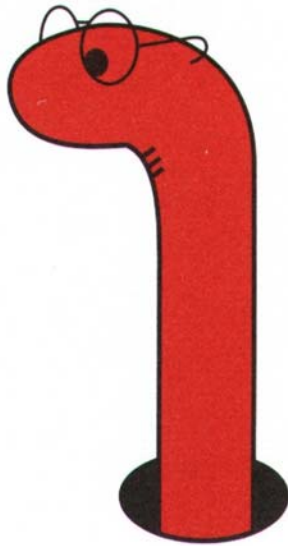
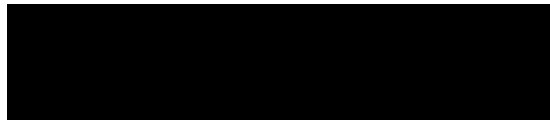


# **Electronic Report**



## **WORMS EYE**

Worms Eye Limited  
PO Box 1157  
COLNE  
BB9 4HS



Our Ref: Ribchester Road / BB1 9EE / 2025  
Date: 11 June 2025

Mark Skoczen  
The Bonny Inn  
68 Ribchester Road  
Clayton Le Dale  
BB1 9HQ.

**LAND ADJACENT TO 110 RIBCHESTER ROAD, CLAYTON LE DALE, BB1 9EE**  
**PROPOSED INVESTIGATION**

**INTRODUCTION**

A residential development is proposed. Following a PRA (11/6/25) the objective is to design a suitable investigation to consider contamination and geotechnical issues.

**SITE DESCRIPTION**

The site is an irregular shape with a main area, 43 by 28m, at the southeast and smaller area, 13 by 45m, tapering off to the northwest, located to the northeast of Ribchester Road in Clayton-Le-Dale and at OS Grid Reference 367700, 432930. The site, inspected on 2/6/25 by Mr M Whitaker, comprises a field at the northeast and southeast. At the southwest is a small enclosed field with a hardcore/cobble surfaced track running northeast across it then turning northwest to run across the adjacent field to a modern agricultural shed to the northwest. Towards the centre of the site (northeast corner of the smaller field) is a small timber frame, sheet metal roof, open fronted hay store. There are no obvious signs of contaminants and no notable trees on site (not an arboricultural survey).

The area slopes down to the north with houses to the southeast and fields to the northeast and northwest.

**PROPOSED DEVELOPMENT**

It is proposed to build a detached house on the southeast of the site with a detached garage off its south corner. A driveway will enter the site from the southwest and run east to the garage. There will be gardens at the northeast, southeast, southwest and northwest.

## **INDUSTRY PROFILE**

The site was formerly occupied by a probable agricultural barn at the southwest where vehicles are also shown to have parked in the past.

<b>Industry</b>	<b>Possible Contaminants</b>
Agricultural Barn / Vehicle leaks	Metals: copper, zinc, chromium, nickel, lead, cadmium, arsenic, Inorganic compounds: cyanide, sulphates Pesticides Mineral oils, fuel oils (TPHs) Asbestos General hydrocarbons (PAHs)

## **CONCEPTUAL MODEL**

<b>Source</b>	<b>Receptors</b>	<b>Pathway</b>	<b>Southwest Potential/Likely Pollutant Linkage</b>	<b>Northeast/southeast Potential/Likely Pollutant Linkage</b>
Asbestos	End-users	Inhalation	Possible	No
	Off-site	Migration off-site	Unlikely	No
Inorganic contaminants	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Yes	No
	Groundwater	Leaching towards	No	No
	River/stream	Leaching towards	No	No
Sulphate	Building fabric	Concrete directly in contact with soil	Possible	No
Hydrocarbons	Householders	Direct contact, ingestion, from home grown vegetables, ingestion and inhalation of dust	Yes	No
	Service pipes	Seeping into drinking water pipes	Unlikely	No
	Groundwater	Leaching towards	No	No
	River/stream	Leaching towards	No	No
Hydrocarbon vapours	Householders	Inhalation of vapours indoors and outdoors	No	No
Landfill gas	End-users (inside)	Seeping into buildings, explosion, asphyxiation	No	No
Radon	End-users (inside)	Seeping into buildings	No	No

## **PROPOSED ACTION**

### **Contamination**

Taking into account the past use of the site it is thought unlikely that contamination will be present on the site at high levels. Low levels, exceeding stringent residential thresholds may be present at the southwest but are not expected at the northeast/southeast.

An intrusive investigation is required, consisting of boreholes/trial holes and tests to confirm the presence/absence and extent of contamination on the site. This will also help to classify soils for disposal off-site, design buried concrete and select appropriate water pipes.

The southwest (former building and parked vehicles) is a specific point source for contamination and the investigation will need to target this, proposed gardens and proposed house.

#### **Proposed Action**

- *Drill 4 boreholes to about 6m deep.*
- *Excavate 5 trial holes up to 0.6 – 1.0m deep.*
- *Test 8 shallow samples (about 0.25m deep) for: heavy metals, cyanide, sulphate, PAHs, TPHs, phenols and asbestos.*
- *Test 3 shallow samples for pesticides.*
- *Test 2 deeper samples for a suite of contaminants suitable for selecting water pipes.*

### **Controlled Waters**

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

### **Landfill Gas/Ground Gas**

The findings show no credible landfill or ground gas sources and no gas risk to the development.

### **Radon**

Radon protection measures are not required.

### **Foundations**

A series of boreholes are required in the area of the proposed building to allow the most suitable foundations to be designed. Plasticity tests are required to confirm the shrinkage potential of the clay.

#### **Proposed Action**

- *Supplement boreholes with 1 dynamic probe.*
- *Carry out plasticity tests on 2 samples of clay.*

**General**

The PRA, and these proposals, should be issued to the Local Authority for their comments before proceeding with the investigation.

Yours faithfully  
on behalf of Worms Eye Ltd



David Lord  
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FGS, MIEEnvSc, AIEMA