

HOLLINS LANE, BURY

PHASE 1: PRELIMINARY RISK ASSESSMENT

Job Number: LKC 22 1603
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Client: Gary Ridings



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1 Introduction

LK Consult Ltd (LKC) has been commissioned to carry out a Phase 1 Preliminary Risk Assessment (PRA) for Hollins Lane, Bury.

In accordance with current guidance (including LCRM¹ and the National Planning Policy Framework (NPPF)²), the PRA will include a site reconnaissance, site history, geology, hydrogeology, hydrology, mineral search and a landfill search. Information gathered from the desk study and site reconnaissance will be used to develop a contamination conceptual model for the site.

In addition, the information gathered will be used to identify potential geotechnical constraints associated with the redevelopment of the site.

Based on the findings of this report, an appropriate site investigation can be derived, if required.

Site details are provided in Table 1-1. Figure 1 shows the site location and boundary. Figure 2 shows the proposed development plan.

Site Location	Site located opposite where Hollins Close connects to Hollins Lane, Bury. Centred at approximate National Grid Reference 381820E, 407980N.
Approximate Area	1800m ² .
Topography	108-109 metres Above Ordnance Datum (AOD). Site is approximately level.
Current Site Use	Residential plot containing small derelict building, building foundations and evidence of prior development attempts. It is understood that a former basement has recently been backfilled.
Purpose of Report	Pre-planning.
Proposed Development	2no. residential houses with gardens / soft landscaping.

Table 1-1: Summary of site details

¹ Land Contamination Risk Management (LCRM) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

² "National Planning Policy Framework." The Ministry of Housing, Communities and Local Government. Published March 2012, Updated July 2021.

2 Historical Review

In compiling the site history, LKC consulted Envirocheck historical mapping (Appendix A) and Google Earth aerial photography.

Table 2-1 summarises features on site. Table 2-2 summarises potentially contaminative land uses within approximately 50m and potentially infilled features within approximate 250m.

Site Features	Location on Site	Dates Present		Comments
		From	To	
Hollins Mount Farm	Whole site	1893	2016	Track, buildings. Greenhouse adjacent to site. By 1957 mapping, site area labelled 'The Mount' and is separate from 'Hollins Mount Farm' adjacent to the north of the site and slightly encroaching within site boundary. Building no longer present by 2017 aerial photography (Google Earth).

Table 2-1: Summary of site features. Dates based on available historical map editions.

It is understood that the site was developed in recent years as a residential building and a basement was constructed which was subsequently abandoned and backfilled.

Surrounding Area Features	Distance (m)	Direction	Dates Present		Comments
			From	To	
Unnamed Brook	134	NW	1851	Only	No longer present by 1893 mapping.
Issues	144	E	1957	Present	
Issues	168	E	1957	Present	
Spring	211	NE	1910	1955	No longer present by 1957 mapping
Pond	214	S	1932	1957	No longer present by 1965 mapping.

Table 2-2: Summary of potentially contaminative features within 50m and potentially infilled features with 250m. Dates are based on available historical map editions.

The 1955 mapping showing the extent of Hollins Mount Farm is shown on Plate 2-1.

