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SUB SURFACE
Site Investigation Specialists,
Geotechnical & Environmental Consultants

GROUND INVESTIGATION REPORT

FOR
LAND AT MILTON ROAD,
RADCLIFFE,
BURY,
M26 3QY

PREPARED FOR
BURY COUNCIL

REPORT NO. 8339A
APRIL 2026

SUB SURFACE NORTH WEST LIMITED
3 Peel Street
Preston
Lancashire
PR2 2QS
Tel: (01772) 561135 Fax: (01772) 204907
Email: preston@subsurface.co.uk
Website: www.subsurface.co.uk

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Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

APPENDICES

In-situ Test results
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Contamination Analysis results
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Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

GROUND INVESTIGATION FOR LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

CLIENT: BURY COUNCIL

1 INTRODUCTION

This report has been prepared in accordance with Purchase Order No. 30722125, dated 26th January 2026, and with Purchase Order No 30722416, dated 28th January 2026, from the Client.

The brief was set out in our estimates, ref. E8293 and dated 22nd January 2026 and ref. E8293A dated 26th January 2026, with amendments as the investigation proceeded and includes:

- 6 No. mini boreholes
- 7 No. trial pits
- In-situ testing
- Geotechnical laboratory testing
- Contamination analyses
- 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. 8339 and dated February 2026, which should be read in conjunction with this Phase II Ground Investigation Report.

1.1 Site Location and Description

The site is located on Milton Road, Radcliffe, Bury, M26 3QY, as indicated on Figure 1. The approximate National Grid Reference of the centre of the site is 377118, 407732.

As shown on Figure 2, the about 1.5 hectare irregular shaped site is bound to the north by odd No.'s 31 to 59 Kilburn Road, to the east by odd No.'s 93 to 101 Coronation Road and odd No.'s 33 to 45 Wordsworth Avenue, to the south by Milton Road and odd No.'s 27 to 35 Milton Road, and to the west by No.'s 9 to 12 Chaucer Avenue.

The site comprises of an undeveloped field.

1.2 Proposed Development and Purpose of the Ground Investigation

We understand that there is no specific proposed development plan at the time of writing this report, and the main purpose of the ground investigation is to provide parameters for a potential future school development within the site.

The intrusive investigation was undertaken in general accordance with BS5930:2015+A1:2020 [1] and its purpose 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 to establish their load bearing characteristics deriving, if possible, an assessment of the suitability of appropriate founding techniques.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

A generic quantitative contamination risk assessment has been conducted in general accordance with the Environment Agency's 'Land Contamination Risk Management' guidance [2] and British Standard BS10175: 2026 [3] . The purpose of the contamination risk assessment is to:

- identify potential risks to construction workers, site end users, and the broader environment.
- to evaluate the need for additional sampling and analysis and determine any necessary precautions and/or remedial measures required for the proposed development.

A ground gas risk assessment was also undertaken in general accordance with British Standard BS 8576:2013 [4], and British Standard 8485:2015+A1:2019 [5] to determine whether there is a significant risk to any proposed development from the ingress of ground gas and to establish whether further investigation and /or remedial action is warranted.

2 INVESTIGATION

2.1 Investigation Details

Six mini boreholes were put down to depths of between 0.95 and 4.91 metres using a Mini Sampling Rig fitted with windowless sample tubes of 86mm to 76mm diameter at the positions determined and set out by Sub Surface North West Limited, as shown on Figure 3. The samples were subsequently logged in accordance with BS.5930:2015+A1:2020 [1] and the resulting Mini Borehole Records are appended. On completion the mini boreholes M1, M3 and M6 were backfilled with gravel and ground gas monitoring standpipes were installed in M2, M4 and M5.

Seven trial pits were taken out by a mechanical excavator at the positions determined and set out by Sub Surface North West Limited, as shown on Figure 3. The trial pits were excavated to depths of between 1.20 and 2.80 metres, representative samples were taken and the materials were logged in accordance with BS.5930:2015+A1:2020 [1]. The resulting Trial Pit Records are appended. On completion the trial pits were backfilled with arisings and partially compacted by the excavator, but it is likely that loose or soft pockets will still remain.

2.2 Sub Surface Detail

Details of the strata encountered in the ground investigation are given on the appended Mini Borehole Records and Trial Pit Records. The exploratory holes found made ground to depths of between 0.40 and 2.65 metres, generally overlying soft to firm to stiff locally friable slightly gravelly slightly sandy clays and locally soft clayey silt to depths of between 0.60 and 4.70 metres. The clay in the mini boreholes was found to be medium to high strength below around 1.20 metres depth and very high strength in M6 below 2.00 metres. Bedrock was encountered at depths of between 0.70 and 1.50 metres in the west of the site where it generally comprised of mudstone or siltstone and around 1.40 to 4.70 metres depth in the east where it generally comprised of sandstone.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

The depths of strata found were as follows:

TABLE 1 STRATA

Expl. Hole No.	Depth of Made Ground (m)	Depth of Cohesive Strata (m)	Depth of Granular Strata (m)	Depth to Bedrock (m)	Depth of Hole (m)
M1	0.40	0.60	0.80	0.80	0.95
M2	1.20	1.50	-	1.50	1.80
M3	0.60	1.40	-	1.40	1.61
M4	1.50	1.80*	-	1.80	2.14
M5	2.65	4.70	-	4.70	4.91
M6	1.45	>2.38			2.38
TP1	0.70	-	-	0.70	1.20
TP2	1.50	-	-	1.50	2.00
TP3	0.80	-	-	0.80	1.60
TP4	1.00	-	-	1.00	1.60
TP5	1.10	>1.40			1.40
TP6	1.40	>2.00			2.00
TP7	1.40	>2.80			2.80

M = Mini Borehole, TP = Trial Pit.
*Possible sandstone cobble from 1.50 to 1.60 metres.

A general summary of the strata found is as follows:

2.2.1 Made Ground

Made ground was encountered across the site and was variable in thickness and composition.

In mini boreholes M1, M3, M4 and M5, the upper layer comprised soft to firm, locally friable, dark brown slightly gravelly slightly sandy clay with fragments of stone, brick, concrete and tile, to depths of approximately 0.30 to 0.60 metres. In M2 upper made ground comprised of dark brownish grey ashy very clayey fine to coarse sand and fine to coarse gravel sized fragments of stone, macadam and clinker to 0.20 metres. In M6 made ground initially comprised of dark brown very gravelly very clayey fine to coarse sand with occasional small pockets of clay to 0.30 metres.

Underlying the initial layer in M2, M4, M5 and M6 made ground comprised of soft to firm to stiff dark brown, brown and orangish/ yellowish brown mottled slightly gravelly slightly sandy clay to depths of between 0.80 and 1.20 metres, overlying in M4 and M5 soft grey and brown slightly gravelly slightly sandy clay containing fragments of stone, coal, concrete and brick to 1.50 and 2.50 metres respectively. Underlying this in M5 made ground comprised of dark grey ashy fine to coarse sand and fine to coarse gravel sized fragments of clinker and metal to 2.65 metres depth.

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Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

In M2 at 0.80 metres made ground comprised of dark grey ashy very gravelly very clayey fine to coarse sand to 1.20 metres. In M6 at 1.20 metres made ground comprised of dark greyish brown ashy silty fine to coarse sand and fine to coarse gravel sized fragments of stone, clinker, brick and concrete with occasional cobble sized fragments of brick to 1.45 metres depth.

In the trial pits made ground initially comprised of soft brown ashy slightly gravelly slightly sandy clay containing fragments of stone, clinker, glass, metal and plastic to depths of between 0.30 and 0.80 metres. This was locally underlain by grey ashy sandy clayey fine to coarse gravel sized fragments of stone clinker and brick (TP4 at 0.30 to 0.80 and TP6 at 0.70 to 0.90). Underlying this in TP4 and the initial layer in TP1, TP2, TP5 and TP6, made ground comprised of firm orange and occasionally grey mottled slightly gravelly slightly sandy clay to depths of between 0.70 and 1.20 metres.

Localised lenses included soft dark brown silty clay with woody fragments in TP2 between 1.20 and 1.50 metres and soft to firm grey ashy slightly gravelly sandy clay in TP6 to between 0.90 and 1.40 metres depth

2.2.2 Superficial Strata

In M1, M2, M3, M4, M5 and M6 cohesive strata found underlying the made ground generally comprised of firm to stiff dark brown to greyish brown slightly gravelly slightly sandy clay to depths of 0.60, 1.50, 1.40, 1.80, 4.70 and greater than 2.38 metres depth respectively which was medium strength in M2 and M3, high strength below 3.15 metres in M5 and high strength becoming very high strength below 2.00 metres in M6.

In M1 granular strata was encountered between 0.60 and 0.80 metres and comprised of greyish brown very sandy very clayey angular to subangular fine to coarse gravel sized fragments of sandstone lithorelicts. A suspected sandstone cobble was encountered in M4 between 1.50 and 1.60 metres.

Cohesive deposits were encountered underlying the made ground in TP5, TP6 and TP7 in the east of the site. In TP5 this comprised of stiff friable brown slightly gravelly slightly sandy clay from 1.10 to 1.40 metres, in TP6 stiff brown slightly sandy clay from 1.40 to 2.00 metres, and in TP7 very soft dark grey clayey silt from 1.40 to 2.00 metres, overlying soft grey slightly gravelly slightly sandy clay to 2.80 metres.

2.2.3 Bedrock

The bedrock was encountered at a shallow depth in the west of the site and at a greater depth in the east.

In M1 and M2 in the west of the site bedrock, which comprised of extremely to very weak very thinly bedded brownish grey highly weathered siltstone locally interbedded with fine grained sandstone, was encountered at 0.80 and 1.50 metres depth respectively with the boreholes refusing at 0.95 and 1.80 metres depth respectively.

In M3 and M4 in the middle/ east of the site bedrock was encountered at 1.40 and 1.80 metres depth respectively and comprised of extremely to very weak very thinly bedded brownish grey and orangish brown highly weathered fine to medium grained sandstone. The boreholes refused at 1.61 and 2.14 metres depth respectively. In M5 at 4.70 metres depth a similar dark brownish red sandstone stratum was encountered and the borehole refused at 4.91 metres.

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3 Peel Street, Preston, Lancashire, PR2 2QS
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Bedrock was encountered in TP1, TP2, TP3 and TP4 in the west of the site at depths of between 0.70 and 1.50 metres and generally comprised of very weak very thinly bedded grey distinctly weathered mudstone with a small and tabular rock mass and blocky in places.

2.2.4 Groundwater

Groundwater inflow was encountered in M5 at 1.50 metres depth and groundwater seepages were encountered in M6 at 0.70 metres depth, and TP7 at 2.70 metres depth. No groundwater was encountered in the remainder of the exploratory holes although it should be noted that they 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 M2, M4 and M5 to depths of 1.50, 1.80 and 2.50 metres respectively found groundwater to be at 0.88 to 1.42 metres, 1.57 metres, and 0.49 to 0.76 metres depth respectively. The first monitoring visit found M4 to be dry.

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.

Environmental soil samples were taken for contamination analyses each comprised one 1 litre plastic tub, one 250ml glass jar and one 60ml glass vial. The environmental samples were transported to the testing laboratory in insulated containers to maintain a low temperature.

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

Thirteen 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 M2, M4 and M5 hdpe standpipes were installed to depths of 1.50, 1.80 and 2.50 metres respectively. The standpipes are slotted from 0.50, 0.80 and 1.00 metres depth respectively, 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 2 of 6 scheduled occasions to date 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 are given on the appended Ground Gas and Groundwater Monitoring Results sheet.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

3.4 Laboratory Testing

The following laboratory tests were carried out in accordance with BS.1377: 1990 [6], where applicable, and the results are appended.

- Moisture content, plastic limit and liquid limit tests
- Soluble sulphate content and pH value tests

Contamination analyses have been performed on fourteen soil samples to determine: pH and concentrations sulphate, sulphide, cyanide, arsenic, boron (soluble), cadmium, chromium, hexavalent chromium, copper, lead, mercury, molybdenum, nickel, selenium, zinc, speciated aliphatic and aromatic TPHs (from the TPH Criteria Working Group suite), the speciated polynuclear aromatic hydrocarbons (PAH EPA16) suite, the benzene/ ethylbenzene/ toluene/ xylene (BTEX) suite and phenols. In addition, fourteen soil samples were analysed for soil organic matter content, and fourteen soil samples were subjected to an asbestos screen.

Where asbestos was detected by the screen, asbestos quantification was undertaken for one soil samples.

The results of the above analyses are appended.

4 APPRAISAL AND RECOMMENDATIONS: GEOTECHNICAL

4.1 Comments on the Strata Profile

At the outset it should be appreciated that only a small proportion of the soil mass in 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.

Due to the site having been previously developed, and the nature of made ground, localised variations in thickness and composition should be anticipated and hence interpolation or extrapolation from the exploratory holes to adjoining areas should only be undertaken with caution.

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.

The internet based British Geological Survey (BGS) Viewer indicates that the site is underlain by Devensian Till composed of Diamicton (poorly sorted gravelly sandy silty clays). The bedrock is indicated to be the Peel Hall Rock Sandstone, a unit within the Pennine Middle Coal Measures Formation composed of interbedded mudstone, siltstone and sandstone with occasional seams of coal. Given the above there is an indication that the geological formation will be similar beneath the site and the immediate surrounding area and hence some continuity might be assumed but not guaranteed.

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

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
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4.2 Foundations

At the outset it should be noted that the Phase I Desk Study indicated that there was a risk of shallow coal mining beneath the site, that could affect the stability of any proposed development and recommended a rotary borehole investigation to assess the situation further. This should be carried out prior to designing any foundation scheme perchance further remedial action is necessary. Also it was not possible to investigate the northern strip of the site due to the sloping topography preventing access.

At the time of writing this report no specific details regarding the proposed development plan, proposed foundations and design loadings were available and consequently the recommendations given are in general terms only.

The ground investigation found made ground to depths of between 0.40 and 2.65 metres, generally overlying soft to firm to stiff locally friable slightly gravelly slightly sandy clays and locally soft clayey silt to depths of between 0.60 and 4.70 metres. The clay in the mini boreholes was found to be medium to high strength below around 1.20 metres depth and very high strength in M6 below 2.00 metres. Bedrock was encountered at depths of between 0.70 and 1.50 metres in the west of the site where it generally comprised of mudstone or siltstone and around 1.40 to 4.70 metres depth in the east where it generally comprised of sandstone.

We would not recommend founding in the made ground in its present condition because of its inherent variability in consistency and compaction, and in parts the nature of its constituents.

Providing there is sufficient load bearing capability we recommend that any proposed building is founded on strip footings for wall loads and pad foundations for column loads in the natural medium to high strength cohesive strata or on the bedrock strata.

Atterberg limit tests on the cohesive strata indicate clays and silts of low to intermediate plasticity which are considered to have a low susceptibility to shrinkage and swelling with varying moisture content. Given the above foundations should be taken down to a minimum 0.75 metres below finished ground level to avoid the zone which is subject to seasonal moisture content variation and frost action. If buildings are to be constructed adjacent to existing trees, trees are to be removed and/or trees are to be planted then the guidelines given in the National House Building Council (NHBC) Standards Chapter 4.2, 'Building Near Trees', should be followed for clays of low shrinkage and swelling potential.

Further precautions might need to be taken to protect walls and floor slabs from the effects of swelling following the removal of the trees or the cutting of the roots. Damage is likely to be caused when desiccated cohesive soils expand on taking up moisture previously taken by the roots; if for example, walls are constructed such as to constrain such soils to a limited volume.

It should be noted that in parts of the site the natural strata are at a depth of in excess of 0.75 metres and in these areas, foundations should be taken down to a minimum 0.10 metres below the base of the made ground unless the NHBC guidelines indicate a greater depth.

