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Phase 1 Land Contamination Report

for

Oddfellows workshop and Flat

CONTENTS

1. REVIEW OF ENVIRONMENTAL REPORT
2. SITE WALK OVER
3. INITIAL RISK ASSESSMENT

July 2011

1. REVIEW OF ENVIRONMENTAL REPORT

This desk study utilises a GroundSure EnviroInsight Report commissioned in July 2011 for Oddfellows Workshop and Flat. This is attached as Appendix A.

The Report includes information on:

1. Environmental Permits, Incidents and Registers
2. Landfill and waste management sites
3. Current Land Uses
4. Geology
5. Hydrogeology and Hydrology
6. Flooding
7. Designated Environmentally Sensitive Sites
8. Natural Hazard Findings
9. Mining

The search bands were 0 – 75m for 9), 0 – 250m for 6), 0 – 500m for 1),3),7) and 0 – 1500m for 1) and 2).

The following items found by the Report were considered relevant from a contamination perspective:

- There are environmental permits for dry cleaning at 116m and waste oil burning at 416m.
- There is a historic landfill site at 1414m, a non-operational site at 1439m and two local autority landfill sites at 1335m and 1350m.
- There are several small works including AC plastics and Cartridge World within 50m, and many shops and unidentified small units within 250m.
- There is no made or artificial ground under the site.
- There are two groundwater abstraction licenses between 51 and 250m.
- There is no flooding risk.
- There are no SSSI's.
- There is minimal risk of subsidence.
- There is no record of mining.

2. SITE WALK OVER

A site walk over and a preliminary site investigation of ground conditions was undertaken on 14th June 2011.

The site is currently a resin workshop with a flat above and an associated yard. The previous usage was plastic cutting/shaping.

The hard-standing yard, which is to be retained for car parking, is of concrete construction underlaid by setts, underlaid by a small layer of ash sitting on the underlying clay.

3. INITIAL RISK ASSESSMENT

The potential sources of contaminants identified in the Report are linked to landfill sites at around 1.5km from the property, and small scale industry in the vicinity.

The proposal is to convert part of the current workshop to a flat. The domestic usage is therefore increased from one to two flats with a reduced sized workshop and additional car parking.

The potential receptors would be the domestic residents and in this instance we consider that the contaminant sources and potential pathways do not present a risk to future occupants. We therefore would not advise a Phase 2 investigation.

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