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Unit 10, Aston Industrial Estate
Parsons Lane, Hope, Hope Valley
Derbyshire, S33 6RB
Tel: 01433 620030
Fax: 01433 623235
info@peakenvironmentalsolutions.com
www.peakenvironmentalsolutions.com

4th February 2014
Our Ref: 41645LR1

FINAL PDF BY EMAIL ONLY

Mr M. Higgins
11A Fauvel Road
Glossop
Derbyshire
SK13 7AR

HIGH PEAK BOROUGH COUNCIL
POST ROOM
RECD 0 6 FEB 2014

Dear Mr Higgins,

PHASE I ENVIRONMENTAL ASSESSMENT
11A FAUVEL ROAD, GLOSSOP, DERBYSHIRE, SK13 7AR

Overview

We write following your instruction to provide a Phase I environmental assessment to assist with potential land contamination issues on a ~0.02 hectare site at 11A Fauvel Road in Glossop, Derbyshire, SK13 7AR, National Grid Reference 403350, 394330 ('the site'). The site is wholly occupied by a single building which is currently used as a picture framers workshop. A site location plan is appended to this report.

The Phase I assessment is required to support a planning application to High Peak Borough Council for future residential use of the site.

This Phase I assessment has been undertaken by Peak Environmental Solutions Limited (PES) to support the planning process and provides details of the environmental site setting based on publicly available environmental site sensitivity data, site geology data and historical & contemporary mapping data. The report also includes a preliminary risk assessment (PRA) and provides conclusions & recommendations. A site walkover was undertaken by PES on 28th January 2014.

Limitations of Assessment

This assessment is based upon a review of available environmental site sensitivity data from public bodies including the Environment Agency (EA) & British Geological Survey (BGS) and review of historical Ordnance Survey mapping data. All database information is assumed by PES to be reliable. Nevertheless, PES cannot and does not guarantee the authenticity or reliability of the third party information it has relied upon.

Existing Site Layout

Photographs taken during the walkover are appended to this report. The ~0.02 hectare site lies within a residential/commercial area of Glossop, to the north of the town centre. The site is rectangular in shape but tapers to one end being ~8m x ~20m at its widest extents. It is accessed via Fauvel Place which extends to the south east off Fauvel Road. The property is located to the rear of 11 Fauvel Road, a residential house and borders the garden of this house to the north west and north east.

The site wholly occupied by the workshop building with the site boundaries being formed by the building walls. Access into the building is via a double garage type door and a pedestrian door off Fauvel Place.

The building is split into two parts marked by a two storey and a single storey section. The two story part of the building, to the north west of the site, is occupied by glass polishing and sawing equipment associated with the picture framing business and includes the double garage doors out onto Fauvel Place. The single storey part of the building to the south east of the site is occupied by a small kitchen area, a toilet and a further equipment and material storage associated with the picture framing business. Photographs are attached.

The site is largely flat, although a ground level change within the building between the north-western and south-eastern parts indicates the site may have originally sloped slightly to the north-west.

The whole of the building (and therefore the site) has a concrete floor which was noted during the site walkover to be in good condition with no evidence of significant cracks or breaks. No evidence for any underground tanks was noted during the site walkover and none was revealed through discussions with the site owner. No evidence for any form of ground contamination or storage of any significant quantities of potentially contaminative substances was collected during the site walkover.

A small underground drain for roof water was identified within the building along the north eastern boundary wall. Other services enter the building via Fauvel Place, with gas and electricity entering from western end of the building. The building is heated using mains gas and no heating oil storage is present at the site.

Surrounding Land Use

Residential properties are present surrounding the site to on all sides except the south, were a disused building is present. This is currently undergoing conversion for residential use subject to the appropriate planning permissions. Beyond the residential property to the east of the site (The Forge) is a Local Authority Social Services office.

Proposed Site Layout

A layout plan for the site following residential redevelopment has yet to be provided. The application at this stage is for the conversation of the site from commercial to residential site use.

Geological, Hydrogeological & Hydrological Setting

The site and the surrounding land were assessed during the site walkover for evidence of mining, slope instability, outcropping rocks and geological faults. None were noted.

The available published BGS data indicate the presence of superficial Devensian glacial till deposits beneath the site comprising clay, silt, sand and gravels.

The bedrock underlying the site comprises Carboniferous Upper Kinderscout Grit which consists of sandstones, shales and grit stones. Coal Authority data indicates that the site is not within an area where risks associated with underground mining are likely.

Radon Maps provided by the HPA indicate that the site does not lie within a radon-affected area, with between 0 and 1 percent of the homes above the action level. As such, the development is unlikely to require radon protection measures.

Significant groundwater is not expected to be present in the till despots, although groundwater is may be present in granular materials with the till sequence. The superficial till deposits beneath the site do not have a current Environment Agency (EA) aquifer classification.

Groundwater is expected to be present in the bedrock deposits. The EA currently classifies the bedrock beneath the site as a 'Secondary A' aquifer with a low groundwater vulnerability rating. There are no identified Groundwater Source Protection Zones within 500 m of the site.

The nearest surface water feature is the Glossop Brook, located ~230m south west of the site at it's closest point. No surface water quality monitoring data has been identified for this surface water on the EA website.

Environment Agency information indicates the site is not located within an area at risk of flooding from rivers or reservoirs and flood warnings are not issued for the area.

Ecological Sensitive Areas

No protected environmentally sensitive areas have been identified within 1 km of the site. The closest identified protected environmentally sensitive area is the Dark Peak Site of Special Scientific Interest (SSSI), ~2 km southwest of the site.

Site History & Potentially Contaminative Landuse

The site owner (Mr M. Higgins) has provided some useful information relating to the site history having occupied the building for >20 years. During the last 20+ years, the site has been used for its current purpose as a picture framing workshop. The owner also reported that prior to that use, it was used as a joiner's workshop.

