

Phase 2 Intrusive Site Investigation

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Parsonage Farm, Church Street, Ribchester, PR3 3YE

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1. Introduction

The following document is a Phase 2 Intrusive Site Investigation carried out by Oakshire Environmental, and includes details of the site, sampling methodology, ground conditions, an evaluation of risk and an assessment of further investigations.

1.1 Project Overview

The client's proposed project involves the conversion of an agricultural barn to one dwelling and associated work at Parsonage Farm, Church Street, Ribchester, PR3 3YE. Following the identification of potential contaminant linkages at the site, an intrusive site investigation has been recommended. Oakshire Environmental will carry out a Phase 2 Intrusive Site Investigation, as described below.

1.2 Purpose of Investigation

The objectives of the Phase 2 Intrusive Site Investigation will be to:

- Establish the context and setting of development at the site.
- Identify and assess the nature and extent of contamination risk at the site.
- Determine the requirement for further investigations, remediation or mitigation measures.

1.3 Scope of Work

- Assess the site and previous investigations, to establish the context and setting of development.
- In order to identify the nature and extent of contamination, 6 x samples (3 x trial pits) will be taken down to a maximum depth of ~1m and analysed for Metals (As,Be,Cd,Cu,Pb,Hg,Ni,Se,V,Zn), Chromium (III & VI), Phenols, Polycyclic Aromatic Hydrocarbons (USEPA 16), BTEX & MTBE, Total Petroleum Hydrocarbons CWG (Aliphatic/ Aromatic), pH, Organic Matter and Asbestos (Qualitative) in a UKAS accredited laboratory.
- Ground conditions encountered at the site, including identification of groundwater and made ground, will be noted and used to inform recommendations and conclusions.
- Results of laboratory testing will be assessed with reference to suitable screening values, including LQM/CIEH Suitable 4 Use Levels (S4ULs), CL:AIRE Category 4 Screening Levels (C4SLs) and Generic Assessment Criteria (GAC).
- This information will be used to update the Conceptual Site Model, produced as part of previous investigations to categorise the severity of consequence and probability of identified contaminant linkages, and conduct an evaluation of contamination risk to determine the requirement for further investigations, remediation or mitigation measures.
- Supporting appendix to include photographs, maps and plans of the site.

1.4 Limitations

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This report excludes consideration of potential hazards arising from any activities at the site other than normal use and occupancy for the intended land uses. Hazards associated with any other activities have not been assessed and must be subject to a specific risk assessment by the parties responsible for those activities. Oakshire Environmental does not warrant or guarantee that the site is free of hazardous or potentially hazardous materials or conditions. It should be noted that this report has been produced for environmental purposes only.

Oakshire Environmental cannot be held responsible for incorrect analysis of samples. The information and conclusions provided in this report are limited to, and representative of, the samples taken and cannot be extended to apply to the whole site, in addition, Oakshire Environmental cannot guarantee the accuracy of analysis for samples not taken at the source by the company or those which deviate due to exceedance of holding time or inappropriate sampling practises. The findings and/or recommendations of this report do not take into account any conditions that may be present but have hitherto not been encountered and as such further investigation and/or a reconsideration of the findings of this report should be undertaken if such conditions are subsequently encountered or an alternative development plan or land use is subsequently proposed.

2. Site

The following section provides a description of the site and location, proposed project and previous investigations, utilising information obtained from the client and publicly available sources.

2.1 Site Description and Location

The site is located on an unnamed track off Church Street to the west of Ribchester and covers an area of approximately 0.29ha. The site comprises a group of agricultural buildings known as Parsonage Farm. The buildings at the north east of the site include a barn with extensions to the north east and north west and are constructed with brick walls and pebble dash render, slate and steel sheet roofs and concrete floors. Attached to these buildings to the south west is a large concrete block barn with corrugated cement sheet cladding and roof, potentially containing asbestos, and a concrete base. At the south east and south west of the site there are two detached barns constructed with concrete blocks and timber cladding and corrugated cement sheet roofs, potentially containing asbestos, and at the west of the site there is a detached stone barn with a tiled roof. The buildings are mostly empty with the exception of some planks of wood, bags of animal feed and an empty plastic drum inside of the extensions at the north east. External areas of the site are comprised of concrete hardstanding and a small area of soft landscaping at the south.

