFIC Properties Ltd.				Date: 17/08/2023		Checked By LM				
		Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description		
Well / Backfill	Water Strikes	Depth(m)	Type	Results						
		0.30	ES	1135.00ppm	0.18	70.48		CONCRETE. MADE GROUND		
		0.30	PID		0.50	70.16		Greyish brown, fine to coarse SAND and angular to subangular, fine to coarse GRAVEL of red brick, concrete and limestone. MADE GROUND		
		0.60	ES	178.40ppm	0.80	69.86		Dark brown, very gravelly, silty, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS		
		0.60	PID							
		1.00	PID	608.20ppm	Medium dense, dark brown, sandy, slightly clayey, rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS					
		1.20	B	N=36 (7,6/9,7,10,10)						
		1.20	SPT							
		1.30	ES	59.30ppm						
		1.50	PID							
		2.00	SPT	N=29 (5,4/3,4,11,11)	Brown, slightly gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS					
2.60	ES	7.70ppm								
2.60	PID									
3.00	SPT	N=50 (3,6/50 for 285mm)	3.00	67.66		Very dense, brown, slightly sandy SILT. GLACIAL TILL				
			3.20	67.46						
			3.43	67.23						
Dynamic Sample terminated at 3.43m.										
Remarks:										
Dynamic sample borehole terminated at 3.43m bgl due to refusal.				Water Strike		Casing Details		Sample Sleeve Runs		
				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
Water depth upon completion: 1.20m bgl.				1.00		3.00	110	1.20 2.00	2.00 3.00	87 80% 77 50%

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS27 Sheet 1 of 1									
Project Name: Warth Road				Co-ords: 379626E - 409097N		Project No. 3972								
Location: Bury				Level (m AOD): 70.25		Logged By JH								
Client: GFIC Properties Ltd.				Date: 29/08/2023		Checked By LM								
		Sample and In Situ Testing			Depth (m)		Level (m AOD)		Stratum Description					
Well / Backfill		Water Strikes		Depth(m)	Type	Results								
				0.20			70.05	CONCRETE. MADE GROUND						
				0.40	ES			Light brown, slightly clayey, fine to medium SAND. Solvent (sweet paint thinners) odour.						
				0.40	PID	839.00ppm		RIVER TERRACE DEPOSITS						
				0.60			69.65	Medium dense, brown, slightly gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies.						
				0.80	PID	1135.00ppm		RIVER TERRACE DEPOSITS						
				1.00	ES						1			
				1.20	SPT	N=28 (1,2/4,8,8,8)								
				1.30	PID	845.00ppm								
				1.50			68.75	Medium dense, greyish brown, slightly clayey, fine to coarse SAND and rounded to well rounded, fine to coarse GRAVEL of mixed lithologies.						
				1.80	ES			RIVER TERRACE DEPOSITS						
				1.80	PID	1273.00ppm					2			
				2.00	SPT	N=14 (7,6/4,3,4,3)								
				2.60	ES									
				2.60	PID	90.00ppm								
				3.00	SPT	N=23 (5,3/5,5,5,8)	3.00	67.25	Medium dense, brown, slightly sandy SILT. GLACIAL TILL			3		
				3.60	ES									
				3.60	PID	2.50ppm								
				4.00	SPT	N=50 (10,11/50 for 240mm)	3.80	66.45	Very stiff, brown, slightly gravelly, slightly sandy CLAY. Gravel is subangular to well rounded, fine to coarse of mixed lithologies.			4		
				4.39			65.86	Dynamic Sample terminated at 4.39m.						
											5			
											6			
Remarks:				Water Strike		Casing Details		Sample Sleeve Runs						
				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)				
Dynamic sample borehole terminated at 4.39m bgl due to refusal.				2.00		3.00	110	1.20	2.00	87 90%				
								2.00	3.00	77 65%				
Water depth upon completion: 1.80m bgl.								3.00	4.00	67 65%				