Mr Higgins reported anecdotal historical information based on his local knowledge. This indicated that the north western part of the building was constructed concurrently with 11 Fauvel Road (in around 1890) and that it was used as part of a funeral director's business with horses and carriages being kept in that part of the building.

Historical Ordnance Survey maps for the site (1880 to present day) are attached and provide supporting information on previous on and off-site landuse.

The 1880 County Series map shows the site to comprise undeveloped land. Howard Street is present to the south of the site and beyond, the Manchester, Sheffield and Lincolnshire Railway. Glossop main station is located ~150m to the south east. The 1898 map shows considerable

expansion of Glossop with housing, a school and other developments shown, although the site itself remains undeveloped. A gasworks with two gasholders is present ~250 m to the south west.

Small unidentified buildings are shown on the central part of the site on the 1921, 1967 and 1968 maps. The area around the site is further developed over this period with apparently residential and community buildings. The current site building is shown on the 1975 historic map occupying the whole site area. Land immediately to the north and east of the site remains undeveloped. The gasworks to the south west of the site is removed between 1975 and 1987 with no changes shown on the site until 1994. On the 1987 map, a building previously marked as a school ~50m to the east is marked as a 'Council Depot'. The 1994 map shows 'The Forge', a new residential property ~15 m to the east/north east of the site within the previously undeveloped area. No other significant developments were noted on mapping, up to and including the 2012 map.

Registered Waste Operations, Infilled Land & Pollution Incidents

No landfill sites have been identified within 500 m of the site. The closest site is shown off Silk Street in Glossop ~800m east of the site. No information about this landfill is recorded on the Environment Agency website.

The Environment Agency website records pollution incidents around the site. The nearest recorded is located ~600m to the south east of the site and relates to a significant impact to land on the 1st April 2006. No further information is detailed. No other incidents are recorded within 1km of the site.

Contemporary Potentially Contaminative On-Site & Off-site Landuses

Information within this section has also been gathered from the Environment Agency website and relates to licensed industrial activities. The closest identified licensed activity takes place on Surrey Street ~360m west of the site where metal production and processing occurs. A former chemical works and a current licensed foam plant are located on the same site ~450m to the south east. Two pollution incidents have been recorded in the same area.

Contaminants of Concern

No potentially contaminative historic or current site uses have been identified within the site boundaries.

The nearest off site potentially contaminative uses are the railway to the south of the site and the former council depot to the east. Neither of these land uses are considered likely to have significantly impacted the site. Other residential properties are located within closer proximity to both these land uses.

Risk Assessment

The qualitative PRA is presented in Table 1 and considers the proposed residential development. The PRA includes an initial conceptual site model (CSM) to assess the significance of risks associated with relevant pollutant linkages (RPLs) identified by a source-pathway-receptor analysis. The assessment of risk is based on a consideration of the following:

- The probability of an event occurring, taking into account both the presence of the hazard and receptor and the plausibility of the pathway (where probability is defined as the chance of a particular event occurring in a given period of time)
- The severity of the potential consequence, taking into account both the potential severity of the hazard and the sensitivity of the receptor (where severity or consequence can be defined as the adverse effects (or harm) arising from a defined hazard, which impairs the quality of human health or the environment in the short or longer term)
- The PRA uses the risk matrix, consequence, likelihood and risk classification scheme (Very Low to Very High) detailed in Appendix A. For the purposes of the qualitative assessment, identified Very Low to Low risks will be considered acceptable for the development.

The PRA indicates that potential risks to the identified receptors from the developed site range from low to very low based on there being no evidence to suggest that contamination is likely to be present at the site.

Conclusions & Recommendations

A Phase I environmental assessment has been undertaken for the site to support a planning application to redevelop the site for residential landuse. The purpose of the assessment was to:

1. Determine the potential for land contamination issues arising from the current or historical uses of the site and surrounding area; and
2. Provide an assessment of potential risks that identified land contamination issues may pose to sensitive receptors on the developed site (including future site users, controlled waters and infrastructure).

No potential sources of ground contamination at the site have been identified and risks to the identified receptors associated with the presence of ground contaminants are likely to be negligible.

It is recommended that prior to the development works, the following should be drafted for the protection of the future site occupiers:

- A discovery strategy for use during the redevelopment should any unexpected contamination be encountered. The strategy should include a protocol for characterising and dealing with any encountered contamination;
- A verification strategy for any soils brought onto the site to demonstrate that relevant substances in shallow soils in exposed soil areas do not pose an unacceptable risk to human health.

We trust that the above meets your requirements. If you have queries, please do not hesitate to contact us.

Yours sincerely,
For and on behalf of Peak Environmental Solutions Limited

Clare Dainton

Clare Dainton
Director

Enc.
- Site Location plan
- Site Walkover Photographs
- Historical Map Pack

Table 1: Post-Development Conceptual Site Model & Preliminary Risk Assessment

Relevant Pollutant Linkages			Risk Assessment		
Source/Hazard	**Pathway**	**Sensitive Receptor**	**Consequence**	**Likelihood**	**Preliminary Risk Classification**
Inorganic/organic substances in soils & groundwater	Direct contact (Ingestion & Dermal) Inhalation of dust Inhalation of organic vapour	**Land Contamination** **Human Health** Future site users	Medium	Unlikely	Low Risk
	Soils leaching to groundwater Perched water discharge to groundwater Lateral groundwater flow	**Land Contamination** **Controlled Waters** Secondary A Bedrock Aquifer	Mild to Medium	Unlikely	Low Risk
	Groundwater Discharge to surface waters Direct surface run-off	**Land Contamination** **Controlled Waters** Glossop Brook	Mild	Unlikely	Very low Risk
Ground Gases	Ground gas & soil vapour accumulation in buildings & services	**Geotechnical** **BBM&S** Buildings and services	Medium	Unlikely	Low Risk
Aggressive ground conditions	Direct contact with contaminated soils & pore water	**Geotechnical** **BBM&S** Buildings, building materials and services	Medium	Unlikely	Low Risk