Potential oil staining was identified within most of the barns while no other evidence of contamination was identified.

The site is bordered by dwellings to the north and agricultural fields to the east, south and west. The surrounding area is predominantly agricultural.

National Grid Reference: SD 64306 35037

2.2 Proposed Development

The proposed development involves the demolition of the large concrete block barn at the centre of the site and the conversion of the barns at the north east to a residential dwelling. The location of the existing concrete block barn will be redeveloped to car parking, lawn and pasture. The barns at the south east, north west and south west will be retained for agricultural use.

2.3 Previous Investigations

A Phase 1 Preliminary Risk Assessment was carried out by Oakshire Environmental in October 2025. This assessment considered the risk to residential end users and controlled waters to be low to moderate. The assessment recommended that a Phase 2 Intrusive Site Investigation should be undertaken, including sampling of shallow soil in areas of proposed soft landscaping to be tested for a suite of contaminants including heavy metals, hydrocarbons and asbestos.

Based on the findings of the Phase 1 Preliminary Risk Assessment, Oakshire Environmental has carried out sampling of soil at the site, which has been tested for a comprehensive suite of contaminants including Metals (As,Be,Cd,Cu,Pb,Hg,Ni,Se,V,Zn), Chromium (III & VI), Phenols, Polycyclic Aromatic Hydrocarbons (PAHs), BTEX & MTBE, Total Petroleum Hydrocarbons (TPHs) CWG (Aliphatic/ Aromatic), pH, Organic Matter and Asbestos (Qualitative).

3. Methodology

3.1 Sampling Work

Three trial pits were excavated at the locations shown on plans in the appendix, with ground conditions noted during the sampling process to inform recommendations and conclusions.

Two soil samples were collected from each trial pit, by a qualified Oakshire Environmental consultant, using a window sampler and soil was then collected from the sampler and placed into sealed sample containers. Samples collected for VOC analysis were filled as much as possible to minimise air spaces, as volatile compounds can be lost into these spaces. Sampling equipment was wiped clean between sample locations to minimise cross contamination.

3.2 Sampling Strategy

Six samples was considered to be a sufficient sample size, based on the size of the site, proposed use areas and the levels of contamination expected. Locations were chosen to focus on the proposed soft landscaping and buildings areas, while providing coverage across the site.

Soil in proposed soft landscaping areas at the site were sampled as this will represent the soil that is most likely to impact future site users through inhalation, ingestion and dermal contact pathways, in addition, deeper samples were also taken to allow identification of variability through the soil profile.

3.3 Health & Safety

When collecting soil samples on a potentially contaminated site it must be assumed that the soil is contaminated in order to protect the health of the assessor. Protective rubber gloves were worn at all times as well as substantial footwear. Equipment was washed thoroughly before and after use and kept in a container when transported to avoid the spread of any possible contamination. Sample containers were packed with biodegradable fill for protection and placed in a sealed plastic container for transportation to the laboratory.

4. Ground Conditions

Ground conditions identified in trial pits TP01 and TP02 comprised concrete overlying made ground to a depth of 0.40m and medium brown clay with occasional gravel to the bottom of the trial pit at 0.70m.

Ground conditions identified in trial pit TP03 comprised made ground to a depth of 0.90m and medium brown clay with occasional gravel to the bottom of the trial pit at 1.10m.

Detailed trial pit logs are provided in the Appendix.

5. Evaluation of Results

5.1 Screening Values

Results of laboratory testing of soil samples were analysed by comparing them to industry standard screening levels used for risk assessments. Screening levels used include the DEFRA Category 4 Screening Levels (C4SLs) based on Low Level of Toxicological Risk and the LQM/CIEH S4ULs for Human Health Risk Assessment. These levels cover multiple Soil Organic Matter (SOM) contents (1%, 2% and 6%) and assume a pH of 8. The 'residential with plant uptake' screening values were used to assess results. This land use considers direct soil and indoor dust ingestion and inhalation, skin contact with soils and dust, inhalation of vapours and ingestion of homegrown produce as exposure pathways. These levels take a conservative approach to assessing potential risk and concentrations below these screening values can be considered to represent 'uncontaminated conditions' which pose 'LOW' risk to human health based on the proposed land use.

