



INVESTIGATE



REMEDiate



REGENERATE



GROUND INVESTIGATION REPORT

**FOR
WOODHEY BUNGALOW,
WOODHEY ROAD,
RAMSBOTTOM,
BURY,
BL0 9RD**

**PREPARED FOR
CHRIS ROWLEY**

**REPORT NO. 7815A
APRIL 2024**

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**GROUND INVESTIGATION FOR WOODHEY BUNGALOW, WOODHEY ROAD,
RAMSBOTTOM, BURY, BL0 9RD**

CLIENT: CHRIS ROWLEY

1. INTRODUCTION

This report has been prepared in accordance with an email, dated 24th January 2024, from the Client.

The brief was set out in our estimate, ref. E6864A and dated 24th January 2024, with amendments as the investigation proceeded and includes:

- 3 No. mini boreholes
- Insitu testing
- Installation of standpipes followed by groundwater and ground gas monitoring
- Provision of an interpretative report on the above.

It should be noted that we have previously issued a Phase I Desk Study Report for this site, ref. 7815 and dated October 2023, which should be read in conjunction with this Phase II Ground Investigation Report.

1.1 Site Location and Description

The site is located at Woodhey Bungalow, Woodhey Road, Ramsbottom, Bury, BL0 9RD, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 378602E 415363N.

As shown on Figure 2, the about 0.1 hectare site is bounded to the northwest by Woodhey Road, to the northeast by a residential property ("Rylston"), and to the southeast and southwest by undeveloped fields.

At the time of the site investigation, the site was occupied by a residential property comprising a bungalow and garden. The site was bound by a fence to the west, a low brick wall and bushes to the southwest, and a fence to the east and southeast. The ground surface comprised concrete, grass, stone, and paving. A slight slope to the southeast and east was noted on the site and the garden comprised of different levels, with a lower area with stepped access noted in the south of the site. The garden areas were generally overgrown with long grass and bushes. The property fronted onto Woodhey Road and a carport was present at the front of the property.

1.2 Proposed Development and Purpose of the Ground Investigation

We understand that it is proposed to demolish the existing bungalow and erect a two storey dwelling, as shown on Figure 3.

The purpose of the investigation was to determine the ground conditions at the positions of the exploratory holes, to assess the likelihood of a general pattern of strata being present below the site, and conduct ground gas monitoring and assessment to determine necessary precautions and/or remedial measures.

2. INVESTIGATION

2.1 Investigation Details

Three mini boreholes were put down to a depths of 4.45m using a Dart Mini Sampling Rig fitted with windowless sample tubes of 86mm to 66mm diameter at the positions determined and set out by Sub Surface North West Limited, as shown on Figure 4. The samples were subsequently logged in accordance with BS.5930:2015+A1:2020 and the resulting Mini Borehole Records are appended.

2.2 Sub Surface Detail

Details of the strata encountered in the ground investigation are given on the appended Mini Borehole Records. The exploratory holes generally found Made Ground to 0.30m, overlying Till, generally comprising low strength (high strength in M3) becoming medium strength slightly gravelly slightly sandy silty clay, with bands of sand recorded at 2.00m in M2 and M3.

A general summary of the strata found is as follows:

2.2.1 Made Ground

Made Ground was recorded in M2 and M3 to a depth of 0.30m, comprising very soft, friable in places, slightly ashy in M2, very gravelly in M2 and slightly gravelly in M3, slightly sandy silty clay with occasional roots. Gravel sized fragments are fine to coarse stone and clinker.

2.2.2 Drift Deposits

The drift deposits underlying the site are anticipated to be Till of the Devensian period, comprising Diamicton (gravelly sandy silty clays).

M1 recorded very soft brownish grey and grey mottled slightly gravelly slightly sandy silty clay with occasional pockets of sand and occasional roots to 0.30m.

Below 0.30m, the exploratory holes generally recorded low strength (high strength below 1.20m in M3) becoming medium strength brown and occasional grey mottled (becoming greyish brown and thinly laminated by 3.00m) slightly gravelly slightly sandy silty clay to the base of the boreholes, with a band of sand recorded from 2.00m to 2.30m in M2 and 2.00m to 2.20m in M3.

M1 and M2 recorded the clay as very soft to soft low strength, becoming firm medium strength below 1.20m in M1 and medium strength below 2.90m in M2. M3 recorded firm to stiff clay below 0.30m, recorded as high strength below 1.20m. Below 2.20m, M3 recorded the clay as soft low strength to firm medium strength.

2.2.3 Groundwater

Groundwater inflow was recorded at 2.00m in M2 and M3 and no groundwater was encountered in M1. It should be noted that the exploratory holes were only left open for a short period of time and groundwater levels and rates of inflow may be subject to seasonal and/ or climatic variations.

Monitoring of standpipes installed in M1, M2 and M3 on six scheduled visits between 6th February 2024 and 28th March 2024 found groundwater at depths of 0.10m to 0.34m, 0.45m to 0.95m, and 0.31m to 0.43m respectively. Monitoring was not possible in M1 on the 6th February due to the borehole being underwater.

3. SAMPLING, TESTING AND MONITORING

3.1 Sampling

Continuous core, small disturbed and bulk disturbed samples were obtained for the strata encountered and were subjected to careful examination and hand shear vane tests, where appropriate.