APPENDIX A

RISK CLASSIFICATION

Table A - Qualitative Risk Classification Matrix

Probability (likelihood)	Consequence			
	Severe	Medium	Mild	Minor
High likelihood	Very High Risk	High risk	Moderate risk	Low risk
Likely	High risk	Moderate risk	Moderate/low risk	Low risk
Low likelihood	Moderate risk	Moderate/low risk	Low risk	Very low risk
Unlikely	Moderate/low risk	Low risk	Very low risk	Very low risk
No Pollutant Linkage	No potential risk			

Table B - Consequence Ratings

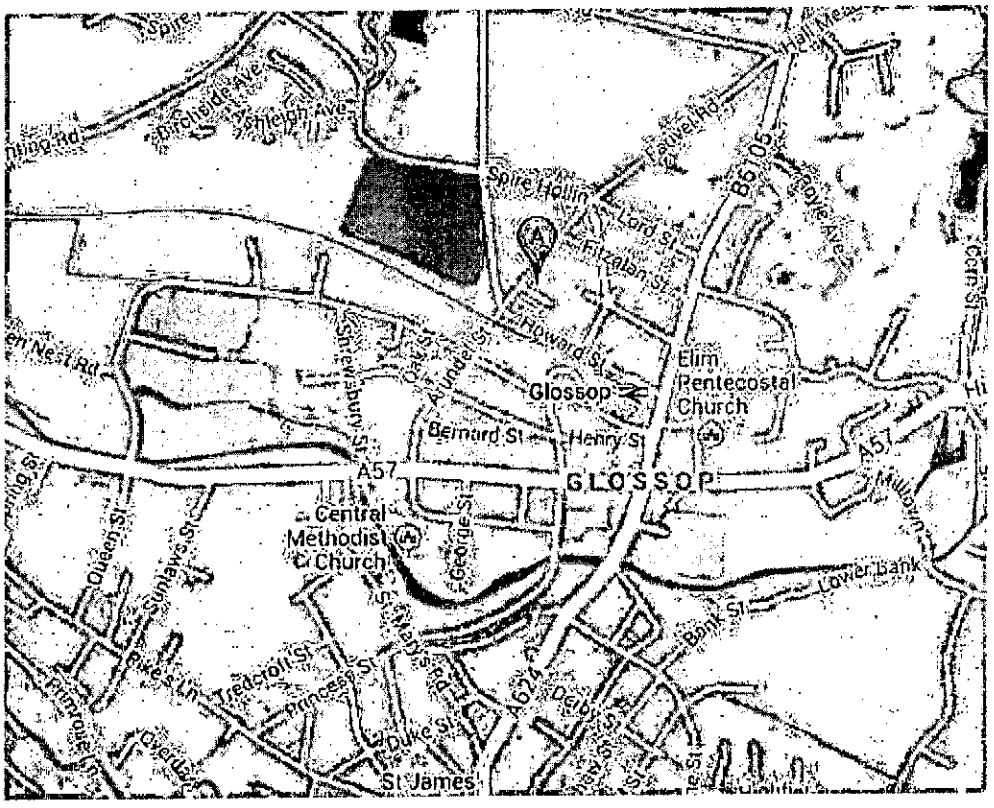
Minor	Mild	Medium	Severe
- No measurable effect on humans - Equivalent to insubstantial pollution incident with no observed effect on water quality or ecosystems - Repairable effects of damage to buildings, structures and services	- Exposure to human health unlikely to lead to "significant harm" - Equivalent to EA Category 3 pollution incident including minimal or short-lived effect on water quality; marginal effect on amenity value, agriculture or commerce - Minor or short lived damage to aquatic or other ecosystems, which is unlikely to result in a substantial adverse change in its functioning or harm to a species of special interest that would endanger the long term maintenance of the population - Minor damage to crops, buildings or property	- Elevated concentrations which could result in "significant harm" to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 2 pollution incident including significant effect on water quality; notification required to abstractors; reduction in amenity value or significant damage to agriculture or commerce - Significant damage to aquatic or other ecosystems, which may result in a substantial adverse change in its functioning or harm to a species of special interest that may endanger the long term maintenance of the population - Significant damage to crops, buildings or property	- Highly elevated concentrations likely to result in "significant harm" to humans health as defined by EPA 1990, Part 2A if exposure occurs - Equivalent to EA Category 1 pollution incident including persistent and/or extensive effects on water quality; leading to closure of a potable abstraction point; major impact on amenity value or major damage to agriculture or commerce - Major damage to aquatic or other ecosystems, which is likely to result in a substantial adverse change in its functioning or harm to a species of special interest that endangers the long term maintenance of the population - Catastrophic damage to crops, buildings or property

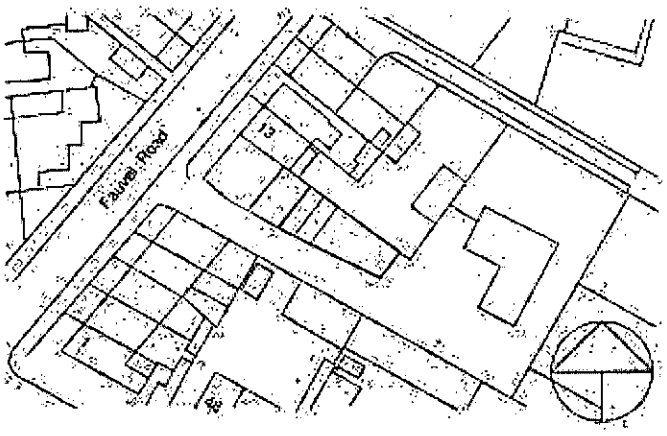
Notes: Impacts that are a breach relevant legislation are considered to be of major significance