It is important to note that exceedance of a relevant screening value does not necessarily constitute evidence of either a 'significant possibility of significant harm' or the need for remediation under the UK's planning regimes. Rather such exceedance should usually trigger a further detailed quantitative risk assessment, where site-specific parameters are used to derive site-specific assessment criteria. Common sense tells us, and a robust risk evaluation reveals, that a gross exceedance is a good indicator that an unacceptable risk is present.

5.2 Summary of Results

- Heavy metal concentrations were low and were below residential with plant uptake land use screening values in all samples
- pH was alkaline in all samples
- Phenols and Cresols concentrations were below the laboratory limit of detection in all samples
- Total Organic Carbon value was low, suggesting the soil has a low organic matter content
- Polycyclic Aromatic Hydrocarbons (PAHs) concentrations were below the laboratory limit of detection in samples S04 and S06 and were low in all other samples
- BTEX & MTBE concentrations were below the laboratory limit of detection in all samples
- Total Petroleum Hydrocarbons (TPHs) concentrations were below the laboratory limit of detection in samples S01, S02, S03 and S05 and were low in all other samples
- No Asbestos was detected in sampled soil

5.3 Risk Assessment Methodology

The potential level of risk posed by a particular source is determined by assessing the potential severity of the impact of the contaminant linkage on the receptor, if it is assumed to be present, and the probability of the contaminant linkage being present.

Severities are categorised from Minor to Severe and probabilities are categorised from Unlikely to High Likelihood to give a potential level of risk output.

Table 1: Risk Matrix

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

Very High Risk

There is a high probability that severe harm could arise to a designated receptor from an identified source; or there is evidence that severe harm to a designated receptor is currently happening.

High Risk

Harm is likely to arise to a designated receptor from an identified source.

Moderate Risk

It is possible that harm could arise to a designated receptor from an identified source. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild.

Low Risk

It is possible that harm could arise to a designated receptor from an identified source, however, it is likely that this harm, if realised, would normally be mild.

Very Low Risk

There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

5.4 Conceptual Site Model

The information in this section has been compiled to produce an initial conceptual site model outlining the potential sources, pathways and receptors to consider at the site. The level of risk was categorised by considering the severity and probability, as outlined in the previous section.

Table 2: Conceptual site model

Sources	Pathways	Receptors	Severity	Probability	Potential Level of Risk	
Agricultural Activity	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil Inhalation of soil vapours Ingestion of homegrown produce Permeation into drinking water pipes	Residential end users	Medium	Unlikely	Low	Identified contaminant concentrations were low and were below residential with plant uptake land use screening values, in addition, no asbestos was detected in sampled soil, therefore, the risk to residential end users is considered to be low.
	Ingestion/inhalation of contaminated soil dust Dermal contact with contaminated soil	Construction workers	Mild	Unlikely	Very Low	Construction workers will be at risk from direct exposure to potential contaminants in shallow soil/made ground during groundworks, however, identified contaminant concentrations were low and no asbestos was detected and any residual risks can be mitigated through the use of appropriate Personal Protective Equipment.
	Leaching through soil	Secondary aquifers	Mild	Unlikely	Very Low	There are no groundwater abstractions in the vicinity of the site indicating that the underlying groundwater is not particularly vulnerable to contamination. The site is also covered mostly by concrete hardstanding which will significantly limit the migration of any contaminants through soil to underlying groundwater.

6. Conclusions

6.1 Risk Evaluation

The conceptual site model has identified the following contaminant linkages present at the site and the following conclusions have been drawn:

- There is a **low risk** to residential end users from the ingestion/inhalation of contaminated soil dust, dermal contact with contaminated soil, inhalation of soil vapours, ingestion of homegrown produce and permeation into drinking water pipes from agricultural activity on the site.
- There is a **very low risk** to construction workers from the ingestion/inhalation of contaminated soil dust and dermal contact with contaminated soil from agricultural activity on the site.
- There is a **very low risk** to secondary aquifers from the leaching of contaminants from agricultural activity on the site.

6.2 Further Investigation

Based on laboratory testing of soil samples from the site, the updated conceptual site model and the currently proposed development plan, the risk at the site to residential end users is considered to be low and the risk to construction workers and groundwater is considered to be very low, therefore, further investigation or remediation is not considered necessary.