The samples will be retained for a period of one month after the issue of this report, for reference purposes, and then disposed of unless otherwise instructed.

3.2 Field Testing

Twelve Standard Penetration Tests (SPTs) were performed in the mini boreholes, the results of which are recorded on the appended Standard Penetration Test Results Sheet with 'N' values and indicative relative density and shear strength, where appropriate, given on the Mini Borehole Records.

3.3 Installations and Monitoring

On completion of the mini boreholes hdpe standpipes were installed to a depth of 4.00m. The standpipes are slotted from 1.00m depth, have an internal diameter of 50mm and have removable quick release gas valves to enable both ground gas and groundwater monitoring and sampling to be undertaken. Details of the installations are given on the Mini Borehole Records.

Monitoring of the standpipes for ground gas and groundwater has been undertaken on six scheduled occasions using portable equipment. A Gas Data GFM 435 was used for monitoring methane, carbon dioxide, oxygen, gas flows and atmospheric pressure. The results of the monitoring is given on the appended Ground Gas and Groundwater Monitoring Results sheet.

4. APPRAISAL AND RECOMMENDATIONS

4.1 Comments on the Profile

At the outset it should be appreciated that only a small proportion of the area to be developed has been investigated and consequently the recommendations made and opinions expressed in this report can only be applied to such conditions as were encountered in the exploratory holes.

The exploratory holes indicate a nature and degree of similarity to the extent that we consider them likely to be representative of the natural ground conditions. However, no guarantee can be given.

Details of the findings of the investigation are given on the appended Mini Borehole Records and a summary of the ground conditions is given in Section 2.2.

4.2 Ground Gas Considerations

Ground gas monitoring has been undertaken on six scheduled occasions and the results of the monitoring visits are appended.

Ground gases: methane, carbon dioxide and oxygen and flow rate have been monitored and the ranges of ground gases and flow rate during the monitoring period are as follows:

TABLE 1 GROUND GAS CONCENTRATIONS AND FLOW RATE

Methane (% vol. In air)	Carbon Dioxide (% vol. in air)	Oxygen (% vol. in air)	Gas Flow Rate (litres/ hour)
0.00	0.1 – 4.8	17.5 – 20.6	<0.1

It can be seen from the monitoring that no elevated levels of methane or gas flows have been detected. However, elevated levels of carbon dioxide and depleted levels of associated oxygen have been detected.

Methane gas when present between 5% volume in air (Lower Explosive Limit - L.E.L.) and 15% volume in air (Upper Explosive Limit - U.E.L.) is potentially explosive and inflammable whilst carbon dioxide in conjunction with depleted oxygen is an asphyxiant. Both methane and carbon dioxide are a by-product of the anaerobic and aerobic decomposition of biodegradable materials.

The levels of gas have been assessed in accordance with British Standard 8485, "Code of practice for the design of protective measures for methane and carbon dioxide gasses for new buildings", published in June 2015 and updated in January 2019 (BS.8485:2015+A1:2019).

The characteristic hazardous gas flow rate (Q_{hg}) is calculated by dividing the maximum gas (methane or carbon dioxide) concentration by 100 and multiplying by the maximum flow rate in litres per hour (minimum 0.1 l/hr for Sub Surface monitoring equipment). For this site $Q_{hg} = [4.8/ 100] \times 0.1 = 0.0048$ l/hr.

Based on the monitoring, BS.8485:2015+A1:2019, Table 2, indicates that the site falls into Characteristic Situation 1 (CS1) (very low hazard potential).

BS.8485:2015+A1:2019, Table 4, indicates that for a CS1 and the type of development proposed a score of zero gives no protection and remedial measures required.

All excavations of greater than 1.20m depth should be routinely checked for air quality prior to man entry and appropriate precautions taken.

Any manholes, inspection chambers or other void spaces formed beneath the sites ground surface are potential ground gas traps. Precautions, as per the excavations above, should be taken.

4.3 General

It should be noted that when developing a "brownfield site" a phased investigation should be undertaken in order that each phase informs the next. A typical phased investigation comprises the following:

- Phase I: desk study report
- Phase II: ground investigation with report
- Phase III: remediation statement report
- Phase IV: validation with report.

In the preparation of this report no consideration has been given to

- the foundations and excavations

as this was outside our brief. The above should be addressed prior to development.

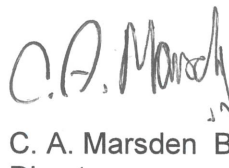
We recommend that consultation should be undertaken with, and the written approval obtained from, the Local Authority Environmental Health Officer, the Local Authority Building Control Officer and the Coal Authority prior to commencing development.