Table C - Probability Classification of Pollutant Linkages

Unlikely	Low likelihood	Likely	High likelihood
Improbable that exposure/event would occur even in the long term	Possible that exposure/event could occur. However, not certain that even over a long period that exposure/event would occur and is less likely in the shorter term	Probable that exposure/event would occur. However, exposure/event is not inevitable, but is possible in the short term and likely over the long term.	Exposure/event very likely in the short term and almost inevitable over the long term, or evidence at the receptor of harm or pollution

Notes: Only applies if there is a possibility of a pollutant linkage being present





North (approx)

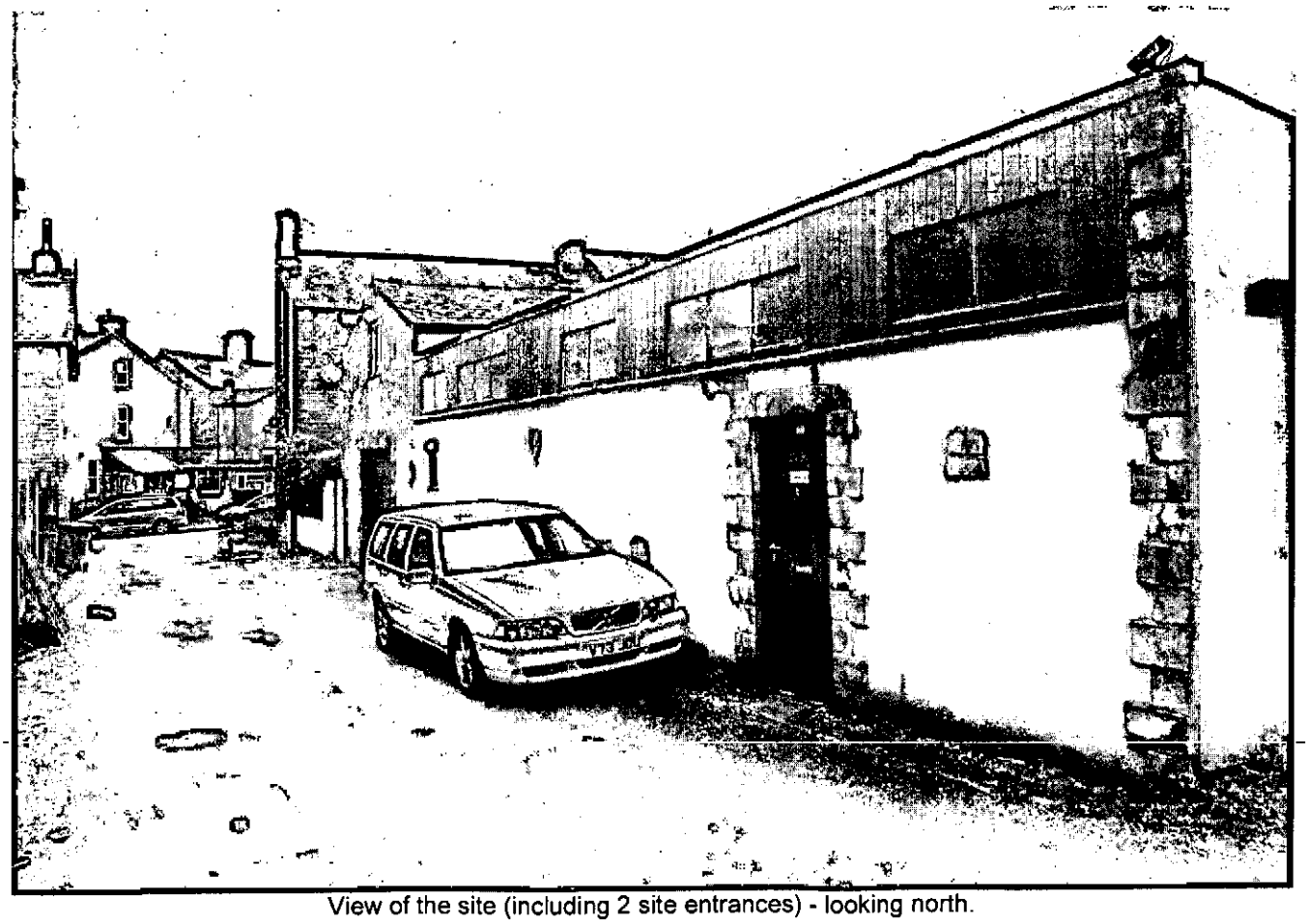
41645	**Figure 1: 11A Fauvel Road, Site Location/Layout Plan**