If visible or olfactory evidence of contamination is identified during excavations at the site, work should cease in order to allow further investigation to be carried out. In addition, to ensure regulatory compliance, Waste Classification & Waste Acceptance Criteria (WAC) testing of excavated material from the site may be required prior to off-site disposal.

7. References

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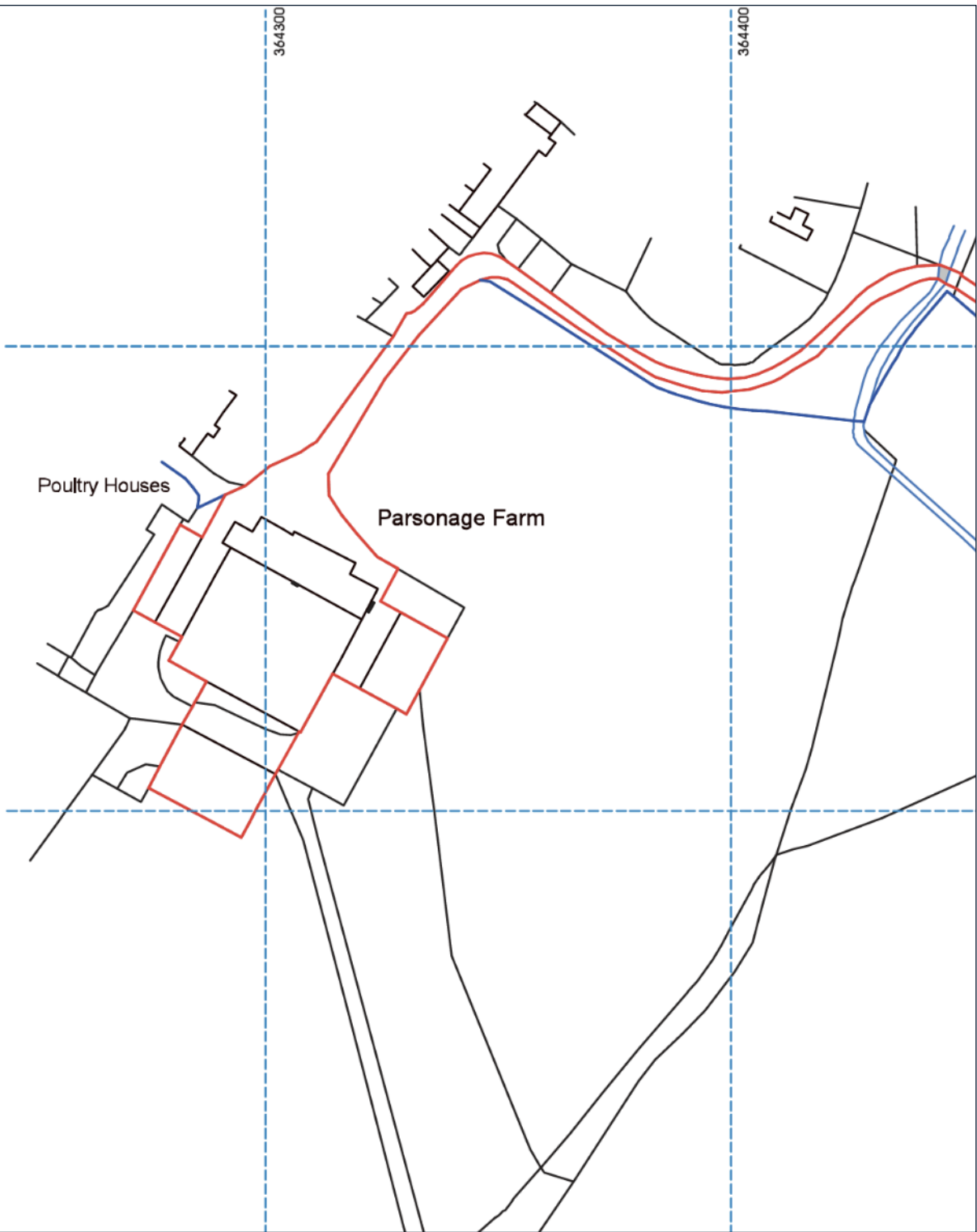
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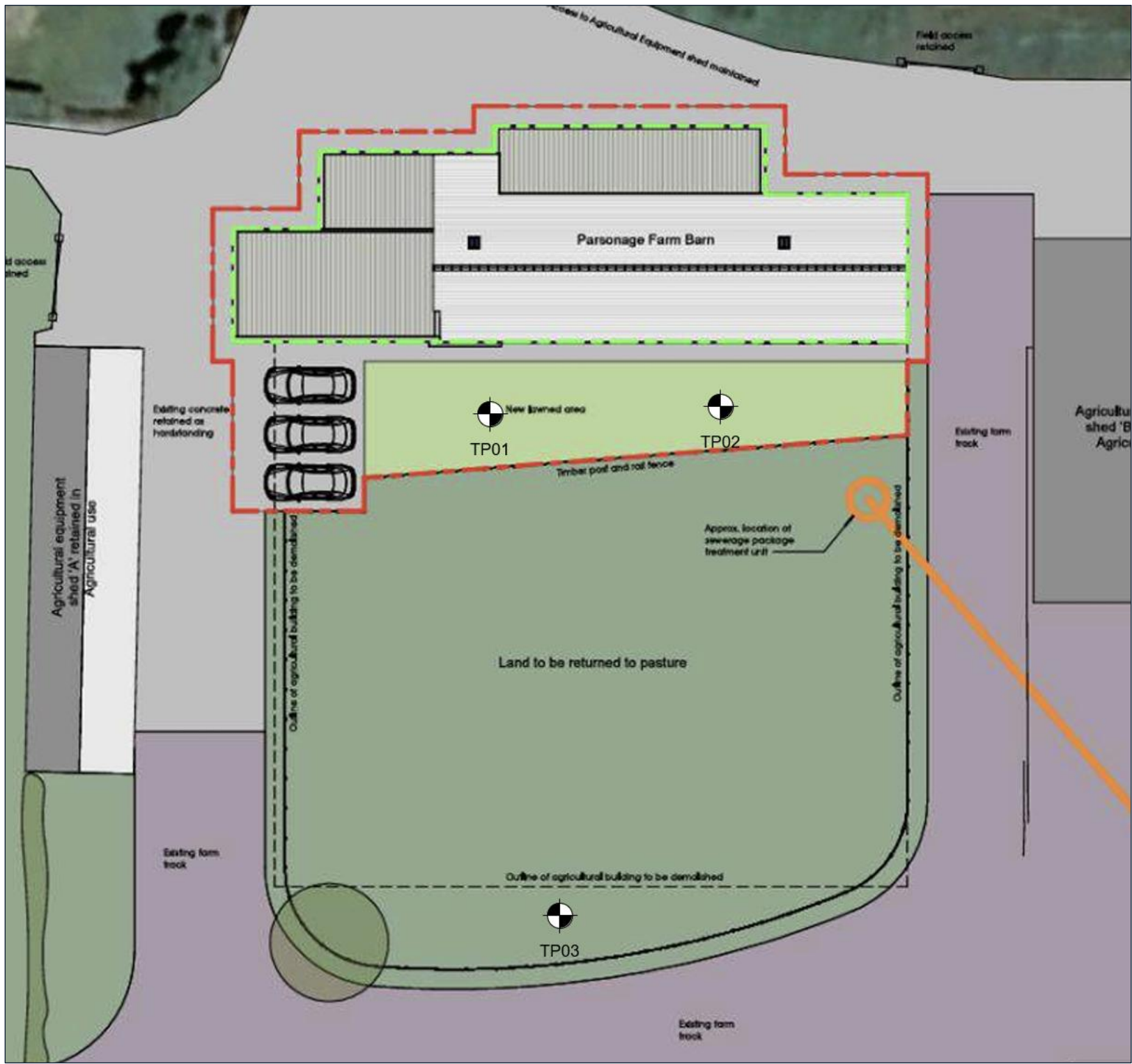
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Appendix - Site Maps & Plans	
Description	
Site location plan	
Sources	
Contains OS data © Crown copyright and database rights	
Key	
	Site boundary
	North