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In view of the depth of foundations required it is anticipated that trench fill will be used to bring levels back up to the near surface. Largely dependent upon the cost of disposal of arisings, we anticipate that trench fill would normally be economically viable providing foundation depths do not exceed about 2.50 to 3.00 metres.

Taking the results of the field tests, we have determined the safe bearing capacity of the natural strata, as follows:

TABLE 2 SAFE BEARING CAPACITY

Expl Hole No.	Depth (m)	SPT 'N' Value	Shear Strength (kN/m^2)	Safe Bearing Pressure (kN/m^2)	
				Strip Footing	Square Pad
M1	0.88	50/70mm	-	600*	600*
M2	1.35	16	64	120	145
	1.59	50/210mm	-	600*	600*
M3	1.35	50/260mm	-	600*	600*
M4	1.95	50/190mm	-	600*	600*
M5	3.15	21	84	160	190
	4.15	25	100	190	225
	4.70	50/205mm	-	600*	600*
M6	1.45	28$	112	210	255
	1.80	-	90#	170	205
	2.15	50/225mm	200	380	455

$ Partial SPT 'N' Value used

* For footings on granular strata, the safe bearing capacity given is based upon a footing width of less than 1.50 metres. For wider footings a reduction would be necessary.

\# Shear strength determined by hand shear vane test.

All formation levels should be carefully inspected by an experienced and qualified Engineer to confirm the appropriateness of the design figures used with any soft, loose, or rubbly zones removed and replaced with lean mix concrete. The formation should then be blinded with lean mix concrete as soon as possible after exposure, if there is to be a delay before construction, to prevent water softening or disturbance.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

It should be noted that the safe bearing pressures given for the cohesive strata do not take into consideration settlement. Settlement is dependent upon loading intensity, the width of the foundation and the coefficient of volume compressibility (Mv) of the compressible strata. When details of the foundations are formulated, we recommend that total and differential settlements are assessed to ensure that they are within acceptable limits.

Based upon the maximum safe bearing pressures given above total settlement of less than 25mm would be anticipated.

In the north eastern area of the site deep made ground was present in M5 to 2.65 metres, overlying soft to firm clays to 3.15 metres, and in TP7 made ground was present to 1.40 metres over very soft and soft silts (with an organic odour) and clays to 2.80 metres. In this area consideration may need to be given to piled foundations. The desk study indicated that ponds, brickworks excavations and associated ponded water was historically present in this area.

We would recommend that further investigation is carried out once a proposed development layout is determined, to enable a detailed assessment of foundation requirements to be made for each individual building or structure. Also the northern strip of the site should be investigated once suitable access is made.

4.3 Floor Slab Construction

With regard to the design and construction of normal ground bearing floor slabs, it should be noted that due to the thickness of made ground there will be a risk of significant total and differential settlements, the extent of which will be a matter of chance rather than being assessable by calculation.

To obviate any significant damaging settlements, we would recommend using a suspended floor slab with intermediate support designed on the same basis as the main foundations where the spans are too large for economical single suspended slab design.

4.4 Excavations and Groundwater

There should be no particular difficulties in excavating the strata indicated in the exploratory holes utilising an appropriate and suitably sized mechanical excavator.

The trial pit sides were found to remain vertical and stable for the relatively short period that they were left open and unsupported. However, it is recommended that all excavations to greater than 1.20 metres depth, or for shallower excavations where groundwater is encountered above this level, are closely supported, especially where man entry is required. Alternatively, where space permits, the excavations might be battered back to an appropriate angle.

When in close proximity to existing buildings, structures, slopes/retaining walls and services it is essential that lateral support and stability is maintained at all times.

Groundwater inflow was encountered in M5 at 1.50 metres depth and groundwater seepages were encountered in M6 at 0.70 metres depth, and TP7 at 2.70 metres depth. No groundwater was encountered in the remainder of the exploratory holes although it should be noted that they 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.

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3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

Monitoring of standpipes installed in M2, M4 and M5 to depths of 1.50, 1.80 and 2.50 metres respectively found groundwater to be at 0.88 to 1.42 metres, 1.57 metres, and 0.49 to 0.76 metres depth respectively. The first monitoring visit found M4 to be dry.

Should groundwater seepages occur and water accumulate in open excavations it should be able to be removed by pumping from a filtered sump.

Care will need to be taken when reducing groundwater levels to ensure that adjoining/ nearby buildings, structures and services are not affected.

4.5 Buried Concrete

For the design of buried concrete, the recommendations given in Building Research Establishment (BRE) Special Digest 1 (February 2017 revision), "Concrete in Aggressive Ground" [7], should be followed.

Determination of pH on the soil samples gave values in the range of 6.5 to 9.6 (near neutral to alkaline).

Soluble sulphate concentrations were also determined for the soil samples and the results ranged from <0.01 to 0.14 g/l.

The results indicate that the Design Sulphate Class for the site should be DS-1.

Our knowledge of the site and ground conditions indicates that the site is "brownfield" with potentially mobile groundwater. Consequently, in accordance with the Design Sulphate Class for the site together with the site and groundwater conditions an Aggressive Chemical Environment for Concrete (ACEC) classification of AC-1 should be used as detailed on the appended extract.

5 APPRAISAL & RECOMMENDATIONS: GEOENVIRONMENTAL

5.1 Contamination Risk Assessment

The Environment Agency's Land Contamination Risk Management guidance [2] sets out a three tiered approach to risk assessment:

1. Preliminary risk assessment: first tier of risk assessment that develops the initial conceptual site model to establish whether there are any potentially unacceptable risks.
2. Generic quantitative risk assessment: uses generic assessment criteria and assumptions to estimate risk.
3. Detailed quantitative risk assessment: uses detailed site-specific information to estimate risk.

Each tier should establish contaminant sources, assess the hazard using a source-pathway-receptor (S-P-R) linkage approach to find out if there is the potential for unacceptable risk, predict what degree of harm or pollution might result and how likely it is to occur, and evaluate the risk to determine whether the risk is unacceptable.

This report comprises a Tier 2 risk assessment subject to the uncertainties, data gaps and limitations given in 5.1.1 below.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

5.1.1 Uncertainties, Data Gaps and Limitations

We have previously undertaken a Phase I Desk Study and Walkover Report (Tier 1 risk assessment), ref. 8339 and dated February 2026 and this Phase II ground investigation has been undertaken to provide an initial generic contamination risk assessment in accordance with the Phase I Conceptual Ground Model. It should be appreciated that the suite of determinants analysed for consists of a range of contaminants identified in the Conceptual Ground Model. However, the absence of any other specific contaminants cannot be guaranteed.

It should be appreciated that only a small proportion of the soil mass has been analysed 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.

Due to the site having been previously developed/ excavated and infilled, and the nature of made ground, localised variations in thickness and composition should be anticipated and hence interpolation or extrapolation from the exploratory holes to adjoining areas should only be undertaken with caution.

5.1.2 Preliminary Conceptual Ground Model

Our Phase I Desk Study Report (Tier 1 risk assessment), ref. 8339 and dated February 2026, identified the following potential linkages between contamination sources and receptors:

Sources:

Potential sources of contamination identified in the desk study are:

- General contaminants associated with Made Ground and past and present contaminative processes undertaken on and adjacent to the site including the infilled ground present on site associated with the Brickworks excavations, and construction of neighbouring houses.
- On-site spillage and leakage of hydrocarbons (oils and fuels) from machinery associated with the nearby Brick Works used to historically excavate the site.
- Migrating leachate (contaminated surface and/ or groundwater) from Made Ground present on site.
- Migrating ground gases from registered unregistered landfills on site, infilled by 1954-56, the nearest infilling off-site being 30m to the south (infilled by 1929-1930), and the most recent infilling off-site being numerous ponds infilled by 1954-1956.
- Accumulated ground gases in on-site confined spaces.

Pathways:

Potential pathways from source and receptor for the proposed development are:

- Direct skin contact with and/ or ingestion of contaminated soils and/ or water.
- Inhalation of dust, vapours and/ or gases.
- Dissolved contaminants via infiltrating surface water/ migrating groundwater.
- Dissolved ground gases via infiltrating surface water/ migrating groundwater.
- Migration of contaminants to the underlying aquifer and to adjacent properties.
- Volatile contaminants via permeable soils and rocks.

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3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

- Ground gases via permeable soils and rocks.
- Consumption of contaminated fruit and/ or vegetables.

Receptors:

Potential receptors for the proposed development are:

- Site operatives during demolition, earthworks and/ or construction.
- The end users of the development (young children are the most sensitive).
- Fruit and vegetables grown in gardens for consumption.
- Vegetation, bushes and trees planted as part of the development of the site.
- Controlled waters including surface water and groundwater, including aquifers.
- Maintenance operatives entering on-site confined spaces after development.
- Adjacent properties and occupants.

TABLE 3 CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Made Ground	Contaminants in Made Ground	Gen. Contaminants Arsenic Cadmium Chromium Lead Mercury Molybdenum Nickel Selenium Boron Copper Zinc Cyanide Sulphide Sulphate pH Phenols Polynuclear Aromatic Hydrocarbons (PAH) Total Petroleum Hydrocarbons (TPH)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Low
			Uptake via contaminated groundwater	Vegetation	Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Low
			Direct contact	Structures and Services	Low
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives End Users	Very Low
Landfill (unregistered)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Low
Mining (1)	Ground Gas (Asphyxiation, fire and explosion)	Methane Carbon Dioxide	Inhalation of gas Ignition of gas	Site Operatives End Users	Very Low
Mining (2)	Subsidence	-	-	Structures and services	Low to Moderate
Mine Entry	Settlement and/or Collapse			Structures and services	Very Low

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

TABLE 3 (Cont'd) CONCEPTUAL GROUND MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Preliminary Risk Rating
Tanks/ Machinery/ Vehicles	Fuel/ oil spillage and/or leakage from machinery, fuel/oil tanks and/or vehicles	Total Petroleum Hydrocarbons (TPH) and/ or Benzene/ Toluene/ Ethylbenzene/ Xylene (BTEX)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low
Electricity Sub Station	Spillage/ leakage of transformer coolants	Poly Chlorinated Biphenyls (PCB)	Ingestion of soil Ingestion of dust Ingestion of contaminated vegetable produce Dermal contact Inhalation of dust Inhalation of vapours	Site Operatives End Users	Very Low
			Uptake via contaminated groundwater	Vegetation	Very Low
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Very Low
			Direct contact	Structures and Services	Very Low

<u>Environmental Setting</u>:

The area of the site is generally flat except in the north where there is a slope down from north to south. The topography of the wider area slopes down to the south and east towards the River Irwell.

The likely geology beneath the site has been determined using the British Geological Survey (BGS) Geology of Britain Viewer accessed on 7th April 2026.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

The superficial deposits beneath the site were anticipated to be Devensian Till composed of Diamicton (poorly sorted gravelly sandy silty clays) and have been designated by the Environment Agency as a Secondary Undifferentiated aquifer, likely comprising interbedded high and low permeability layers.

The bedrock beneath the site is anticipated to comprise the Peel Hall Rock composed of sandstone (a unit with the Pennine Middle Coal Measures Formation composed of interbedded mudstones, siltstones and sandstones with occasional seams of coal, and has been designated as a Secondary A aquifer comprising permeable layers capable of supporting water supplies at a local scale and in some cases forming an important source of base flow to rivers.

British Geological Survey and Environment Agency data indicates that the site is not within a 1km grid where solution features are present that will enable rapid movement of a pollutant to groundwater.

Environment Agency data indicates that the site is not in an area where additional local information indicates that groundwater is vulnerable to pollution.

According to data provided by the Environment Agency there are six groundwater abstraction licences, fifteen surface water abstraction licences, and no potable water abstraction licences within 2000 metres of the site boundary. The nearest groundwater abstraction on 702 metres west and the nearest surface water abstraction is 1103 metres south.

There are no Source Protection Zones, set up to protect a water source within 500 metres of the site of boundary, present according to the environmental data report.

There are no sensitive surface watercourses identified within 250 metres of the site.

The findings of the intrusive investigation are generally concordant with the ground conditions anticipated by the Phase I Desk Study.

5.1.3 Assessment (Soil)

5.1.3.1 Long Term Risks

In order to provide an assessment of the presence of contamination fourteen soil samples have been analysed for a suite of determinants and the results are appended.

To assess the long term (chronic) risks to the end users of the site the concentrations of the determinands have been compared with the most recently published UK generic assessment criteria (GACs), including DEFRA Category 4 Screening Levels (C4SLs) (2014), CL:AIRE GACs (2010) and C4SLs (2021-2024), and LQM Limited Suitable for Use Levels (S4ULs) (2014). For compounds where no UK values have been published, international screening values have been adopted including the Dutch Intervention Values (2009) and US EPA Regional Screening Values (RSV) (2023).

The soil organic content (SOM) analyses found a range from 1.3% to 8.2% SOM. Organic compounds have therefore been assessed against the GACs for a conservative 2.5% SOM.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

For the purposes of assessment, as we understand that any future proposed development will be a school, the results of the contamination analyses have been compared with the GACs for a standard land use of residential without plant uptake (without homegrown produce).

When compared with the GACs the contamination analyses determined elevated concentrations of lead and a number of polynuclear aromatic hydrocarbons (PAH's) as detailed in Table 4 below:

TABLE 4 ASSESSMENT OF SOIL CONTAMINATION

Determinand	GAC (mg/kg)	Min Site Conc. (mg/kg)	Max Site Conc. (mg/kg)	Exceedances	
				Value (mg/kg)	Location/Depth (m)
lead	310	23	400	400	TP5/ 0.10
naphthalene	5.6	<0.1	7.6	7.6	TP6/ 0.75
benzo(a)anthracene	14	<0.1	37	37	TP6/ 0.75
Chrysene	31	<0.1	41	41	TP6/ 0.75
benzo(b)fluoranthene	4.0	<0.1	27	27	TP6/ 0.75
benzo(a)pyrene	3.2	<0.1	37	37 4.9	TP6/ 0.75 M2/ 0.80
dibenzo(ah)anthracene	0.32	<0.1	3.5	3.5	TP6/ 0.75

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The GACs used for the assessment can be supplied directly to the Regulator, if requested.

Where the GACs are exceeded, appropriate protective measures should be adopted.

5.1.3.2 Asbestos Containing Material (ACM)

An asbestos screen was undertaken on fourteen soil samples and asbestos was detected. Analysis determined that white (chrysotile) asbestos was present.

Where asbestos was found to be present, a quantification assessment has to be carried out, and results indicated 0.001% chrysotile was present as bundles in the sample from TP1 at 0.10 to 0.30 metres depth.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

5.1.3.3 Contamination Short Term Risks

It is assumed that the risks from short term exposure are acceptable provided that the results are below the GACs for long term exposure as detailed in 5.1.3.1 above. Where the GACs are exceeded a detailed site specific quantitative assessment of the short term risks should be undertaken or appropriate protective measures should be adopted. In this situation appropriate protective measures are recommended.

5.1.4 Recommendations & Preliminary Remediation Strategy

5.1.4.1 Human Health

Our assessment, based on fourteen soil samples, indicates elevated concentrations of lead and PAH's are present in the near surface made ground/ soils (source). Trace asbestos was also detected in TP1 at 0.10 to 0.30 metres however as the amount was at the limit of detection (0.001%) we consider this to pose a very low risk. If visible fragments of asbestos containing material are observed during excavations this should be reassessed. The pathway from the source to site operatives during earthworks, the end users of the development and any proposed planting (receptors) will need to be removed by precautions and/ or remedial measures.

Potential remediation strategies could include the following:

- Hotspot excavation
- Topsoil cover system

The results of the analyses undertaken to date suggest that the PAH contamination found in TP6 (including naphthalene which may produce vapours) may be contained within a localised hotspot. We recommend that further investigation of the affected area is undertaken to delineate the extent of the PAH contamination and to assess the significance of the elevated results. If the additional investigation confirms the PAH contamination is limited to a localised hotspot, this may be able to be excavated out and subjected to ex-situ treatment or disposal at a licensed waste disposal facility.