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5		Dynamic Sample No. DS28 Sheet 1 of 1																																																																																																																		
Project Name: Warth Road			Co-ords: 379702E - 409180N		Project No. 3972																																																																																																																	
Location: Bury			Level (m AOD): 69.80		Logged By JH																																																																																																																	
Client: GFIC Properties Ltd.			Date: 29/08/2023		Checked By LM																																																																																																																	
Weather: Showers																																																																																																																						
<table><tr><td rowspan="2">Well / Backfill</td><td rowspan="2">Water Strikes</td><td colspan="3">Sample and In Situ Testing</td><td rowspan="2">Depth (m)</td><td rowspan="2">Level (m AOD)</td><td rowspan="2"></td><td rowspan="2">Stratum Description</td><td rowspan="2"></td></tr><tr><td>Depth(m)</td><td>Type</td><td>Results</td></tr><tr><td rowspan="15"></td><td rowspan="15"></td><td>0.20</td><td>ES</td><td rowspan="2">0.30ppm</td><td>0.10</td><td>69.70</td><td rowspan="2"></td><td>CONCRETE</td><td rowspan="15"></td></tr><tr><td>0.20</td><td>PID</td><td>0.30</td><td>69.50</td><td>MADE GROUND</td></tr><tr><td>0.50</td><td>ES</td><td rowspan="2">0.20ppm</td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td><td>Dark brownish grey, fine to coarse ashy SAND and angular to subangular, fine to coarse GRAVEL of clinker.</td></tr><tr><td>0.50</td><td>PID</td><td>MADE GROUND</td></tr><tr><td>0.80</td><td>PID</td><td>0.10ppm</td><td>0.90</td><td>68.90</td><td>Brown, very gravelly, fine to coarse SAND with a low cobble content. Cobbles are angular to subangular of red brick. Gravel is angular to subangular, fine to coarse of red brick, clinker, concrete and sandstone.</td></tr><tr><td>1.10</td><td>PID</td><td>0.10ppm</td><td rowspan="3">Medium dense, brown, very gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies.</td><td rowspan="3">RIVER TERRACE DEPOSITS</td></tr><tr><td>1.20</td><td>SPT</td><td>N=19 (4,5/4,4,4,7)</td></tr><tr><td>1.40</td><td>ES</td><td rowspan="2">0.40ppm</td><td rowspan="2"></td><td rowspan="2"></td></tr><tr><td>1.40</td><td>PID</td></tr><tr><td>2.00</td><td>SPT</td><td>N=19 (4,5/4,4,4,7)</td><td>2.00</td><td>67.80</td><td>Medium dense, dark grey, fibrous PEAT with frequent wood fragments.</td></tr><tr><td>2.60</td><td>ES</td><td rowspan="2">0.60ppm</td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2"></td><td rowspan="2">RIVER TERRACE DEPOSITS</td></tr><tr><td>2.60</td><td>PID</td></tr><tr><td>3.00</td><td>SPT</td><td>N=19 (4,4/4,4,5,6)</td><td>2.80</td><td>67.00</td><td>Medium dense, brown, sandy SILT.</td></tr><tr><td>3.60</td><td>B</td><td rowspan="3">0.40ppm</td><td rowspan="3"></td><td rowspan="3"></td><td rowspan="3"></td><td rowspan="3">GLACIAL TILL</td></tr><tr><td>3.60</td><td>ES</td></tr><tr><td>3.60</td><td>PID</td></tr><tr><td>4.00</td><td>SPT</td><td>N=24 (3,5/6,6,6,6)</td><td rowspan="3"></td><td rowspan="3"></td><td rowspan="3"></td><td rowspan="3"></td></tr><tr><td>4.60</td><td>PID</td><td>0.40ppm</td></tr><tr><td>5.00</td><td>SPT</td><td>N=19 (3,4/4,3,6,6)</td></tr><tr><td></td><td></td><td></td><td>5.45</td><td>64.35</td><td colspan="3">Dynamic Sample terminated at 5.45m.</td></tr></table>							Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description		Depth(m)	Type	Results			0.20	ES	0.30ppm	0.10	69.70		CONCRETE		0.20	PID	0.30	69.50	MADE GROUND	0.50	ES	0.20ppm				Dark brownish grey, fine to coarse ashy SAND and angular to subangular, fine to coarse GRAVEL of clinker.	0.50	PID	MADE GROUND	0.80	PID	0.10ppm	0.90	68.90	Brown, very gravelly, fine to coarse SAND with a low cobble content. Cobbles are angular to subangular of red brick. Gravel is angular to subangular, fine to coarse of red brick, clinker, concrete and sandstone.	1.10	PID	0.10ppm	Medium dense, brown, very gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies.	RIVER TERRACE DEPOSITS	1.20	SPT	N=19 (4,5/4,4,4,7)	1.40	ES	0.40ppm			1.40	PID	2.00	SPT	N=19 (4,5/4,4,4,7)	2.00	67.80	Medium dense, dark grey, fibrous PEAT with frequent wood fragments.	2.60	ES	0.60ppm				RIVER TERRACE DEPOSITS	2.60	PID	3.00	SPT	N=19 (4,4/4,4,5,6)	2.80	67.00	Medium dense, brown, sandy SILT.	3.60	B	0.40ppm				GLACIAL TILL	3.60	ES	3.60	PID	4.00	SPT	N=24 (3,5/6,6,6,6)					4.60	PID	0.40ppm	5.00	SPT	N=19 (3,4/4,3,6,6)				5.45	64.35	Dynamic Sample terminated at 5.45m.		
Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)				Stratum Description																																																																																																												
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5.00	SPT	N=19 (3,4/4,3,6,6)																																																																																																																				
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<table><tr><td rowspan="5">Remarks:</td><td colspan="2">Water Strike</td><td colspan="2">Casing Details</td><td colspan="3">Sample Sleeve Runs</td></tr><tr><td>Depth Strike</td><td>Remarks</td><td>Depth Base</td><td>Diameter</td><td>Depth Top (m)</td><td>Depth Base (m)</td><td>Diameter (mm)</td></tr><tr><td>2.00</td><td></td><td>3.00</td><td>110</td><td>1.20</td><td>2.00</td><td>87 90%</td></tr><tr><td></td><td></td><td></td><td></td><td>2.00</td><td>3.00</td><td>77 80%</td></tr><tr><td></td><td></td><td></td><td></td><td>3.00</td><td>4.00</td><td>67 100%</td></tr><tr><td colspan="7">Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 2.25m bgl.</td></tr></table>							Remarks:	Water Strike		Casing Details		Sample Sleeve Runs			Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)	2.00		3.00	110	1.20	2.00	87 90%					2.00	3.00	77 80%					3.00	4.00	67 100%	Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 2.25m bgl.																																																																											
Remarks:	Water Strike		Casing Details		Sample Sleeve Runs																																																																																																																	
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Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 2.25m bgl.																																																																																																																						



