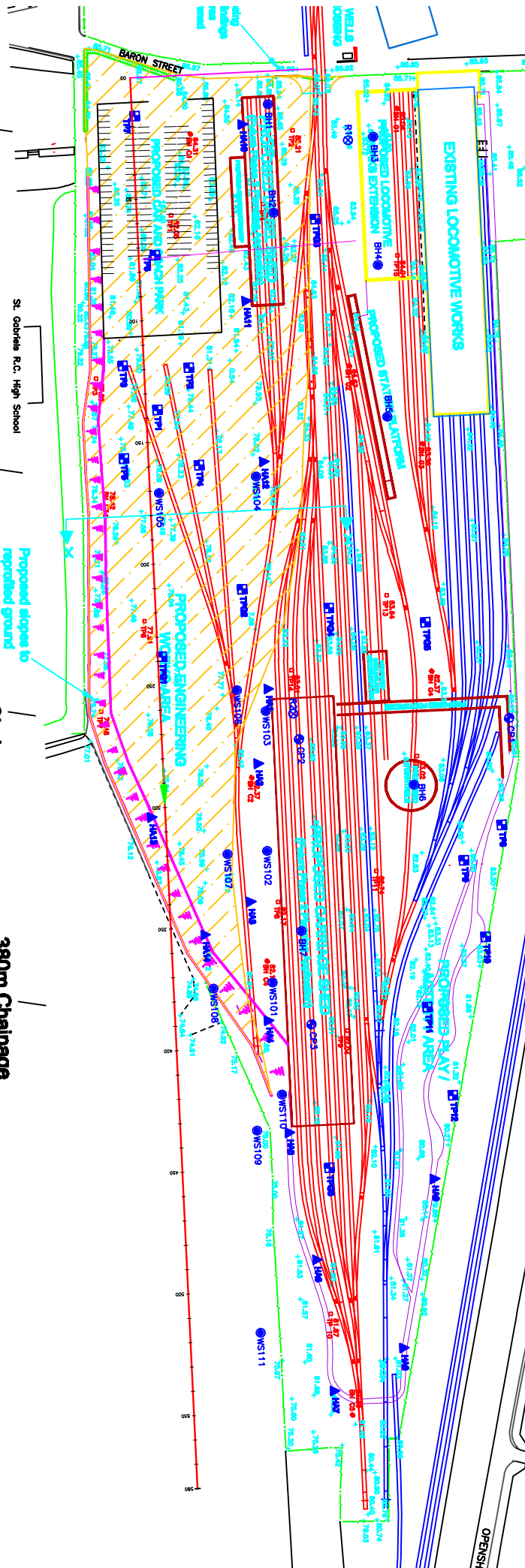
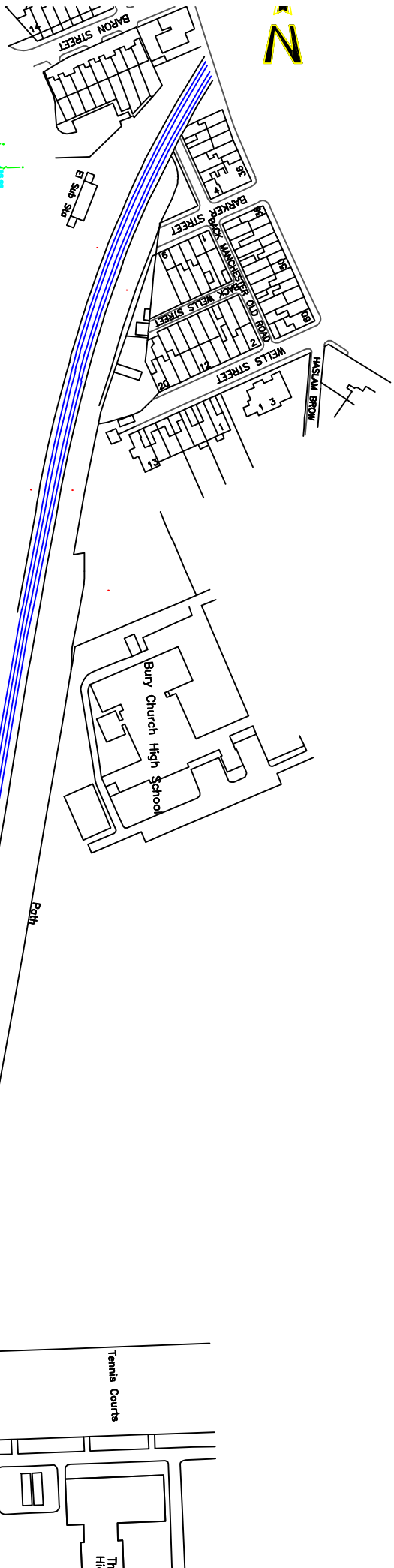