Where non-volatile contaminated materials are covered by buildings or a hard surface cover of concrete or bituminous macadam no further remediation will be required in respect of the risk to the end users of the site. However, in gardens and soft landscaped areas the end users should be protected from the contaminated materials and plants should be provided with a medium in which they can safely grow.

In order to break the pathway from the contaminated soils (source) to the end users of the development (receptors) we recommend the adoption of 450mm cover system for garden areas and soft landscaped areas/ playing fields compliant with the guidance from the National Contaminated Land Officers Group (NCLOG) [8] and Building Research Establishment (BRE) [9] comprising the following:

- 150mm verified clean topsoil
- 300mm verified subsoil will be placed in all gardens and soft landscaping.
- A geotextile membrane will be placed at the base of the cover system to inhibit the mixing of asbestos fibres.
- Deeper rooted bushes and trees should be pit planted on and in clean topsoil/ subsoil. In these locations there should be a minimum 900mm of verified clean soil in order to comply with BS3882 [10]. This should be increased to 1.00 for fruit trees in accordance with the guidance given in BRE465 [9].

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

The topsoil and subsoil should be complaint with BS3882:2015 [10] and British Standard BS8601:2013 [11] respectively.

If garden areas are proposed where it may be possible to grow fruit and vegetables, then the cover system should be increased to 600mm.

The proposed remediation methodology should be set out in a formal remediation statement and submitted to the Local Authority for their consideration and written approval obtained prior to commencement of any development.

5.1.4.2 Controlled Waters

Given the low concentrations of potential contaminants, the presence of relatively low permeability cohesive strata beneath the site, and the distance to the nearest sensitive watercourse (none within 250 metres), in our opinion the risks to controlled waters including groundwater are very low and no further consideration is warranted.

Should it be necessary for groundwater to be pumped from on-site excavations the groundwater should be sampled and analysed, and the groundwater analysis should be submitted to the appropriate waste water authority with a request for a discharge consent. Following receipt of a discharge consent groundwater is likely to be discharged to a sewer or to an off-site licensed discharge point.

5.1.4.3 Short Term Risks

S4ULs, C4SLs and CL:AIRE assume long term contact with contamination and assess long term (chronic) health risk. The risk of short term (acute) exposure to site personnel is dealt with in the remit of the Health and Safety Executive under the Health and Safety at Work Act: 1974 and Regulations made under the Act, including the Control of Substances Hazardous to Health (COSHH) Regulations and the Control of Asbestos Regulations (CAR 2012). The levels of contamination and risk to site personnel should be considered under the Construction Design and Management (CDM) Regulations at the planning stage and in the development of the designers and contractors Health and Safety Plans and Method Statements. The risk of contact with on-site soils should be minimised and the following precautions should be taken as a minimum requirement.

Site personnel involved in earthworks and excavations should be made aware of the hazards of working with contaminated materials found on the site. Strict personal hygiene should be observed and gloves, overalls, boots and dust masks which should be asbestos grade should be worn. In addition, smoking should be prohibited to minimise the potential for transfer of contaminants from hand to mouth.

In addition, respirators should be available on site should there be a need to protect site personnel from the effects of potentially toxic vapours and gases.

Earthworks undertaken during dry weather might generate dust and in this instance, dust should be damped down and dust masks made available to site operatives, which should be asbestos grade where asbestos fibres have been found to be present. In addition, stockpiled materials should be sheeted over to prevent excessive airborne dust being formed.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

5.2 Ground Gas Risk Assessment

Ground gas monitoring has been undertaken on 2 of 6 scheduled occasions to date 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 5 GROUND GAS CONCENTRATIONS AND FLOW RATE

Methane (% vol. In air)	Carbon Dioxide (% vol. in air)	Oxygen (% vol. in air)	Gas Flow Rate (litres/ hour)
0.0	0.1 to 3.5	14.5 to 20.4	<0.1

To date 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 BS 8485:2015+A1:2019 [5].

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} = [3.5 / 100] x 0.1 = 0.0035 l/hr

Based on the monitoring to date, BS.8485:2015+A1:2019 [5], Table 2, indicates that the site falls into Characteristic Situation 1 (CS1).

BS.8485:2015+A1:2019 [5], 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 1.20 metres 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.

It should be noted that it is our intention to update this section of the report on completion of the programme of six ground gas monitoring visits.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

5.3 Updated Conceptual Model

The conceptual model of the site has been updated with regards to contamination sources, pathways and receptors, taking into account the findings of the ground investigation, as follows:

TABLE 6 UPDATED CONCEPTUAL MODEL

Potential Source	Nature of Hazard	Contaminants Associated with the Source	Pathway	Receptor	Suggested Mitigation Action
Made ground	Contaminants in made ground	General Contaminants Lead Polynuclear Aromatic Hydrocarbons (PAH)	Ingestion of soil Ingestion of dust Dermal contact Inhalation of dust	Site Operatives	Limit contact with soil by wearing adequate clothing and PPE.
			Inhalation of vapours	End Users	Hot spot removal of PAH contamination. Topsoil / subsoil cover system in any gardens or soft landscaping.
			Uptake via contaminated groundwater	Vegetation	Hot spot removal of PAH contamination. Provide clean blanket of topsoil/ subsoil.
			Vertical and lateral movement of mobile contaminants to surface water and groundwater	Controlled Waters	Groundwater should be discharged to a sewer or licensed discharge point subject to approval by the Waste Water Authority
			Direct contact	Structures and Services	
Asbestos on/ in ground	Asbestos fibres	Asbestos fibres	Inhalation of fibres	Site Operatives	Limit contact with soil by wearing adequate clothing and PPE.
				End Users	Careful observations during any groundworks and further assessment should any be encountered.
Mining (2)	Subsidence	-	-	Structures and services	A rotary borehole investigation should be undertaken.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

6 CLIMATE CHANGE EFFECTS

The predicted climate change impacts for the UK over the next fifty years include extreme weather patterns (including higher intensity storm events), higher temperatures, increased flooding and sea level rise. These events could conceivably have an impact on groundwater levels, soil desiccation and fissuring, and formation of solution features, which could in turn have an adverse effect on the structural strength of near surface soils, subsidence and heave in shrink-swell clays, fate and transport of soil and groundwater contaminants, and the potential for ingress of vapours and ground gases.

In our opinion the effects of climate change in the near term are unlikely to impact on the risk assessment for the proposed development, however this report should not be relied on for future development projects.

7 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 (Tier 1 risk assessment)
- Phase II: ground investigation (Tier 2 or 3 risk assessment) with report
- Phase III: options appraisal and remediation statement report
- Phase IV: validation report.

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

- the possible effects of any mineral extraction, including coal, and geological faulting in the solid strata beneath the site
- the long term stability of the existing slopes and/or retaining structures and the short and long term stability of any proposed slopes and/or retaining structures required for the proposed development
- flora and fauna

as this was outside our brief.

The Phase I report ref. 8339 and dated February 2026 recommended that rotary boreholes be taken out to 30 metres depth followed by a ground stability assessment in order to determine whether shallow mineworkings are present and whether remedial measures are required for future 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.

It should be noted that at present no specific development has been proposed. Should a specific development be proposed, then following completion of the Phase II ground investigation and monitoring together with additional investigation specific to the development layout, a Phase III remediation statement should be compiled and submitted to the Regulator for written approval prior to commencing development.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

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 Mr Ben Osborne at our Preston office.

SUB SURFACE CONSULTANTS LIMITED
REPORT No. 8339A
APRIL 2026

L. A. W. McCall - Bhakta B.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.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

8 REFERENCES

[1] British Standards Institute (BSI), “BS5930:2015+A1:2020 'Code of Practice for Ground Investigations,” 2015.

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[3] British Standards Institution (BSI), “BS 10175: 2026 Investigation of potentially contaminated sites. Code of practice - Code of practice,” 2026.

[4] British Standards Institute (BSI), “BS 8576 Guidance on Investigations for Ground Gas,” 2013.

[5] British Standards Insitute (BSI), “BS 8485:2015+A1:2019 Code of Practice for the Design of Protective Measures for Methane and Carbon Dioxide Ground Gases for New Buildings.,” 2015.

[6] British Standards Institute (BSI), “BS 1377-9:1990 Methods for test for soils for civil engineering purposes - In-situ tests,” 1990.

[7] BRE Construction Division, “Concrete in Aggressive Ground (Special Digest 1),” 2005 / 2017.

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[10] British Standards Institute (BSI), “Specification for Topsoil,” 2015.

[11] British Standards Institute (BSI), “BS8601:2013 Specification for subsoil and requirements for use.,” 2013.

Sub Surface North West Limited
3 Peel Street, Preston, Lancashire, PR2 2QS
Tel: 01772 561135 Fax: 01772 204907 Email: preston@subsurface.co.uk

INSITU TEST RESULTS

SUB SURFACE
GROUND INVESTIGATION SPECIALISTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: 01772 561135. www.subsurface.co.uk

Standard Penetration Test Results

Site : LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client : BURY COUNCIL

Engineer :

Job Number 8339A

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	0.80	0.88	0.95	SPT	25		50				25*/75mm 50/70mm	
M2	1.20	1.35	1.65	SPT	3	3	3	3	4	6	N=16	
M2	1.50	1.59	1.80	SPT	15	10	16	18	16		25*/85mm 50/210mm	
M3	1.20	1.35	1.61	SPT	3	4	4	14	18	14	50/260mm	
M4	1.20	1.35	1.65	SPT	2	2	3	3	4	4	N=14	
M4	1.80	1.95	2.14	SPT	8	9	16	16	18		50/190mm	
M5	1.20	1.35	1.65	SPT	1	1	2	2	2	2	N=8	
M5	2.00	2.15	2.45	SPT	2	3	3	4	4	5	N=16	
M5	3.00	3.15	3.45	SPT	4	4	4	4	5	8	N=21	
M5	4.00	4.15	4.45	SPT	6	7	7	6	6	6	N=25	
M5	4.70	4.70	4.91	SPT	25		15	17	18		25*/0mm 50/205mm	
M6	1.20	1.35	1.65	SPT	4	5	5	5	6	8	N=24	No Recovery
M6	2.00	2.15	2.38	SPT	8	12	14	14	15	7	50/225mm	

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SUB SURFACE
SITE INVESTIGATION AND SPECIALIST GEOTECHNICAL CONSULTANTS
3 Peel Street, Preston, PR2 2QS. Tel. (01772) 561135 Fax (01772) 204907

Insitu Test Results

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

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Ground Gas and Groundwater Monitoring Results Sheet

Date	Hole No.	Methane (% Volume)	Carbon Dioxide (% Volume)	Oxygen (% Volume)	Gas Flow Rate (l/hr)	Atmospheric Pressure (m bars)	Depth to Groundwater (m)
12/03/26	M2	0.0	***2.5***	***17.3***	<0.1	987	1.42
	M4	0.0	0.1	20.4	<0.1	986	DRY
	M5	0.0	0.1	20.4	<0.1	986	0.76
31/03/26	M2	0.0	1.2	19.2	<0.1	1018	0.88
	M4	0.0	***3.5***	***14.5***	<0.1	1017	1.57
	M5	0.0	0.3	19.9	<0.1	1016	0.49

Remarks: Elevated levels of methane and carbon dioxide and depleted levels of oxygen are shown in ***bold/italics.***

LABORATORY TEST RESULTS

SUB SURFACE
GROUND INVESTIGATION SPECIALISTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: 01772 561135. www.subsurface.co.uk

Laboratory Test Results

Site : LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client : BURY COUNCIL

Engineer :

Job Number 8339A

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DETERMINATION OF MOISTURE CONTENT, LIQUID LIMIT AND PLASTIC LIMIT AND DERIVATION OF PLASTICITY AND LIQUIDITY INDEX

Borehole/ Trial Pit	Depth (m)	Sample	Natural Moisture Content %	Sample Passing 425µm Sieve		Liquid Limit %	Plastic Limit %	Plasticity Index %	Liquidity Index	Group Symbol	Laboratory Description
				Percentage %	Moisture Content %						
M2	1.20	D	13	92	14	31	16	15	-0.13	CL	Firm to stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock).
M3	0.60	B	15	84	18	28	18	10	-0.01	CL	Friable greyish brown slightly gravelly sandy CLAY. Gravel sized fragments are angular to rounded fine to coarse sandstone lithorelicts and quartz (completely weathered bedrock).
M5	2.65	C	18	89	20	31	18	13	0.17	CL	Soft to firm dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone, quartz and coal.
M6	1.45	C	15	89	17	32	17	15	-0.01	CL	Stiff dark brown slightly gravelly silty CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone and quartz.
TP5	1.20	B	18	90	20	30	17	13	0.23	CL	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz.
TP6	1.70	B	24	76	32	47	24	23	0.33	CI	Stiff brown slightly sandy CLAY.
TP7	1.60	B	40	89	45	38	28	10	1.69	MI	Very soft dark grey clayey SILT (slight organic odour).
TP7	2.50	B	26	86	30	34	19	15	0.75	CL	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal.

Method of Preparation : BS 1377:PART 1:1990:7.4 Preparation of samples for classification tests BS 1377:PART 2:1990:4.2 & 5.2 Sample preparations

Method of Test : BS 1377:PART 2:1990:3 Determination of moisture content 1990:4 Determination of the liquid limit BS 1377:PART 2:1990:5 Determination of the plastic limit and plasticity index

Remarks :

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GROUND INVESTIGATION SPECIALISTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: 01772 561135. www.subsurface.co.uk

Laboratory Test Results

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Engineer :

Job Number 8339A

Sheet 1 / 1

DETERMINATION OF pH, SULPHATE CONTENT AND TOTAL SULPHUR OF SOIL AND GROUNDWATER AND MAGNESIUM, CHLORIDE, AMMONIA AND NITRATE CONTENT

Borehole/ Trial Pit	Depth (m)	Sample	Concentration of Sulphate			Total Sulphur %	Magnesium mg/l	Ammonium NH4 mg/l	Water Soluble Chloride mg/l	Water Soluble Nitrate mg/l	pH	Design Class	Laboratory Description
			Soil		Ground Water g /l								
			Total S03 %	S04 in 2:1 water:soil g /l									
M2	1.20	D		0.02							8.3	DS-1	Firm to stiff dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock).
M4	1.20	C		0.01							7.7	DS-1	MADE GROUND: soft dark grey, dark brown and light red slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, concrete and brick.
M5	1.50	C		0.02							7.3	DS-1	MADE GROUND: soft greyish brown, light grey, yellowish brown and dark grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone, coal and brick.
M5	4.70	D		0.11							8.4	DS-1	Extremely weak very thinly bedded dark brownish red highly weathered medium grained SANDSTONE.
TP1	1.00	B		0.01							8.3	DS-1	Very weak very thinly bedded grey distinctly weathered tabular MUDSTONE (blocky in places).
TP2	1.30	B		0.13							9.6	DS-1	MADE GROUND: soft dark brown silty clay with frequent woody fragments (organic odour).
TP5	0.10	B		0.02							6.6	DS-1	MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, stone and brick.
TP5	1.20	B		0.01							7.8	DS-1	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz.
TP6	0.75	B		0.11							7.5	DS-1	MADE GROUND: dark grey ashy sandy clayey fine to coarse gravel sized fragments of clinker and stone.
TP6	1.70	B		0.02							8.4	DS-1	Stiff brown slightly sandy CLAY.
TP7	1.60	B		0.14							6.9	DS-1	Very soft dark grey clayey SILT (slight organic odour).
TP7	2.50	B		<0.01							6.5	DS-1	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal.