ver. 1.5

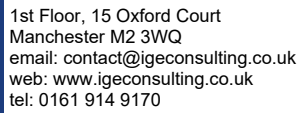
Sheet 1 of 1

LM

3 -

Water depth upon completion: dry.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
	Dry			1.00	1.50	87 90%



ver. 1.5

Sheet 1 of 1

Checked By
LM

Well / Backfill	Water Strikes	Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description			
		Depth(m)	Type	Results							
								CONCRETE. MADE GROUND			
		0.40 0.40	ES PID	0.40ppm	0.22	69.58		Dark brownish grey, very gravelly, fine to coarse ashy SAND with a low cobble content. Cobbles are angular to subangular of concrete. Gravel is angular to subangular, fine to coarse of clinker and red brick. MADE GROUND			
		0.60 0.60			0.60	69.20		Medium dense, brown, very gravelly, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS	1		
		0.90 0.90	ES PID	0.20ppm							
		1.20	SPT	N=30 (3,4/5,6,7,12)							
		1.50 1.50	ES PID	0.80ppm							
		2.00	SPT	N=27 (10,11/14,6,4,3)	2.00	67.80		Medium dense, brown, sandy, rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	2		
		2.60	PID	0.60ppm							
		2.70 2.70			2.70	67.10		Soft, bluish grey, sandy, silty CLAY. RIVER TERRACE DEPOSITS			
		2.90 2.90			2.90	66.90			Medium dense, brown, sandy, rounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS	3	
		3.40 3.50	ES PID	0.30ppm							
		3.80 3.80	PID SPT	0.30ppm N=16 (6,6/5,4,3,4)	3.80	66.00			Medium dense, brown, sandy SILT. GLACIAL TILL	4	
		4.45 4.45			4.45	65.35		Dynamic Sample terminated at 4.45m.			
											5
											6

Remarks:

Dynamic sample borehole terminated at 4.45m bgl due to casing locking up.
Water depth upon completion: 2.10m bgl.

Water Strike		Casing Details		Sample Sleeve Runs		
Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
2.00		3.00	110	1.20	2.00	87 80%
				2.00	3.00	77 50%
				3.00	4.00	67 90%

