

Our Reference : T3472/DW
Your Reference :

15th February 2021

FAO Mr P Waring
J. Waring & Sons Ltd
Bellfold Depot
Moorside Lane
Woodplumpton
Preston
PR4 0TB

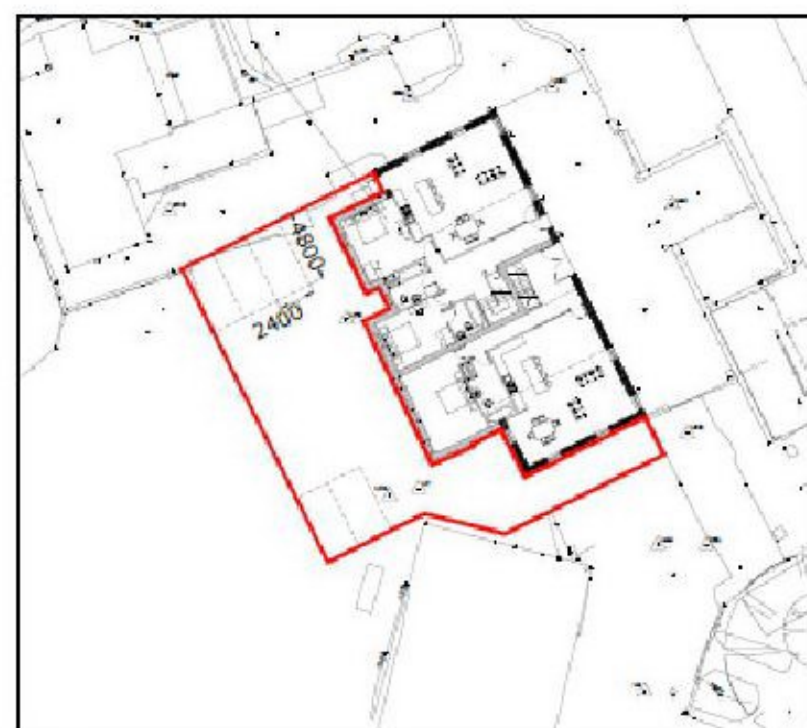
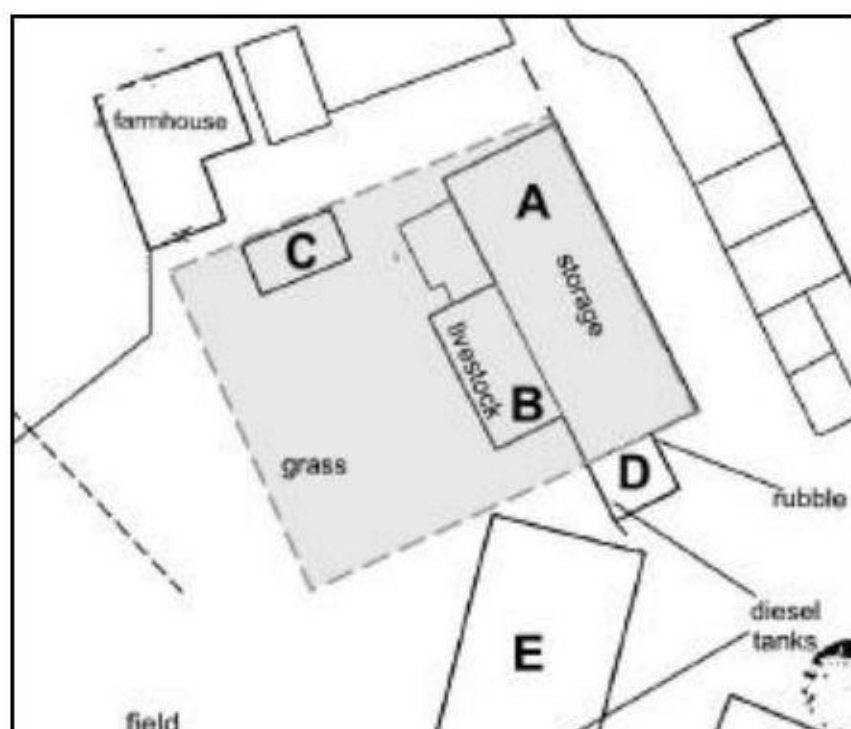
Dear Peter,

Site Investigation – Land at Stubbins Lane

Site investigation works are required at the Stubbins Lane site to characterize the shallow ground conditions and support a quantitative risk assessment with respect to contamination considering the change of use to residential.

