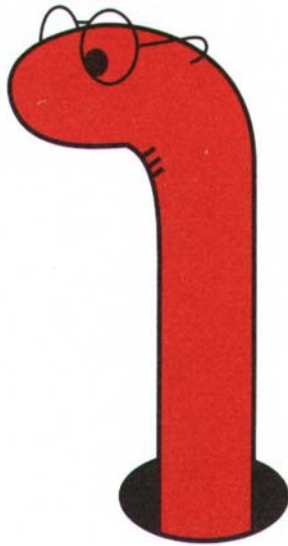


Electronic Report



WORMS EYE

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Our Ref: Manchester Road / BL0 0DH / 2025
Date: 21 February 2025

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32 MANCHESTER ROAD, RAMSBOTTOM, BURY, BL0 0DH
PROPOSED INVESTIGATION

INTRODUCTION

A residential development is proposed. Following a PRA (21/2/25) the objective is to design a suitable investigation to consider potential contamination issues. We recommend the structural engineer is consulted before designing the geotechnical element of the investigation.

SITE DESCRIPTION

The site is irregular shape, 20 by 22m, to the west of Manchester Road in Ramsbottom and at OS Grid Reference 380020, 416730. The site forms a terraced garden to the south of No.32, stepping down to the west from Manchester Road. The site is mostly grass surfaced with a gravel drive at the west. No.32 to the north, is split level being level with Manchester Road at the east with a lower ground floor car park (with balcony above) at the west.

The area slopes down to the west.

PROPOSED DEVELOPMENT

It is proposed to build a split level detached house with parking to its north, garden to south and driveway at the west as existing.

INDUSTRY PROFILE

The site has had no industrial use but demolition rubble/made ground may be present. TPHs and PAHs may also be present at the west from small leaks from parked vehicles.

Industry	Possible Contaminants
Demolition rubble/ Made ground	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Phenols Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	Inhalation	Possible
	Off-site	Migration off-site	Unlikely
Inorganic contaminants	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Possible
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Sulphate	Building fabric	Concrete directly in contact with soil	Possible
Hydrocarbons	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Possible
	Service pipes	Seeping into drinking water pipes	Unlikely
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Hydrocarbon vapours	Householders	Inhalation of vapours indoors and outdoors	No
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	No
Radon	End-users (inside)	Seeping into buildings	No

PROPOSED INVESTIGATION

Contamination

Taking into account the site history it is unlikely that contaminants will be present at high levels. However, low levels may be present, exceeding stringent residential thresholds in places, and an intrusive investigation is required, consisting of boreholes/ trial holes and tests to confirm the presence/absence and extent of contamination.

There are no specific point sources for contamination and the investigation will need to target the proposed garden, proposed house and provide all round coverage.

Proposed Action

- *Excavate 4 trial holes up to 0.6 - 1.0m deep.*
- *Test 4 shallow samples (about 0.25m deep) and 2 deeper samples for :heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*
- *Test 2 deeper samples for a suite of contaminants suitable for selecting water pipes.*

Controlled Waters

No risk to controlled water is expected and no further action is considered necessary at this stage. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

The findings show no credible landfill or ground gas sources and no gas risk to the development. Gas testing is not needed and no special precautions are required.

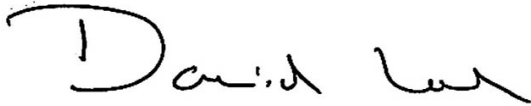
Radon

Radon protection measures are not required.

Foundations

The site slopes down to the west and a series of boreholes are likely to be required to design appropriate foundations. It is recommended the structural engineer is consulted before designing the geotechnical part of the investigation and the use of a slope stability specialist may also be beneficial.

Yours faithfully
on behalf of Worms Eye Ltd

A handwritten signature in black ink, appearing to read 'David Lord', with a stylized, cursive script.

David Lord
BSc (Hons)
FGS, MEnvSc, AIEMA