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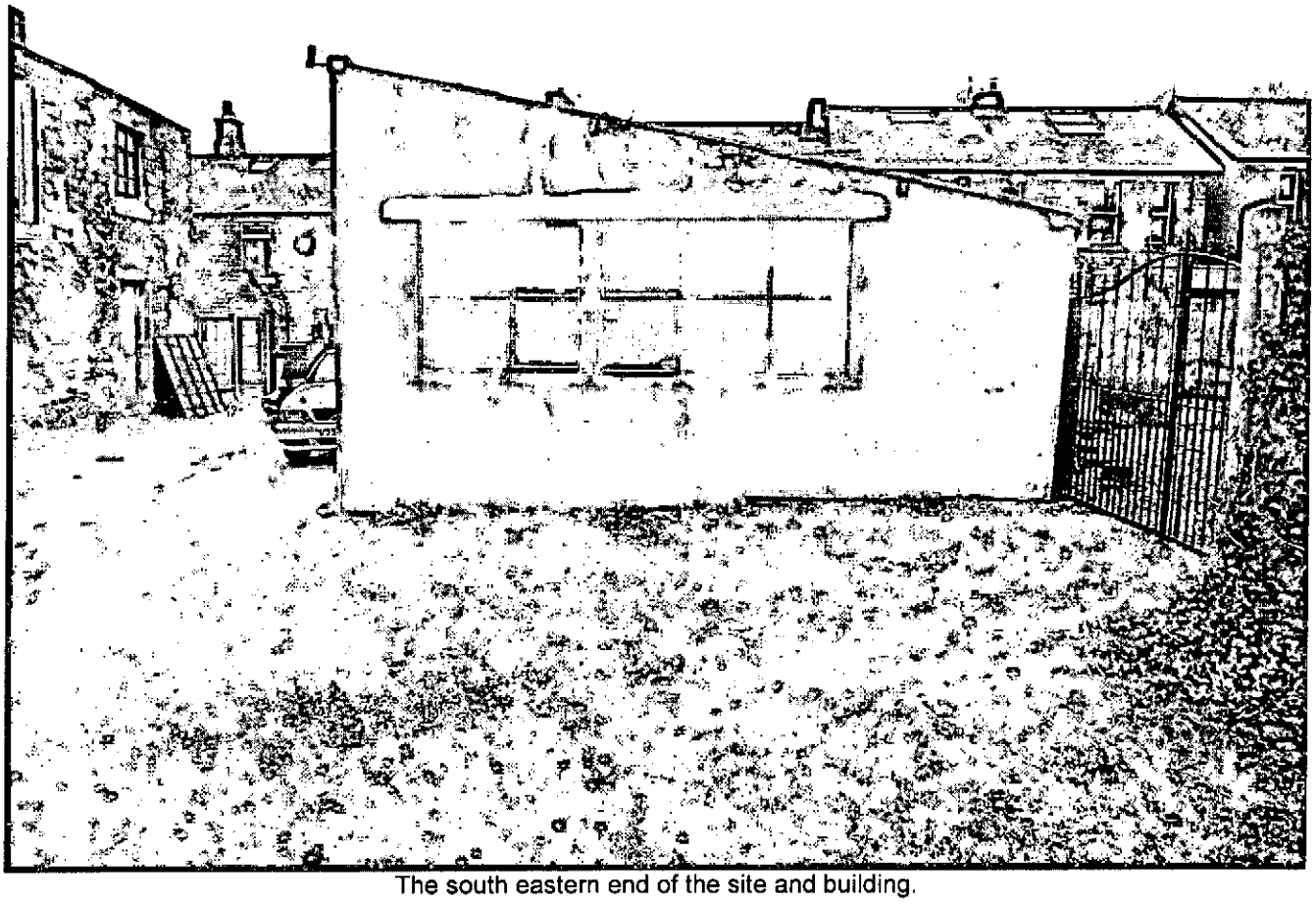
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Fax: 01433 623235
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View of the site from Fauvel Road



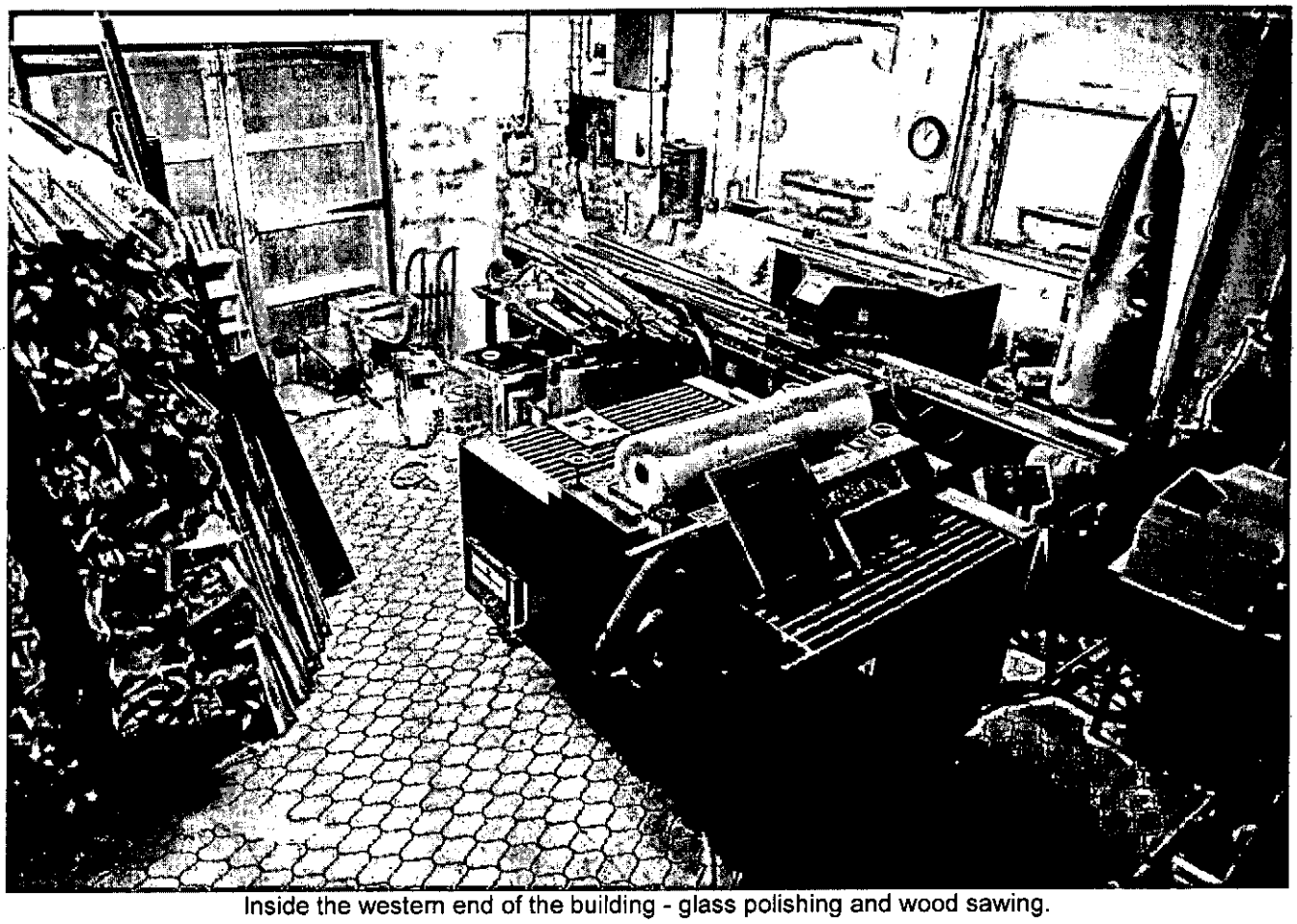
View of the site (including 2 site entrances) - looking north.



