



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

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Our Ref: BEK-25152-260116-JNBC

16th January 2026

JN Building Contractors Ltd

135-143 Union Street

Oldham

Lancashire

OL1 1TE

Land at Victoria Court, Bury - Ground Gas Risk Assessment

BEK Enviro (BEK) has been commissioned by JN Building Contractors Ltd to carry out a ground gas risk assessment for the proposed residential development at the land located at Victoria Court, Bury (National Grid Reference 377809, 412801).

The report has been prepared to support a planning application for the construction of a single detached two storey residential property with associated gardens and access. The proposed development layout for the site is presented below in Figure 1:



Figure 1: Proposed Site Layout

BEK has carried out intrusive site investigation during October 2025 to quantify the potential risks from contamination. The investigation included the installation of gas monitoring probes; the locations of which were determined by BEK following a review of the information presented in the GeoAssist Limited (GAL) 'Phase 1 Desk Study Report' (Report Ref: 6171/VVC V1.0 PCLRA, dated November 2024) and by the ground conditions encountered during the BEK site investigation.



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This report should be read in conjunction with the GAL Phase 1 Desk Study Report and the 'Site Investigation & Ground Assessment' report prepared by BEK (Report Ref: BEK-25152-1, dated November 2024).

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Background Information

The site is located in a residential area off Victoria Court, Tottington, approximately 3 km to the north-west of Bury town centre. The site forms an irregular shape and falls steeply to the south down to Black Brook.

At the time of the site visit the site appeared to have been recently cleared of trees and vegetation in the area of the proposed construction. The southern part of the site was noted as overgrown wooded scrubland. Items of scrap metal were noted in the centre of the site.

Based on historical maps the site has remained undeveloped, however cuttings in the north of the site indicate potentially raised/infilled ground.

To characterise the shallow ground conditions and facilitate the assessment of potential risks associated with contamination and ground gas, as well as provide geotechnical information to support foundation design, BEK carried out site investigation works. The works included the drilling of four window sample boreholes drilled to a maximum depth of 5.45 m and two hand excavated trial pits to a maximum depth of 1.2 m. The exploratory locations are presented on BEK Drawing No 25152-3, a copy of which is presented in Annex C.

With consideration to Desk Study information and ground conditions encountered during the site investigation, gas monitoring probes were installed in three of the boreholes (Boreholes WS1, WS2 & WS3).

Site investigation proves the site is overlain by laterally continuous, heterogeneous made ground which extends from the surface to a minimum depth of 0.4 m. The made ground comprised of dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker. The base of the made ground was proven in Boreholes WS1 at 4.2 m and WS4 at 4.0 m, where relic topsoil is encountered, over grey organic clayey silt to the base of both boreholes.

Bedrock was not encountered during the exploratory drilling.

The exploratory records from the BEK site investigation are presented in Annex A.



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Based on the Phase 1 Desk Study and ground conditions encountered during the site investigation, potential sources of ground gas include the significant thickness of made ground on site, likely associated with the infilling a former railway cutting.

Assessment of Data

Guidance on the investigation and assessment of risk posed by hazardous ground gases is provided in CIRIA 665 and BS8485:2015+A1:2019. These documents provide up-to-date advice and consolidates good practice on investigation, the collection of relevant data, and monitoring programs for a risk based approach to gas contaminated land. In addition, the content of the CL:AIRE Good Practice for Risk Assessment for Coal Mine Gas Emissions has been considered.

These documents provide guidance on the assessing risks posed by hazardous ground gases to buildings. The guidance provides details on the scope of the gas monitoring program to be undertaken depending on the gassing potential of the source and the sensitivity of the end use.

Gas Monitoring

An engineer from BEK has monitored the boreholes on six occasions between 13th October 2025 and 13th January 2026 in order to assess the potential for the for the generation and migration of potentially hazardous gases arising from onsite and offsite sources.

Based on the ground conditions encountered and an initial review of the monitoring results, this monitoring program is considered to be sufficient to characterise the ground gas regime at the site.

The monitoring visits were carried out at atmospheric pressures ranging between 981 mb and 1017 mb. The visits undertaken during low/falling pressures are considered to represent a worst-case scenario for the generation and release of ground gas.