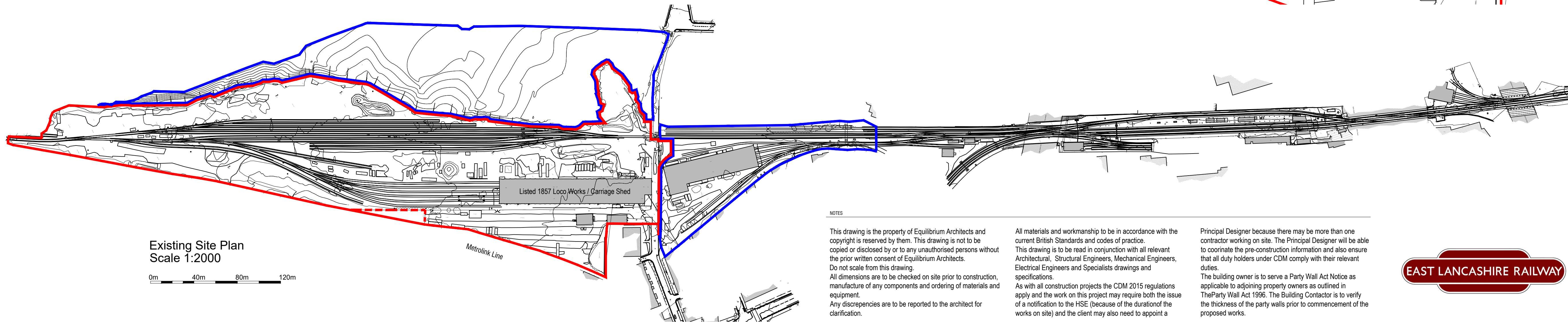
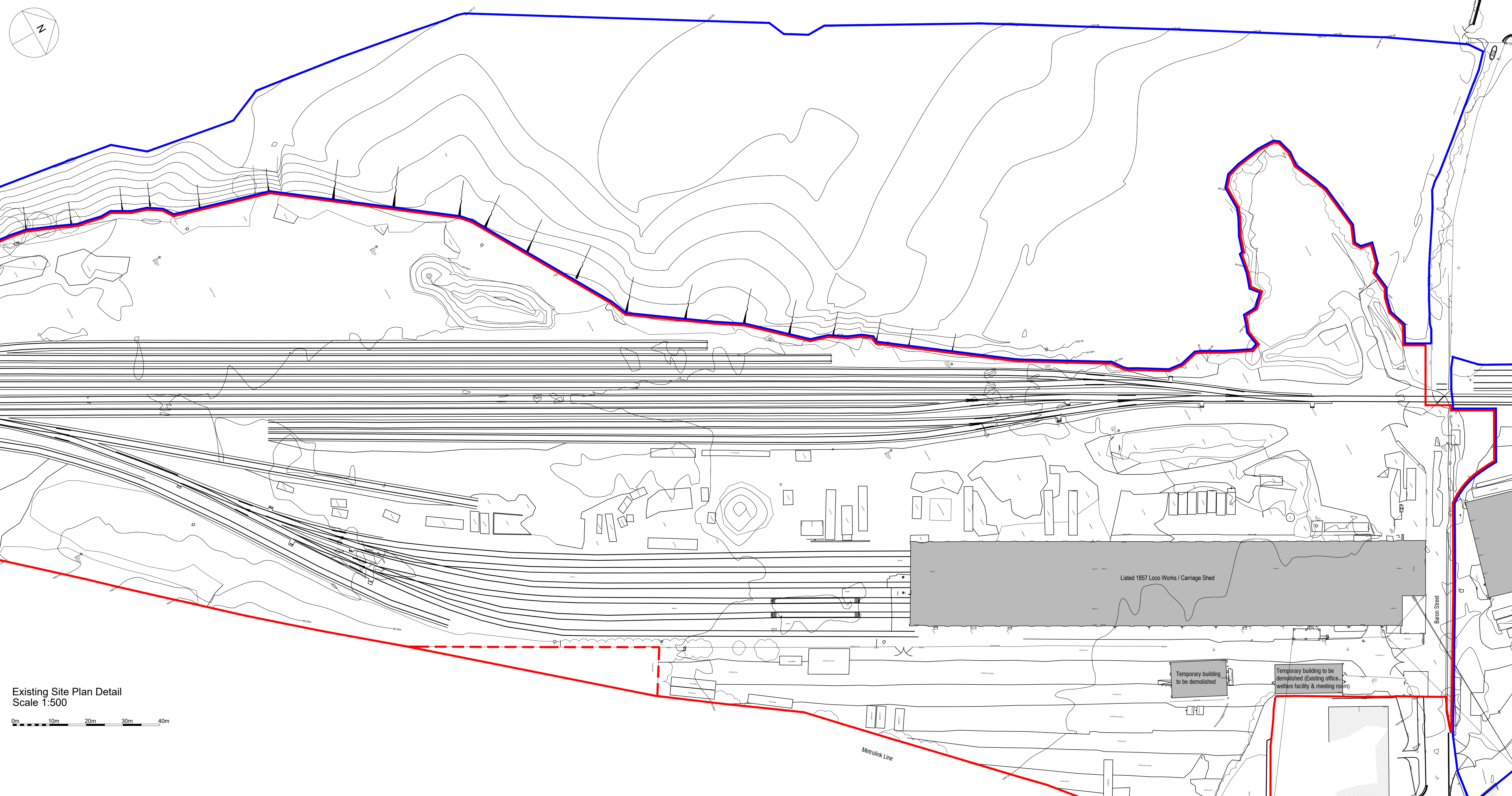
20m Chainage