Method of Preparation : BS 1377:PART 1:1990:7.5 Preparation of soil for chemical tests BS 1377:PART 3:1990:5.2, 5.3, 5.4 & 9.4

Method of Test : Lab in-house methods based on BS1377: Part 3 for contents of water sol sulphate, pH, chloride and magnesium. Lab in-house method based on MEWAM (EA, 2006) for total sulphur

Remarks : Classification relates to Design Sulphate Class of BRE Special Digest 1 (2005)

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AGGRESSIVE CHEMICAL ENVIRONMENT FOR CONCRETE (ACEC) SITE CLASSIFICATION.

Table C1 Aggressive Chemical Environment for Concrete (ACEC) classification for natural ground locations [a]

Sulfate				Groundwater		
Design Sulfate Class for location	2:1 water/soil extract [b]	Groundwater	Total potential sulfate [c]	Static water	Mobile water	ACEC Class for location
1	2 (SO_4 mg/l)	3 (SO_4 mg/l)	4 (SO_4 %)	5 (pH)	6 (pH)	7
DS-1	< 500	< 400	< 0.24	≥ 2.5		AC-1s
					> 5.5 [d]	AC-1 [d]
					2.5–5.5	AC-2z
DS-2	500–1500	400–1400	0.24–0.6	> 3.5		AC-1s
					> 5.5	AC-2
				2.5–3.5		AC-2s
					2.5–5.5	AC-3z
DS-3	1600–3000	1500–3000	0.7–1.2	> 3.5		AC-2s
					> 5.5	AC-3
				2.5–3.5		AC-3s
					2.5–5.5	AC-4
DS-4	3100–6000	3100–6000	1.3–2.4	> 3.5		AC-3s
					> 5.5	AC-4
				2.5–3.5		AC-4s
					2.5–5.5	AC-5
DS-5	> 6000	> 6000	> 2.4	> 3.5		AC-4s
				2.5–3.5	≥ 2.5	AC-5

Notes
a Applies to locations on sites that comprise either undisturbed ground that is in its natural state (ie is not brownfield – Table C2) or clean fill derived from such ground.
b The limits of Design Sulfate Classes based on 2:1 water/soil extracts have been lowered relative to previous Digests (Box C7).
c Applies only to locations where concrete will be exposed to sulfate ions (SO_4) which may result from the oxidation of sulfides (eg pyrite) following ground disturbance (Appendix A1 and Box C8).
d For flowing water that is potentially aggressive to concrete owing to high purity or an aggressive carbon dioxide level greater than 15 mg/l (Section C2.2.3), increase the ACEC Class to AC-2z.

Explanation of suffix symbols to ACEC Class
- Suffix 's' indicates that the water has been classified as static.
- Concrete placed in ACEC Classes that include the suffix 'z' primarily have to resist acid conditions and may be made with any of the cements or combinations listed in Table D2 on page 42.

Table C2 Aggressive Chemical Environment for Concrete (ACEC) classification for brownfield locations [a]

Sulfate and magnesium						Groundwater		ACEC
Design Sulfate Class for location	2:1 water/soil extract [b]		Groundwater		Total potential sulfate [c]	Static water	Mobile water	Class for location
1	2 (SO_4 mg/l)	3 (Mg mg/l)	4 (SO_4 mg/l)	5 (Mg mg/l)	6 (SO_4 %)	7 (pH) [d]	8 (pH) [d]	9
DS-1	< 500		< 400		< 0.24	≥ 2.5		AC-1s
							> 6.5 [d]	AC-1
							5.5–6.5	AC-2z
							4.5–5.5	AC-3z
							2.5–4.5	AC-4z
DS-2	500–1500		400–1400		0.24–0.6	> 5.5		AC-1s
							> 6.5	AC-2
						2.5–5.5		AC-2s
							5.5–6.5	AC-3z
							4.5–5.5	AC-4z
							2.5-4.5	AC-5z
DS-3	1600–3000		1500–3000		0.7–1.2	> 5.5		AC-2s
							> 6.5	AC-3
						2.5–5.5		AC-3s
							5.5–6.5	AC-4
							2.5–5.5	AC-5
DS-4	3100–6000	≤ 1200	3100–6000	≤ 1000	1.3–2.4	> 5.5		AC-3s
							> 6.5	AC-4
						2.5–5.5		AC-4s
							2.5–6.5	AC-5
DS-4m	3100–6000	> 1200 [e]	3100–6000	> 1000 [e]	1.3–2.4	> 5.5		AC-3s
							> 6.5	AC-4m
						2.5–5.5		AC-4ms
							2.5–6.5	AC-5m
DS-5	> 6000	≤ 1200	> 6000	≤ 1000	> 2.4	> 5.5		AC-4s
						2.5–5.5	≥ 2.5	AC-5
DS-5m	> 6000	> 1200 [e]	> 6000	> 1000 [e]	> 2.4	> 5.5		AC-4ms
						2.5–5.5	≥ 2.5	AC-5m

Notes
a Brownfield locations are those sites, or parts of sites, that might contain chemical residues produced by or associated with industrial production (Section C5.1.3).
b The limits of Design Sulfate Classes based on 2:1 water/soil extracts have been lowered from previous Digests (Box C7).
c Applies only to locations where concrete will be exposed to sulfate ions (SO_4), which may result from the oxidation of sulfides such as pyrite, following ground disturbance (Appendix A1 and Box C8).
d An additional account is taken of hydrochloric and nitric acids by adjustment to sulfate content (Section C5.1.3).
e The limit on water-soluble magnesium does not apply to brackish groundwater (chloride content between 12 000 mg/l and 17 000 mg/l). This allows 'm' to be omitted from the relevant ACEC classification. Seawater (chloride content about 18 000 mg/l) and stronger brines are not covered by this table.

Explanation of suffix symbols to ACEC Class
- Suffix 's' indicates that the water has been classified as static.
- Concrete placed in ACEC Classes that include the suffix 'z' have primarily to resist acid conditions and may be made with any of the cements in Table D2 on page 42.
- Suffix 'm' relates to the higher levels of magnesium in Design Sulfate Classes 4 and 5.

CONTAMINATION ANALYSIS RESULTS

Certificate of Analysis

Certificate Number	26-05649	*Issued:*	20-Mar-26

Client Sub Surface Laboratories Ltd
3 Peel Street
Preston
Lancashire
PR2 2QS

Our Reference	26-05649
Client Reference ~	8339A
Order No ~	(not supplied)
Contract Title ~	Land At Milton Road, Radcliffe
Description	22 Soil samples.
Date Received	10-Mar-26
Date Started	10-Mar-26
Date Completed	20-Mar-26
Test Procedures	Identified by prefix DETSn (details on request).

Notes Opinions and interpretations are outside the laboratory's scope of ISO 17025 accreditation. This certificate is issued in accordance with the accreditation requirements of the United Kingdom Accreditation Service. The results reported herein relate only to the material supplied to the laboratory. This certificate shall not be reproduced except in full, without the prior written approval of the laboratory.

Approved By

Louise Cook
Contracts Manager

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Sample Deviations present. See Deviation Table Section for details.

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653468	2653469	2653470	2653471	2653472	2653473
	Sample ID ~	TP1	TP1	TP2	TP3	TP4	TP5
	Depth ~	0.10-0.30	1.00-1.20	1.30-1.40	0.10-0.30	0.50-0.70	0.10-0.20
	Other ID ~	301	303	306	308	312	316
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%	0.001					
Preparation									
Moisture Content	DETSC 1004	0.1	%	25		28	22	17	27
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg	13		28	30	14	30
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.5		1.2	0.3	0.3	0.7
Cadmium	DETSC 2301#	0.1	mg/kg	0.6		1.5	5.8	0.4	1.3
Chromium	DETSC 2301#	0.15	mg/kg	20		42	51	23	25
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0		< 1.0	< 1.0	< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg	72		160	290	61	150
Lead	DETSC 2301#	0.3	mg/kg	130		110	250	71	400
Mercury	DETSC 2325#	0.05	mg/kg	0.33		0.14	0.29	0.09	0.30
Molybdenum	DETSC 2301#	0.4	mg/kg	2.4		1.8	4.4	1.5	5.7
Nickel	DETSC 2301#	1	mg/kg	20		14	34	17	30
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5		< 0.5	< 0.5	< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg	130		170	270	88	230
Inorganics									
pH	DETSC 2008#		pH	7.1	8.3	9.6	6.7	8.3	6.6
Cyanide, Total	DETSC 2130#	0.1	mg/kg	0.3		0.4	0.8	0.2	0.7
Organic matter	DETSC 2002#	0.1	%	3.4		6.4	5.3	2.2	7.6
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		12	130			17
Sulphide	DETSC 2024*	10	mg/kg	12		32	24	28	20
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.05		0.09	0.09	0.05	0.13
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5	< 1.5	6.6	< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2		< 1.2	< 1.2	< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5	< 1.5	< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4		< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4		< 3.4	< 3.4	< 3.4	< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9		< 0.9	< 0.9	< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5		< 0.5	< 0.5	< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6		< 0.6	< 0.6	< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4		< 1.4	< 1.4	< 1.4	< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

			Lab No	2653468	2653469	2653470	2653471	2653472	2653473
			Sample ID ~	TP1	TP1	TP2	TP3	TP4	TP5
			Depth ~	0.10-0.30	1.00-1.20	1.30-1.40	0.10-0.30	0.50-0.70	0.10-0.20
			Other ID ~	301	303	306	308	312	316
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4		< 1.4	< 1.4	< 1.4	< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10		< 10	< 10	< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg	< 0.01		< 0.01	< 0.01	< 0.01	< 0.01
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10		0.27	< 0.10	< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10		< 0.10	< 0.10	< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10		1.4	< 0.10	0.12	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg	3.0		4.8	3.2	0.14	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg	0.42		7.4	1.4	0.88	0.36
Anthracene	DETSC 3301	0.1	mg/kg	0.44		1.7	0.55	< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg	1.3		9.6	2.6	0.98	0.47
Pyrene	DETSC 3301	0.1	mg/kg	0.27		9.7	2.2	0.88	0.40
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		2.5	< 0.10	0.55	2.7
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10		3.3	< 0.10	0.49	1.2
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		2.4	0.63	0.39	0.25
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		1.2	0.33	0.19	0.11
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		3.0	0.87	0.48	0.19
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		2.2	0.58	0.35	0.26
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		0.19	< 0.10	0.13	0.14
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10		1.8	0.41	0.33	0.24
PAH 16 Total	DETSC 3301	1.6	mg/kg	4.0		37	10	5.8	6.2
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	1.5		2.0	1.9	2.6	2.0

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653474	2653475	2653476	2653477	2653478	2653479
	Sample ID ~	TP5	TP5	TP6	TP6	TP7	TP7
	Depth ~	0.50-0.70	1.20-1.40	0.75-0.85	1.70-1.90	0.50-0.70	1.60-1.90
	Other ID ~	317	318	321	323	325	326
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%				
Preparation							
Moisture Content	DETSC 1004	0.1	%	14		17		19	
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg	9.0		16		9.2	
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg	0.2		0.8		0.2	
Cadmium	DETSC 2301#	0.1	mg/kg	< 0.1		0.2		< 0.1	
Chromium	DETSC 2301#	0.15	mg/kg	18		14		18	
Chromium, Hexavalent	DETSC 2204*	1	mg/kg	< 1.0		< 1.0		< 1.0	
Copper	DETSC 2301#	0.2	mg/kg	29		84		26	
Lead	DETSC 2301#	0.3	mg/kg	25		58		26	
Mercury	DETSC 2325#	0.05	mg/kg	< 0.05		0.06		< 0.05	
Molybdenum	DETSC 2301#	0.4	mg/kg	0.5		5.3		0.5	
Nickel	DETSC 2301#	1	mg/kg	18		30		13	
Selenium	DETSC 2301#	0.5	mg/kg	< 0.5		< 0.5		< 0.5	
Zinc	DETSC 2301#	1	mg/kg	54		89		46	
Inorganics									
pH	DETSC 2008#		pH	6.6	7.8	7.5	8.4	8.1	6.9
Cyanide, Total	DETSC 2130#	0.1	mg/kg	< 0.1		< 0.1		< 0.1	
Organic matter	DETSC 2002#	0.1	%	1.6		5.5		1.3	
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l		14	110	15		140
Sulphide	DETSC 2024*	10	mg/kg	16		44		16	
Sulphate as SO4, Total	DETSC 2321#	0.01	%	0.02		0.05		0.02	
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		2.2		< 1.5	
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg	< 1.2		< 1.2		< 1.2	
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg	< 1.5		< 1.5		< 1.5	
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg	< 3.4		< 3.4		< 3.4	
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg	< 3.4		< 3.4		< 3.4	
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg	< 10		< 10		< 10	
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg	< 0.9		29		< 0.9	
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg	< 0.5		11		< 0.5	
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg	< 0.6		73		< 0.6	
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg	< 1.4		120		< 1.4	

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

			Lab No	2653474	2653475	2653476	2653477	2653478	2653479
			Sample ID ~	TP5	TP5	TP6	TP6	TP7	TP7
			Depth ~	0.50-0.70	1.20-1.40	0.75-0.85	1.70-1.90	0.50-0.70	1.60-1.90
			Other ID ~	317	318	321	323	325	326
			Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
			Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg	< 1.4		< 1.4		< 1.4	
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg	< 10		230		< 10	
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		230		< 10	
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg	< 10		230		< 10	
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		230		< 10	
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg	< 10		230		< 10	
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg	< 10		230		< 10	
Benzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Ethylbenzene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
Toluene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
m+p Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
o Xylene	DETSC 3321#	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
MTBE	DETSC 3321	0.01	mg/kg	< 0.01		< 0.01		< 0.01	
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg	< 0.10		7.6		< 0.10	
Acenaphthylene	DETSC 3301	0.1	mg/kg	< 0.10		< 0.10		< 0.10	
Acenaphthene	DETSC 3301	0.1	mg/kg	< 0.10		18		< 0.10	
Fluorene	DETSC 3301	0.1	mg/kg	< 0.10		18		< 0.10	
Phenanthrene	DETSC 3301	0.1	mg/kg	< 0.10		87		< 0.10	
Anthracene	DETSC 3301	0.1	mg/kg	< 0.10		23		< 0.10	
Fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		97		< 0.10	
Pyrene	DETSC 3301	0.1	mg/kg	< 0.10		92		< 0.10	
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		37		< 0.10	
Chrysene	DETSC 3301	0.1	mg/kg	< 0.10		41		< 0.10	
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		27		< 0.10	
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg	< 0.10		15		< 0.10	
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		37		< 0.10	
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg	< 0.10		24		< 0.10	
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg	< 0.10		3.5		< 0.10	
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg	< 0.10		22		< 0.10	
PAH 16 Total	DETSC 3301	1.6	mg/kg	< 1.6		550		< 1.6	
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg	0.8		1.2		0.6	