Each borehole was monitoring for the following parameters:

- Gas Flow Rates (l/hr)
- Gas Concentrations (methane, carbon dioxide, oxygen) (v/v)
- Water Level
- Barometric Pressure

A calibrated GFM436 Gas Data Analyser has been used to measure the above. The gas monitoring results are presented in Annex B.

An extended continuous monitoring program has been carried at the site in line with the CL:AIRE Good Practice for Risk Assessment for Coal Mine Gas Emissions. Twenty (20) minute monitoring periods per borehole have been conducted to characterise the risks from coal mine gas given the off-site mine entry.



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Gas Risk Assessment

The gas risk assessment has been undertaken in accordance with BS8485:2015+A1:2019 and CIRIA 665. The method of assessment requires the calculation of the Gas Screening Value (GSV) for both carbon dioxide and methane.

The gas concentrations and borehole flow rates are used to calculate the GSV to provide a litres of gas per hour. This equals the maximum borehole flow rate (l/hr) x maximum gas concentration (v/v). The gas monitoring results and the calculated GSVs are summarised in the following table:

Monitoring Location	Range of Concentrations (% v/v)			Max Flow Rate (l/hr) (steady state)	GSV (based on maximum values) (l/hr)	
	Carbon Dioxide	Methane	Oxygen		Carbon Dioxide	Methane
WS1	0.2 – 0.6	0.0 - 0.0	19.6 – 20.1	0	0.0006	0.0001
WS2	0.1– 0.9	0.0 - 0.0	18.1 – 20.1	0	0.0009	0.0001
WS3	0.3 – 1.0	0.0 - 0.0	19.1 – 20.0	0	0.0010	0.0001

Table 1: Summary of Assessment of the BEK Gas Monitoring Data

* Where gas flow or concentrations were recorded as zero, the limit of detection of the gas analyser was used (0.1 l/hr and 0.1 % v/v)

It can be seen from the above table, the GSV for carbon dioxide and methane in all locations at the site fall below the lowest threshold of 0.07 l/hr. This would mean the site is classified as Characteristic Situation 1 (very low risk) and no gas measures would be required in new builds at the site.

It can be seen from the gas monitoring results in Annex B that initial flow rates were not recorded in any of the Boreholes.

Furthermore, consideration has also been given to the maximum concentrations recorded during the gas monitoring programme. Risks levels may need to be raised if typical maximum concentrations are exceeded. It can be seen from Table 1 above and the gas monitoring results (Annex B), that the 'typical maximum' for carbon dioxide (5% v/v) and methane (1% v/v) was not exceeded during the BEK ground gas monitoring programme, therefore BEK considers that Characteristic Situation 1 classification is appropriate.

Conclusions

Based on the above, BEK recommends that the site is identified as Characteristic Situation 1 (very low risk) and that no gas mitigation measures are required to be incorporated within the foundation design of the new build properties at the site. I trust the above is satisfactory. Should you have any questions please contact the undersigned.



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Yours sincerely

MICHAEL BUCKLEY

BSc (Hons) MSc MEnvSci CEnv

Land at Victoria Court Bury - Ground Gas Risk Assessment

Rev	Date	Details of Amendments



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ANNEX A

Exploratory Records



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

TRIAL PIT Hand Excavated

BOREHOLE NO HP1

SHEET 1/2

COMPLETION

CASING

SCREEN

COMMENTS Trial pit dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1						Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.1
0.2							0.2
0.3							0.3
0.4							0.4
0.5	0.5	D = 0.5 m					0.5
0.6							0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2						Termination Depth at: 1.2 m	1.2
1.3							1.3
1.4							1.4



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

TRIAL PIT Hand Excavated

BOREHOLE NO HP2

SHEET 2/2

COMPLETION

CASING

SCREEN

COMMENTS Trial pit dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Graphic Log	Material Description	Elevation (m)
0.1						Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.1
0.2	0.2	D = 0.2 m					0.2
0.3							0.3
0.4							0.4
0.5							0.5
0.6							0.6
0.7							0.7
0.8							0.8
0.9							0.9
1							1
1.1							1.1
1.2						Termination Depth at: 1.2 m	1.2
1.3							1.3
1.4							1.4