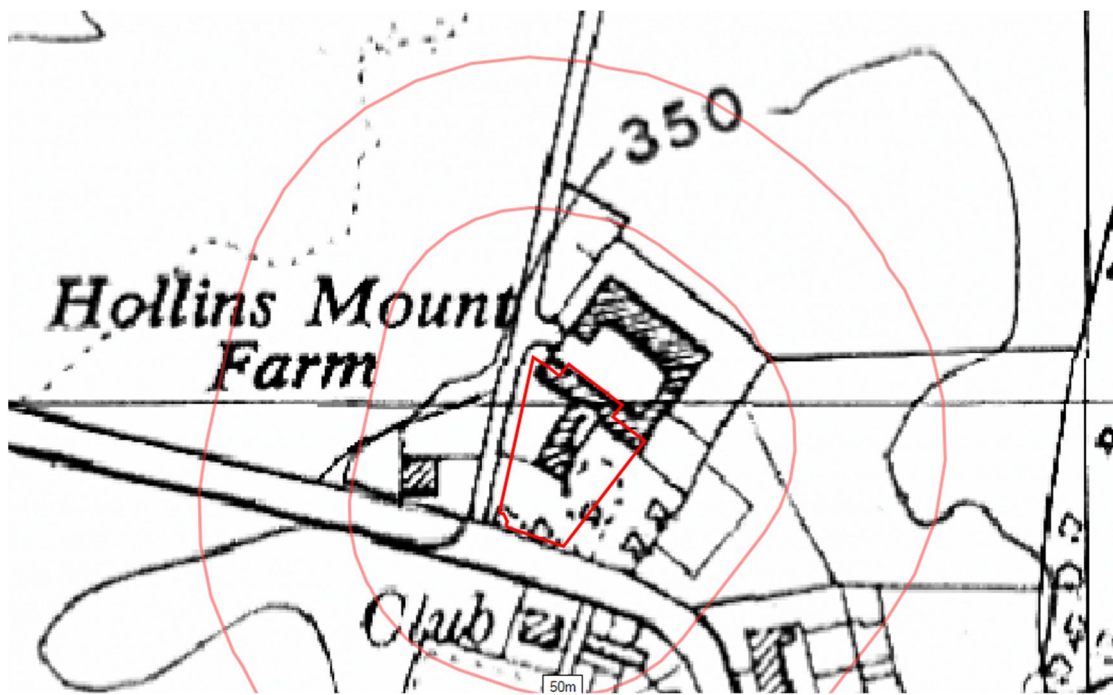


Plate 2-1: Extract from 1955 mapping.

3 Environmental Setting

A summary of environmental settings is presented in Table 3-1, based on a review of available environmental data.

Categories (data sources)		Details
Geology ¹	Artificial	- No BGS recorded artificial.
	Superficial	- Hummocky (Moundy) Glacial Deposits, Devensian (diamicton).
	Bedrock	- Pennine Middle Coal Measures Formation (mudstone, siltstone and sandstone).
	BGS Logs (<50m)	- None.
Hydro-geology ¹	Aquifer Designation	- Superficial - Bedrock
	Source Protection Zone (SPZ)	- Secondary Undifferentiated Aquifer. - Secondary B Aquifer.
	Groundwater Abstractions (100m)	- Site not within an SPZ.
		- None.
Hydrology ¹	Surface Water Courses (100m)	- None.
	Flooding risk	- Flood Zone 1.
	Surface Water Abstractions (100m)	- None.
	Discharge Consents (onsite)	- None.
	Pollution Incidents (onsite)	- None.
Minerals & Mining ^{1,2}	Coal Mining	- Within a Coal Reporting Area. - Not within a Development High Risk Area.
	Surface Mineral Extractions (250m)	- None.
	Cheshire Brine Compensation District	- Not within Compensation District. - Not within Consultation Area.
	Non-Coal Mining Area	- No Hazard.
Ground Stability ¹	Collapsible Ground	- Very low hazard.
	Compressible Ground	- No hazard.
	Ground Dissolution	- No hazard.
	Landslide	- Very low hazard.
	Running Sand	- Very low hazard.
	Shrinking / Swelling Clay	- Low hazard.
Landfill Sites (250m) ¹	Known / Registered	- None.
	Potentially Infilled Land (non-water and water), based on Envirocheck Report	- 2no. features: 131m NW and 164m SW.
	Potentially infilled sites, based on LKC historical review	- 2no. features: See Table 2-2.
Radon Potential ¹		- <1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions.
Designated Sites (50m) ¹		- Adopted Green Belt 11m SW. - Local Nature Reserves 'Hollins Vale', 37m NW.
Contemporary Trade Directory (50m) ¹		- None.
Fuel Station Entries (50m) ¹		- None.
Unexploded Ordnance Risk (UXO) – Zetica Risk Map ³		- Bomb Risk: Low. - Strategic Targets: None identified within 100m

Table 3-1: Summary of the environmental setting.