We trust that this report fulfils your present requirements but if you have any queries or we can be of further assistance please contact the undersigned or Ms Anna Marsden at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 7815A
APRIL 2024



J. M. Hawkrigg M.Earth.Sc. (Hons.)
Geotechnical Engineer
For and on behalf of
Sub Surface Consultants Limited



C. A. Marsden B.Sc.(Hons.), C.Eng., M.I.C.E.
Director
For and on behalf of
Sub Surface Consultants Limited.

INSITU TEST RESULTS



Insitu Test Results

Job Number:	7815A
Sheet:	1 / 1

GROUND GAS AND GROUNDWATER MONITORING RESULTS SHEET

[illegible]

Remarks:	Elevated levels of methane and carbon dioxide and depleted levels of oxygen are shown in <i>bold/italics</i> .
*	unable to monitor due to borehole being underwater

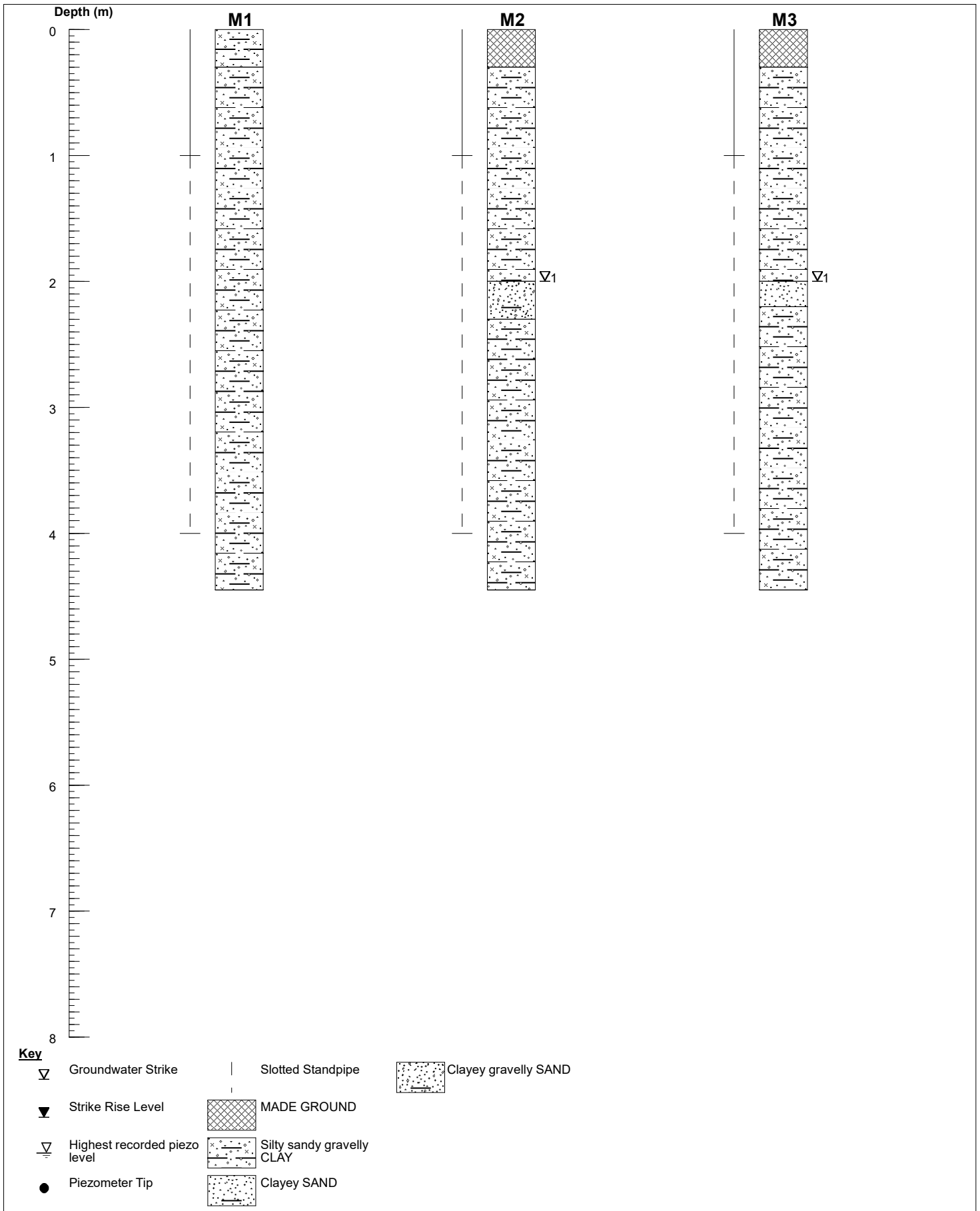
S S SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907							Standard Penetration Test Results						
Site : WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD											Job Number		
Client : CHRIS ROWLEY											7815A		
Engineer:											Sheet		
											1 / 1		
Borehole Number	Base of Borehole (m)	End of Seating Drive (m)	End of Test Drive (m)	Test Type	Seating Blows per 75mm		Blows for each 75mm penetration				Result	Comments	
					1	2	1	2	3	4			
M1	1.20	1.35	1.65	SPT	2	2	3	4	4	5	N=16		
M1	2.00	2.15	2.45	SPT	3	4	3	4	5	4	N=16		
M1	3.00	3.15	3.45	SPT	2	2	2	2	4	4	N=12		
M1	4.00	4.15	4.45	SPT	2	2	2	3	3	4	N=12		
M2	1.20	1.35	1.65	SPT	1	1	2	2	2	3	N=9	No recovery	
M2	2.00	2.15	2.45	SPT	1	4	2	2	2	2	N=8		
M2	3.00	3.15	3.45	SPT	1	1	2	2	3	3	N=10		
M2	4.00	4.15	4.45	SPT	2	2	3	3	4	4	N=14		
M3	1.20	1.35	1.65	SPT	3	3	3	4	5	7	N=19	No recovery	
M3	2.00	2.15	2.45	SPT	2	2	2	5	5	4	N=16		
M3	3.00	3.15	3.45	SPT	2	2	3	3	3	4	N=13		
M3	4.00	4.15	4.45	SPT	2	2	3	3	4	4	N=14		

