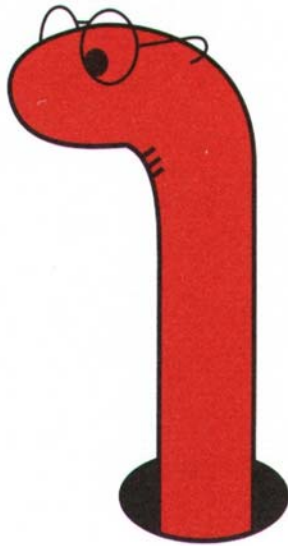


Electronic Report



WORMS EYE

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Our Ref: Malvern Close/M25 1PH/2023
Date: 28 March 2023

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11 MALVERN CLOSE, PRESTWICH, M25 1PH
PROPOSED INVESTIGATION

INTRODUCTION

A residential development is proposed. Following a PRA (28/3/23) the objective is to design a suitable investigation to consider contamination issues.

SITE DESCRIPTION

The site is rectangular, about 8 x 20m, located to the northwest of Malvern Close in Prestwich and a OS Grid Reference 382139, 404223. The site comprises a vacant plot, a previous house having been demolished. Access to the site was limited, but the site could be seen to be generally untidy with concrete (presumably a floor slab) visible at the centre of the site, demolition rubble in places and possible made ground in places.

The area slopes down to the southwest. The site is on a housing estate with houses and gardens on all sides.

PROPOSED DEVELOPMENT

It is proposed to build a semi-detached house, to the northeast of the existing house, over a larger footprint than previous, extending further to the northwest. There will be a driveway at the southeast, and gardens to the northwest and southeast.

INDUSTRY PROFILE

The site has had no industrial use. Contaminants may be in made ground and/or demolition rubble.

Source of Contaminants	Possible Contaminants
Made ground/demolition rubble	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	Possible (during construction)
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	Yes
	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/Ground/Mine 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 past use of the site it is considered unlikely that contamination will be present at high levels. However, low levels, exceeding stringent residential thresholds, may be present in places especially if made ground is seen.

An intrusive investigation is required, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination on the site. There are no specific point sources for contamination and the investigation will need to target proposed gardens (most sensitive part of the development) and the proposed house.

Proposed Action

- *Excavate 5 trial holes up to 0.6 - 1.0m deep.*
- *Test 5 shallow samples (about 0.25m deep) for :heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*
- *Test 1 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/Mine Gas

There are no landfill sites, significant filled features within 250m, and the CA indicate there are no shallow workings. The findings show no credible on, or off-site landfill or ground gas sources and no risk to the development.

Gas testing is not needed and no special precautions are required.

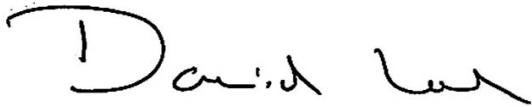
Radon

Radon protection measures are not required.

General

The PRA, and these proposals, should be issued to the Local Authority for their comments before proceeding with the investigation.

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