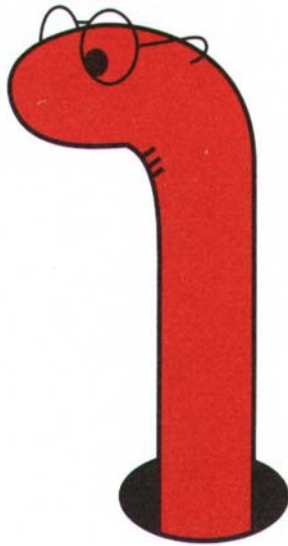


Electronic Report



WORMS EYE

Worms Eye Limited
PO Box 1157
COLNE
BB9 4HS

01282 414649
info@wormseye.co.uk

Our Ref: Church Street West / M26 2SY / 2025
Date: 15 July 2025

Wise Living Ltd
The Warehouse
53 Ormrod Street
Bury
BL9 7HF

nav@wise-living.uk

CHURCH STREET WEST, RADCLIFFE, MANCHESTER, M26 2SY

PROPOSED INVESTIGATION

INTRODUCTION

A residential development is proposed. Following a PRA (15/7/25) the objective is to design a suitable investigation to consider contamination and ground gas issues.

SITE DESCRIPTION

The site is rectangular, 28 by 21m, to the southeast of Church Street in Radcliffe and at OS Grid Reference 378790, 407200. Inspected on 1/7/25 by Mr M Whitaker, there are the following features:

- Brick built building with slate roof at the northwest, with basement/lower ground floor most recently used by a furniture supplier/fitter/manufacturer.
- Ground floor at the northwest is level with Church Street West, with the lower ground floor accessed from the yard at the southeast.
- The main building is very untidy, almost derelict in places, with office furniture, materials and rubbish around the ground and first floors, and a room where many paint tins are stored.
- The basement has a concrete floor and contains many bags of unknown waste, machinery/equipment and numerous tins including paint and probable thinners.
- Broken concrete surfaced yard along the northwest of the building, overgrown in places.
- Single storey lean-to at the southeast, with possible asbestos cement sheet roof and concrete floor used to store various materials and equipment.
- Poor quality tarmac yard at the southeast.

The area slopes down to the southeast. There are houses to the northeast, southwest and northwest. To the southeast, in a small industrial unit joining the site, is the warehouse and showroom for a glass/mirror fitters with tarmac surfaced yard.

PROPOSED DEVELOPMENT

It is proposed to convert the main building into a series of apartments. The lean to at the southeast will be demolished and a car park, bin store and cycle parking will be created at the southeast. The narrow strip at the northwest will remain as a hard-surfaced yard.

INDUSTRY PROFILE

The site was originally developed as a social club but later uses include the recent furniture supplier/manufacturer/fitter. There are numerous tins inside the building, including paint, thinners and probable adhesive, and made ground may have been introduced prior to construction.

Industry	Possible Contaminants
Furniture manufacture	Metals: cadmium, copper, lead, zinc Inorganic compounds : cyanide, sulphate Organic solvents (VOC) Fuel oil, diesel, petrol (TPHs) Asbestos
Made ground	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Phenols Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

CONCEPTUAL MODEL

Source	Receptors	Pathway	Potential/Likely Pollutant Linkage
Asbestos	End-users	No pathway	No
	Off-site	Migration off-site	No
Inorganic contaminants	Householders	No pathway	No
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Hydrocarbons	Householders	No pathway	No
	Service pipes	Seeping into water pipes (if new pipes required)	Possible
	Groundwater	Leaching towards	No
	River/stream	Leaching towards	No
Hydrocarbon vapours	Householders	Inhalation of vapours indoors and outdoors	Possible
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	Possible
Radon	End-users (inside)	Seeping into buildings	No

PROPOSED INVESTIGATION

Asbestos

It is recommended that an asbestos survey of the existing building is carried out.

Contamination

Taking into account the site history it is thought likely that contaminants will be present at raised levels. However, these are unlikely to present a significant risk to a hard-surfaced development although volatile hydrocarbons below the footprint of the building cannot be ruled out at present.

An intrusive investigation is required, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination. There are no specific point sources for contamination and the investigation will need to target the building footprint, car park and route of new waste pipes.

Proposed Action

- *Drill 4 boreholes to about 4m deep inside the building, 2 BH to 1m in the building and 3 BH to 1m in the car park.*
- *Test 5 shallow samples (about 0.25m deep) for :heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*
- *Test 4 additional shallow samples for TPHs and PAHs.*
- *Subject to the route allow for testing 2 deeper samples for a suite of contaminants suitable for selecting water pipes.*
- *Screen the boreholes for VOC using hand-held PID monitor.*
- *Test the 3 worst case samples from the PID screen, >5ppm, for a more detailed analysis. Maximum 1 per BH.*

Controlled Waters

No risk to controlled water is expected and no further action is considered necessary at this stage. This may need to be reviewed following the soil tests.

Landfill Gas/Ground Gas

There are nearby areas of filled ground from which a very low to low gas risk to the site is considered possible. A gas testing programme is required.

Proposed Action

- *Install 4 gas monitoring wells inside.*
- *Test for methane, carbon dioxide and gas outflow on 6 occasions over 3 months.*

Radon

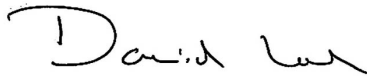
Radon protection measures are not required.

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 flourish at the end.

David Lord

BSc (Hons)

FGS, MIEEnvSc, AIEEMA