MINI BOREHOLE RECORD SHEETS

 SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907							Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD		Borehole Number M1	
Boring Method MINI PERCUSSIVE		Casing Diameter			Ground Level (mOD)		Client CHRIS ROWLEY		Job Number 7815A	
		Location AS PLAN			Dates 25/01/2024		Engineer		Sheet 1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B					(0.30)	Very soft brownish grey and grey mottled slightly gravelly slightly sandy silty CLAY with occasional pockets of sand and occasional roots. Gravel is subangular to subrounded fine to coarse sandstone, siltstone and quartz.			
0.30-1.20	B					0.30	Very soft to soft becoming firm medium strength brown and occasional grey mottled slightly gravelly slightly sandy silty CLAY with occasional rootlets. Gravel is subangular to rounded fine to coarse sandstone, siltstone, quartz and coal.			
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=16			1.20m to 2.00m - 100% Recovery 2,2/3,4,4,5			... Below 1.20m: firm medium strength.			
2.00-2.45 2.00-3.00 2.00-2.45	D C SPT N=16			2.00m to 3.00m - 80% Recovery 3,4/3,4,5,4		(4.15)	... Below 2.00m: no rootlets.			
3.00-3.45 3.00-4.00 3.00-3.45	D C SPT N=12			HV at 2.75m c=59kPa HV at 2.85m c=44kPa 3.00m to 4.00m - 100% Recovery 2,2/2,2,4,4			... Below 2.60m: becoming greyish brown.			
4.00-4.45 4.00-4.45	SPT N=12 D			HV at 3.80m c=43kPa 2,2/2,3,3,4		4.45	... Below 3.00m: thinly laminated.			
				25/01/2024: DRY			Complete at 4.45m			
Remarks Hand dug inspection pit from GL to 1.20m to check for services. Core diameter: 86mm to 2.00m, 76mm to 3.00m, 66mm to 4.00m. HV = Hand Shear Vane test On completion backfilled with arisings and installed a 50mm hdpe gas monitoring standpipe with a gas valve and gravel surround to 4.00m, a bentonite seal from 1.00m to 0.20m and a concreted in lockable metal protective cover from 0.20m to GL								Scale (approx) 1:25	Logged By JMH/HB	Figure No. 7815A.M1