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS1

SHEET 1/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5	0.3	D = 0.3 m					Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	SPT (C) N = 4	1,1/1,1,1,1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 9	2,2/2,2,2,3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 8	2,2/2,2,2,2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2,3/3,3,3,3					4
4.5							Black organic slightly silty relic topsoil with rare coal	4.5
5	5 - 5.45	SPT (C) N = 12	2,3/3,3,3,3				Grey clayey silt with frequent organic content	5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS2

SHEET 2/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5							Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	D = 1 m SPT (C) N = 3	-, -, 1, 1, 1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 3	-, -, 1, 1, 1					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 7	-, 1/1, 2, 2, 2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 10	1, 2/2, 2, 3, 3					4
4.5								4.5
5	5 - 5.45	SPT (C) N = 8	2, 2/2, 2, 2, 2					5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contractors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS3

SHEET 3/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5	0.5	D = 0.5 m					Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	SPT (C) N = 4	-, -, 1, 1, 1, 1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 11	2, 2/2, 3, 3, 3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 9	2, 2/2, 2, 2, 3					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2, 3/3, 3, 3, 3					4
4.5								4.5
5	5 - 5.45	SPT (C) N = 10	2, 2/2, 2, 3, 3					5
5.5							Termination Depth at: 5.45 m	5.5



PROJECT NUMBER 25152

PROJECT NAME Victoria Court, Bury

CLIENT JN Building Contactors Ltd

DATE 8 October 2025

DRILLING METHOD Window Sample Borehole

BOREHOLE NO WS4

SHEET 4/4

COMPLETION

CASING

SCREEN

COMMENTS Borehole dry

Depth (m)	Depth (m)	Samples/ Test	Field Records	Water	Well Instal.	Graphic Log	Material Description	Elevation (m)
0.5	0.8	D = 0.8 m					Vegetation on to dark brown/grey occasionally clayey, occasionally silty gravelly sand with frequent angular (and rare rounded) cobbles of mixed lithologies (including concrete and brick), occasional ash, plastic and wood, rare clinker	0.5
1	1 - 1.45	SPT (C) N = 4	1,1/1,1,1,1					1
1.5								1.5
2	2 - 2.45	SPT (C) N = 9	1,2/2,2,2,3					2
2.5								2.5
3	3 - 3.45	SPT (C) N = 8	2,2/2,2,2,2					3
3.5								3.5
4	4 - 4.45	SPT (C) N = 12	2,3/3,3,3,3				Black organic slightly silty relic topsoil with rare coal	4
4.5								4.5
5	5 - 5.45	SPT (C) N = 12	2,2/3,3,3,3				Grey clayey silt with frequent organic content	5
5.5							Termination Depth at: 5.45 m	5.5



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ANNEX B

Gas Monitoring Data

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.6	0.6	20.0	20.0	0.0	0.0	0.0	0.0	0.000	0.000	3.55	3.76	1017	
WS2	0.0	0.0		0.00	0.00			0.6	0.6	19.9	19.9	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.77	1017	
WS3	0.0	0.0		0.00	0.00			0.9	0.9	19.3	19.2	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.8	1017	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring			
Monitored by:	PC	 GEO-ENVIRONMENTAL CONSULTING	Contract:
Weather :	Overcast, dry		Name Victoria Court, Bury
Equipment used:	GFM436 Gas Analyser		Date: 13/10/25
Visible signs of vegetation stress:	None		Job No. 25152
Boreholes sampled for laboratory analysis:	None		Sheet No. 1
Other comments / observations:	None		

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.4	0.4	20.1	20.1	0.0	0.0	0.0	0.0	0.000	0.000	3.51	3.85	982	
WS2	0.0	0.0		0.00	0.00			0.8	0.9	18.6	18.1	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.82	982	
WS3	0.0	0.0		0.00	0.00			0.3	0.5	20.0	19.8	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.84	981	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring																					
Monitored by:				MLM																	
Weather :				Dry Sunny																	
Equipment used:				GFM436 Gas Analyser																	
Visible signs of vegetation stress:				None																	
Boreholes sampled for laboratory analysis:				None																	
Other comments / observations:				None																	