The south eastern end of the site and building.



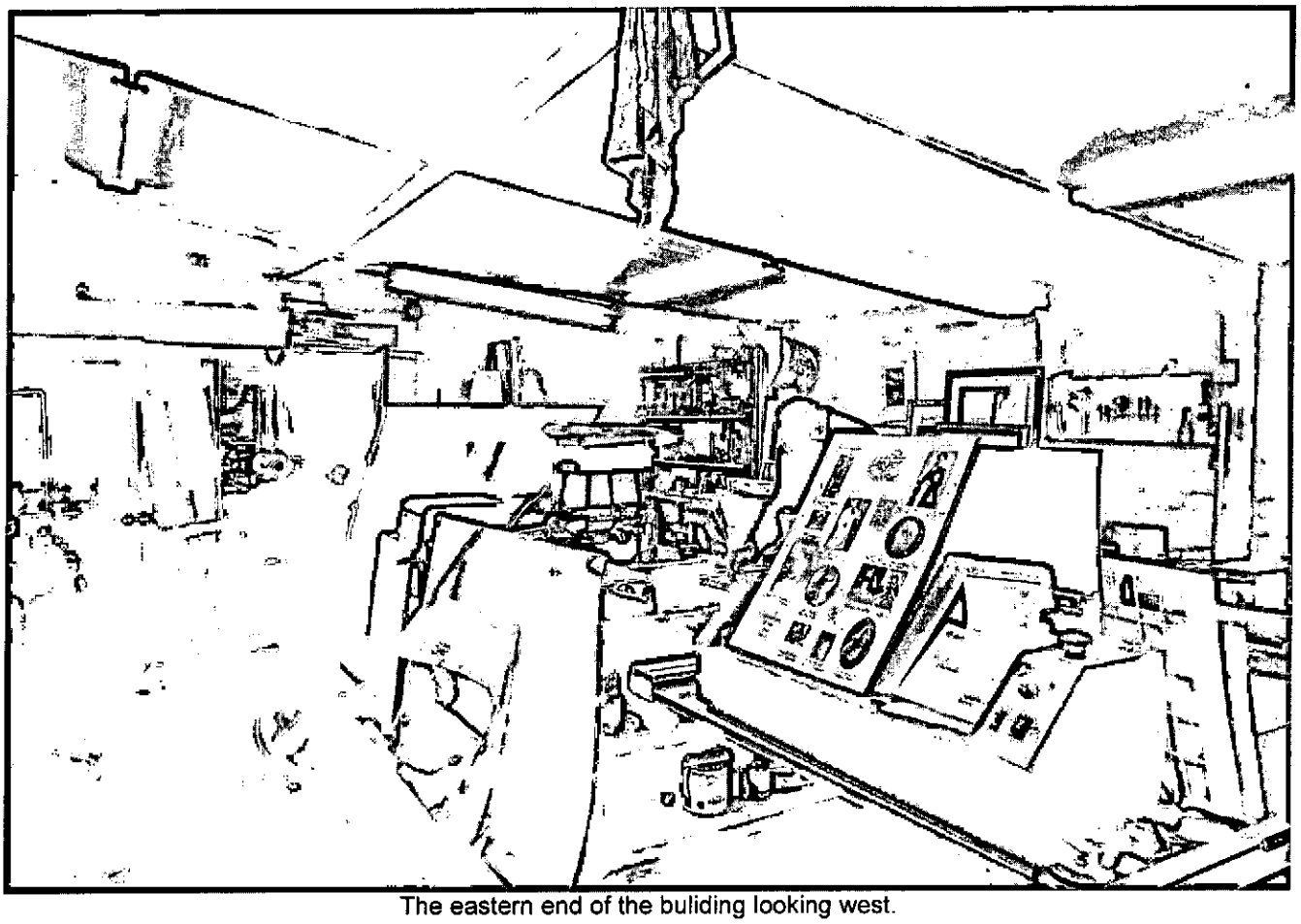
The northern boundary wall and adjacent residential garden.



Inside the western end of the building - glass polishing and wood sawing.