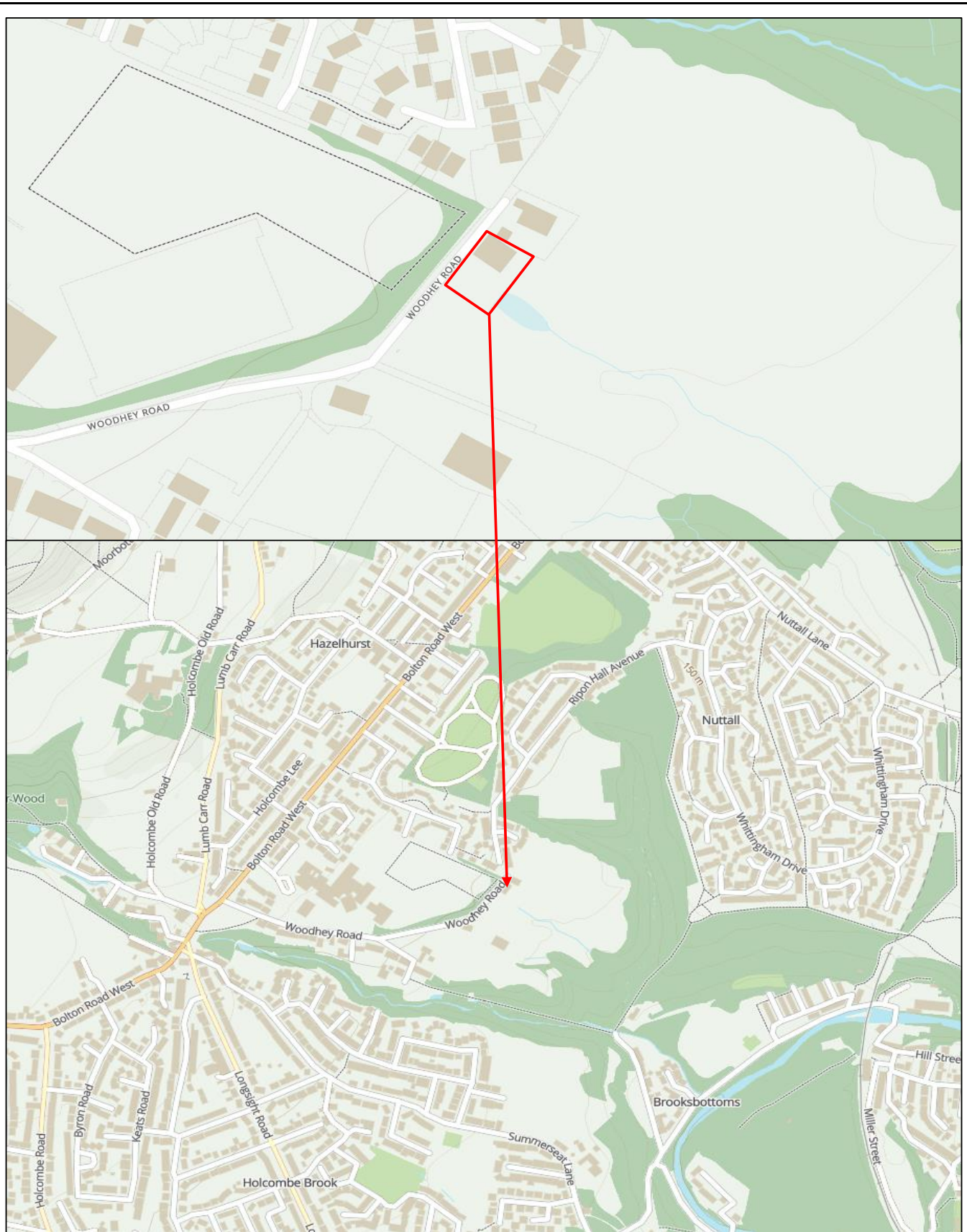
S S SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907							Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD			Borehole Number M2	
Boring Method MINI PERCUSSIVE		Casing Diameter			Ground Level (mOD)		Client CHRIS ROWLEY			Job Number 7815A	
		Location AS PLAN			Dates 25/01/2024		Engineer			Sheet 1/1	
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr	
0.00-0.30	B					(0.30)	MADE GROUND: very soft, friable in places, dark brown slightly ashy very gravelly slightly sandy silty clay with occasional roots. Gravel sized fragments are fine to coarse stone and clinker.				
0.30-1.20	B					0.30	Very soft to soft low strength yellowish brown and occasional grey mottled slightly gravelly slightly sandy silty CLAY with occasional rootlets. Gravel is subangular to subrounded fine to coarse sandstone, siltstone, quartz and coal.				
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=9			1.20m to 2.00m - 95% Recovery 1,1/2,2,2,3		(1.70)	... Below 1.20m: with occasional pockets of sand. ... Below 1.30m: with occasional decayed roots. ... Between 1.80m and 1.90m: band of brown fine to medium sand.				
2.00-2.45 2.00-3.00	D C			Water inflow(1) at 2.00m. 2.00m to 3.00m - 90% Recovery 1,4/2,2,2,2		2.00 (0.30)	Loose brown slightly gravelly clayey fine to medium SAND. Gravel is subangular to subrounded fine to medium sandstone.		V1		
2.00-2.45	SPT N=8					2.30	Very soft to soft low strength brown slightly gravelly sandy silty CLAY with occasional bands of sand. Gravel is subangular to rounded fine to coarse sandstone, siltstone and quartz. ... Below 2.65m: greyish brown, slightly sandy, no gravel or bands of sand.				
3.00-3.45 3.00-4.00	D C			HV at 2.80m c=35kPa HV at 2.90m c=42kPa 3.00m to 4.00m - No recovery 1,1/2,2,3,3		(2.15)	... Below 2.90m: medium strength. ... Below 3.00m: thinly laminated.				
3.00-3.45	SPT N=10										
4.00-4.45	SPT N=14			2,2/3,3,4,4							
				25/01/2024:		4.45	Complete at 4.45m				
Remarks Hand dug inspection pit from GL to 1.20m to check for services. Core diameter: 86mm to 2.00m, 76mm to 3.00m, 66mm to 4.00m. HV = Hand Shear Vane test On completion backfilled with arisings and installed a 50mm diameter hdpe gas monitoring standpipe with a gas valve and gravel surround to 4.00m, a bentonite seal from 1.00m to 0.20m and a concreted in lockable metal protective cover from 0.20m to GL									Scale (approx) 1:25	Logged By JMH/HB	
									Figure No. 7815A.M2		

S S SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907					Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD			Borehole Number M3		
Boring Method MINI PERCUSSIVE		Casing Diameter			Ground Level (mOD)		Client CHRIS ROWLEY		Job Number 7815A	
							Engineer		Sheet 1/1	
		Location AS PLAN			Dates 25/01/2024					
Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water	Instr
0.00-0.30	B					(0.30)	MADE GROUND: very soft, friable in places, slightly gravelly slightly sandy silty clay with occasional roots. Gravel sized fragments are fine to coarse stone and occasional clinker.			
0.30-1.20	B					0.30	Firm to stiff brown and occasional grey mottled slightly gravelly slightly sandy silty CLAY with occasional rootlets. Gravel is subangular to subrounded fine to coarse sandstone, siltstone, quartz and coal.			
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=19			1.20m to 2.00m - 100% Recovery 3,3/3,4,5,7		(1.70)	... Below 1.20m: high strength.			
2.00-3.00	C			Water inflow(1) at 2.00m. 2.00m to 3.00m - 85% Recovery 2,2/2,5,5,4		2.00 (0.20)	Loose brown slightly clayey fine to medium SAND with occasional pockets of clayey silt.		V1	
2.00-2.45	SPT N=16			HV at 2.75m c=34kPa		2.20	Soft low strength to firm medium strength brown slightly gravelly slightly sandy silty CLAY. Gravel is angular to subrounded fine to coarse sandstone. ... Below 2.35m: becoming greyish brown.			
3.00-3.45 3.00-4.00 3.00-3.45	D C SPT N=13			3.00m to 4.00m - 70% Recovery 2,2/3,3,3,4		(2.25)	... Below 2.75m: soft low strength thinly laminated. ... Below 3.00m: no gravel, firm medium strength			
4.00-4.45	SPT N=14			2,2/3,3,4,4		4.45	Complete at 4.45m			
Remarks Hand dug inspection pit from GL to 1.20m to check for services. Core diameter: 86mm to 2.00m, 76mm to 3.00m, 66mm to 4.00m. HV = Hand Shear Vane test On completion backfilled with arisings and installed a 50mm diameter hdpe gas monitoring standpipe with a gas valve and gravel surround to 4.00m, a bentonite seal from 1.00m to 0.20m and a concreted in lockable metal protective cover from 0.20m to GL								Scale (approx) 1:25	Logged By JMH/HB	
								Figure No. 7815A.M3		