The scope of the site investigation considers the assessment presented in the Preliminary Risk Assessment (Desk Study) report prepared by Worms Eye (Ref: Stubbins Lane/PR3 0PL/2017, dated 1 December 2017). This report should be read in conjunction with this proposal.

It is proposed to convert the existing stone barn A into two houses; the building will be extended to the south-west. There will be car parking and gardens to the rear (south-west). The existing site layout is shown as Figure 1 and the proposed is shown as see Figure 2.



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Figure 1: Current Site Layout

Figure 2: Proposed Layout

The Desk Study provides a qualitative assessment of the potential risks from contamination and states the following:

Contamination
Several buildings and probable garages have previously been on site. This is not expected to be a source of high levels of contaminants. However, low levels, exceeding stringent residential thresholds, could be present, this from building materials (particularly asbestos), storage of equipment/vehicles and the above ground fuel storage tanks (barn D).

Risk to human health have been identified with respect to potential contaminants of concern being present. No risks to the environment and controlled waters have been identified. Risks to human health from ground gas are also not considered to be present.

It is assumed that the Desk Study report has been submitted to support the planning application and the recommendations set out in that report have been approved by the planners.

The proposed site investigation will consist of the drilling of a series of WS Boreholes so the shallow ground conditions can be understood and samples can be recovered for chemical testing. The testing to be carried out will consider the contaminants of concern listed in the Desk Study report as well as actual ground conditions encountered. As a minimum, samples will be tested for following, as extracted from the Desk Study report:

Industry	Possible Contaminants
Potential Contaminants	Metals: e.g. copper, zinc, chromium, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs).

In addition, we will also test samples recovered from the location of the diesel tank (adjacent to building D) will be tested for VOCs and SVOCs. A PID will also be used on site to carry out headspace testing on any samples where visual/olfactory evidence of contamination is encountered.

The proposed boreholes locations are presented in Figure 3 below. These could change depending on site access constraints. Boreholes will be drilled to prove the nature and thickness of any made ground present and assess the underlying natural strata.

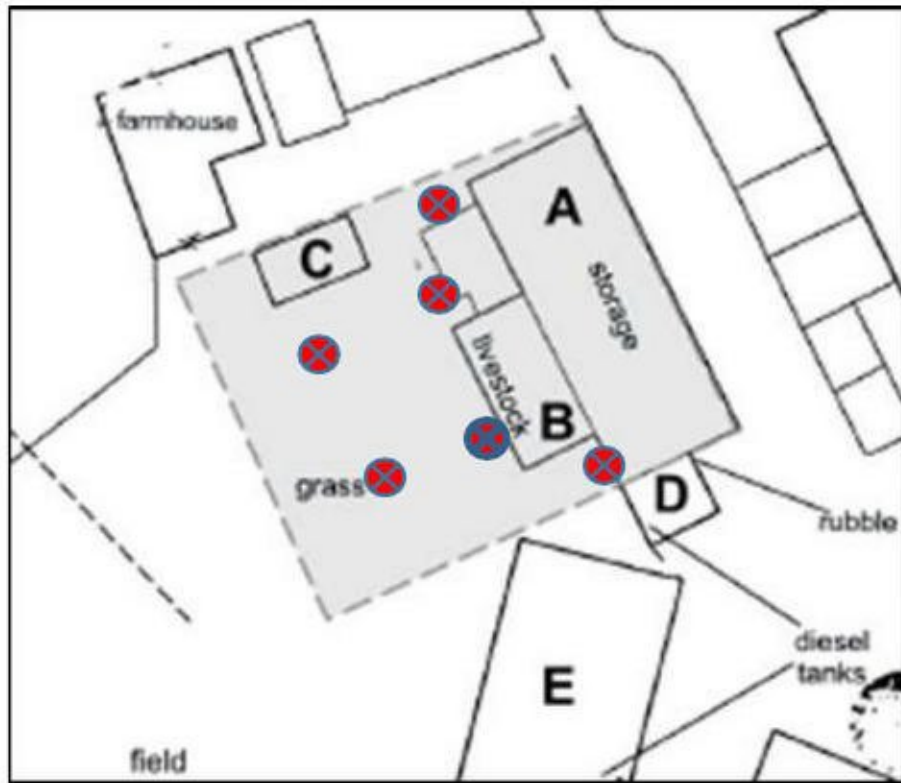


Figure 3: Proposed Borehole Locations

I trust that you find the above useful. Please call me should you have any questions regarding the proposals.

Yours sincerely,