Notes: Distance in brackets is the distance from site that features are included. Where no distance given, features relate to on site only.

Data Sources:

1 Envirocheck Report (Appendix A & B).

2 The Coal Authority Web Mapping Services (WMS) /

Interactive Map Viewer <http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx>

3 Zetica UXO Unexploded Bomb Risk Map (Appendix C).

4 Site Reconnaissance

A site reconnaissance was carried out on 08th November 2022. Hand dug trial holes were undertaken in accessible areas to confirm the shallow ground conditions.

Relevant features identified on site are summarised below:

- » Southern area of the site comprises a driveway area. A hardstood track of gravel, concrete and stone is present, along with a soft verge with shrubs and trees to the south of the track raised ~0.7m above the track. The track slopes down gently to the site entrance in the southwest.
- » A derelict one storey brick building is present in the northern tip of the site. This was inaccessible at the time of the site walkover.
- » The central area of the site comprises a groundcover of clayey made ground. A flat excavated area with sheet piling surrounding it is present in the centre, which is ~1.10m below the adjacent areas of the site. The area to the west of this (at ground level) contains several in ground structures visible from the surface and the excavated area.
- » The excavated area between the east of the sheet piling and ground level was pooled with water. A collapse of the concrete to the south of the building was also present. These factors make the areas to the north and east of the sheet piling likely inaccessible for site investigation with drilling. There are no access restrictions in the rest of the site.
- » No evidence of contamination identified. Several heaps of made ground present across the site.
- » One service drain was noted in the southwest of the site.

The surrounding area comprises a residential area, with a road adjacent to the south of the site.

Hand dug pits were carried out in 3no. locations and are summarised in Plate 4-1.

HD101	HD102	HD103
GL-0.4m MADE GROUND: Brown gravelly silty sandy CLAY with occasional brick, rare coal, clinker and plastic.	GL-0.3m TOPSOIL: Dark brown gravelly sandy SILT. 0.3-0.45m MADE GROUND: Orange / brown gravelly sandy CLAY. 0.45-0.6m MADE GROUND: Dark grey sandy GRAVEL with frequent coal, ash and clinker. 0.6-0.7m Brown gravelly SAND.	GL-0.3m MADE GROUND: Brown gravelly silty sandy CLAY with occasional brick, rare coal and clinker. 0.3-0.35m Light brown sandy GRAVEL. Refusal on gravel.

Plate 4-1: Hand Dug Pit Logs.

Relevant photographs are provided in Plate 4-2.

Photograph 1: View of site entrance from SW, looking NE.	Photograph 2: View of site SE, looking N.
Photograph 3: View of central western area of site from S, looking N. Excavated area and height difference can be seen, as well as one of the heaps.	Photograph 4: View of site from NW, looking SE.
Photograph 5: View of excavated area of site from N, looking S. Collapse concrete area can be seen at forefront of photo.	Photograph 6: View of waterlogged area in E of site from E, looking S.
Photograph 7: View of N of site from the centre, looking N.	Photograph 8: View of building in the N, looking N.

Plate 4-2: Site photographs.

Relevant features are also shown on Plate 4-3.



Plate 4-3: Plan showing relevant site walkover features.

5 Preliminary Conceptual Model

5.1 Introduction

The aim of the conceptual model is to provide a preliminary assessment of the likelihood of a pollutant linkage for each potential combination of contaminant, pathway and receptor. A conceptual model can be used to make an informed decision on the contamination risks associated with the site and whether further site investigation work is required.