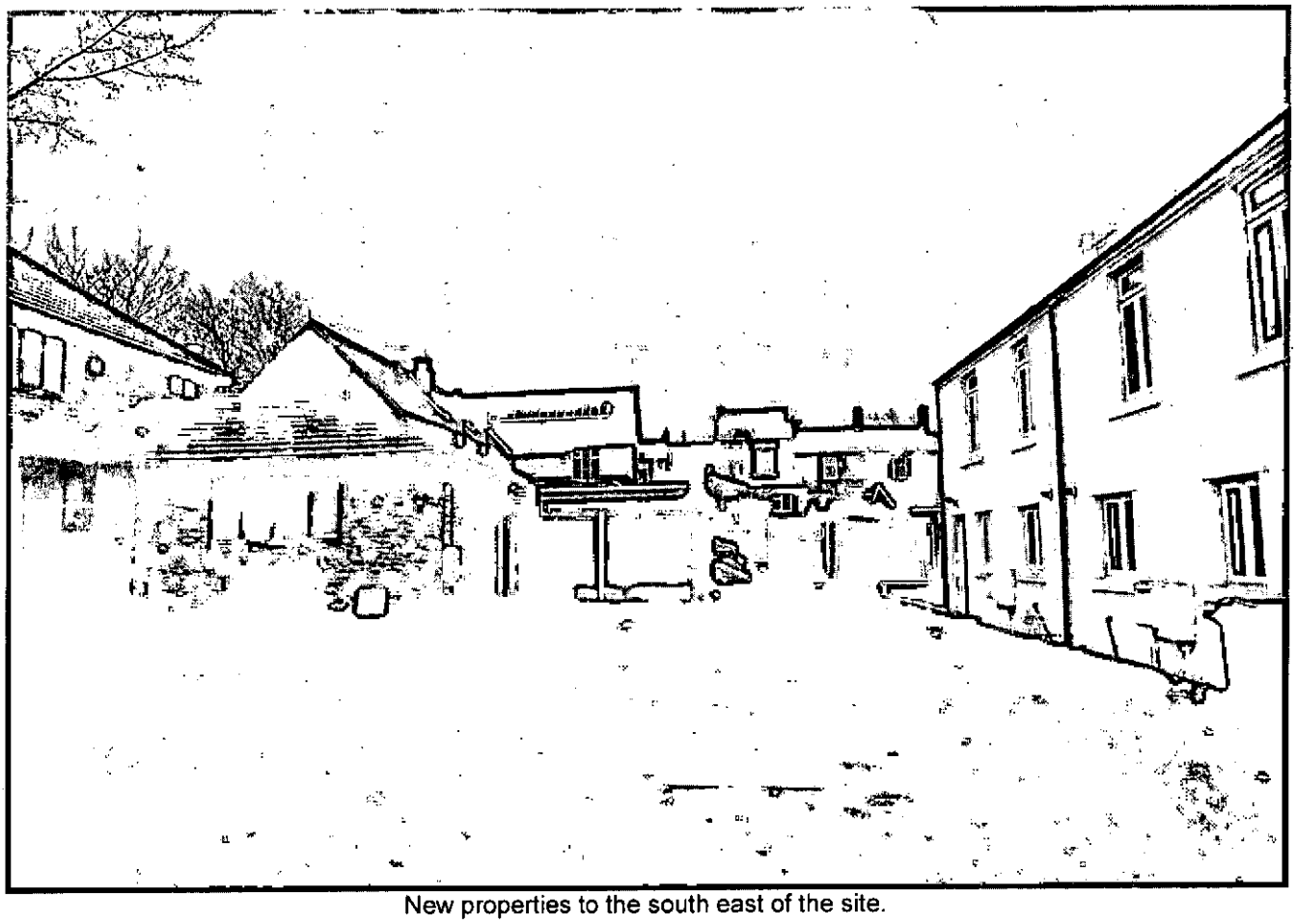
Inside the eastern end of the building - framing materials store.



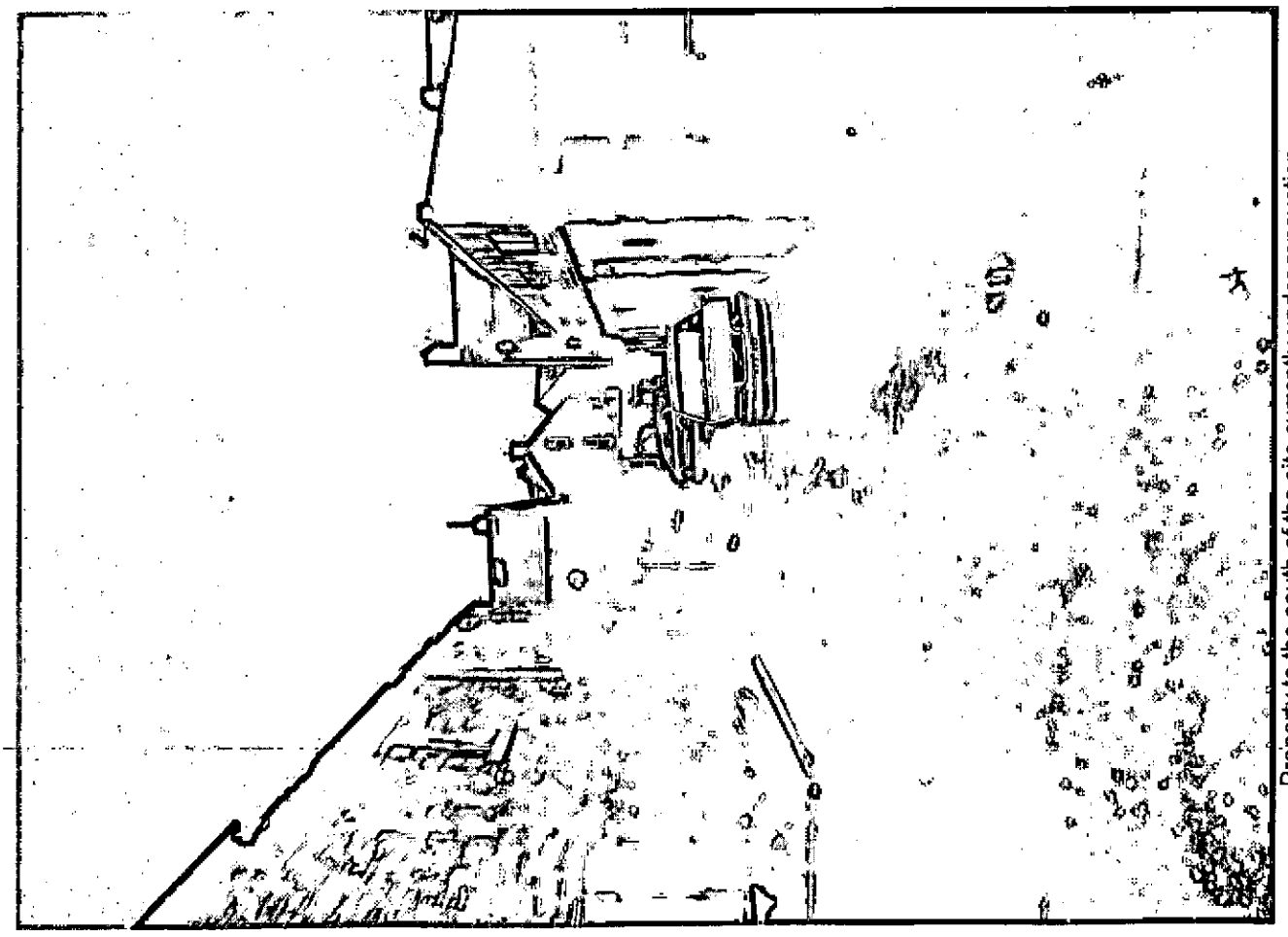
The eastern end of the buliding looking west.