Appendix - Site Maps & Plans



Description

Site plan showing trial pit locations

Sources

PGB Architectural Services

Key

	Site boundary
	Trial pit location
	North



Appendix - Site Photos
Description
Photo showing trial pit TP01
Sources
Oakshire Environmental



Appendix - Site Photos	
Description	
Photo showing the depth of trial pit TP01	
Sources	
Oakshire Environmental	



Appendix - Site Photos
Description
Photo showing trial pit TP02
Sources
Oakshire Environmental



Appendix - Site Photos	
Description	
Photo showing the depth of trial pit TP02	
Sources	
Oakshire Environmental	



Appendix - Site Photos
Description
Photo showing trial pit TP03
Sources
Oakshire Environmental



Appendix - Site Photos	
Description	Photo showing the depth of trial pit TP03
Sources	Oakshire Environmental

Site	Parsonage Farm, Church Street, Ribchester, PR3 3YE		Reference	TP01	Appendix - Ground Conditions		
Samples		Description of Strata		Thickness (m)	Depth (m)	Symbol	
Depth (m)	ID						
0.20	S01	Concrete		0.10	0.10		
		Dark brown sandy CLAY with gravel and brick, concrete and wood fragments (MADE GROUND)		0.40	0.40		
0.60	S02						
		Medium brown CLAY with occasional gravel		0.30	0.70		
Remarks and comments							
Surface water pooling, no groundwater identified							

Site	Parsonage Farm, Church Street, Ribchester, PR3 3YE		Reference	TP02	Appendix - Ground Conditions		
Samples		Description of Strata		Thickness (m)	Depth (m)	Symbol	
Depth (m)	ID						
0.20	S03	Concrete		0.10	0.10		
		Dark brown sandy CLAY with gravel and brick, concrete and wood fragments (MADE GROUND)		0.40	0.40		
0.60	S04						
		Medium brown CLAY with occasional gravel		0.30	0.70		
Remarks and comments							
Surface water pooling, no groundwater identified							

Site	Parsonage Farm, Church Street, Ribchester, PR3 3YE		Reference	TP03	Appendix - Ground Conditions		
Samples		Description of Strata		Thickness (m)	Depth (m)	Symbol	
Depth (m)	ID						
0.20	S05						
1.00	S06	Dark brown sandy CLAY with gravel and brick, concrete and wood fragments (MADE GROUND)		0.90	0.90		
		Medium brown CLAY with occasional gravel		0.20	1.10		
Remarks and comments							
No groundwater identified							