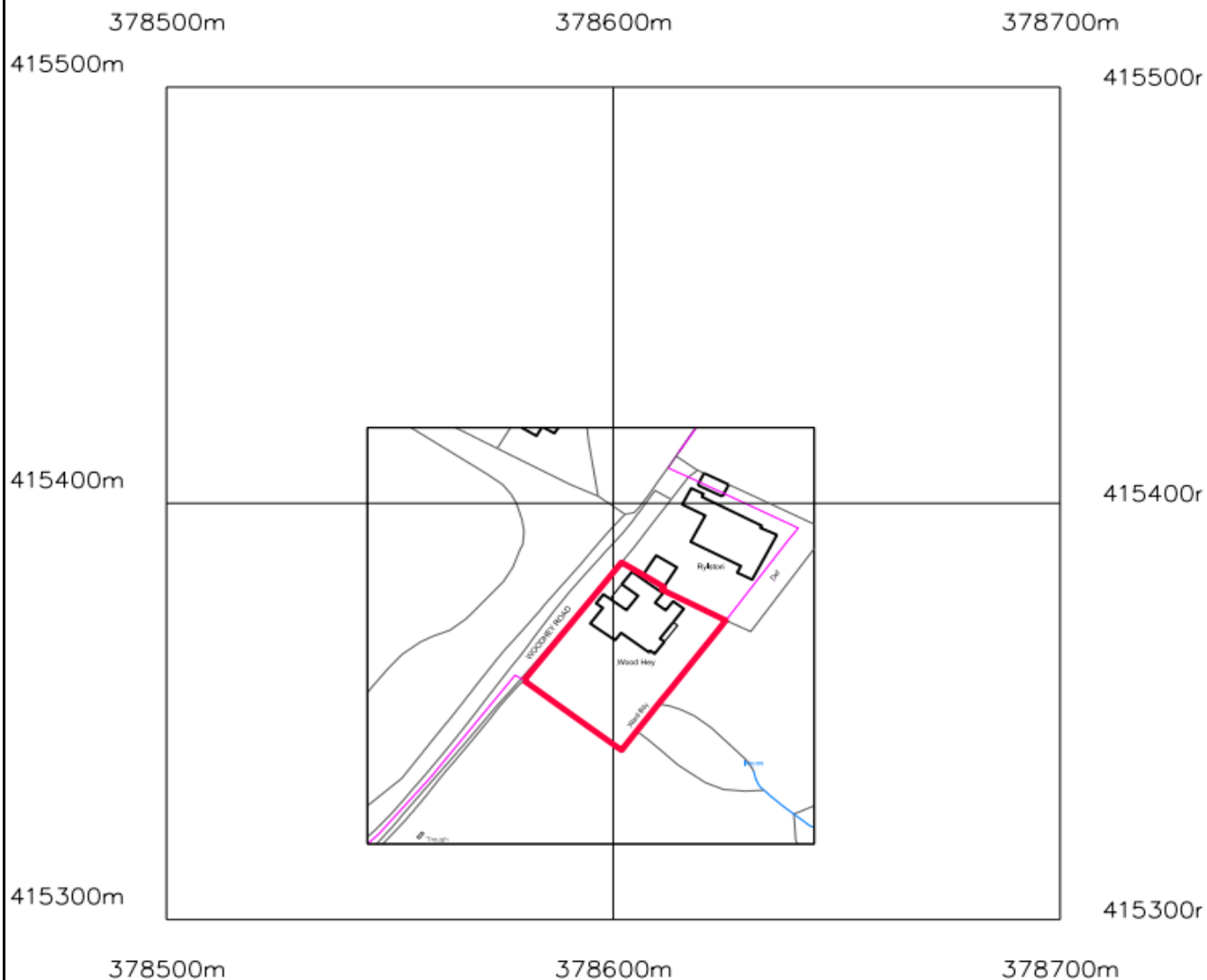


S SUB SURFACE SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS 3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907		Nominal Section		
Site	Date Drawn	Date Checked	Sheet	Job Number
WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	01/03/2024		1/1	7815A
Client	Drawn By	Checked By	Scale	Figure No.
CHRIS ROWLEY			1:40[V]	7815A