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653480	2653481	2653482	2653483	2653484	2653485
	Sample ID ~	TP7	M1	M2	M2	M3	M4
	Depth ~	2.50-2.70	0.40-0.60	0.80-1.20	1.20-1.65	0.20-0.60	0.30-1.20
	Other ID ~	327	224	238	239	250	263
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**						
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%						
Preparation									
Moisture Content	DETSC 1004	0.1	%		14	27		17	20
Metals									
Arsenic	DETSC 2301#	0.2	mg/kg		11	35		13	11
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.3	1.1		0.4	0.2
Cadmium	DETSC 2301#	0.1	mg/kg		0.5	0.7		0.3	0.2
Chromium	DETSC 2301#	0.15	mg/kg		20	52		21	18
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0	< 1.0		< 1.0	< 1.0
Copper	DETSC 2301#	0.2	mg/kg		56	140		44	33
Lead	DETSC 2301#	0.3	mg/kg		23	140		60	30
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05	0.21		0.05	0.06
Molybdenum	DETSC 2301#	0.4	mg/kg		0.9	4.1		1.1	1.1
Nickel	DETSC 2301#	1	mg/kg		20	26		21	12
Selenium	DETSC 2301#	0.5	mg/kg		< 0.5	0.6		< 0.5	< 0.5
Zinc	DETSC 2301#	1	mg/kg		100	160		86	49
Inorganics									
pH	DETSC 2008#		pH	6.5	7.0	6.7	8.3	6.5	7.1
Cyanide, Total	DETSC 2130#	0.1	mg/kg		< 0.1	0.3		0.1	0.1
Organic matter	DETSC 2002#	0.1	%		1.3	5.4		2.5	2.4
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	< 10			22		
Sulphide	DETSC 2024*	10	mg/kg		12	28		< 10	12
Sulphate as SO4, Total	DETSC 2321#	0.01	%		0.18	0.08		0.07	0.03
Petroleum Hydrocarbons									
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5		< 1.5	2.9
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2	< 1.2		< 1.2	< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5	< 1.5		< 1.5	< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4	< 3.4		< 3.4	< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4	< 3.4		< 3.4	< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9	< 0.9		< 0.9	< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5	< 0.5		< 0.5	< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6	< 0.6		< 0.6	< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4	< 1.4		< 1.4	< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653480	2653481	2653482	2653483	2653484	2653485
	Sample ID ~	TP7	M1	M2	M2	M3	M4
	Depth ~	2.50-2.70	0.40-0.60	0.80-1.20	1.20-1.65	0.20-0.60	0.30-1.20
	Other ID ~	327	224	238	239	250	263
	Sample Type ~	SOIL	SOIL	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4	< 1.4		< 1.4	< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg		< 10	< 10		< 10	< 10
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
MTBE	DETSC 3321	0.01	mg/kg		< 0.01	< 0.01		< 0.01	< 0.01
PAHs									
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10	0.24		< 0.10	< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10	1.6		< 0.10	< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10	0.76		< 0.10	< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10	2.7		< 0.10	< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10	7.6		< 0.10	< 0.10
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10	3.0		< 0.10	< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	14		< 0.10	< 0.10
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10	13		< 0.10	< 0.10
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	4.7		< 0.10	< 0.10
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10	5.2		< 0.10	< 0.10
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	3.9		< 0.10	< 0.10
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10	2.1		< 0.10	< 0.10
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	4.9		< 0.10	< 0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10	3.3		< 0.10	< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10	< 0.10		< 0.10	< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10	3.1		< 0.10	< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6	71		< 1.6	< 1.6
Phenols									
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg		< 0.3	< 0.3		< 0.3	< 0.3

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

	Lab No	2653486	2653487	2653488	2653489
	Sample ID ~	M4	M5	M5	M6
	Depth ~	1.20-2.00	1.50-1.60	4.70-5.15	0.00-0.30
	Other ID ~	265	278	285	288
	Sample Type ~	SOIL	SOIL	SOIL	SOIL
	Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026
	Sampling Time ~	n/s	n/s	n/s	n/s

Test	Method	LOD	Units				
Asbestos Quantification (Gravimetric)	DETSC 1102	0.001	%				
Preparation							
Moisture Content	DETSC 1004	0.1	%		22		30
Metals							
Arsenic	DETSC 2301#	0.2	mg/kg		11		26
Boron, Water Soluble (2.5:1)	DETSC 2311#	0.2	mg/kg		0.3		0.9
Cadmium	DETSC 2301#	0.1	mg/kg		0.2		0.7
Chromium	DETSC 2301#	0.15	mg/kg		19		28
Chromium, Hexavalent	DETSC 2204*	1	mg/kg		< 1.0		< 1.0
Copper	DETSC 2301#	0.2	mg/kg		23		180
Lead	DETSC 2301#	0.3	mg/kg		27		220
Mercury	DETSC 2325#	0.05	mg/kg		< 0.05		0.59
Molybdenum	DETSC 2301#	0.4	mg/kg		0.8		6.2
Nickel	DETSC 2301#	1	mg/kg		12		32
Selenium	DETSC 2301#	0.5	mg/kg		< 0.5		< 0.5
Zinc	DETSC 2301#	1	mg/kg		42		180
Inorganics							
pH	DETSC 2008#		pH	7.7	7.3	8.4	7.8
Cyanide, Total	DETSC 2130#	0.1	mg/kg		0.1		0.7
Organic matter	DETSC 2002#	0.1	%		1.5		8.2
Sulphate Aqueous Extract as SO4 (2:1)	DETSC 2076#	10	mg/l	14	15	110	
Sulphide	DETSC 2024*	10	mg/kg		< 10		32
Sulphate as SO4, Total	DETSC 2321#	0.01	%		0.03		0.16
Petroleum Hydrocarbons							
Aliphatic C5-C6: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C6-C8: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C8-C10: HS_1D_AL	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aliphatic C10-C12: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5		< 1.5
Aliphatic C12-C16: EH_CU_1D_AL	DETSC 3072#	1.2	mg/kg		< 1.2		< 1.2
Aliphatic C16-C21: EH_CU_1D_AL	DETSC 3072#	1.5	mg/kg		< 1.5		< 1.5
Aliphatic C21-C35: EH_CU_1D_AL	DETSC 3072#	3.4	mg/kg		< 3.4		< 3.4
Aliphatic C35-C40: EH_CU_1D_AL	DETSC 3072*	3.4	mg/kg		< 3.4		< 3.4
Aliphatic C10-C44: EH_CU_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aliphatic C5-C40: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aliphatic C5-C44: EH_CU+HS_1D_AL	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C7: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C7-C8: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C8-C10: HS_1D_AR	DETSC 3321*	0.01	mg/kg		< 0.01		< 0.01
Aromatic C10-C12: EH_CU_1D_AR	DETSC 3072#	0.9	mg/kg		< 0.9		< 0.9
Aromatic C12-C16: EH_CU_1D_AR	DETSC 3072#	0.5	mg/kg		< 0.5		< 0.5
Aromatic C16-C21: EH_CU_1D_AR	DETSC 3072#	0.6	mg/kg		< 0.6		< 0.6
Aromatic C21-C35: EH_CU_1D_AR	DETSC 3072#	1.4	mg/kg		< 1.4		< 1.4

Summary of Chemical Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

			Lab No	2653486	2653487	2653488	2653489
			Sample ID ~	M4	M5	M5	M6
			Depth ~	1.20-2.00	1.50-1.60	4.70-5.15	0.00-0.30
			Other ID ~	265	278	285	288
			Sample Type ~	SOIL	SOIL	SOIL	SOIL
			Sampling Date ~	27/02/2026	27/02/2026	27/02/2026	27/02/2026
			Sampling Time ~	n/s	n/s	n/s	n/s
Test	**Method**	**LOD**	**Units**				
Aromatic C35-C40: EH_CU_1D_AR	DETSC 3072*	1.4	mg/kg		< 1.4		< 1.4
Aromatic C10-C44: EH_CU_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C40: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
Aromatic C5-C44: EH_CU+HS_1D_AR	DETSC 3072*	10	mg/kg		< 10		< 10
TPH Ali/Aro C5-C40: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
TPH Ali/Aro C5-C44: EH_CU+HS_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
Ali/Aro C10-C44: EH_CU_1D_Total	DETSC 3072*	10	mg/kg		< 10		< 10
Benzene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
Ethylbenzene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
Toluene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
m+p Xylene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
o Xylene	DETSC 3321#	0.01	mg/kg		< 0.01		< 0.01
MTBE	DETSC 3321	0.01	mg/kg		< 0.01		< 0.01
PAHs							
Naphthalene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Acenaphthylene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Acenaphthene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Fluorene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Phenanthrene	DETSC 3301	0.1	mg/kg		< 0.10		0.37
Anthracene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.39
Pyrene	DETSC 3301	0.1	mg/kg		< 0.10		0.36
Benzo(a)anthracene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Chrysene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Benzo(b)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.23
Benzo(k)fluoranthene	DETSC 3301	0.1	mg/kg		< 0.10		0.12
Benzo(a)pyrene	DETSC 3301	0.1	mg/kg		< 0.10		0.10
Indeno(1,2,3-c,d)pyrene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Dibenzo(a,h)anthracene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
Benzo(g,h,i)perylene	DETSC 3301	0.1	mg/kg		< 0.10		< 0.10
PAH 16 Total	DETSC 3301	1.6	mg/kg		< 1.6		1.8
Phenols							
Phenol - Monohydric	DETSC 2130#	0.3	mg/kg		< 0.3		0.7

Summary of Asbestos Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

Lab No	Sample ID	Material Type	Result	Comment*	Analyst
2653468	TP1 301 0.10-0.30	SOIL	Chrysotile	Chrysotile present as bundles	Michael Kay
2653470	TP2 306 1.30-1.40	SOIL	NAD	none	Michael Kay
2653471	TP3 308 0.10-0.30	SOIL	NAD	none	Michael Kay
2653472	TP4 312 0.50-0.70	SOIL	NAD	none	Michael Kay
2653473	TP5 316 0.10-0.20	SOIL	NAD	none	Michael Kay
2653474	TP5 317 0.50-0.70	SOIL	NAD	none	Michael Kay
2653476	TP6 321 0.75-0.85	SOIL	NAD	none	Michael Kay
2653478	TP7 325 0.50-0.70	SOIL	NAD	none	Michael Kay
2653481	M1 224 0.40-0.60	SOIL	NAD	none	Michael Kay
2653482	M2 238 0.80-1.20	SOIL	NAD	none	Michael Kay
2653484	M3 250 0.20-0.60	SOIL	NAD	none	Michael Kay
2653485	M4 263 0.30-1.20	SOIL	NAD	none	Michael Kay
2653487	M5 278 1.50-1.60	SOIL	NAD	none	Michael Kay
2653489	M6 288 0.00-0.30	SOIL	NAD	none	Michael Kay

Crocidolite = Blue Asbestos, Amosite = Brown Asbestos, Chrysotile = White Asbestos. Anthophyllite, Actinolite and Tremolite are other forms of Asbestos. Samples are analysed by DETSC 1101 using polarised light microscopy in accordance with HSG248 and documented in-house methods. NAD = No Asbestos Detected. Where a sample is NAD, the result is based on analysis of at least 2 sub-samples and should be taken to mean 'no asbestos detected in sample'. Key: * -not included in laboratory scope of accreditation.

Summary of Asbestos Quantification Analysis
Soil Samples

Our Ref 26-05649
Client Ref ~ 8339A
Contract Title ~ Land At Milton Road, Radcliffe

Lab No	2653468
Sample ID ~	TP1
Depth ~	0.10-0.30
Other ID ~	301
Sample Type ~	
Sampling Date ~	27/02/2026
Sampling Time ~	

Test	Method	LOQ	Units	
Total Mass% Asbestos (a+b+c)	DETSC 1102	< 0.001	Mass %	**0.001**
Gravimetric Quantification (a)	DETSC 1102	< 0.001	Mass %	na
Detailed Gravimetric Quantification (b)	DETSC 1102	< 0.001	Mass %	0.001
Quantification by PCOM (c)	DETSC 1102	< 0.001	Mass %	na
Potentially Respirable Fibres (d)	DETSC 1102	< 0.001	Fibres/g	na
Breakdown of Gravimetric Analysis (a)				
Mass of Sample			g	879.42
ACMs present*			type	
Mass of ACM in sample			g	
% ACM by mass			%	
% asbestos in ACM			%	
% asbestos in sample			%	
Breakdown of Detailed Gravimetric Analysis (b)				
% Amphibole bundles in sample			Mass %	na
% Chrysotile bundles in sample			Mass %	0.001
Breakdown of PCOM Analysis (c)				
% Amphibole fibres in sample			Mass %	na
% Chrysotile fibres in sample			Mass %	na
Breakdown of Potentially Respirable Fibre Analysis (d)				
Amphibole fibres			Fibres/g	na
Chrysotile fibres			Fibres/g	na

* Denotes test or material description outside of UKAS accreditation.
% asbestos in Asbestos Containing Materials (ACMs) is determined by
by reference to HSG 264.
Recommended sample size for quantification is approximately 1kg
# denotes deviating sample
The results are based on dry weight.

Information in Support of the Analytical Results

Our Ref 26-05649
Client Ref ~ 8339A
Contract ~ Land At Milton Road, Radcliffe

Containers Received & Deviating Samples

Lab No	Sample ID ~	Date Sampled ~	Containers Received	Holding time exceeded for tests	Incorrect container for tests
2653468	TP1 0.10-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653469	TP1 1.00-1.20 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653470	TP2 1.30-1.40 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653471	TP3 0.10-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653472	TP4 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653473	TP5 0.10-0.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653474	TP5 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653475	TP5 1.20-1.40 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653476	TP6 0.75-0.85 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653477	TP6 1.70-1.90 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653478	TP7 0.50-0.70 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653479	TP7 1.60-1.90 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653480	TP7 2.50-2.70 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653481	M1 0.40-0.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653482	M2 0.80-1.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653483	M2 1.20-1.65 SOIL	27/02/26	PT 500ml	pH + Conductivity (7 days)	
2653484	M3 0.20-0.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653485	M4 0.30-1.20 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653486	M4 1.20-2.00 SOIL	27/02/26	PT 1L	pH + Conductivity (7 days)	
2653487	M5 1.50-1.60 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	
2653488	M5 4.70-5.15 SOIL	27/02/26	PT 500ml	pH + Conductivity (7 days)	
2653489	M6 0.00-0.30 SOIL	27/02/26	GJ 250ml, PT 1L	BTEX / C5-C10 (7 days), pH + Conductivity (7 days)	

Key: G-Glass P-Plastic J-Jar T-Tub

Normec DETS cannot be held responsible for the integrity of samples received whereby the laboratory did not undertake the sampling. In this instance samples received may be deviating. Deviating Sample criteria are based on British and International standards and laboratory trials in conjunction with the UKAS note 'Guidance on Deviating Samples'. All samples received are listed above. However, those samples that have additional comments in relation to hold time, inappropriate containers etc are deviating due to the reasons stated. This means that the analysis is accredited where applicable, but results may be compromised due to sample deviations. If no sampled date (soils) or date+time (waters) has been supplied then samples are deviating. However, if you are able to supply a sampled date (and time for waters) this will prevent samples being reported as deviating where specific hold times are not exceeded and where the container supplied is suitable.

Information in Support of the Analytical Results

Our Ref 26-05649
Client Ref ~ 8339A
Contract ~ Land At Milton Road, Radcliffe

Soil Analysis Notes

Inorganic soil analysis was carried out on a dried sample, crushed to pass a 250µm sieve
Organic soil analysis was carried out on an 'as received' sample. Organics results are corrected for moisture and expressed on a dry weight basis.
The Loss on Drying, used to express organics analysis on an air dried basis, is carried out at a temperature of 28°C +/-2°C.