160m Chainage

260m Chainage

380m Chainage

Extract from Bury MBC Drawing ref DL81/007



NOTES

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Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a

Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

B	Updated Red / Blue line to Client's comment	13.01.2022
A	Updated Red & Blue Line to include Baron street works	10.01.2022
REV	DESCRIPTION	CHECK DATE

CLIENT

East Lancs Railway

PROJECT

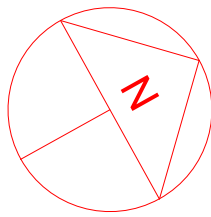
ELR Buckley Wells Masterplan

DRAWING

Existing Site Layout

SCALE	DATE	DRAWN	CHECKED
1:500@A1	Sept' 2018	PB	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0340-01		B	

435-437 Walmsley Road Bury Lancashire BL9 9EU T: 0161 797 2077 F: 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk



Legend:

- 1 Red Engineering Brickwork
- 2 Steel Build-up cladding system, colour TBC
- 3 New Steel Door on Rail Safety High Contrast Colour
- 4 Polycarbonate Trapezoidal Translucent Rooflight
- 5 Solar Panels
- 6 Concrete Hardstanding
- 7 Existing Ground Finish: Gravel & stone Setts
- 8 New Ground Finish: Gravel
- 9 New Palisade Security Fence & Gate
- 10 Existing Access Gate to Metrolink
- 11 Existing Building Restoration & Repair with Internal Modifications, refer to Condition Survey
- 12 Rationalised External Storage Area (Relocated Shipping Containers)
- 13 Zinc Standing Seam Cladding
- 14 Curtain Walling
- 15 Red Brickwork to Match Existing
- 16 Ventilation Louvre
- 17 Indicative Parking Layout (Unmarked)
- 18 Existing Electrical Switch Room to be Relocated
- 19 Flat Cladding Panels with Clearly Expresed Panel Joints to Reveal the Structural Grid of the Building
- 20 Dark Grey Painted Steelwork
- 21 New Paladin Fence & Gate
- 22 New Metrolink access gate

Proposed Site Plan Detail
Scale 1:500

0m 10m 20m 30m 40m

Proposed Site Plan
Scale 1:2000

0m 40m 80m 120m

..LOGO's\East Lancashire Railway Logo.png

I	Updated mast, parking spaces and added gate	27.07.2023
H	Updated fence & Red / Blue line to Client's comment	13.01.2022
G	Updated Red & Blue Line to include Baron street works	10.01.2022
F	Updated Baron Street - added gate to SCP Transport design	08.11.2021
E	Removed rail track South West of Running Shed to Client request	20.05.2021
D	Added accessible & electrical charging parking bays	24.11.2020
C	Updated drawing & added colours	23.08.2020

REV DESCRIPTION CHECK DATE

CLIENT
East Lincs Railway

PROJECT
ELR Buckley Wells Masterplan

DRAWING
Proposed Site Layout 1 of 2

SCALE	DATE	DRAWN	CHECKED
1:500@A1	Sept' 2018	PB	
DRAWING NO	CAD REFERENCE NO	REVISION	
C-0340-08		I	



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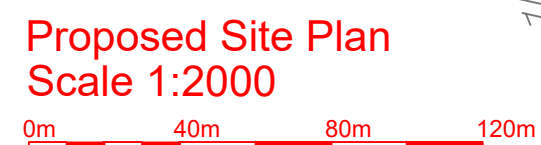
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- 



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equilibrium
ARCHITECTS

435-437 Walmsley Road Bury Lancashire BL9 5EU T: 0161 797 2077 F: 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk

Appendix B – BGS Radon Reports

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ETON HILL ROAD
RADCLIFFE
MANCHESTER
M26 2ZS
UNITED KINGDOM

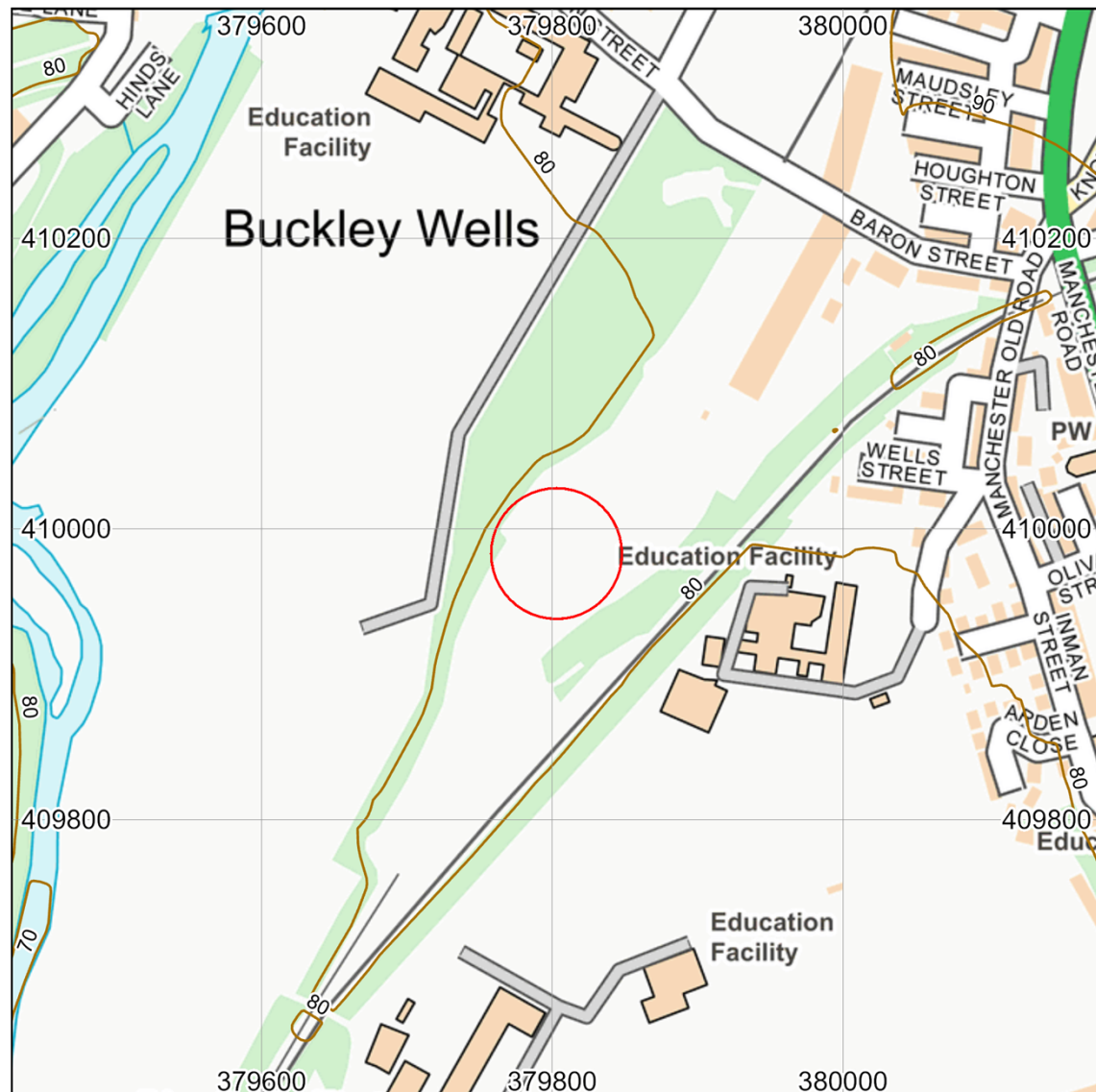
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *BGS_339015/55088*

Client reference: LKC231449 Buckley Wells

Search location



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Search location indicated in red

Area centred at: 379803,409983

Radius of site area: 45 metres

Radon Report: UK

When extensions are made to existing buildings in high radon areas, or new buildings are constructed in these areas, the Building Regulations for England, Wales, Scotland and Northern Ireland require that protective measures are taken against radon entering the building.

This report provides information on whether radon protective measures are required. Depending on the probability of buildings having high radon levels, the Regulations may require either:

1. No protective measures
2. Basic protective measures
3. Full protective measures

This is an advisory report on the requirement for radon protective measures in new buildings, conversions and extensions. The report also indicates whether a site is located within a radon Affected Area

Requirement for radon protective measures

The determination below follows advice in *BR211 Radon: Guidance on protective measures for new buildings (2023 edition)*, which also provides guidance on what to do if the result indicates that protective measures are required.

Is the property in an area where radon protective measures are required for new buildings or extensions to existing ones as described in publication BR211 (2023 edition) Radon: Guidance on protective measures for new buildings?

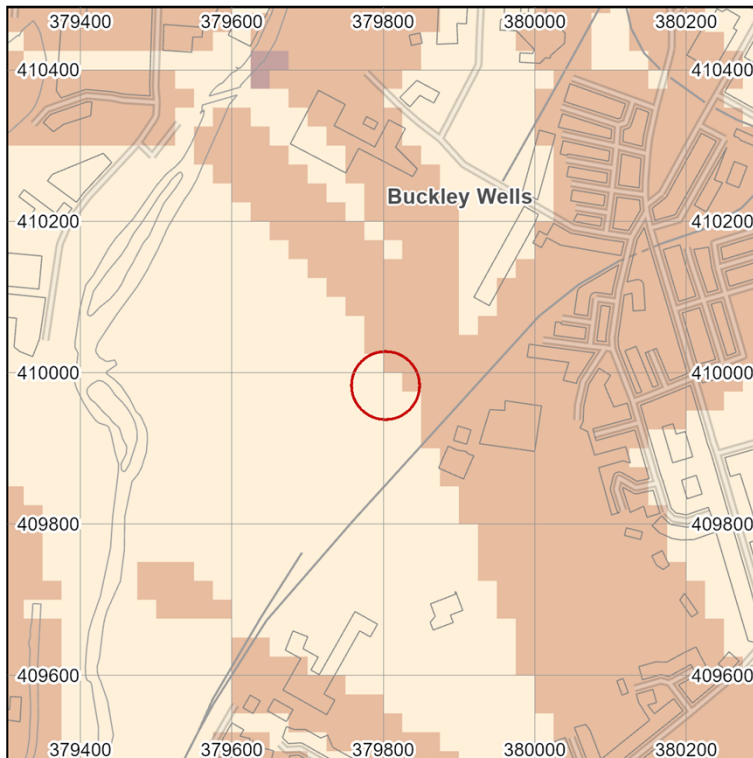
NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

