



GEO-ENVIRONMENTAL CONSULTING

BEK Geo-Environmental Consulting

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Our Ref: BEK/25124/251124/HS

24th November 2025

B&E BOYS LTD

Todd Carr Road

Waterfoot

Rossendale

BB4 9SJ

Proposed Extension to an Existing Building – Hanson Springs – Ground Gas Risk Assessment

BEK Enviro (BEK) has been commissioned by Hanson Springs to carry out a ground gas risk assessment for the proposed extension to the existing commercial building at Hanson Springs site, Rochdale.

The gas monitoring probes were installed at locations recommended by BEK following a review of the information presented in the Preliminary Investigation Report (PIR) prepared for the site by Ian Farmer Associates (Document No: 2231378-PIR-00-281024, dated October 2024) and a review of the ground conditions encountered during the site investigation carried out by BEK in September 2025.

This report should be read in conjunction with the PIR and the 'Site Investigation & Contamination Assessment' report prepared by BEK (Report Ref: BEK-25124-1 dated September 2025).

This report is written for the sole use of Hanson Springs and their appointed agents. No third party may rely on or reproduce the contents of this report without the written approval of BEK.

Background Information

The site is situated off Gorrells Way, approximately 1.9 km to the south-west of the town centre of Rochdale. The site is occupied by Hanson Springs, a manufacturing facility including a large manufacturing and administrative building, a smaller manufacturing building, material and waste storage areas and carparking areas.

It is proposed to construct an extension to an existing building, as shown below (extension marked in yellow).



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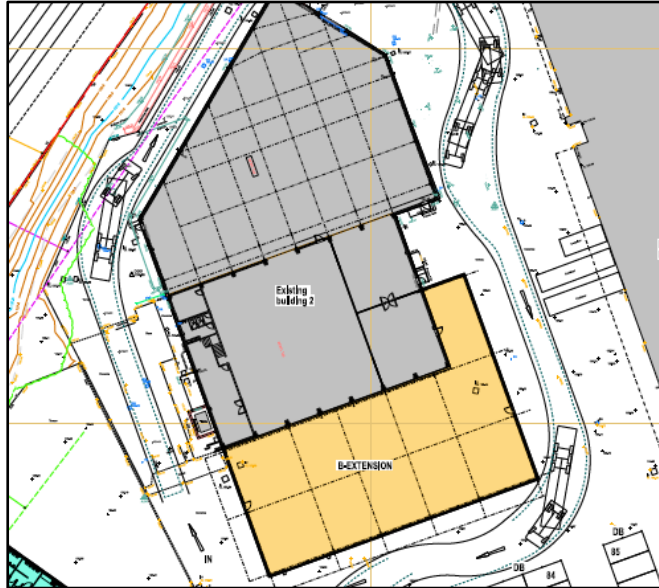


Figure 1: *Proposed Site Plan*

The Proposed New Build Plan is presented on Hawthorn Design Partnership Drawing No 188 PLN P 05 A, dated September 2024, a copy of which is presented in Appendix D.

Historically the site comprised agricultural land until circa 1977 where a large warehouse building in the east of site and a smaller building in the west. Circa 1988 the warehouse building is extended to the north-west (site's current layout).

The PIR identifies potential risks from gas and recommended that a gas risk assessment is carried out in accordance with BS8485:2015+A1:2019.

To characterise the shallow ground conditions and facilitate the assessment of potential risks associated with ground gas, BEK carried out site investigation works which included the drilling of 3 window sample boreholes (to a maximum depth 4.45 m) and 3 Cable Percussive Boreholes (to a maximum depth of 25.45 m. The exploratory locations are presented on BEK Drawing No 25124-3, a copy of which is presented in Annex C.

Following a review of ground conditions, gas monitoring probes were installed in three boreholes (Borehole No WS1, WS3 and WS4).