Contract:	
Name	Victoria Court, Rycroft
Date:	31/10/25
Job No.	25152
Sheet No.	2

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.6	0.6	19.6	19.6	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.8	992	
WS2	0.0	0.0		0.00	0.00			0.5	0.5	19.6	19.6	0.0	0.0	0.0	0.0	0.000	0.000	3.47	3.64	992	
WS3	0.0	0.0		0.00	0.00			1.0	1.0	19.1	19.1	0.0	0.0	0.0	0.0	0.000	0.000	3.69	3.8	991	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring		
Monitored by:	MLM	
Weather :	Dry Sunny	
Equipment used:	GFM436 Gas Analyser	
Visible signs of vegetation stress:	None	
Boreholes sampled for laboratory analysis:	None	
Other comments / observations:	None	
		Contract:
		Name Victoria Court, Rycroft
		Date: 13/11/25
		Job No. 25152
		Sheet No. 3

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.3	0.3	19.9	19.9	0.0	0.0	0.0	0.0	0.000	0.000	3.35	3.7	977	
WS2	0.0	0.0		0.00	0.00			0.3	0.3	19.8	19.8	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.8	977	
WS3	0.0	0.0		0.00	0.00			0.6	0.6	19.7	19.7	0.0	0.0	0.0	0.0	0.000	0.000	3.69	3.82	978	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring

Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	AH Overcast, some light rain GFM436 Gas Analyser None None None	 GEO-ENVIRONMENTAL CONSULTING	Contract:
			Name Victoria Court, Rycroft
			Date: 09/12/25
			Job No. 25152
			Sheet No. 4

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.3	0.4	20.3	20.0	0.0	0.0	0.0	0.0	0.000	0.000	3.83	4.71	989	
WS2	0.0	0.0		0.00	0.00			0.3	0.1	19.1	20.1	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.82	989	
WS3	0.0	0.0		0.00	0.00			0.4	0.8	20.0	19.2	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.82	989	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by:	MLM
Weather :	Dry, Overcast
Equipment used:	GFM436 Gas Analyser
Visible signs of vegetation stress:	None
Boreholes sampled for laboratory analysis:	None
Other comments / observations:	None
 GEO-ENVIRONMENTAL CONSULTING	
Contract: Name Victoria Court, Rycroft Date: 18/12/25 Job No. 25152 Sheet No. 5	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.2	0.2	20.1	20.0	0.0	0.0	0.0	0.0	0.000	0.000	Dry	4.26	988	
WS2	0.0	0.0		0.00	0.00			0.2	0.2	20.0	19.9	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.82	988	
WS3	0.0	0.0		0.00	0.00			0.4	0.4	20.0	19.7	0.0	0.0	0.0	0.0	0.000	0.000	Dry	3.82	988	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring																					
Monitored by:				MLM/JS																	
Weather :				Wet, Rainy																	
Equipment used:				GFM436 Gas Analyser																	
Visible signs of vegetation stress:				None																	
Boreholes sampled for laboratory analysis:				None																	
Other comments / observations:				None																	