More details of the protective measures required are available in *BR211 Radon: Guidance on protective measures for new buildings (2023 Edition)*.

Whether or not the radon level in a building is above or below the radon Action Level can only be established by having the building tested. The UKHSA provides a radon testing service which can be accessed at www.ukradon.org or by telephone (01235 822622).

If you require further information or guidance, you should contact your local authority building control officer or approved inspector.

Radon Affected Area



% Homes estimated to be at or above the action level
0-1%
1-3%
3-5%
5-10%
10-30%
30-100%

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Scale: 1:10 000 (1cm = 100 m)
Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be at or above the Action Level? YES

Additional Information

THE PROPERTY IS IN A RADON AFFECTED AREAS WHERE 1 TO 3% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL.

The UKHSA recommends a radon 'Action Level' of 200 Becquerels per cubic metre of air (Bq m^{-3}) for the annual average of the radon gas concentration in a home. Where 1% or more of homes are estimated to be at or above the Action Level the area should be regarded as a radon Affected Area.

This report informs you whether the property is in a radon Affected Area and the percentage of homes that are estimated to be at or above the radon Action Level at this location. Being in an Affected Area does not necessarily mean there is a high radon level within the property; the only way to determine the radon level is to carry out a radon measurement.

The UKHSA advises that radon gas should be measured in all properties within radon Affected Areas and that homes with radon levels at or above the Action Level (200 Bq m⁻³) should be remediated. Householders with levels between the Target Level (100 Bq m⁻³) and Action Level should seriously consider reducing their radon level, especially if they are at greater risk, such as if they are current or ex smokers. Whether or not a home is in fact above or below the Action Level or Target Level can only be established by having the building tested. The UKHSA provides a validated radon testing service which can be accessed at www.ukradon.org.

The information in this report provides an answer to one of the standard legal enquiries on house purchase in England and Wales, known as Law Society CON29 Enquiries of the Local Authority (2016); 3.14 Radon Gas: Do records indicate that the property is in a “Radon Affected Area” as identified by the UKHSA. The data can also be used to advise house buyers and sellers in Scotland and Northern Ireland.

If you are buying a new build property in a Radon Affected Area, you should ask the builder whether radon protective measures were incorporated in the construction of the property.

If you are buying a currently occupied property in a radon Affected Area, you should ask the present owner whether radon levels have been measured in the property. If they have, ask whether the results were at or above the radon Action Level and if so, whether remedial measures were installed, radon levels were re-tested, and if the results of re-testing confirmed the effectiveness of the measures.

Further information on radon is available from the UKHSA at www.ukradon.org.

What is radon?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters enclosed spaces such as some buildings (particularly basements), caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level is at or above the Action Level, measures should be taken to reduce the concentration.

Radon in workplaces

The Ionising Radiation Regulations 2017 require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace**. BRE publications may be obtained from the BRE Bookshop, Tel: 01923 664262, email: bookshop@bre.co.uk website: www.brebookshop.com

Contact Details

Keyworth Office

British Geological Survey
Environmental Science Centre
Nicker Hill
Keyworth
Nottingham
NG12 5GG
Tel: 0115 9363100
Email: enquiries@bgs.ac.uk

Wallingford Office

British Geological Survey
Maclean Building
Wallingford
Oxford
OX10 8BB
Email: enquiries@bgs.ac.uk

Edinburgh Office

British Geological Survey
Lyell Centre
Research Avenue South
Edinburgh
EH14 4AP
Tel: 0131 6671000
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- Detail, which is clearly defined and accurately depicted on large-scale maps, may be lost when small-scale maps are derived from them.
- Although samples and records are maintained with all reasonable care, there may be some deterioration in the long term.
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**Report issued by
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RADCLIFFE
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UNITED KINGDOM