Made ground encountered beneath the hardstanding surface and can be generally described as 'brown/grey sandy angular to subangular gravels' the gravel principally of limestone, with lesser amounts of siltstone, sandstone, mudstone and concrete.



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The strata underlying the made ground in the shallow boreholes is described as sand. However, the deeper boreholes (CP1 to CP3) encountered gravel underlain by clay in CP1, clay in CP2 and gravelly sand overlying clay in CP3. Bedrock was considered to have been encountered.

Groundwater was encountered in Borehole WS4 at 3.0 m and CP1 and CP3 at 13.0 m.

The exploratory records are presented in Annex A and the exploratory locations are illustrated on BEK Drawing No 25124-3 in Annex C.

Assessment of Data

Guidance on the investigation and assessment of risk posed by hazardous ground gases is provided in CIRIA 665. This guidance provides up-to-date advice and consolidates good practice on investigation, the collection of relevant data, and monitoring programs for a risk based approach to gas contaminated land.

CIRIA 665 provides guidance on the assessing risks posed by hazardous ground gases to buildings. The guidance provides details on the scope of the gas monitoring program to be undertaken depending on the gassing potential of the source and the sensitivity of the end use.

Gas Monitoring

An engineer from BEK has monitored the boreholes on 6 occasions between 13th August 2025 and 13th November 2025 in order to assess the potential for the for the generation and migration of potentially hazardous gases arising from on-site sources.

Based on ground conditions encountered and an initial review of the monitoring results, this monitoring program is considered to be sufficient to characterise the ground gas regime at the site.

The monitoring visits were carried out at atmospheric pressures ranging between 981 mb and 1009 mb. The visits undertaken during low/falling pressures are considered to represent a worst case scenario for the generation and release of ground gas.

Each borehole was monitoring for the following parameters:

- Gas Flow Rates (l/hr)
- Gas Concentrations (methane, carbon dioxide, oxygen) (v/v)
- Water Level
- Barometric Pressure



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A calibrated G501417 Ground Gas Meter has been used to measure the above. The gas monitoring results are presented in Annex B.

Gas Risk Assessment

The gas risk assessment has been undertaken in accordance with CIRIA 665 and BS8285:2015+A1:2019. The method of assessment requires the calculation of the Gas Screening Value (GSV) for both carbon dioxide and methane.

The gas concentrations and borehole flow rates are used to calculate the GSV to provide a litres of gas per hour. This equals the maximum borehole flow rate (l/hr) x maximum gas concentration (v/v).

The gas monitoring results and the calculated GSVs are presented in the following table:

Monitoring Location	Range of Concentrations (% v/v)			Max Steady Flow Rate (l/hr)	Gas Screening Value (GSV) (based on maximum values) (l/hr)	
	Carbon Dioxide	Methane	Oxygen		Carbon Dioxide	Methane
WS1	0.0 – 0.2	0.0	20.1 – 20.5	0	0.0002	0
WS2	0.5 – 1.1	0.0	18.1 – 19.9	0	0.0011	0
WS4	0.1 – 1.0	0.0	15.9 – 20.4	0	0.001	0

Table 1: Summary of Assessment of the BEK Gas Monitoring Data

It can be seen from the above table that all boreholes have steady flow readings of zero, resulting in GSVs which are below the lowest threshold (0.07 l/hr). For the purposes of this assessment we have used 0.1 l/hr.

However, consideration has also been given to the maximum concentrations recorded during the gas monitoring program. CIRIA 665 provides 'typical maximum' concentration of 5% for carbon dioxide and 1% for methane (Modified Wilson and Card classification) and if these typical maximum concentrations are exceeded then consideration should be given to installing measures which adhere to Characteristic Situation 2 (CS2).

It can be seen from the above table and the gas monitoring results (Annex B) that methane and carbon dioxide concentrations do not exceed the maximum concentrations and there is no requirement to increase the risk level.

Based on the above, it would be recommended that the site is characterised as CS1 (no risk).