IGEconsulting 1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5			Dynamic Sample No. DS31 Sheet 1 of 1					
Project Name: Warth Road				Co-ords: 379491E - 409260N		Project No. 3972				
Location: Bury				Level (m AOD): 70.55		Logged By JH				
Client: GFIC Properties Ltd.				Date: 31/08/2023		Checked By LM				
		Sample and In Situ Testing		Depth (m)	Level (m AOD)		Stratum Description			
Well / Backfill	Water Strikes	Depth(m)	Type					Results		
		0.20	ES	0.70ppm	70.35		CONCRETE. MADE GROUND			
		0.40 0.40	PID		69.95		Soft to firm, brownish grey, mottled orangish brown, slightly gravelly, slightly sandy CLAY. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. ALLUVIUM			
		0.60			69.95		Medium dense, brown, fine to coarse SAND and rounded to well rounded, fine to coarse GRAVEL of mixed lithologies with a moderate cobble content. Cobbles are rounded to well rounded of mixed lithologies. RIVER TERRACE DEPOSITS			
		0.90 1.00	ES PID	0.70ppm						
		1.20	SPT	N=18 (4,4/4,3,3,8)						
		1.80 1.80	ES PID	1.00ppm						
		2.00	SPT	N=10 (2,1/3,2,2,3)	2.00	68.55		Medium dense, brownish grey, slightly gravelly, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS		
		2.70 2.70	ES PID	0.80ppm						
		3.00	SPT	N=18 (9,7/5,4,4,5)						
		3.50			67.05	Firm, bluish grey, slightly gravelly, slightly sandy, silty CLAY. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS				
		3.80	PID	1.10ppm	4.00	66.55		Dense, bluish grey, clayey SILT. RIVER TERRACE DEPOSITS		
		4.00	SPT	N=35 (4,7/8,8,8,11)	4.30	66.25		Dense, bluish grey, sandy, subrounded to well rounded, fine to coarse GRAVEL of mixed lithologies. RIVER TERRACE DEPOSITS		
4.70			65.85		Dense, greyish brown, slightly gravelly, slightly clayey, fine to coarse SAND. Gravel is rounded to well rounded, fine to coarse of mixed lithologies. RIVER TERRACE DEPOSITS					
4.90 5.00	PID SPT	0.80ppm N=31 (8,7/7,6,8,10)	5.45		65.10	Dynamic Sample terminated at 5.45m.				
Remarks:										
Dynamic sample borehole terminated at 5.45m bgl at target depth. Water depth upon completion: 1.00m bgl.				Water Strike		Casing Details		Sample Sleeve Runs		
				Depth Strike	Remarks	Depth Base	Diameter	Depth Top (m)	Depth Base (m)	Diameter (mm)
				1.00		3.00	110	1.20	2.00	87 60%
								2.00	3.00	77 40%
				3.00	4.00	67 50%				
						4.00	5.00	57 70%		

IGE consulting		1st Floor, 15 Oxford Court Manchester M2 3WQ email: contact@igeconsulting.co.uk web: www.igeconsulting.co.uk tel: 0161 914 9170		Dynamic Sample Borehole Log ver. 1.5				Dynamic Sample No. DS32 Sheet 1 of 1		
Project Name: Warth Road				Co-ords: 379508E - 409181N		Project No. 3972				
Location: Bury				Level (m AOD): 70.50		Logged By JH				
Client: GFIC Properties Ltd.				Date: 31/08/2023		Checked By LM				
		Sample and In Situ Testing			Depth (m)	Level (m AOD)		Stratum Description		
Well / Backfill	Water Strikes	Depth(m)	Type	Results						
					0.25	70.25		CONCRETE. MADE GROUND		
		0.40	ES							Greyish brown, very gravelly, slightly clayey, fine to coarse SAND. Gravel is angular to subangular, fine to coarse of red brick, sandstone, clinker and concrete.
		0.40	PID	0.90ppm						MADE GROUND
					0.55	69.95		Soft, bluish grey, slightly gravelly, slightly sandy, silty CLAY. Gravel is rounded to well rounded, fine to coarse of mixed lithologies.		
		0.80	PID	0.70ppm				ALLUVIUM		
		0.90		HVP=15						
		1.00	B							
		1.00	ES							
		1.20	SPT	N=15 (1,1/1,2,5,7)						
		1.20	PID	0.40ppm						
			1.40	69.10		Medium dense, greyish brown, very gravelly, slightly clayey, fine to coarse SAND. Gravel is subrounded to well rounded, fine to coarse of mixed lithologies.				
						RIVER TERRACE DEPOSITS				
						1.60	ES			
						1.60	PID	0.50ppm		
								Becoming dark grey from 1.75m bgl.		
						1.90	ES			
						1.90	PID	0.50ppm		
						2.00	SPT	50 (25 for 110mm/50 for 220mm)		
					2.33	68.17		Dynamic Sample terminated at 2.33m.		
Remarks:										
Dynamic sample borehole terminated at 2.33m bgl due to refusal.										
Water depth upon completion: 1.10m bgl.										
		Water Strike		Casing Details		Sample Sleeve Runs				
Depth Strike		Remarks		Depth Base		Diameter		Depth Top (m)	Depth Base (m)	Diameter (mm)
1.00				2.00		110		1.20	2.00	87 90%



IGE

consulting

IGE Consulting Ltd: 1st Floor, 15 Oxford Court, Manchester, M2 3WQ

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