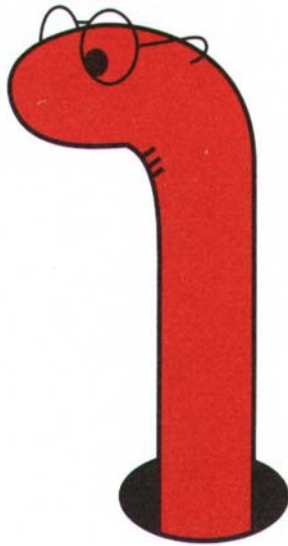


Electronic Report



WORMS EYE

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Our Ref: St Peters Road / BL9 9RB / 2022
Date: 17th May 2022

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26 / 28 ST PETERS ROAD, BURY, BL9 9RB
PROPOSED INVESTIGATION

INTRODUCTION

A residential development is proposed. Following a PRA (5/5/22) the objective is to design an investigation consider contamination and ground gas issues.

SITE DESCRIPTION

The site is a rectangular plot, about 16 by 14m, located to the northeast of Burns Avenue in Bury and at OS Grid Reference 380697, 408945. The site comprises a garden to the southeast of the existing house (26/28 St Peters Road). The site is surfaced with grass and soil, with a greenhouse at the northeast corner and two piles of rubble/garden/household waste at the west. There are no obvious signs of contamination.

PROPOSED DEVELOPMENT

It is proposed to build one pair of semi-detached houses fronting Burns Avenue to the west, having gardens to the rear (east) and parking to the front (west).

INDUSTRY PROFILE

The site has had no industrial use. Low levels of contaminants may be present if made ground is seen below the site.

Contaminant Source	Possible Contaminants
Made Ground	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	Inhalation	Unlikely
	Off-site	Migration off-site	No
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	Unlikely
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 - in buildings	Seeping into buildings, explosion, asphyxiation	Unlikely
Radon	End-users - in buildings	Seeping into buildings	No

PROPOSED INVESTIGATION

Contamination

The findings suggest it is unlikely that contamination will be present on the site at high levels. Low levels, exceeding stringent residential thresholds may be present, if made ground is seen, along the line of the suspected former stream.

A limited investigation is suggested, consisting of trial holes and tests to confirm the presence/absence and extent of contamination on the site. The line of the suspected former stream should be investigated.

Proposed Action

- *Excavate 6 trial holes to about 1m deep, to include 2 along the line of the suspected former stream.*
- *Test 4 shallow samples for heavy metals, sulphate, phenols, asbestos, TPHs and PAHs.*
- *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. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

The findings suggest there are no credible landfill, or ground gas sources, unless significantly deep made ground is seen. Gas testing is not needed and no special precautions are required, unless made ground >1m is seen, in which case this risk and the need for monitoring will need to be re-assessed.

Proposed Action

- *Carry out trial holes along the line of the former stream to establish if deep made ground is present.*
- *Reassess the risk.*

Radon

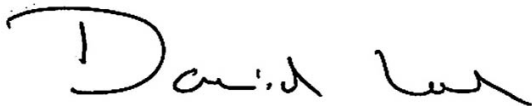
Radon protection measures are not required.

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, MIEEnvSc, AIEEMA