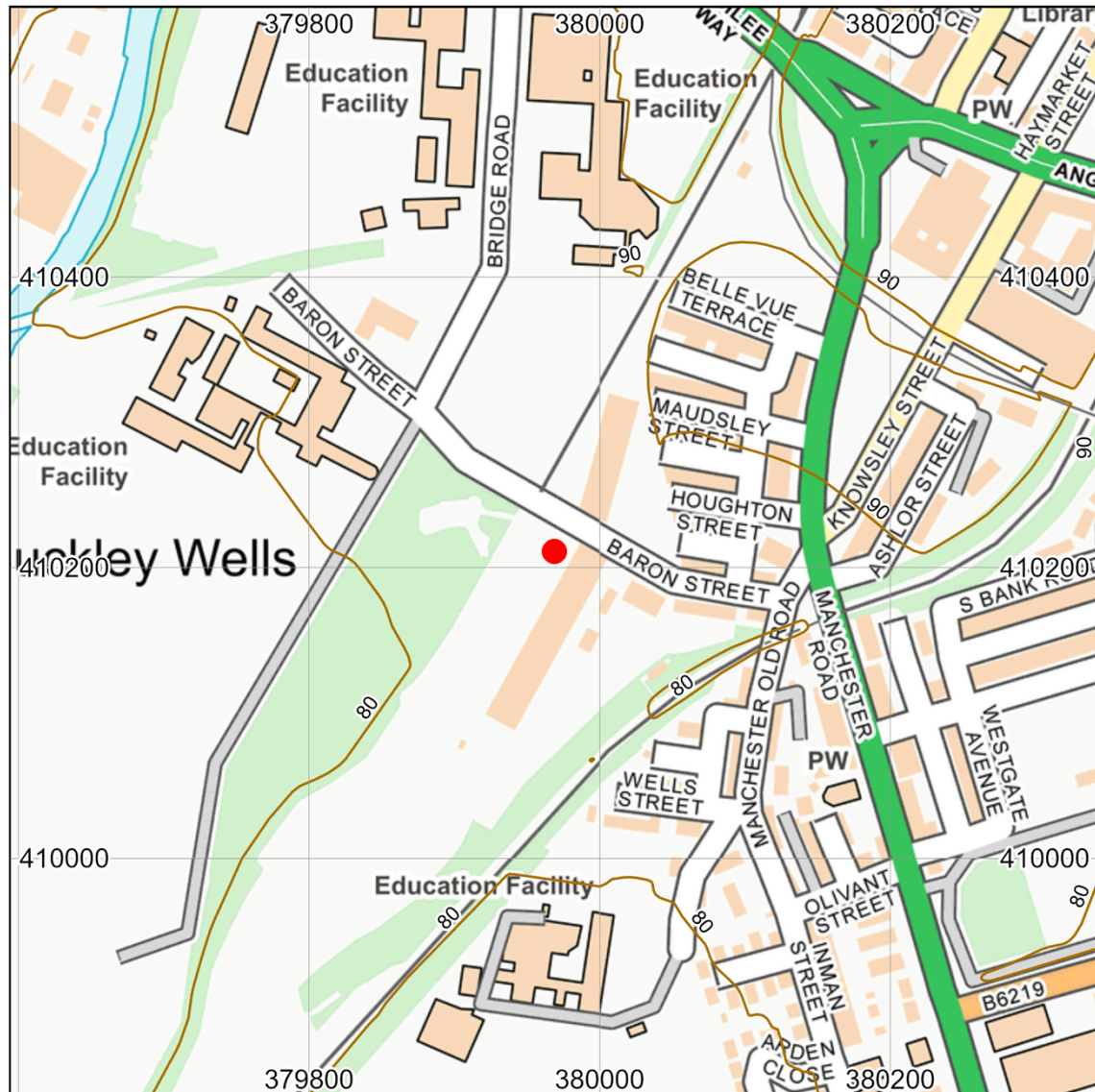
Radon Report

Advisory report on the requirement for radon protective measures in new buildings, conversions and extensions to existing buildings. The report also indicates whether a site is located within a radon Affected Area

Report Id: *BGS_339015/55089*

Client reference: LKC231449 Buckley Wells

Search location



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Search location indicated in red

Point centred at: 379969,410211

Radon Report: UK

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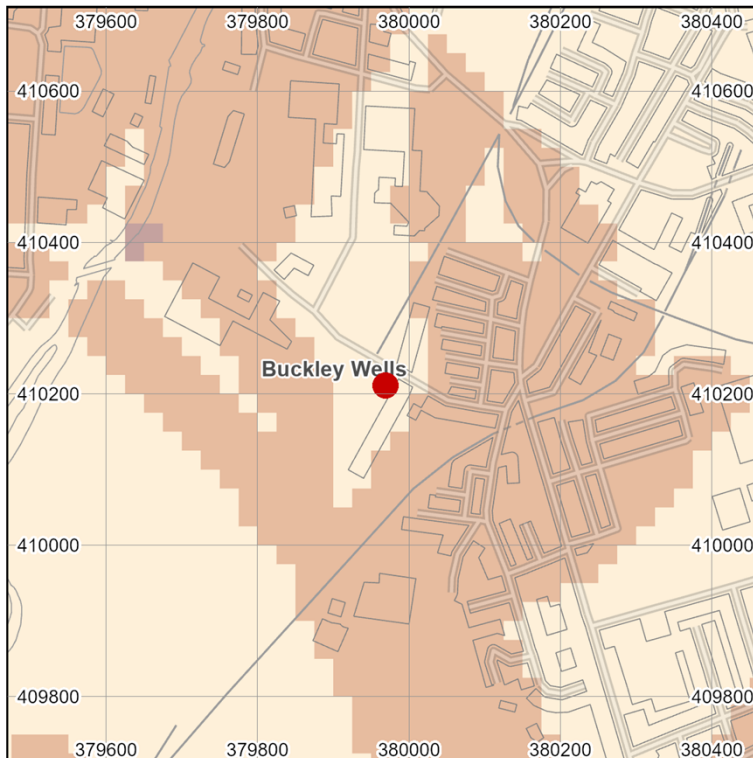
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% Homes estimated to be at or above the action level
0-1%
1-3%
3-5%
5-10%
10-30%
30-100%