FIGURES

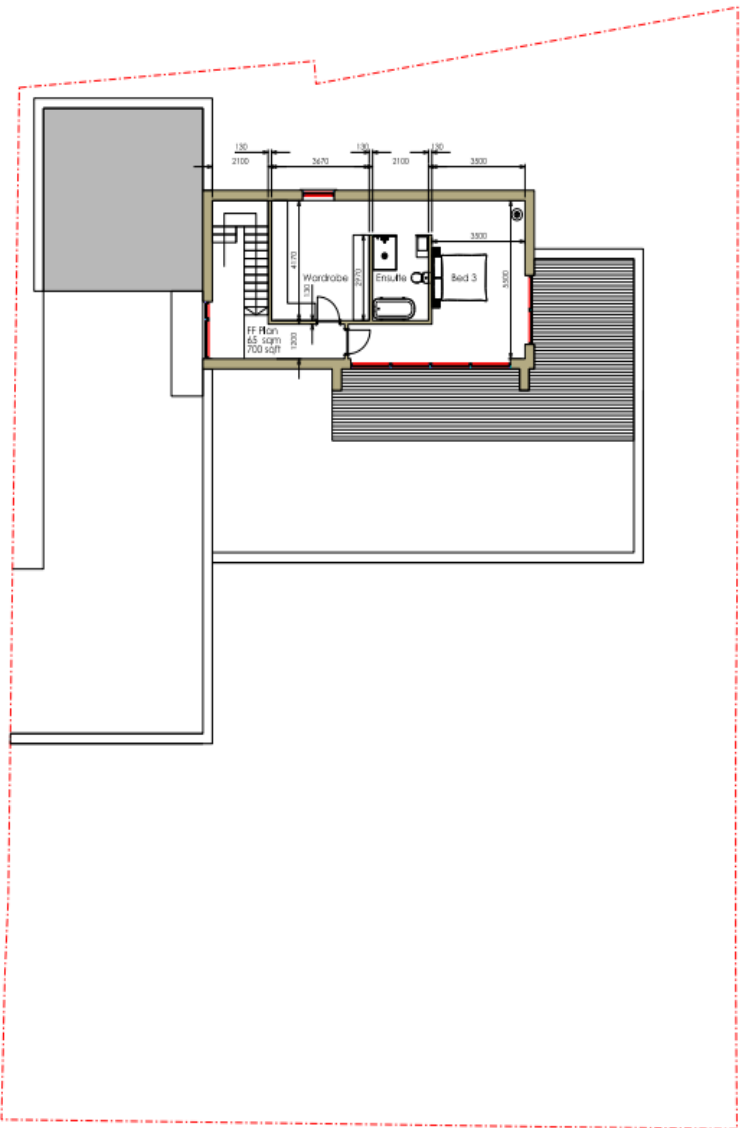


 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	General Site Location			
Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn 27-Feb-24	Date Checked	Orientation 	Job No. 7815A
Client CHRIS ROWLEY	Drawn By JMH	Checked By	Scale -	Figure No. 1

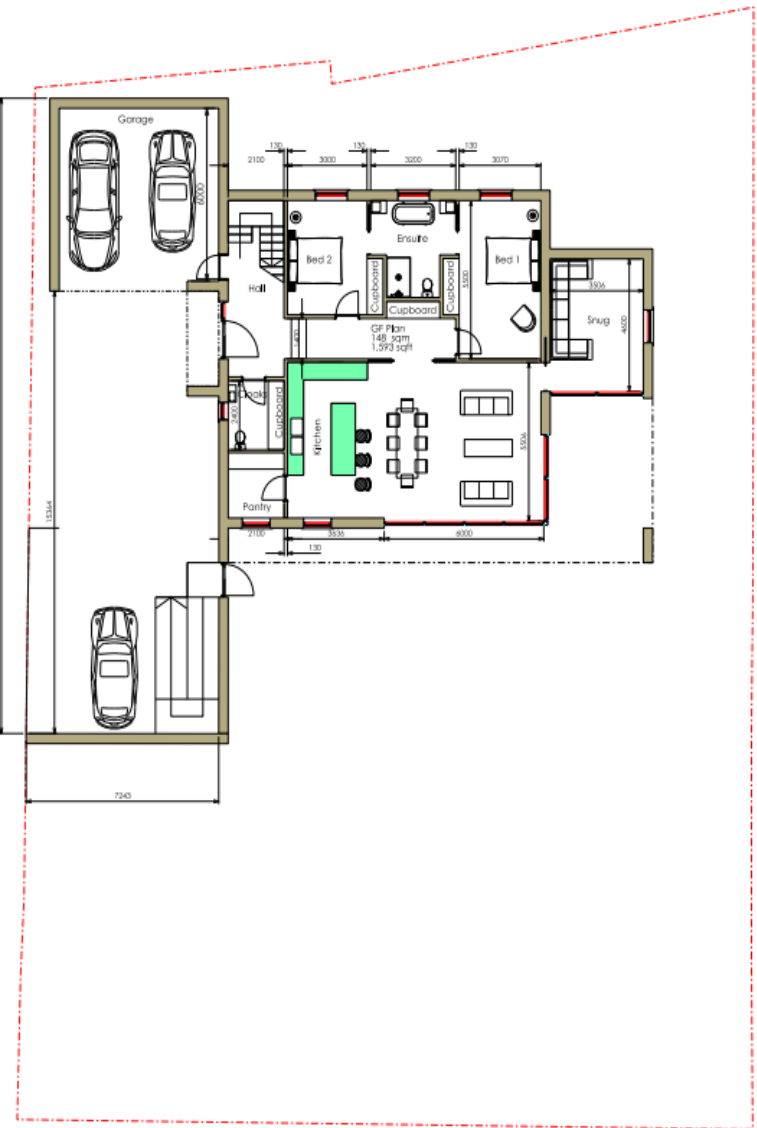


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 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Site Location			
Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn 27-Feb-24	Date Checked	Orientation 	Job No. 7815A
Client CHRIS ROWLEY	Drawn By JMH	Checked By	Scale -	Figure No. 2