The sections below are therefore divided into potential contaminant, potential pathway and potential receptor as described in LCRM³, on the premise that, if there is no pollutant linkage, then there will be no risk to the receptor. The final section provides an assessment of the potential pollutant linkages that may still be present on the site if redevelopment were to occur.

5.2 Potential Contaminants

Potential viable contamination sources are detailed in Table 5-1. These are split into onsite sources, offsite sources and underlying geology.

Potential Source	Contaminants
On Site	
Made Ground below some or all of site (site levelling, demolition rubble)	- Assuming predominantly reworked natural soils with possible demolition rubble, ash and clinker: Asbestos, heavy metals, sulphates, PAHs⁴. Ash / clinker noted in the site reconnaissance. - Not expected to be a significant source of gas given anticipated depth and nature of Made Ground.
Hollins Mount Farm	- Use and maintenance of machinery: Fuels, oils. - Possible above or below fuel storage tanks: Petroleum hydrocarbons. - Storage / use of chemicals including pesticides, insecticides and herbicides: organophosphates, organochlorides, chlorophenols, aldrin, dieldrin, atrazine and DDT. - Demolished buildings: Asbestos Containing Material (ACM).
Surrounding Area	
Surrounding area	- No significant contamination sources within influencing distance of the site.
Landfills / offsite potentially infilled features within 250m	- Given size, distance and age of features, there is not considered to be a significant source of hazardous gas.
Underlying Geology	
Underlying Pennine Middle Coal Measures	- Ground Gas (principally carbon dioxide and methane).
Radon Affected Area	- <1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions. - No further consideration required.
Superficial / Bedrock	- Hummocky (Moundy) Glacial Deposits (diamicton) over Pennine Middle Coal Measures (mudstone, siltstone and sandstone). - No significant contamination sources identified. - Bedrock identified as sulphate / sulphide bearing strata⁵ there could be some localised raised concentrations. This is considered further in the geotechnical assessment.

Table 5-1: Potential contamination sources.

³ Land Contamination Risk Management (LCRM) <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

⁴ Defra (2002). "Potential Contaminants for the Assessment of Land". R&D Publication CLR 8.

⁵ BRE (2005). "Concrete in Aggressive Ground". SD1.

5.3 Potential Receptors

Potential receptors are detailed in Table 5-2.

Receptors	
Human Health	- Future site users (including residents, visitors and site workers). - Offsite land users.
Controlled Waters	- Secondary Undifferentiated Superficial Aquifer. Secondary B Bedrock Aquifer. - No surface water within influencing distance.
Buildings.	
Potable water pipes.	

Table 5-2: Potential receptors.

5.4 Potential Pathways

Potential pathways are detailed in Table 5-3.

Pathways		
Soil	Human Health ⁶ (residential land use: houses with private gardens)	- Ingestion of soil. - Ingestion of soil-derived indoor dust. - Ingestion of contaminated vegetables. - Ingestion of soil attached to vegetables. - Dermal contact with soil. - Dermal contact with soil-derived indoor dust. - Inhalation of soil-derived outdoor dust. - Inhalation of soil-derived indoor dust. - Inhalation of vapours outside. - Inhalation of vapours inside.
		- Windblown dust and fibres to adjacent receptors.
		- Direct contact with receptors (services).
Water		- Surface run-off over impermeable surface. - Site is relatively flat and grassed; therefore, surface run-off will be limited.
		- Infiltration into the ground, through potentially contaminated material (contamination possibly going into solution).
Water and Gas		- Migration through potentially permeable strata and preferential pathways. - Superficial (diamicton) likely to be low permeability. - Bedrock (mudstone, siltstone, sandstone) likely to be variably permeable. - Preferential pathways: services.
Gas		- Migration into buildings (e.g. via services) and accumulation of gases in confined spaces (potentially causing explosion if methane is present).

Table 5-3: Potential pathways.