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Scale: 1:10 000 (1cm = 100 m)

Search area indicated in red

Is the property in a radon Affected Area as defined by the UK Health Security Agency (UKHSA) and if so what percentage of homes are estimated to be at or above the Action Level? **NO**

Additional Information

THE PROPERTY IS IN AN AREA WHERE LESS THAN 1% OF HOMES ARE ESTIMATED TO BE AT OR ABOVE THE ACTION LEVEL. THE PROPERTY IS NOT IN A RADON AFFECTED AREA.

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Email: enquiries@bgs.ac.uk

Wallingford Office

British Geological Survey
Maclean Building
Wallingford
Oxford
OX10 8BB
Email: enquiries@bgs.ac.uk

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Appendix C – Risk Matrix

RISK EVALUATION

The method for risk evaluation is a qualitative method of interpreting the output from the risk estimation stage of the assessment, based on CIRIA 552³⁴. It involves the classification of the:

- Magnitude of the potential consequence (severity) of the risk occurring (Table A).
- Magnitude of the probability (likelihood) of the risk occurring (Table B).

Consequence (Severity)		
Classification	Definition	Example
Severe	Short term (acute) risk to human health likely to result in 'significant harm' as defined by the Environment Protection Act 1990, Part IIA. Short term risk of pollution (note: water Resources Act contains no scope for considering significance of pollution) of sensitive water resource. Catastrophic damage to buildings/properties. A short-term risk to a particular ecosystem, or organism forming part of such ecosystem (note: the definition of ecological systems within the Draft Circular on Contaminated Land, DETR, 2000).	High Concentrations of cyanide on the surface of an informal recreation area. Major spillage of contaminants from site into controlled waters. Explosion, causing building collapse (can also equate to short term human health risk if buildings are occupied).
Medium	Chronic damage to Human Health ('significant harm' as defined in DETR, 2000). Pollution of sensitive water resources (note Water Resources Act contains no scope for considering significance of pollution). A significant change in a particular ecosystem, or organism forming part of such ecosystem.	Concentrations of a contaminant from site exceed generic, or site-specific assessment criteria. Leaching of contaminants from a site to a major or minor aquifer (Principal and Secondary). Death of a species within a designated nature reserve.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures, and services ('significant harm' as defined in DETR, 2000). Damage to sensitive buildings/structures/services or the environment.	Pollution of non-classified groundwater. Damage to building rendering it unsafe to occupy (e.g., foundation damage resulting in instability).
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent health effects to human health (easily prevented by means such as personal protective clothing etc). Easily repairable damage to buildings, structures, and services.	The presence of contaminants at such concentrations that protective equipment is required during site works. The loss of plants in a landscaping scheme. Discoloration of concrete.

Table A. Classification of Consequence

Probability (Likelihood)	
Classification	Definition
High Likelihood	There is a pollutant linkage and an event that either appears very likely in the short term and almost inevitable over the long term, or there is evidence at the receptor of harm or pollution.
Likely	There is a pollutant linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low Likelihood	There is a pollutant linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollutant linkage, but circumstances are such that it is improbable that an event would occur in the very long term.

Table B. Classification of Probability.

These classifications are then compared to indicate the risk presented by each pollutant linkage (Table C). It is important that this classification is only applied where there is a possibility (which can range from high likelihood to unlikely) of a pollutant linkage existing.

		Consequence			
		Severe	Medium	Mild	Minor
Probability	High Likelihood	Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk
	Likely	High Risk	Moderate Risk	Moderate / Low Risk	Low Risk
	Low Likelihood	Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk
	Unlikely	Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk

Table C. Comparison of Consequence against Probability

Once the risk has been determined the corresponding action can be assessed (Table D).

Risk	Action Required
Very High Risk	There is a high probability that severe harm could arise to a designated receptor from an identified hazard, OR there is evidence that severe harm to a designated receptor is currently happening. This risk, if realised, is likely to result in a substantial liability. Urgent investigation (if not already undertaken) and remediation are likely to be required.
High Risk	Harm is likely to arise to a designated receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. Urgent investigation (if not undertaken already) is required and remedial works may be necessary in the short term and are likely over the longer term.
Moderate Risk	It is possible that harm could arise to a designated receptor from an identified hazard. However, it is either relatively unlikely that any such harm would be severe, or if any harm were to occur it is more likely that the harm would be relatively mild. Investigation (if not already undertaken) is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild.
Very Low Risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table D. Description of the Classification and Likely Action Required.

Where a very low risk is identified no specific remediation is required.