Disposal

From the issue date of this test certificate, samples will be held for the following times prior to disposal :-
Soils - 1 month, Liquids - 2 weeks, Asbestos (test portion) - 6 months

Information in Support of the Analytical Results

List of HWOL Acronyms and Operators

Acronym	Description
HS	Headspace analysis
EH	Extractable Hydrocarbons - i.e. everything extracted by the solvent
CU	Clean-up - e.g. by florisil, silica gel
1D	GC - Single coil gas chromatography
2D	GC-GC - Double coil gas chromatography
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
#1	EH_2D_Total but with humics mathematically subtracted
#2	EH_2D_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative eg. EH+HS_Total or EH_CU+HS_Total

Det	Acronym
Aliphatic C5-C6	HS_1D_AL
Aliphatic C6-C8	HS_1D_AL
Aliphatic C8-C10	HS_1D_AL
Aliphatic C10-C12	EH_CU_1D_AL
Aliphatic C12-C16	EH_CU_1D_AL
Aliphatic C16-C21	EH_CU_1D_AL
Aliphatic C21-C35	EH_CU_1D_AL
Aliphatic C35-C40	EH_CU_1D_AL
Aliphatic C10-C44	EH_CU_1D_AL
Aliphatic C5-C40	EH_CU+HS_1D_AL
Aliphatic C5-C44	EH_CU+HS_1D_AL
Aromatic C5-C7	HS_1D_AR
Aromatic C7-C8	HS_1D_AR
Aromatic C8-C10	HS_1D_AR
Aromatic C10-C12	EH_CU_1D_AR
Aromatic C12-C16	EH_CU_1D_AR
Aromatic C16-C21	EH_CU_1D_AR
Aromatic C21-C35	EH_CU_1D_AR
Aromatic C35-C40	EH_CU_1D_AR
Aromatic C10-C44	EH_CU_1D_AR
Aromatic C5-C40	EH_CU+HS_1D_AR
Aromatic C5-C44	EH_CU+HS_1D_AR
TPH Ali/Aro C5-C40	EH_CU+HS_1D_Total
TPH Ali/Aro C5-C44	EH_CU+HS_1D_Total
Ali/Aro C10-C44	EH_CU_1D_Total

Key:

~ Sample details are provided by the client and can affect the validity of the results
***** -not accredited.
# -MCERTS (accreditation only applies if report carries the MCERTS logo).
$ -subcontracted.
n/s -not supplied.
I/S -insufficient sample.
U/S -unsuitable sample.
t/f -to follow.
nd -not detected.

End of Report Ver 26.03.14

MINI BOREHOLE RECORD SHEETS

SUB SURFACE
GROUND INVESTIGATION SPECIALISTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: 01772 561135. www.subsurface.co.uk

Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M1

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.40	B					(0.40)	MADE GROUND: soft dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone and brick		
0.40-0.60	B					0.40 (0.20)	Stiff greyish brown and orangish brown mottled sandy CLAY		
0.60-0.80	B					0.60 (0.20)	Greyish brown very sandy very clayey angular to subangular fine to coarse GRAVEL sized fragments of sandstone lithorelicts (completely weathered bedrock)		
0.80-0.95	SPT 25*/75 50/70			25/50		0.80 (0.15)	Extremely to very weak very thinly bedded brownish grey highly weathered SILTSTONE interbedded with fine grained sandstone.		
0.80-0.95	D			26/02/2026:DRY		0.95	Complete at 0.95m		

Remarks
Hand dug inspection pit from GL to 0.80m to check for services
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M1

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M2

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**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
0.00-0.20	B					(0.20)	MADE GROUND: dark brownish grey ashy very clayey fine to coarse sand and fine to coarse gravel sized fragments of stone, macadam and clinker			
0.20-0.80	B					0.20				
						(0.60)	MADE GROUND: soft dark brown, yellowish brown and greyish brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and clinker.			
0.80-1.20	B					0.80				
						(0.40)	MADE GROUND: dark grey ashy very gravelly very clayey fine to coarse sand. Gravel sized fragments are fine to coarse clinker and concrete			
1.20-1.50	C			1.20m to 1.50m - 100% Recovery		1.20				
1.20-1.65	D						Firm to stiff medium strength dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse mudstone, sandstone, siltstone and coal (completely weathered bedrock)			
1.20-1.65	SPT N=16			3,3/3,3,4,6		(0.30)				
1.50-1.80	SPT 25*/85 50/210			15,10/16,18,16		1.50	...below 1.45m: grey			
1.50-1.80	D						Extremely weak very thinly bedded grey moderately to highly weathered SILTSTONE			
				26/02/2026:DRY		(0.30)				
						1.80	Complete at 1.80m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 1.50m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 1.50 metres, a Bentonite seal from 0.50 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M2

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M3

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.20	B						MADE GROUND: soft to firm dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone, concrete and brick		
0.20-0.60	B					(0.60)			
						0.60			
0.60-1.20	B						Friable medium strength greyish brown slightly gravelly sandy CLAY. Gravel sized fragments are angular to rounded fine to coarse sandstone lithorelicts and quartz (completely weathered bedrock)		
						(0.80)			
1.20-1.61	SPT 50/260			3,4/4,14,18,14					
1.20-1.61	D								
						1.40			
						(0.21)	Extremely to very weak very thinly bedded grey, brown and orangish brown highly weathered medium grained SANDSTONE		
				26/02/2026:DRY		1.61			
							Complete at 1.61m		

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M3

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M4

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**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: friable dark greyish brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to coarse stone and brick			
0.30-1.20	B					0.30	MADE GROUND: stiff dark brown, brown and orangish brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone and clinker			
						(0.90)				
1.20-1.65	D			1.20m to 1.80m - 100% Recovery		1.20	MADE GROUND: soft dark grey, dark brown and light red slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, concrete and brick			
1.20-1.80	C					(0.30)				
1.20-1.65	SPT N=14			2,2/3,3,4,4		1.50				
						(0.10)	Moderately weak light reddish brown very thinly bedded highly weathered medium grained SANDSTONE (possible COBBLE)			
						1.60				
						(0.20)				
1.80-2.14	SPT 50/190			8,9/16,16,18		1.80	Stiff dark reddish brown slightly gravelly silty CLAY. Gravel sized fragments are angular to subangular fine to coarse siltstone, mudstone and sandstone lithorelicts (completely weathered bedrock)			
1.80-2.14	D					(0.34)				
				26/02/2026:DRY		2.14	Extremely to very weak very thinly bedded brownish red and brownish grey highly weathered fine grained SANDSTONE			
							Complete at 2.14m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 1.80m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 1.80 metres, a Bentonite seal from 0.80 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M4

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M5

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**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: soft friable dark brown slightly gravelly slightly sandy clay with occasional rootlets. Gravel sized fragments are fine to medium stone and tile			
0.30-1.20	B					0.30	MADE GROUND: soft to firm dark brown and occasional light brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and concrete			
						(0.90)				
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=8			1.20m to 2.00m - 100% Recovery 1,1/2,2,2,2 Water inflow(1) at 1.50m.		1.20	MADE GROUND: soft greyish brown, light grey, yellowish brown and dark grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to medium stone, coal and brick		▽1	
						(1.30)				
2.00-2.45 2.00-3.00 2.00-2.45	D C SPT N=16			2.00m to 3.00m - 85% Recovery 2,3/3,4,4,5			...below 2.00m: not gravelly			
						2.50	MADE GROUND: dark grey ashy fine to coarse sand and fine to coarse gravel sized fragments of clinker and metal			
						(0.15)				
						2.65	Soft to firm becoming stiff high strength dark brown slightly gravelly slightly sandy CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone, quartz and coal			
3.00-3.45 3.00-4.00 3.00-3.45	D C SPT N=21			3.00m to 4.00m - Recovered as bulk 4,4/4,4,5,8			...below 3.15m: stiff high strength			
						(2.05)				
4.00-4.45 4.00-4.80 4.00-4.45	D C SPT N=25			4.00m to 4.70m - Recovered as bulk 6,7/7,6,6,6						
4.70-4.91 4.70-4.91	SPT 25*/0 50/205 D			25/15,17,18 26/02/2026:		4.70 (0.21) 4.91	Extremely weak very thinly bedded dark brownish red highly weathered medium grained SANDSTONE Complete at 4.91m			

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
Core diameter: 86mm to 2.00m and 76mm to 3.00m
On completion installed a 50mm diameter HDPE gas and groundwater monitoring standpipe with gravel surround to 2.50 metres, a Bentonite seal from 1.00 to 0.20 metres, and a concreted in lockable steel protective cover from 0.20m to GL

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M5

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Site	Borehole Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	M6

Boring Method	Casing Diameter	Ground Level (mOD)	Client	Job Number
MINI PERCUSSIVE			BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Casing Depth (m)	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.00-0.30	B					(0.30)	MADE GROUND: dark brown very gravelly very clayey fine to coarse sand with occasional small pockets of clay and occasional rootlets. Gravel sized fragments are fine to coarse stone, concrete and glass		
						0.30			
0.30-1.20	B						MADE GROUND: firm to stiff dark brown and brown mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and slag		
				Seepage(1) at 0.70m.		(0.90)			▽1
						1.20			
1.20-1.65 1.20-2.00 1.20-1.65	D C SPT N=24			1.20m to 2.00m - 100% Recovery 4,5/5,5,6,8		(0.25)	MADE GROUND: dark greyish brown ashy silty fine to coarse sand and fine to coarse gravel sized fragments of stone, clinker, brick and concrete with occasional cobble sized fragments of brick		
						1.45			
				HV@ 1.80m c=90kPa		(0.93)	Stiff high strength becoming very stiff very high strength dark brown slightly gravelly silty CLAY. Gravel is angular to subrounded fine to coarse sandstone, siltstone, mudstone and quartz		
2.00-2.38 2.00-2.38	SPT 50/225 D			8,12/14,14,15,7			...below 2.00m: very stiff very high strength		
				26/02/2026:		2.38	Complete at 2.38m		

Remarks
Hand dug inspection pit from GL to 1.20m to check for services
HV = Hand Shear Vane test.
Core diameter: 86mm to 2.00m
On completion backfilled with gravel

Scale (approx)	Logged By
1:25	LMB/DI

Figure No. 8339A.M6

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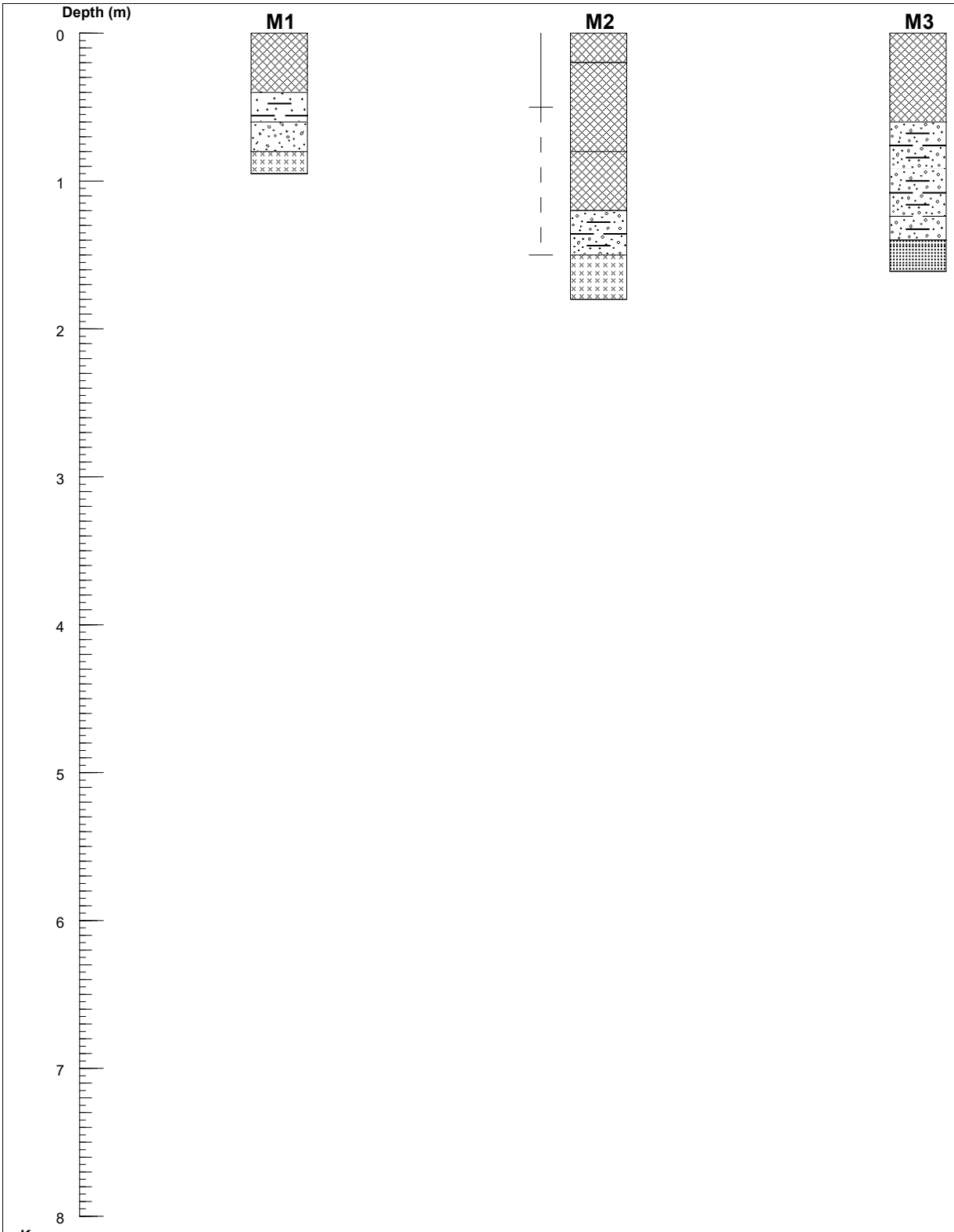

Key

- Groundwater Strike
- Strike Rise Level
- Highest recorded piezo level
- Piezometer Tip
- Slotted Standpipe
- MADE GROUND
- Sandy CLAY
- Silty gravelly CLAY
- Sandy gravelly CLAY
- Clayey sandy GRAVEL
- SILTSTONE
- SANDSTONE

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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		1/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:40[V]	8339A.1

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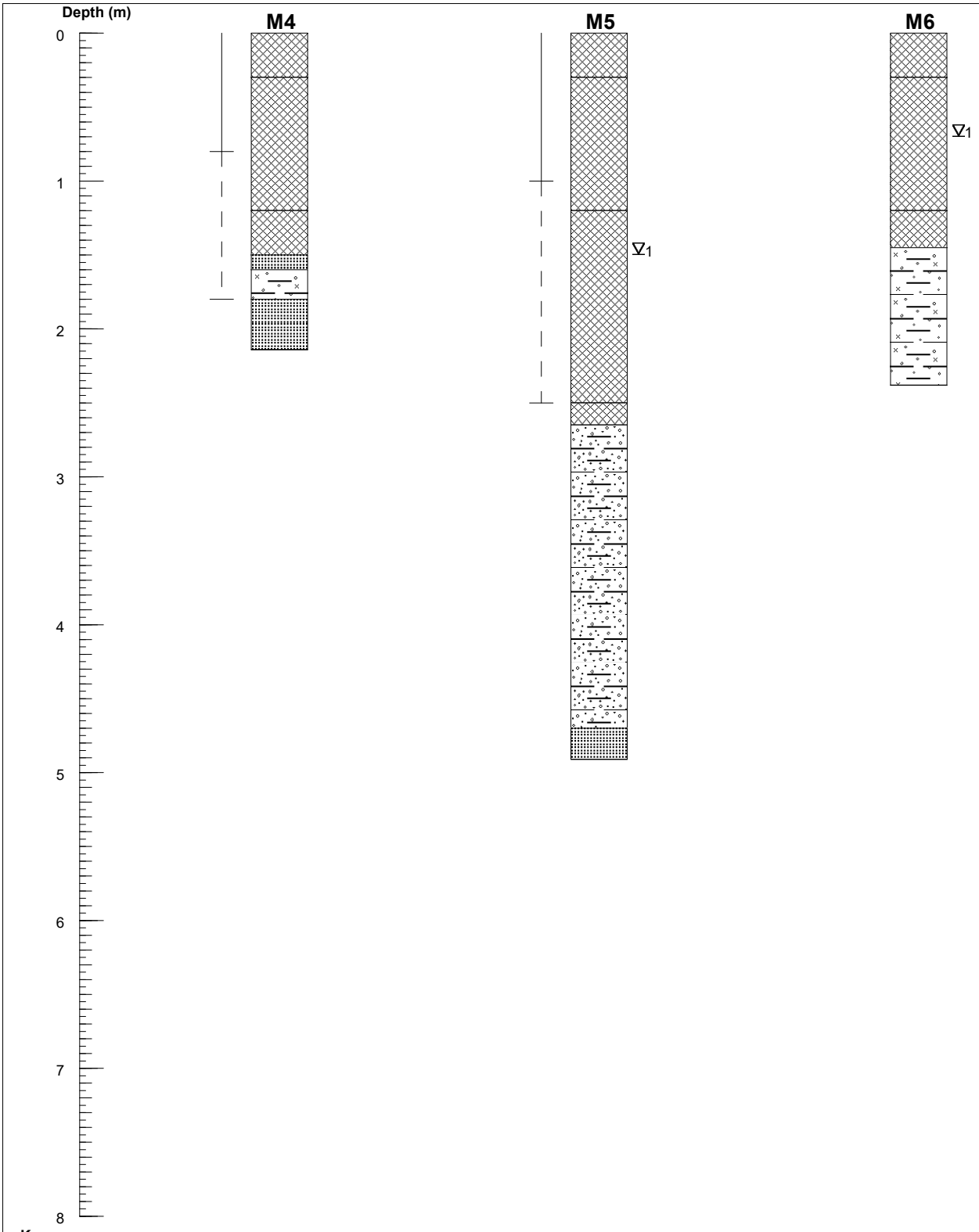