5.5 Preliminary Contamination Conceptual Model

The Preliminary Contamination Conceptual Model is illustrated in Table 5-4 and has identified five generic potential pollutant linkages.

Each linkage is described along with an assessment of the risk based upon guidance on probabilities and consequences outlined in CIRIA C552⁷.

In order to assess the potential risk for each pollutant linkage, an assessment of the magnitude of the potential consequence (severity) of the risk occurring and the magnitude of the probability (likelihood) of the risk occurring has been considered and

⁶ EA (2008). "Updated Technical Background to the CLEA Model". Science Report – SC050021/SR3.

⁷ CIRIA (2001). "Contaminated Land Risk Assessment: A Guide to Good Practice". C552.

classified. This is based on the guidance provided in CIRIA C552 and further details including a risk matrix is provided in Appendix D.

Where LKC identified a low to very low risk, targeted or low density intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the site and the proposed development.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what category the pollutant linkage will fall into (i.e. moderate or low risk will be chosen).

Where LKC identifies a moderate or higher risk, intrusive investigation work or precautionary remedial measures will be recommended.

Due to the minor consequence associated with the phytotoxic effect to flora (i.e. loss of plants in a landscaping scheme), the overall risk for the majority of sites will be very low to low. Where soils contain significant concentrations of heavy metals, in general there will other pollutant linkages (i.e. the risk to human health) that will trigger the requirement for remediation (e.g. a clean environmental cover system). As such the risk to flora associated with phytotoxic contaminants will not be considered further.

The risk to buildings associated with elevated sulphate will be considered as part of the geotechnical assessment and will not be included in the contamination risk assessment.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance⁸) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

⁸ HSE (1991). "Protection of Workers and the General Public During Development of Contaminated Land". London HMSO.

PL	Pathway	Receptor	Contaminants of Concern (CoC)	Probability	Consequence	Risk	Recommendations
1	- Dermal contact. - Inhalation of soil, fibres and dust. - Ingestion of soils, dust, vegetables, soil attached to vegetables. - Windblown dust.	- Future site users. - Offsite receptors.	- ACM. - Heavy metals. - PAHs. - Petroleum hydrocarbons. - Other inorganic and organic contaminants. - Pesticides and herbicides.	Low Likelihood (given site history, site conditions and proposed end use)	Medium	Moderate / Low (low assumed as significant source not anticipated)	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.
2	- Inhalation of vapours. - Migration via permeable strata and preferential pathways.	- Future site users. - Offsite receptors.	- Volatile contaminants	Unlikely (given site history and site conditions)	Medium	Low	Watching brief during groundworks.
3	- Inhalation of gas. - Migration via permeable strata and preferential pathways. - Explosion in confined spaces. - Exposure to radon.	- Future site users. - Buildings. - Offsite land users.	- Ground / hazardous gas (carbon dioxide, methane).	Low likelihood (given possible gas source)	Severe	Moderate (moderate assumed until ground conditions confirmed)	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring or gas protection measures required.
4	- Surface run-off. - Migration via permeable strata and preferential pathways. - Perched waters migration.	- Groundwater (Secondary Undifferentiated Superficial and. Secondary B Bedrock Aquifers)	- Mobile contaminants such as metals, PAHs, hydrocarbons, volatile compounds.	Low Likelihood (only minimal mobile contamination anticipated with limited pathway)	Medium	Moderate / Low (moderate assumed until ground conditions confirmed)	Low density intrusive investigation required. Groundwater sampling, subject to ground conditions encountered. Analysis of CoC.
5	- Ingestion of tainted water supply.	- Future site users. - Water pipes.	- Organic contaminants such as petroleum hydrocarbons, volatile compounds.	Low Likelihood (given site history, site conditions and made ground not expected at pipeline depth)	Medium	Moderate / Low (low risk assumed given anticipated limited made ground and contamination)	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.

Table 5-4: Preliminary Contamination Conceptual Model.