Fluoranthene	CE087	mg/kg	0.047	0.123	0.116	< 0.017	0.074	< 0.017
Pyrene	CE087	mg/kg	0.045	0.132	0.118	< 0.016	0.087	< 0.016
Benzo(a)anthracene	CE087	mg/kg	0.035	0.059	0.056	< 0.012	0.045	< 0.012
Chrysene	CE087	mg/kg	< 0.028	0.077	0.064	< 0.028	0.050	< 0.028
Benzo(b)fluoranthene	CE087	mg/kg	0.028	0.069	0.064	< 0.020	0.051	< 0.020
Benzo(k)fluoranthene	CE087	mg/kg	< 0.025	0.029	0.028	< 0.025	< 0.025	< 0.025
Benzo(a)pyrene	CE087	mg/kg	0.030	0.069	0.062	< 0.019	0.049	< 0.019
Indeno(1,2,3-cd)pyrene	CE087	mg/kg	0.024	0.057	0.046	< 0.019	0.039	< 0.019
Dibenzo(a,h)anthracene	CE087	mg/kg	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017	< 0.017
Benzo(g,h,i)perylene	CE087	mg/kg	< 0.019	0.043	0.036	< 0.019	0.030	< 0.019
Total PAH(16)	CE087	mg/kg	< 0.280	0.703	0.674	< 0.280	0.450	< 0.280
BTEX								
Benzene	CE267	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Toluene	CE267	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
Ethylbenzene	CE267	mg/kg	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001	< 0.001
MTBE	CE267	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total BTEX	CE267	mg/kg	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007	< 0.007
m,p-Xylene	CE267	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
oXylenes	CE267	mg/kg	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002	< 0.002
Total Petroleum Hydrocarbons								
>C5-C6 Aliphatic (HS_1D_AL)	CE267	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C6-C8 Aliphatic (HS_1D_AL)	CE267	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C8-C10 Aliphatic (HS_1D_AL)	CE267	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
>C10-C12 Aliphatic (EH_2D_AL)	CE250	mg/kg	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0	< 1.0
>C12-C16 Aliphatic (EH_2D_AL)	CE250	mg/kg	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5	< 0.5
>C16-C21 Aliphatic (EH_2D_AL)	CE250	mg/kg	< 0.7	< 0.7	< 0.7	2.0	< 0.7	< 0.7
>C21-C35 Aliphatic (EH_2D_AL)	CE250	mg/kg	< 4.0	< 4.0	< 4.0	19.4	< 4.0	< 4.0
>C35-C40 Aliphatic (EH_2D_AL)	CE250	mg/kg	< 0.5	< 0.5	< 0.5	1.1	< 0.5	< 0.5
>C5-C7 Aromatic (HS_1D_AR)	CE267	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C7-C8 Aromatic (HS_1D_AR)	CE267	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C8-C10 Aromatic (HS_1D_AR)	CE267	mg/kg	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010	< 0.010
>C10-C12 Aromatic (EH_2D_AR)	CE250	mg/kg	< 0.6	< 0.6	< 0.6	3.1	< 0.6	1.3
>C12-C16 Aromatic (EH_2D_AR)	CE250	mg/kg	< 1.0	< 1.0	< 1.0	7.3	< 1.0	2.8
>C16-C21 Aromatic (EH_2D_AR)	CE250	mg/kg	< 2.0	< 2.0	< 2.0	5.9	< 2.0	< 2.0
>C21-C35 Aromatic (EH_2D_AR)	CE250	mg/kg	< 4.5	< 4.5	< 4.5	53.5	< 4.5	16.8
>C35-C40 Aromatic (EH_2D_AR)	CE250	mg/kg	< 1.5	< 1.5	< 1.5	12.0	< 1.5	3.1

Wet Chem								
pH	CE004	pH units	8.5	8.1	8.2	8.0	8.3	7.9
SVOC								
Phenol	CE189	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Cresols	CE189	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Xylenols	CE189	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Naphthols	CE189	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10
Trimethylphenols	CE189	mg/kg	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10	< 0.10

Key

U	hold UKAS accreditation
M	hold MCERTS and UKAS accreditation
N	do not currently hold UKAS accreditation
^	MCERTS accreditation not applicable for sample matrix
*	UKAS accreditation not applicable for sample matrix
S	Subcontracted to approved laboratory UKAS Accredited for the test
SM	Subcontracted to approved laboratory MCERTS/UKAS Accredited for the test
NS	Subcontracted to approved laboratory. UKAS accreditation is not applicable.
I/S	Insufficient Sample
U/S	Unsuitable sample
n/t	Not tested
<	means "less than"
>	means "greater than"
LOD	LOD refers to limit of detection, except in the case of pH soils and pH waters where it means limit of discrimination. Soil sample results are expressed on an air dried basis (dried at < 30°C), and are uncorrected for inert material removed. The results relate only to the sample received. PCB congener results may include any coeluting PCBs Uncertainty of measurement for the determinands tested are available upon request Unless otherwise stated, sample information has been provided by the client. This may affect the validity of the results.

Deviation Codes

a	No date of sampling supplied
b	No time of sampling supplied (Waters Only)
c	Sample not received in appropriate containers
d	Sample not received in cooled condition
e	The container has been incorrectly filled
f	Sample age exceeds stability time (sampling to receipt)
g	Sample age exceeds stability time (sampling to analysis)

Where a sample has a deviation code, the applicable test result may be invalid.

Sample Retention and Disposal

All soil samples will be retained for a period of one month
All water samples will be retained for 7 days following the date of the test report
Charges may apply to extended sample storage

TPH Classification - HWOL Acronym System

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
Total	Aliphatics & Aromatics
AL	Aliphatics only
AR	Aromatics only
2D	GC-GC - Double coil gas chromatography
#1	EH_Total but with humics mathematically subtracted
#2	EH_Total but with fatty acids mathematically subtracted
_	Operator - underscore to separate acronyms (exception for +)
+	Operator to indicate cumulative e.g. EH+HS_Total or EH_CU+HS_Total
MS	Mass Spectrometry