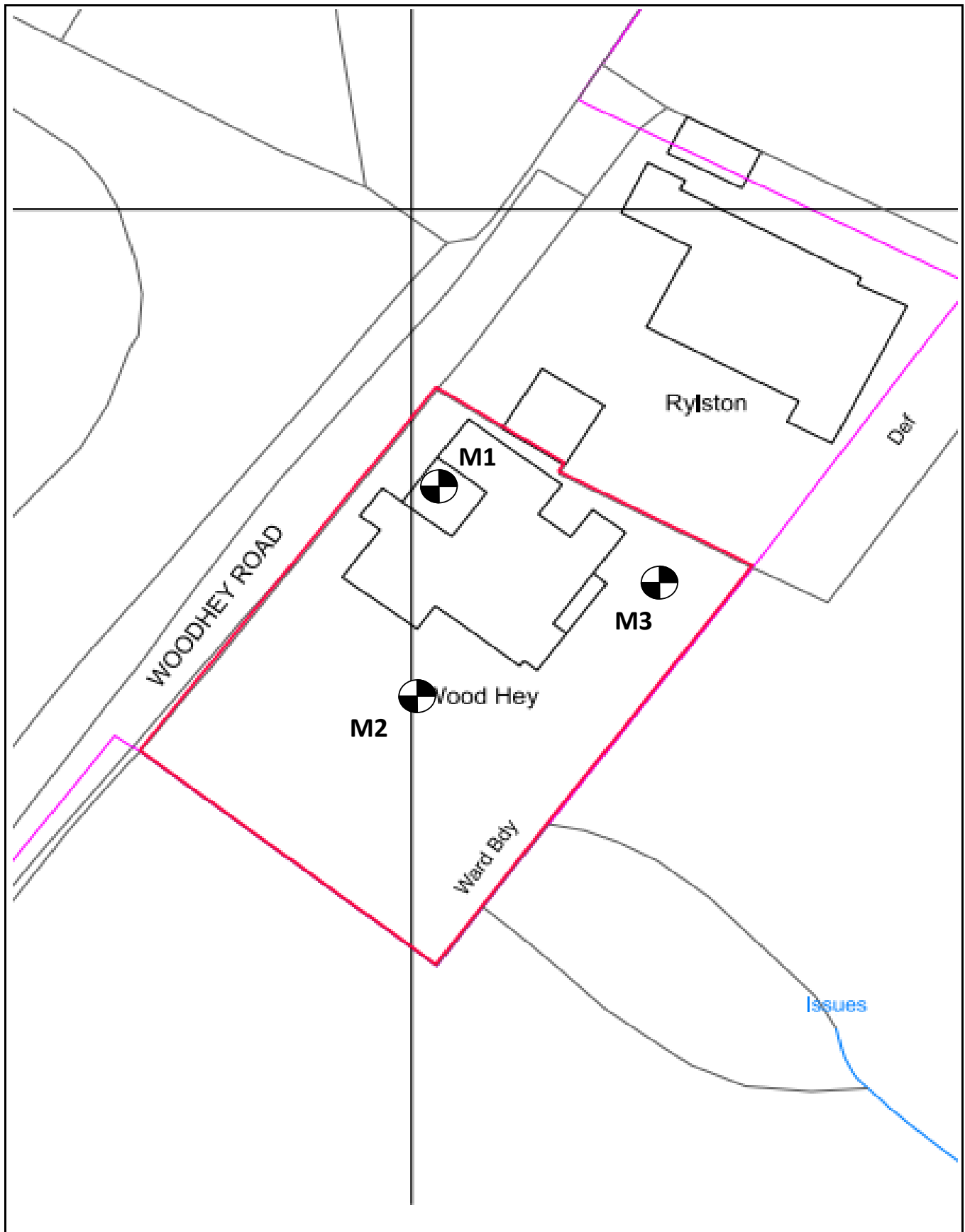


PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2OS, Tel. (01772) 561135 Fax (01772) 204907	Proposed Development Plan			
Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn 27-Feb-24	Date Checked	Orientation 	Job No. 7815A
Client CHRIS ROWLEY	Drawn By JMH	Checked By	Scale —	Figure No. 3



 SUB SURFACE SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS 3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907	Exploratory Hole Location Plan			
Site WOODHEY BUNGALOW, WOODHEY ROAD, RAMSBOTTOM, BURY, BL0 9RD	Date Drawn 27-Feb-24	Date Checked	Orientation 	Job No. 7815A
Client CHRIS ROWLEY	Drawn By JMH	Checked By	Scale -	Figure No. 4