Key

- Groundwater Strike
- Strike Rise Level
- Highest recorded piezo level
- Piezometer Tip
- Slotted Standpipe
- MADE GROUND
- Sandy CLAY
- Silty gravelly CLAY
- Sandy gravelly CLAY
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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		2/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:40[V]	8339A.1

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TRIAL PIT RECORD SHEETS

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP1

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.8m x 0.7m		BURY COUNCIL	8339A
	Location	**Dates**	**Engineer**	**Sheet**
	AS PLAN	26/02/2026		1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker and glass		
					0.30			
0.40-0.60	B				(0.40)	MADE GROUND: firm orange and occasional grey mottled slightly sandy slightly gravelly clay. Gravel sized fragments are fine to coarse stone and brick		
					0.70			
1.00-1.20	B				(0.50)	Very weak very thinly bedded grey distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
			26/02/2026:DRY		1.20	Complete at 1.20m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP1

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP2

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.3m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, clinker, glass and metal.		
					0.30	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy. Gravel sized fragments are fine to coarse stone and brick		
0.60-0.90	B				(0.90)			
					1.20	MADE GROUND: soft dark brown silty clay. Frequent woody fragments. Moderate organic odour		
1.30-1.40	B				(0.30)			
					1.50	Very weak very thinly bedded grey and brown mottled distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.60-1.80	B				(0.50)			
			26/02/2026:DRY		2.00	Complete at 2.00m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP2

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP3

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.4m x 0.7m		BURY COUNCIL	8339A
	Location	**Dates**	**Engineer**	**Sheet**
	AS PLAN	26/02/2026		1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.80)	Grass over MADE GROUND: brown ashy sandy clayey fine to coarse gravel sized fragments of stone and clinker		
0.50-0.70	B				0.80			
0.90-1.10	B				(0.80)	Very weak very thinly bedded reddish brown distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.50-1.60	B		26/02/2026:DRY		1.60	Complete at 1.60m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP3

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP4

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.5m x 0.7m		BURY COUNCIL	8339A
	Location	**Dates**	**Engineer**	**Sheet**
	AS PLAN	26/02/2026		1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse brick and stone		
					0.30			
0.50-0.70	B				(0.50)	MADE GROUND: grey ashy sandy clayey fine to coarse gravel sized fragments of stone, clinker and brick.		
					0.80			
0.85-0.95	B				(0.20)	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are stone, clinker and brick		
					1.00			
1.10-1.30	B				(0.60)	Very weak very thinly bedded grey and brown mottled distinctly weathered MUDSTONE with a small and tabular rock mass, blocky in places		
1.50-1.60	B		26/02/2026:DRY		1.60	Complete at 1.60m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP4

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP5

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.3m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: soft brown ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse clinker, stone and brick		
					0.30	MADE GROUND: firm orange and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse brick and stone		
0.50-0.70	B				(0.80)			
					1.10	Stiff friable brown slightly gravelly slightly sandy CLAY. Gravel is subrounded fine to coarse sandstone and quartz		
1.20-1.40	B				(0.30)			
			26/02/2026:DRY		1.40	...at 1.40m: boulder		
						Complete at 1.40m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
Trial pit terminated on a boulder.
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP5

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP6

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.8m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.30	B				(0.40) 0.40	Grass over MADE GROUND: soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and plastic		
0.50-0.60	B				(0.30) 0.70	MADE GROUND: firm brown and occasional grey mottled slightly gravelly slightly sandy clay.Gravel sized fragments are fine to coarse stone and brick		
0.75-0.85	B				(0.20) 0.90	MADE GROUND: dark grey ashy sandy clayey fine to coarse gravel sized fragments of clinker and stone.		
1.00-1.20	B				(0.50) 1.40	MADE GROUND: soft to firm grey ashy slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and clinker		
1.70-1.90	B		26/02/2026:DRY		(0.60) 2.00	Stiff brown slightly sandy CLAY		
						Complete at 2.00m		

Plan

Remarks

Pit sides remained vertical and stable
No groundwater encountered
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP6

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Site	Trial Pit Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	TP7

Excavation Method	Dimensions	Ground Level (mOD)	Client	Job Number
MACHINE EXCAVATED	2.6m x 0.7m		BURY COUNCIL	8339A
	Location AS PLAN	**Dates** 26/02/2026	**Engineer**	**Sheet** 1/1

Depth (m)	Sample / Tests	Water Depth (m)	Field Records	Level (mOD)	Depth (m) (Thickness)	Description	Legend	Water
0.10-0.20	B				(0.30)	Grass over MADE GROUND: very soft brown slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone, plastic and glass		
					0.30	MADE GROUND: firm brown and occasional grey mottled slightly gravelly slightly sandy clay. Gravel sized fragments are fine to coarse stone and brick		
0.50-0.70	B				(1.10)			
					1.40	Very soft dark grey clayey SILT. Slight organic odour.		
1.60-1.90	B				(0.60)			
					2.00	Soft grey slightly gravelly slightly sandy CLAY. Gravel is subangular to subrounded fine to coarse sandstone, quartz, mudstone and coal		
2.50-2.70	B				(0.80)			
			Seepage(1) at 2.70m.					▽1
			26/02/2026:		2.80	Complete at 2.80m		

Plan

Remarks

Pit sides remained vertical and stable
Seepage at 2.70m.
On completion backfilled with arisings

Scale (approx)	Logged By	Figure No.
1:25	AJ/DI	8339A.TP7

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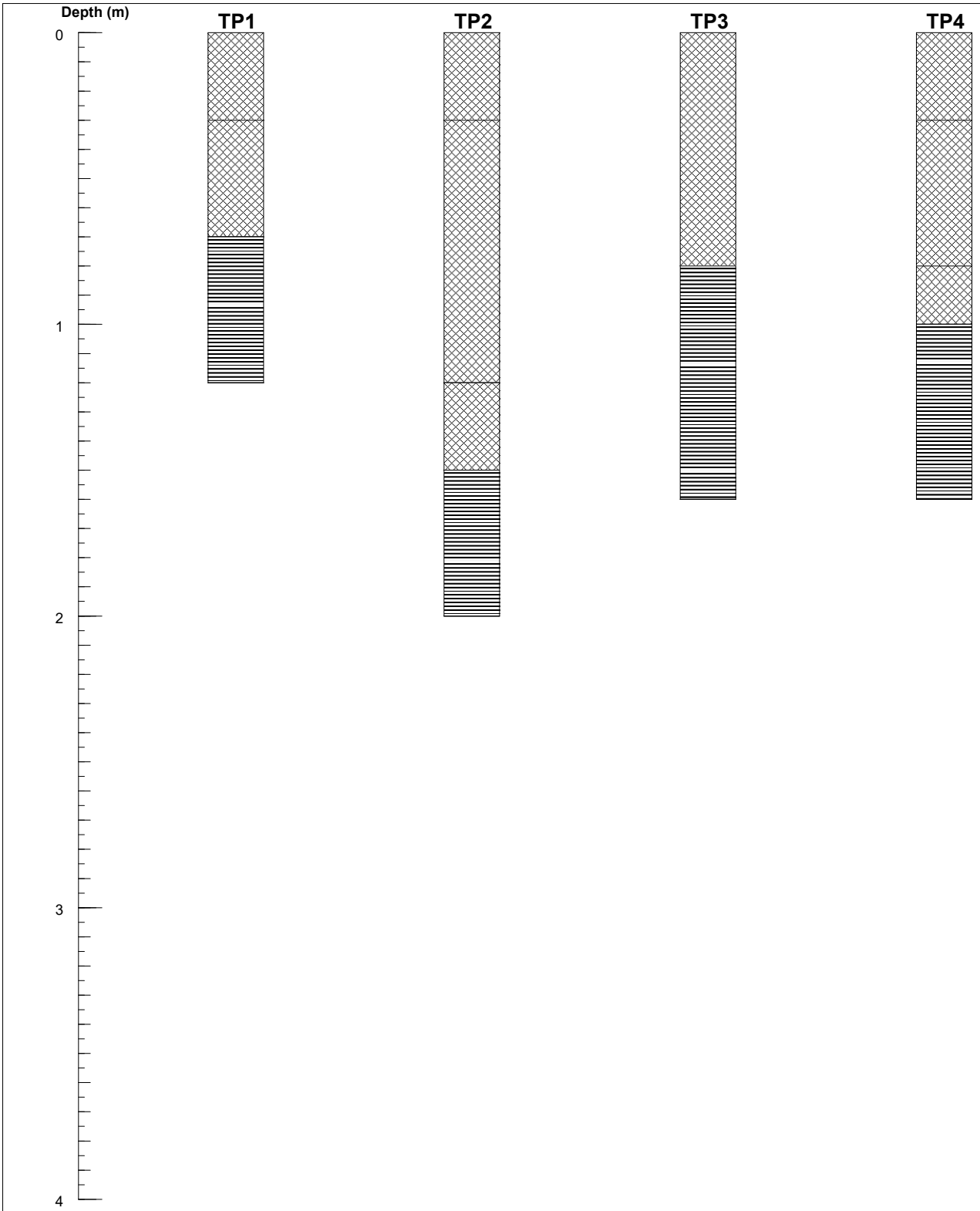

Key

- Groundwater Strike
- Strike Rise Level
- MADE GROUND
- MUDSTONE
- Sandy CLAY
- Silty sandy gravelly CLAY
- Sandy gravelly CLAY
- Clayey SILT

SUB SURFACE
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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		1/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:20[V]	8339A.1

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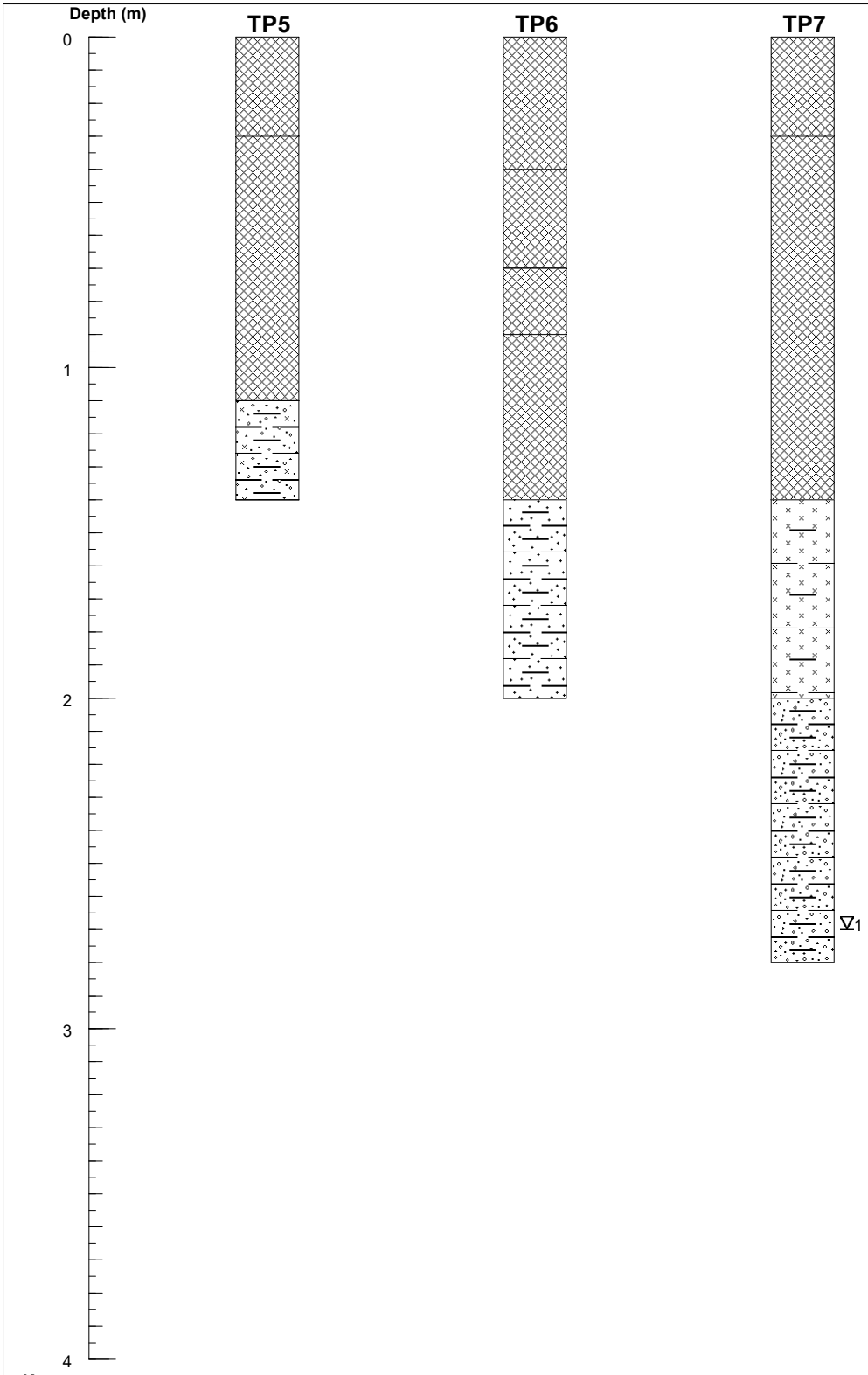

Key

- Groundwater Strike
- Strike Rise Level
- MADE GROUND
- MUDSTONE
- Sandy CLAY
- Silty sandy gravelly CLAY
- Sandy gravelly CLAY
- Clayey SILT

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Nominal Section

Site	Date Drawn	Date Checked	Sheet	Job Number
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	10/04/2026		2/2	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL			1:20[V]	8339A.1

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PHOTOGRAPHS

SUB SURFACE
SITE INVESTIGATION SPECIALISTS, GEOTECHNICAL & ENVIRONMENTAL CONSULTANTS
3 Peel Street, Preston, Lancashire, PR2 2QS. Tel: (01772) 561135 Fax: (01772) 204907

Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 1 / 3

Survey Date: 26/02/26

TRIAL PIT PHOTOGRAPHS

TP1

TP1

TP2

TP2

TP3

TP3

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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 2 / 3

Survey Date: 26/02/26

TRIAL PIT PHOTOGRAPHS

TP4

TP4

TP5

TP5

TP6

TP6

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Photographs

Site: LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY

Client: BURY COUNCIL

Engineer:

Job Number: 8339A

Sheet: 3 / 3

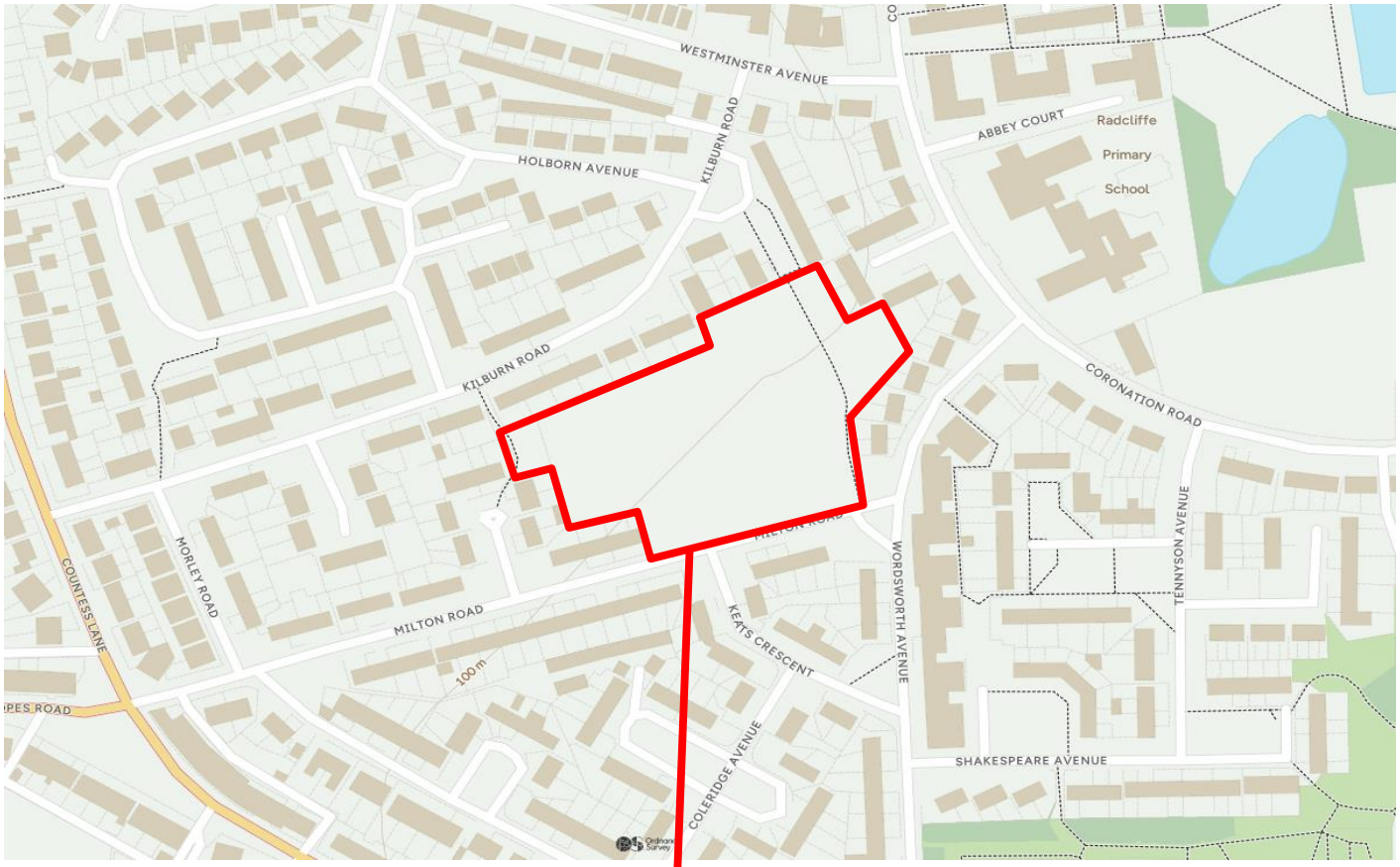
Survey Date: 26/02/26

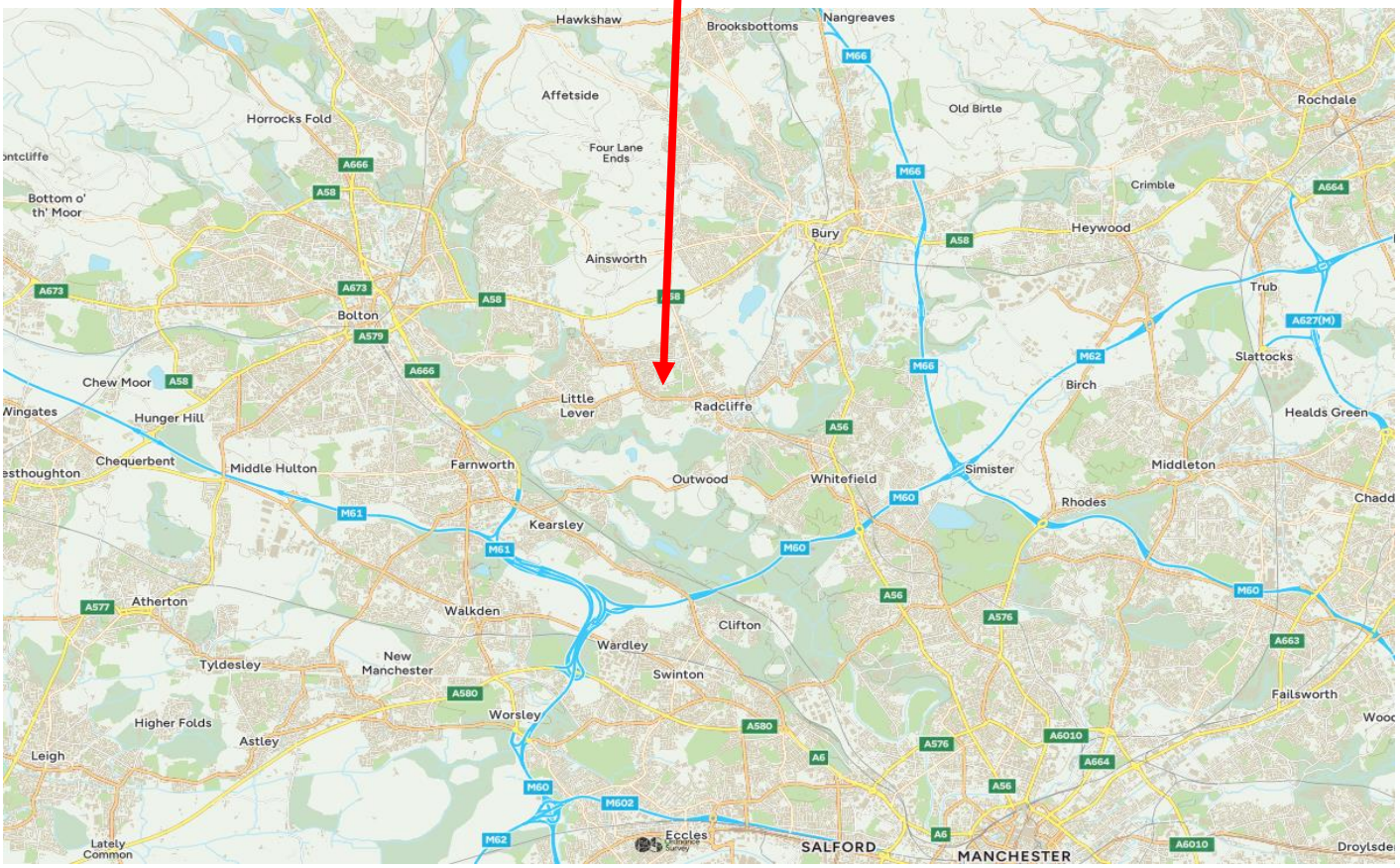
TRIAL PIT PHOTOGRAPHS

TP7

TP7

FIGURES





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General Site Location

Site	Date Drawn	Date Checked	Orientation	Job No.
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	02-Apr-26		N	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL	LMB		–	1

HM Land Registry
Current title plan

Title number **MAN129949**
Ordnance Survey map reference **SD7707NW**
Scale **1:1250**
Administrative area **Greater Manchester : Bury**

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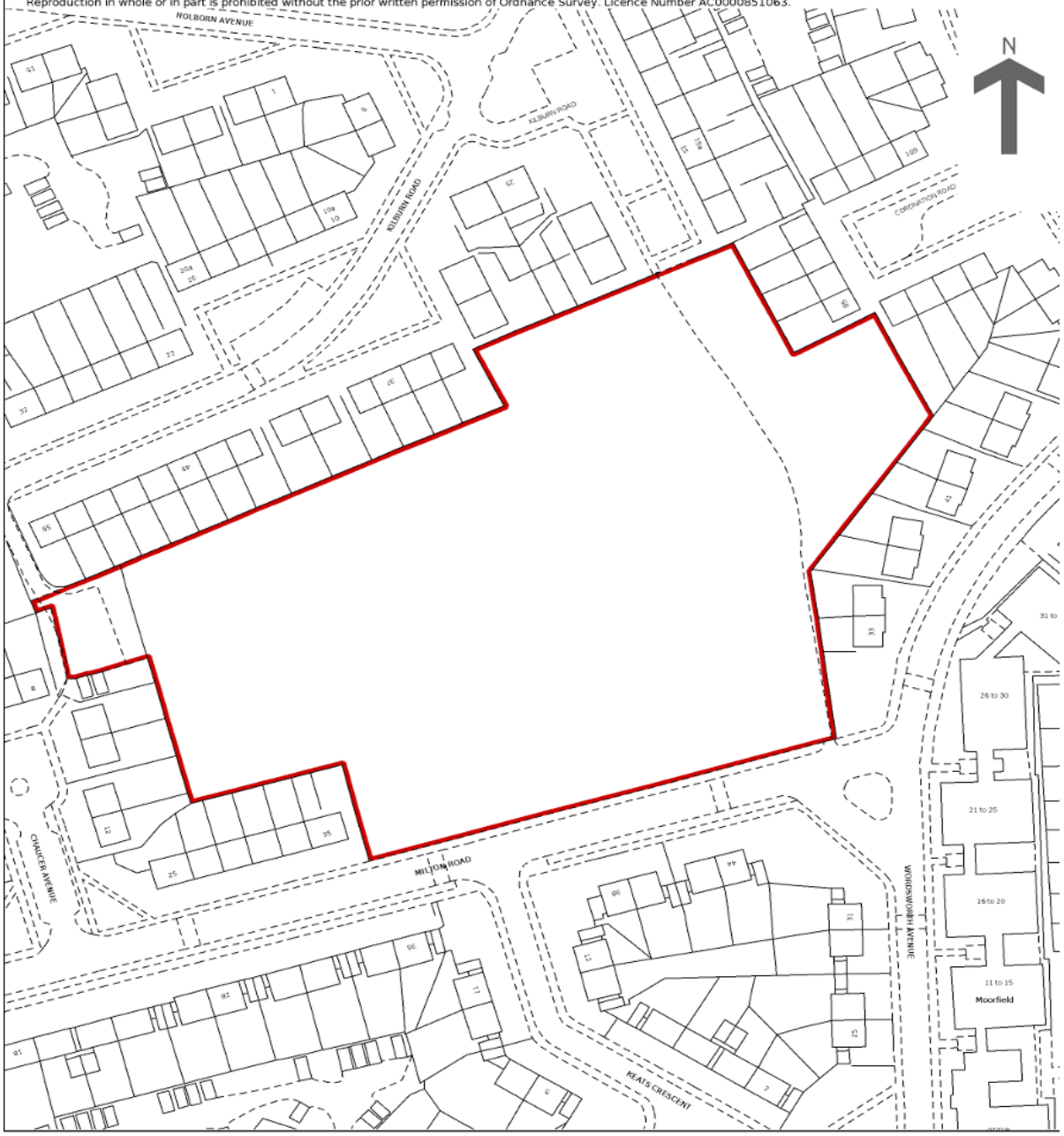

This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 09 August 2024 at 10:32:14. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Fylde Office.

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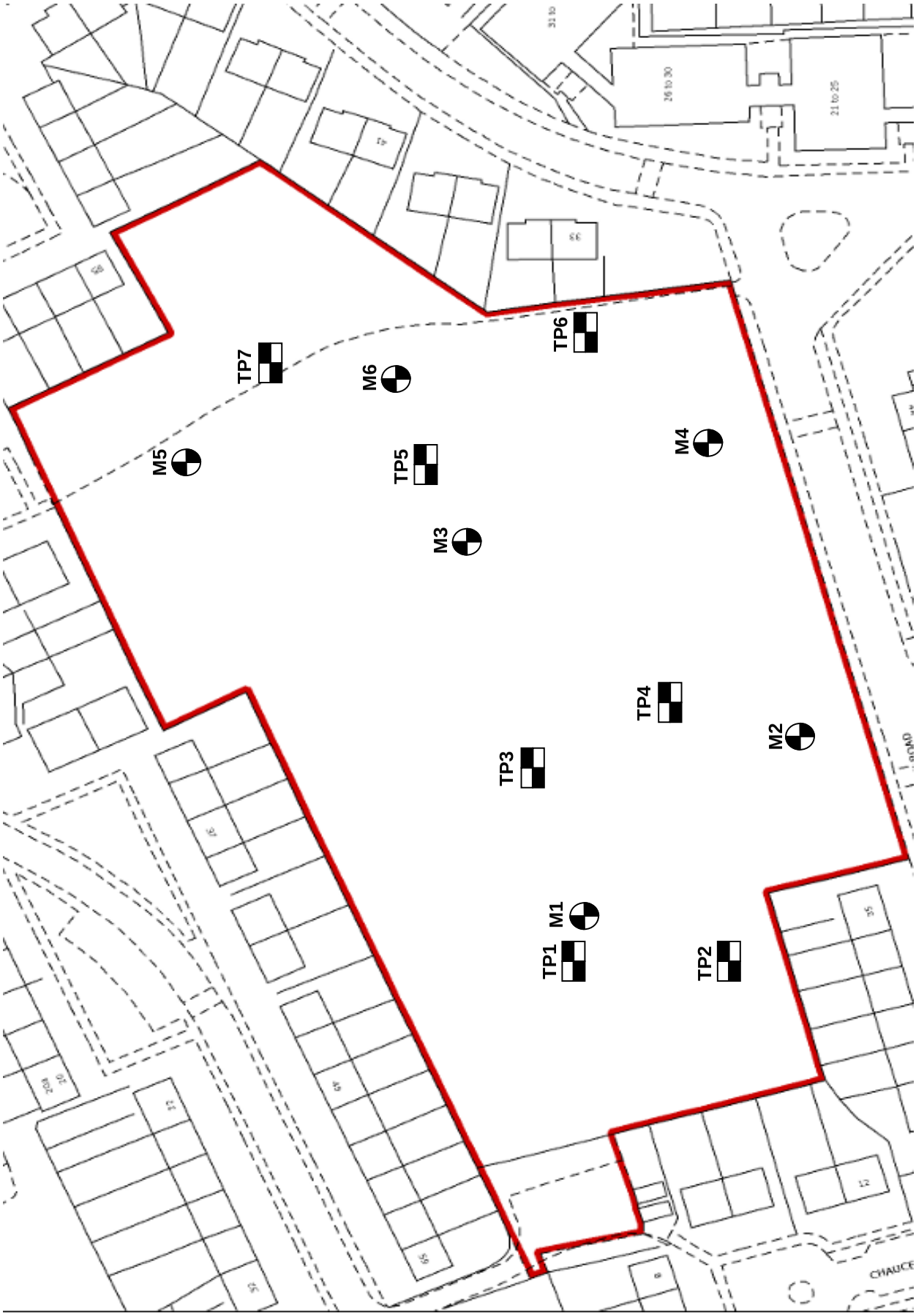
Site Location

Site	Date Drawn	Date Checked	Orientation	Job No.
LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	02-Apr-26		N	8339A
Client	**Drawn By**	**Checked By**	**Scale**	**Figure No.**
BURY COUNCIL	LMB		–	2



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 LAND AT MILTON ROAD, RADCLIFFE, BURY, M26 3QY	Date Drawn 02-Apr-26	Date Checked	Orientation N	Job No. 8339A
Client BURY COUNCIL	Drawn By LMB	Checked By	Scale _	Figure No. 3