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Conclusions

Based on the findings of the Gas Risk Assessment, the site has been classified as Characteristic Situation 1 (CS1) and there are no risks from ground gas.

I trust the above is satisfactory. Should you have any questions please contact the undersigned.

Yours sincerely

MICHAEL BUCKLEY

BSc (Hons) MSc MEnvSci CEnv

Rev	Date	Details of Amendments



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ANNEX A

Borehole Records



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GEO-ENVIRONMENTAL CONSULTING

PROJECT NUMBER 25124	DATE 6/08/2025	COORDINATES
PROJECT NAME Hanson Springs, Rochdale	DRILLER SI Ground Investigation Ltd	SURFACE ELEVATION
CLIENT B & E Boys Ltd	LOCATION WS1	LOGGED BY PC
ADDRESS Land at Hanson Springs, Gorrels Way, Rochdale OL11 2PX	DRILLING METHOD Windowless Sample Borehol	CHECKED BY MB
	TOTAL DEPTH 4.45m	

COMPLETION Gas/ Groundwater Monitoring.	CASING N/A
--	-------------------

Remarks: 1. Location cleared of services prior using a CAT & Genny. 2. No water strikes encountered.

Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.5		ES= 0.40			TARAMACADAM. CONCRETE with rebar.	0.5		
					MADE GROUND: Brown mottled grey sandy angular to subangular fine to coarse gravel of concrete, sandstone and limestone.			
1		D = 0.80			Brown gravelly slightly silty medium to coarse SAND. Gravel is subrounded to rounded fine to coarse of siltstone and sandstone.	1		
		SPT (C) N= 20	3,4/5,5,5,5					
1.5						1.5		
2		SPT (C) N= 23 D= 2.50	5,5/5,6,6,6		Light brown fine to medium SAND.	2		
2.5						2.5		
3		SPT (C) N= 24	3,4/6,6,6,6			3		
3.5						3.5		
4		SPT (C) N= 34	5,7/7,9,8,10			4		
4.5					Termination Depth at: 4.45m	4.5		
5						5		
5.5						5.5		



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PROJECT NUMBER 25124	DATE 6/08/2025	COORDINATES
PROJECT NAME Hanson Springs, Rochdale	DRILLER SI Ground Investigation Ltd	SURFACE ELEVATION
CLIENT B & E Boys Ltd	LOCATION WS3	LOGGED BY PC
ADDRESS Land at Hanson Springs, Gorrels Way, Rochdale OL11 2PX	DRILLING METHOD Windowless Sample Borehol	CHECKED BY MB
	TOTAL DEPTH 4.45m	

COMPLETION Gas/ Groundwater Monitoring.	CASING N/A
--	-------------------

Remarks: 1. Location cleared of services prior using a CAT & Genny. 2. No water strikes encountered.

Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.5		ES= 0.40			TARAMACADAM.	0.5		
					CONCRETE with rebar.			
1		SPT (C) N= 18 D = 1.00	3,4/4,4,5,5		MADE GROUND: Grey angular to subangular gravel of limestone.	1		
1.5					Brown gravelly slightly silty medium to coarse SAND. Gravel is subrounded to rounded fine to coarse of siltstone and sandstone.	1.5		
2		SPT (C) N= 21	4,5/5,5,5,6		Below 1.50m, slightly clayey pockets.	2		
2.5						2.5		
3		SPT (C) N= 23 D = 3.50	4,4/5,6,6,6			3		
3.5						3.5		
4		SPT (C) N= 27	4,5/6,6,7,8			4		
4.5					Termination Depth at: 4.45m	4.5		
5						5		
5.5						5.5		



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PROJECT NUMBER 25124	DATE 6/08/2025	COORDINATES
PROJECT NAME Hanson Springs, Rochdale	DRILLER SI Ground Investigation Ltd	SURFACE ELEVATION
CLIENT B & E Boys Ltd	LOCATION WS4	LOGGED BY PC
ADDRESS Land at Hanson Springs, Gorrels Way, Rochdale OL11 2PX	DRILLING METHOD Windowless Sample Borehole	CHECKED BY MB
	TOTAL DEPTH 4.45m	

COMPLETION Gas/ Groundwater Monitoring.	CASING N/A
--	-------------------

Remarks: 1. Location cleared of services prior using a CAT & Genny.