Contract:	
Name	Victoria Court, Rycroft
Date:	13/01/26
Job No.	25152
Sheet No.	6



BEK Geo-Environmental Consulting

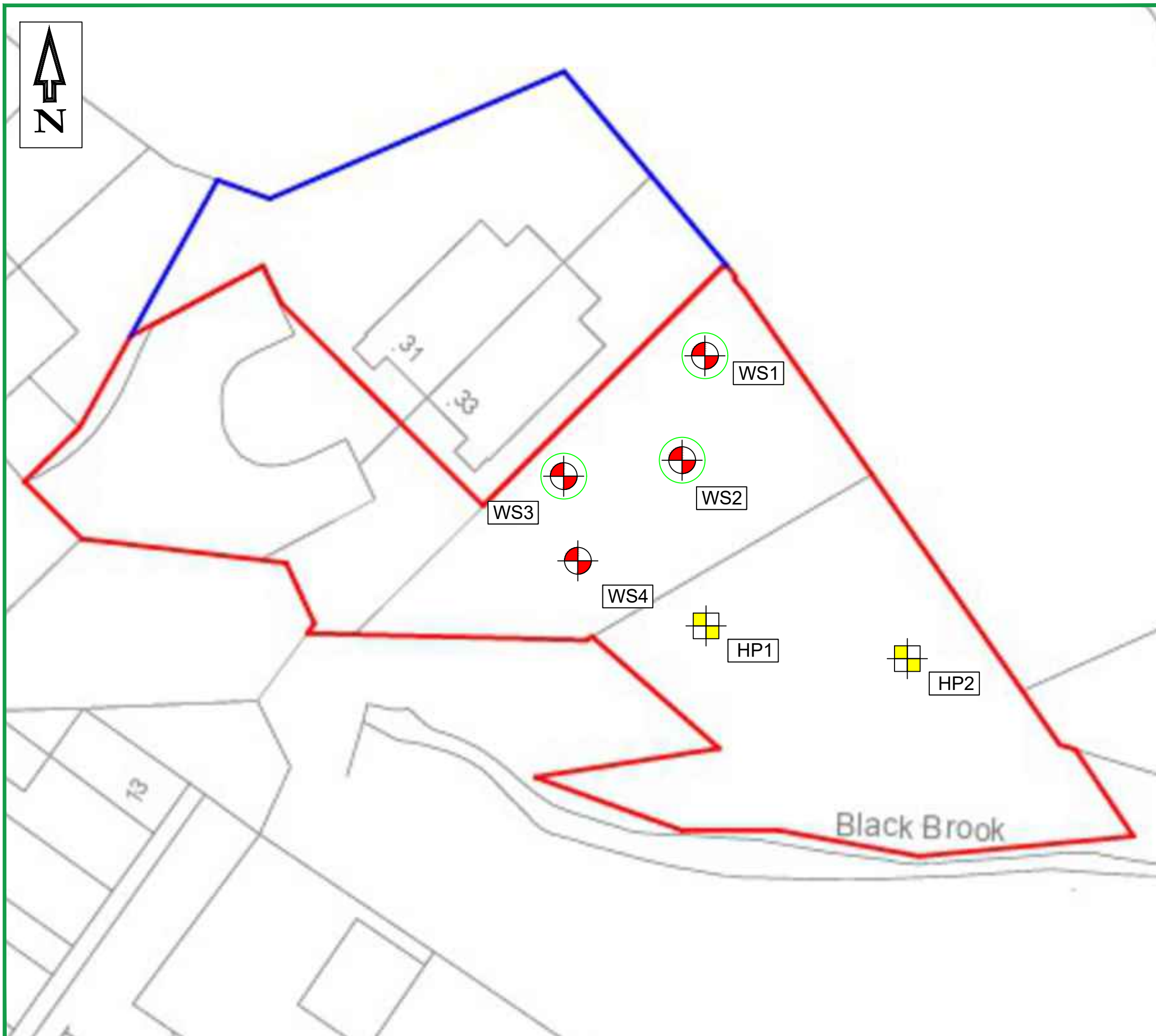
No.2 Landwick Court, Metcalf Drive, Altham Business Park,
Lancashire BB5 5TU

mbuckley@bekenviro.co.uk
bekenviro.co.uk

01254 377622

ANNEX C

Drawings



LEGEND



WINDOW SAMPLE BOREHOLE



WINDOW SAMPLE BOREHOLE
(GAS & GROUNDWATER
MONITORING PROBE)



HAND EXCAVATED TRIAL PIT

REV	DESCRIPTION	DATE	BY



GEO-ENVIRONMENTAL CONSULTING
No 2 Landwick Court, Metcalf Drive, Altham Business
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Tel: 01254 377622 Mob: 07906753583
Email: mbuckley@bekenviro.co.uk
Web: www.bekenviro.co.uk

CLIENT.

JN BUILDING
CONTRACTORS LTD

JOB TITLE.

LAND AT VICTORIA COURT, BURY

DRAWING TITLE.

SITE INVESTIGATION PLAN

SCALE © A3. N'TS	DRAWN BY. D.E.	APPROVED BY. M.B.	DATE. 15/10/25
DRAWING No. 25152-1	REV. -		