Notes: PL = Pollutant Linkage. Contaminant of Concern (CoC) - See Table 5-1 for contamination sources. Site conditions based on observations during site reconnaissance.

6 Preliminary Geotechnical Risk Assessment

Table 6-1 summarises the possible geotechnical constraints of the site, based on the site history, environmental settings and site reconnaissance. Investigation work will be required to confirm the risks and provide a detailed geotechnical assessment and foundation design.

Coal Mining	Site is not within a Development High Risk Area. No further assessment required.
Slope Stability	Site is relatively flat. No significant slope stability risk anticipated. No further assessment required.
Envirocheck Ground Stability Hazards	No to low hazard identified. No further action required.
Made Ground	Unknown depth and constituent of made ground across the site. Initial information indicates relatively shallow made ground. Possible in-ground structures from previous developments.
Field boundaries	Possible former hedges / trees / ditch resulting in increased likelihood of roots, organic material, shallow made ground.
Superficial	Unknown strength of soils for foundation design. Clay / sand anticipated below the site. Strata may be variable giving differential settlement.
Bedrock	Strength and extent of weathering unknown. Unknown depth to bedrock.
Groundwater	Unknown depth and variability of groundwater. Shallow / fluctuating groundwater can affect the strength of the soil, particularly in granular ground. Shallow groundwater can also affect construction works.
Plasticity	Plasticity of clay deposits should be confirmed, particularly where trees are present or proposed, to identify the shrink / swell risk. Clay recorded on site.
Sulphate	Unknown sulphate content of the made ground and natural. Ash noted in the made ground which may give rise to elevated sulphate. Anticipated strata below the site is a sulphate bearing strata.
Road / Pavement Design	Unknown CBR values for footpath and road design.

Table 6-1: Summary of geotechnical constraints.

7 Summary Conclusions and Recommendations

7.1 Summary Conclusions

Table 7-1 summarises the site details, historical review, environmental settings and site reconnaissance.

Current Site Use	Residential plot containing small derelict building, building foundations and evidence of prior development attempts.
Proposed Development	2no. residential houses with gardens / soft landscaping.
Main Historical Features	Onsite: Hollins Mount Farm. Surrounding Area: Unnamed brook, issues, spring, pond.
Geology / Hydrogeology	Artificial: No BGS recorded artificial. Superficial: Hummocky (Moundy) Glacial Deposits, Devensian (diamicton). Secondary Undifferentiated Aquifer. Bedrock: Pennine Middle Coal Measures Formation (mudstone, siltstone and sandstone). Secondary B Aquifer.
Landfills / Infilled ground	No recorded landfills. Potentially infilled ground identified.
Site walkover	Hardstood track present in south of site. One-storey brick building present in north. Rest of site comprised of soft standing groundcover. Large excavated area (~1.1mbgl) in centre of site surrounded by sheet piling. Waterlogged area around western and southern perimeter of sheet piling. 1no. service drain located in SW of site. In-ground structures identified in W of site. No evidence of contamination identified. Access to site via the gate in the SW.

Table 7-1: Summary of site details, historical review, environmental settings and site reconnaissance.

A preliminary contamination conceptual model has been produced by LKC, which is summarised in Table 7-2.

Pollutant Linkage		Risk	Recommendations
PL1: Contaminants posing a risk to future site users via dermal contact, ingestion and inhalation (of soil, dust, fibres and vegetables).	ACM, heavy metals, PAHs, petroleum hydrocarbons, other inorganic and organic contaminants, pesticides.	Moderate / Low	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.
PL2: Volatile contaminants posing a risk to future site users via the inhalation of vapours.		Low	Watching brief during groundworks.
PL3: Gas (carbon dioxide and methane) posing a risk to buildings and future site users via the migration of gas into building causing explosion and asphyxiation.		Moderate	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring or gas protection measures required.
PL4: Mobile contamination posing a risk to controlled waters via the migration through permeable strata.		Moderate / Low	Low density intrusive investigation required. Groundwater sampling, subject to ground conditions encountered. Analysis of CoC.
PL5: Organic contaminants posing a risk to water pipes.		Moderate / Low	Low density intrusive investigation required. Soil analysis of CoC, subject to ground conditions encountered.