Depth (m)	In-Situ testing	Samples/ Test	SPT values	Water Strike	Material Description	Depth (m)	Geology Code	Well Install
0.5		ES= 0.50			TARAMACADAM. CONCRETE with rebar.	0.5		
1		SPT (C) N= 20 D = 1.00	5,5/5,6,6,6		MADE GROUND: Brown mottled grey sandy angular to subangular fine to coarse gravel of concrete, sandstone and limestone.	1		
1.5					Brown gravelly slightly silty medium to coarse SAND. Gravel is subrounded to rounded fine to coarse of siltstone and sandstone.	1.5		
2		SPT (C) N= 23	6,6/6,7,7,7			2		
2.5						2.5		
3		SPT (C) N= 24 D = 3.00	5,5/6,6,7,7	▽ No Rise.	Below 2.80m, slightly clayey pockets.	3		
3.5						3.5		
4		SPT (C) N= 34	5,6/6,8,8,8			4		
4.5					Termination Depth at: 4.45m	4.5		
5						5		
5.5						5.5		



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ANNEX B

Gas Monitoring Data

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.0	0.0	20.5	20.5	0.0	0.0	0.0	0.0	0.000	0.000	Dry	4.13	998	
WS3	0.0	0.0		0.00	0.00			0.7	0.7	19.7	19.4	0.0	0.0	0.0	0.0	0.000	0.000	Dry	4.01	999	
WS4	0.0	0.0		0.00	0.00			0.2	0.2	20.4	20.4	0.0	0.0	0.0	0.0	0.000	0.000	2.58	2.95	999	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	MLM Dry Sunny Warm GFM436 Gas Analyser None None None  GEO-ENVIRONMENTAL CONSULTING
Contract: Name Hanson Springs	
Date: 13/08/25	
Job No. 25124	
Sheet No. 1	

Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.2	0.2	20.3	20.3	0.0	0.0	0.0	0.0	0.000	0.000	DRY	4.12	989	
WS3	0.0	0.0		0.00	0.00			1.0	1.1	18.7	18.6	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.98	989	
WS4	0.0	0.0		0.00	0.00			0.6	0.6	18.1	18.0	0.0	0.0	0.0	0.0	0.000	0.000	2.67	2.99	989	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring		Contract:	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	PC	Name	Hanson Springs
	Overcast, Dry	Date:	26/08/25
	GFM436 Gas Analyser	Job No.	25124
	None	Sheet No.	2
	None		



Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.2	0.2	20.5	20.5	0.0	0.0	0.0	0.0	0.000	0.000	DRY	4.13	998	
WS3	0.0	0.0		0.00	0.00			0.6	0.6	20.0	19.9	0.0	0.0	0.0	0.0	0.000	0.000	DRY	3.99	998	
WS4	0.0	0.0		0.00	0.00			0.1	0.1	20.2	20.3	0.0	0.0	0.0	0.0	0.000	0.000	2.73	2.97	999	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring			
Monitored by:	PC	Contract:	
Weather :	Dry, Cloudy	Name	Hanson Springs
Equipment used:	GFM436 Gas Analyser	Date:	09/09/25
Visible signs of vegetation stress:	None	Job No.	25124
Boreholes sampled for laboratory analysis:	None	Sheet No.	3
Other comments / observations:	None		



Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.0	0.0		0.00	0.00			0.1	0.1	20.3	20.4	0.0	0.0	0.0	0.0	0.000	0.000	DRY	4.13	1009	
WS3	0.0	0.0		0.00	0.00			0.6	0.6	19.3	19.3	0.0	0.0	0.0	0.0	0.000	0.000	3.73	3.99	1009	
WS4	0.0	0.0		0.00	0.00			1.0	1.0	16.0	15.9	0.0	0.0	0.0	0.0	0.000	0.000	2.27	2.97	1009	

Notes:
Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
* LEL = Explosive Limit = 5%v/v
ND - Not Detected

Relevant Information at times of monitoring		Contract:	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	PC	Name	Hanson Springs, rochdale
	Overcast, dry	Date:	06/10/25
	GFM436 Gas Analyser	Job No.	25124
	None	Sheet No.	4
	None		



Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	0.4	0.0		0.00	0.00			0.2	0.1	19.2	20.1	0.0	0.0	0.0	0.0	0.000	0.000	DRY	4.09	982	
WS3	0.0	0.0		0.00	0.00			0.8	0.8	18.1	18.1	0.0	0.0	0.0	0.0	0.000	0.000	3.75	3.98	981	
WS4	1.9	0.0		0.00	0.00			0.5	0.6	17.8	17.2	0.0	0.0	0.0	0.0	0.000	0.000	2.15	2.97	981	

Notes:
 Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.
 * LEL = Explosive Limit = 5%v/v
 ND - Not Detected

Relevant Information at times of monitoring		Contract:	
Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	MLM	Name	Hanson Springs
	Dry Sunny	Date:	29/10/25
	GFM436 Gas Analyser	Job No.	25124
	None	Sheet No.	5
	None		



Ground Gas Monitoring Record

Borehole No	Gas Flow (L/hr)		Borehole Pressure (Pa)	Methane (%v/v)		Methane (%LEL*)		Carbon Dioxide (%v/v)		Oxygen (%v/v)		H ₂ S (ppm)		CO (ppm)		Hex (%v/v)		Depth to Water (m bgl)	Depth to Base (m bgl)	Atmospheric Pressure (mB)	Comments
	Initial	Steady		Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady	Initial	Steady				
WS1	1.0	0.0		0.00	0.00			0.0	0.0	20.3	20.3	0.0	0.0	0.0	0.0	0.000	0.000	3.99	4.12	992	
WS3	0.0	0.0		0.00	0.00			0.5	0.5	19.5	19.6	0.0	0.0	0.0	0.0	0.000	0.000	3.7	3.98	992	
WS4	0.0	0.0		0.00	0.00			0.7	0.5	16.7	17.1	0.7	0.5	0.0	0.0	0.000	0.000	2.07	2.95	0	

Notes:

Monitoring should be for not less than 3 Minutes. However, if high concentrations of gases initially recorded, monitoring should be for up to 10 mins.

* LEL = Explosive Limit = 5%v/v

ND - Not Detected

Relevant Information at times of monitoring

Monitored by: Weather : Equipment used: Visible signs of vegetation stress: Boreholes sampled for laboratory analysis: Other comments / observations:	MLM		Contract:
	Dry Sunny		Name Hanson Springs
	GFM436 Gas Analyser		Date: 13/11/25
	None		Job No. 25124
	None		Sheet No. 6
	None		



