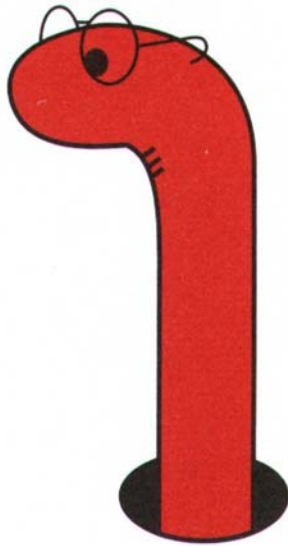


Electronic Report



WORMS EYE

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Our Ref: 11 Spring Street / BL8 3LU / 2025
Date: 10 October 2025

Paul Power
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BL8 3LU

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11 SPRING STREET, TOTTINGTON, BURY, BL8 3LU

PROPOSED INVESTIGATION

INTRODUCTION

A residential development is proposed. Following a PRA (10/10/25) the objective is to design a suitable investigation to consider contamination, landfill gas and geotechnical issues.

SITE DESCRIPTION

The site is a vacant triangular plot, 28 by 18m, located at the southwest end of Spring Street in Tottington and at OS Grid Reference 377500, 413030. The site has a part tarmac, hardcore and broken concrete surfaced road at the north. At the southeast is a made ground surfaced area which looks to have been laid recently, with a pile of hardcore planings at the south/middle, and a pile of stone blocks towards the centre of the site. There are no other notable features.

There are mature trees beyond the southeast, southwest and north boundaries (not an accurate arboricultural survey).

The area slopes down to the southeast. There are houses to the east, southwest and northwest, a small commercial building (no obvious use) immediately northwest, and church graveyard to the north.

PROPOSED DEVELOPMENT

It is proposed to build a detached house with a driveway at the southeast and gardens to the northeast, south and west.

INDUSTRY PROFILE

The site has had no industrial use but made ground is present and there was a nearby garage colony and nearby commercial building.

Industry	Possible Contaminants
Garage Colony	Metals: lead, chromium, copper Inorganic compounds: sulphates, sulphides Fuel: petrol, diesel, MTBE Polycyclic aromatic hydrocarbons (PAH) Asbestos
Small commercial building / made ground	Metals: e.g. copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Phenols Mineral oils, fuel oils (TPHs) Acids Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	Inhalation	Yes
	Off-site	Migration off-site	Possible
Inorganic contaminants	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Yes
	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	Possible
	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

Taking into account the history of the site it is unlikely that contamination will be present at high levels. However, low levels are expected to be present, exceeding stringent residential thresholds in places.

An intrusive investigation is required, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination on the site. The works to the northwest and southwest, and garage colony to the east are specific point sources for contamination and the investigation will need to target these proposed gardens and proposed house.

Proposed Action

- *Drill 3 boreholes to about 6 metres deep.*
- *Excavate 2 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 3 shallow samples for PCBs.*
- *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 will need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

There are nearby filled reservoirs and a very low to low gas risk is anticipated. A gas testing programme is required.

Proposed Action

- *Install 3 gas monitoring wells.*
- *Test for methane, carbon dioxide and gas outflow on 6 occasions over 3 months.*

Radon

Radon protection measures are not required.

Foundations

A series of boreholes are required in the area of the proposed building to allow the most suitable foundations to be designed. Plasticity tests are required to confirm the shrinkage potential of the clay.

Proposed Action

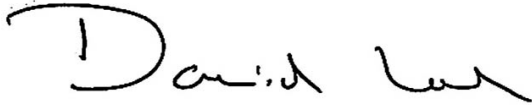
- *Carry out plasticity tests on 2 samples of clay.*

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'. The signature is written in a cursive style with a large initial 'D'.

David Lord

BSc (Hons)

FGS, MEnvSc, AIEMA