Table 7-2: Summary risk table.

Where moderate / low risk had been identified, the assumed risk is shown in bold.

A preliminary geotechnical assessment has been carried out by LKC. Table 7-3 summarises the geotechnical constraints.

Coal Mining	Site is not within a Development High Risk Area. No further assessment required.
Slope Stability	No significant slope stability risk anticipated. No further assessment required.
Made Ground	Unknown depth and constituent of made ground across the site.
Superficial	Unknown strength of soils for foundation design.
Bedrock	Unknown depth to bedrock.
Groundwater	Unknown depth and variability of groundwater.
Plasticity	Plasticity of clay deposits should be confirmed.
Sulphate	Unknown sulphate content of the made ground and natural.
Road / Pavement Design	Unknown CBR values for footpath and road design should be calculated.

Table 7-3: Summary of geotechnical constraints.

7.2 Recommendations

Recommendations are provided in Table 7-4.

Contamination status	There is sufficient information on the potential contaminative status of the site to allow conditional approval of a planning application, based on the proposed end use detailed in the PRA.
Further assessment recommendations	Phase 2 intrusive investigation required. Phase 2 investigation to be carried out in line with current guidance, including BS10175 ⁹ , BS5930 ¹⁰ CIRIA C665 ¹¹ , RB17 ¹² and BS8485 ¹³ . Either 'exploratory investigation': 1 sample per 25-50m square centres. Or 'detailed investigation': 1 sample per 10-25m square centres. Plus targeted investigation locations in areas of concern (contamination and geotechnical). To be agreed with the local authority.
Type of investigation work	Boreholes, with supplementary hand dug pits.
PL 1, 2, 5	Intrusive investigation work recommended to confirm ground conditions across the site. Testing of contaminants of concern based on preliminary conceptual model and field observations (PID tests and visual / olfactory evidence).
PL 3	Intrusive investigation to confirm ground conditions. If significant gas source and pathway identified, gas monitoring or gas protection measures required. Precautionary gas protection measures: type of measures to be determined once ground conditions established.
PL 4	Groundwater sampling, subject to ground conditions encountered. Groundwater samples to be collected from monitoring wells and tested for contaminants of concern based on preliminary conceptual model and ground conditions encountered.
Reporting	Information from the above can be used to carry out a contamination and geotechnical assessment and provide a remediation strategy for the site.

⁹ British Standard (2017). "Investigation of Potentially Contaminated Sites – Code of Practice". BS10175:2017.

¹⁰ British Standard (2015). "Code of Practice for Ground Investigations". BS5930:2015.

¹¹ CIRIA (2007). "Assessing Risks Posed by Hazardous Ground Gases to Buildings". CIRIA C665.

¹² CL:AIRE Research Bulletin RB17 (November 2012) "A Pragmatic Approach to Ground Gas Risk Assessment".

¹³ BSI (2015). "Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings". BS8485:2015.

Importation of soils	Any topsoil or subsoil brought on to the site for use in gardens / soft landscaping should be suitably chemically validated prior to its use on site, according to Local Authority guidance.
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Table 7-4: Recommendations.

Further Considerations are summarised in Table 7-5.

Asbestos	Even though no asbestos was identified externally on the existing buildings, given the age, there may be areas inside that have Asbestos Containing Materials (ACMs). Therefore, we would advise that a Pre-Demolition and Major Refurbishment Asbestos Survey is undertaken prior to demolition by a professional contractor. The LK Group have a designated Asbestos Department who can advise on the appropriate steps to take in order to have the building suitably surveyed.
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Table 7-5: Further considerations.