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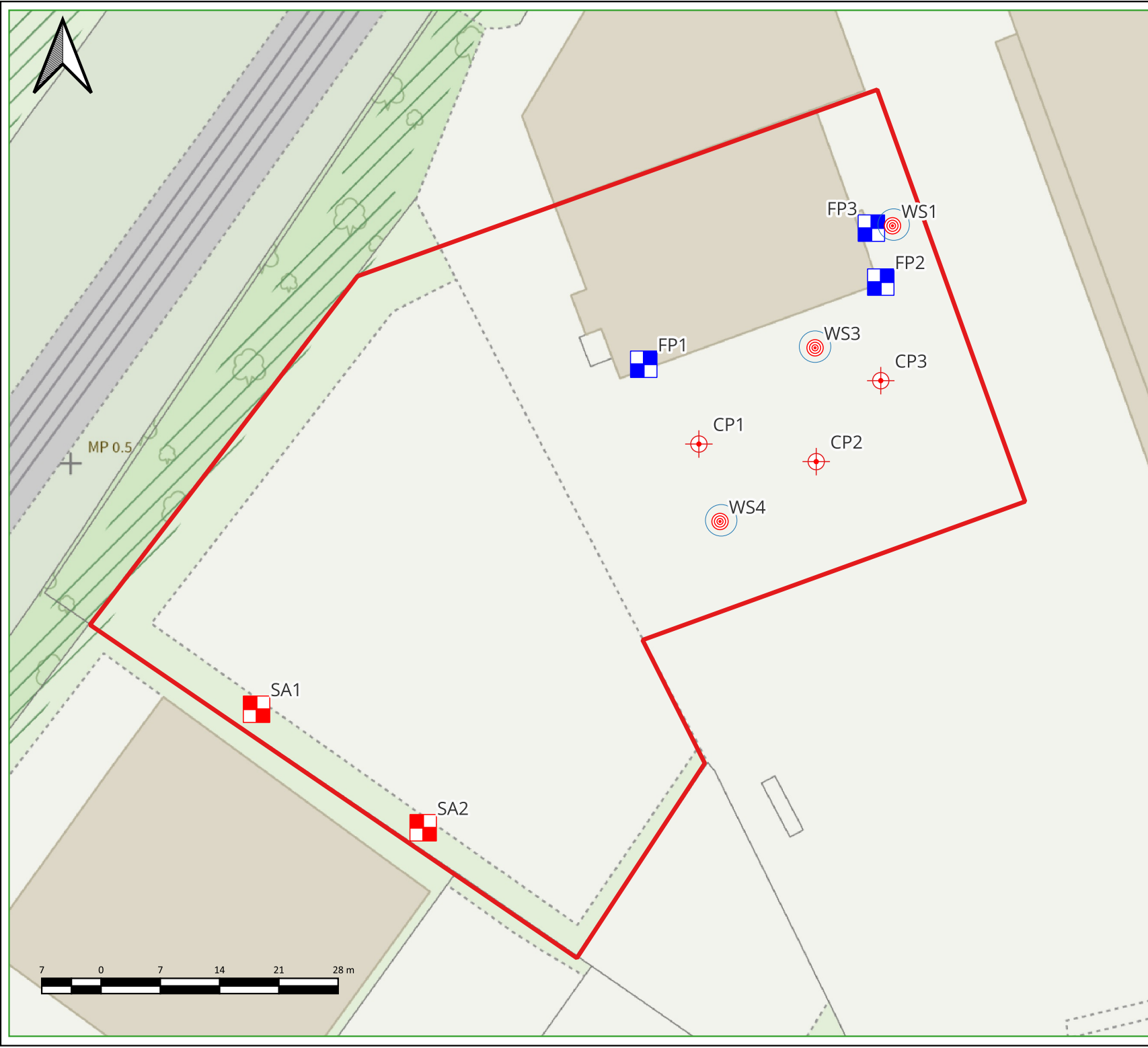
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ANNEX C

Drawings



Key

- Site Boundary
- Foundation Pits
- Soakaway Locations
- WS Borehole Locations
- CP Borehole Locations
- Borehole Installation

The client must not amend any drawing, design or other intellectual property produced by BEK without permission in writing from BEK in advance of any amendments being made.

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Rev:	Description	Date	BY



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Client:
BE BOYS LTD

Job Title:
Hanson Springs, Rochdale

Drawing Title:
Intrusive Location Plan

Scale @ A3	Drawn By: PC	Approved By: MB	Date: 04/08/25
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Drawing No:
25124-3

Rev: A