Where a low risk is identified, some form of remediation may be required depending on the pollutant linkage, the type and concentration of contaminants present and the proposed development.

Where there is a moderate/low risk identified, an assessment will be undertaken to establish what category the pollutant linkage will fall into.

Where LKC identifies a moderate or higher risk, remediation or further investigation work is recommended.

Appendix D – Profile Logs

START DATE 15/02/99

DRILLING METHOD CABLE PERCUSSION

EQUIPMENT JANDD 2000

RECORD OF BOREHOLE No: BH C2

CASING DETAILS 150 mm to 1040 m
mm to m

SHEET 1 OF 2

BOREHOLE DIA: 150 mm to 1500 m
mm to mNATIONAL GRID CO-ORDINATES
E. N.
GROUND LEVEL 82.35 m.O.D.

Date & Time	Casing Depth (m)	Depth to Water (m)	SAMPLE				U100 Blows	U100 Rec (m)	DESCRIPTION OF STRATA	Depth (Thickness) (m)	Level (m O.D.)	Strata Symbol
			Depth (m) From To	Type	No	Test Length (mm)						
15/02			0.00 1.00	B	1				MADE GROUND: Black, fine to coarse ash sand and subangular fine to coarse gravel of ash and clinker with some silt			
	Nil	Dry	1.20 1.21 1.65 1.70	D B	3			S 2				
	1.70	Dry	2.20 2.21 2.65 2.70	D B	4			S 4	Below 2.20m with a little clay.			
	3.10	Dry	3.20 3.21 3.65 3.70	D B	7			S 4				
	3.10	Dry	4.10 4.11 4.55 4.60	D B	8			S 5	At 4.10m with a little subangular fine gravel of brick.			
	4.70	Dry	5.20 5.21 5.65 5.70	D B	11			S 8				
	6.10	Dry	6.50 6.60 7.05 7.00	D U B	12 13 14 15			37				
	7.20	Damp	7.10 7.30 7.31 7.32 7.75 7.80	D B B W	14 17 16 18			S 50	Soft, light grey-brown, CLAY/SILT with some fine to coarse sand (ALLUVIUM)	6.50 (0.60)	75.85	
	8.70	6.00	8.70 8.70 9.02 9.20	B	19			C 50	Dense, grey, subrounded fine to coarse GRAVEL including sandstone and mudstone with a little clay and a little fine to coarse sand.	7.10 (2.40)	75.25	
	9.50	Damp	9.50 9.60 10.05	D U	20 21			120	Very stiff, dark brown, CLAY with a little locally some fine to coarse sand and a little	9.50	72.85	

REMARKS: 1. Prior to boring, a Cable Avoidance Tool (CAT) survey was carried out. An inspection pit was hand-dug to 1.20m depth (1.0 hr) and rescanned using the CAT to check for services. Services were not located.
2. The borehole was observed as damp at 7.30m depth.
3. Groundwater was encountered at 7.70m depth rising to 5.2m after 5 mins, to 7.45m after 10 mins, to 7.40m after 15 mins and to 7.30m after 20 mins.
4. The borehole was advanced by chiselling techniques from 3.30m to 8.40m depth (0.25 hr).
5. On completion of sampling, the borehole was backfilled to ground level with cement bentonite grout.

Logged by
GL/kmh
Date
19/02Checked by
SJR
23/02Approved by
RJE
09/04FOUNDATION
& EXPLORATION
SERVICESBUCKLEY WE L S LOCOMOTIVE DEPOT,
BURY, LANCASHIRE

CONTRACT No. 4452

FIGURE: BHC2

START DATE 15/02/99

DRILLING METHOD CABLE PERCUSSION

EQUIPMENT DANDD 2000

RECORD OF BOREHOLE No: BH C2

CASING DETAILS 150 mm to 1040 m
mm to m

SHEET 2 OF 2

BOREHOLE DIA 150 mm to 1500 m
mm to mNATIONAL GRID CO-ORDINATES:
Easting Northing
GROUND LEVEL 82.35 m O.D.

Date & Time	Casing Depth (m)	Depth to Water (m)	SAMPLE			U100 Blows	U100 Rec (m)	DESCRIPTION OF STRATA	Depth (Thickness) (m)	Level (m O.D.)	Strata Symbol
			Depth (m) At/From To	Type	No	Test Length (mm)	SPT Blows /N				
15/02			10.10	D	22			Subrounded fine and medium gravel including mudstone, sandstone and coal <GLACIAL DRIFT>			
	10.40	Dry	11.00 11.01	D B	24 23		S 42				
	10.40	Dry	12.50 12.90	U D	25 26	120	0.35		<5.50>		
	10.40	Dry	14.00 14.10	B D	27 28	295	S 50				
15/02	10.40	Dry						END OF BOREHOLE	15.00	67.35	

REMARKS:

SCALE 1:50

Logged by
GL/kmhDate
19/02Checked by
SJR

25/02

Approved by
RJE

09/04

FOUNDATION
& EXPLORATION
SERVICESBUCKLEY WELLS LOCOMOTIVE DEPOT,
BURY, LANCASHIRE

CONTRACT No. 4452

FIGURE: BHC2