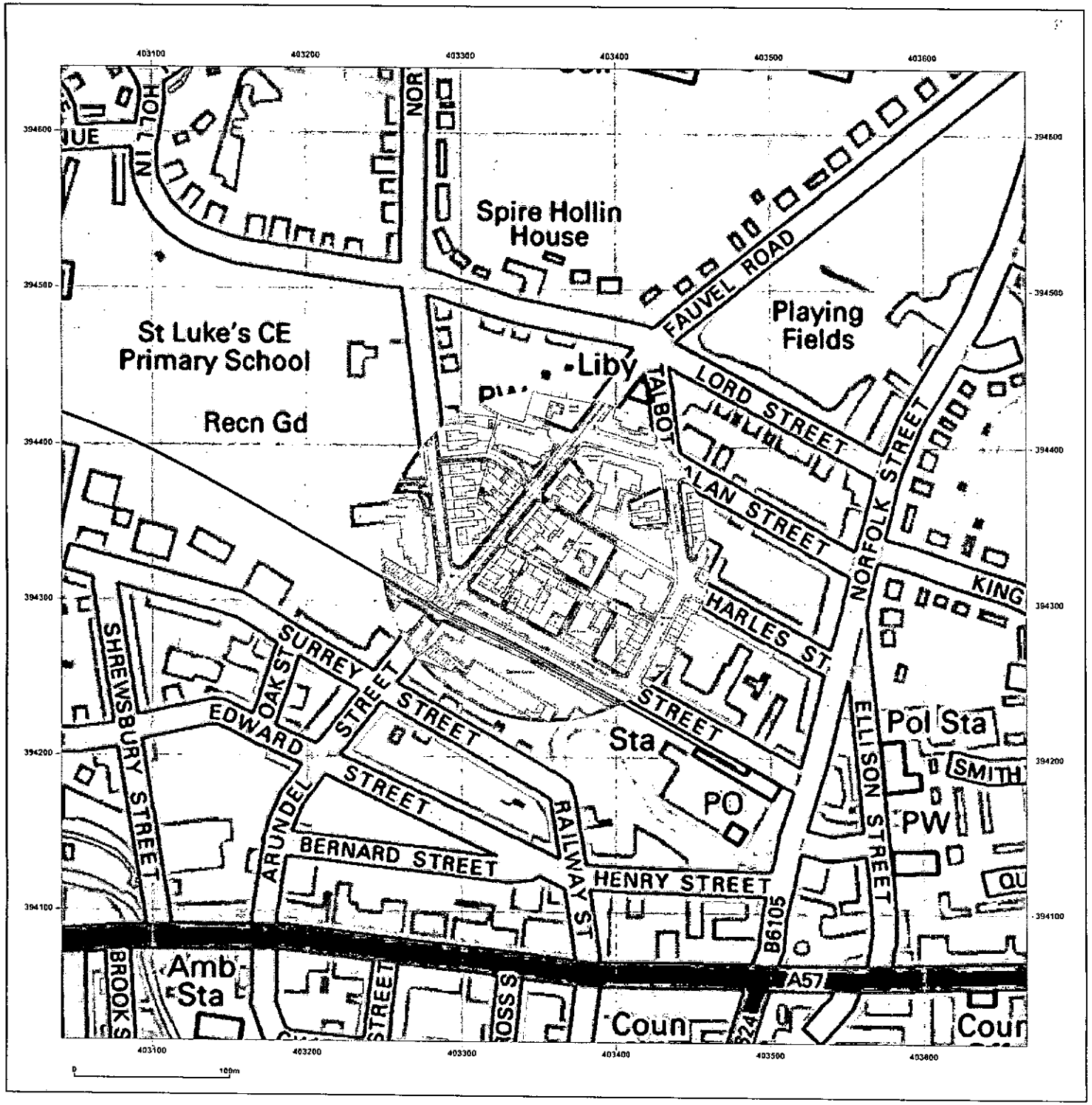
The Forge - adjacent property to the east, built in 1990.



New properties to the south east of the site.



Property to the south of the site currently under renovation.



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Site Details:

11A,FAUVEL ROAD,GLOSSOP,
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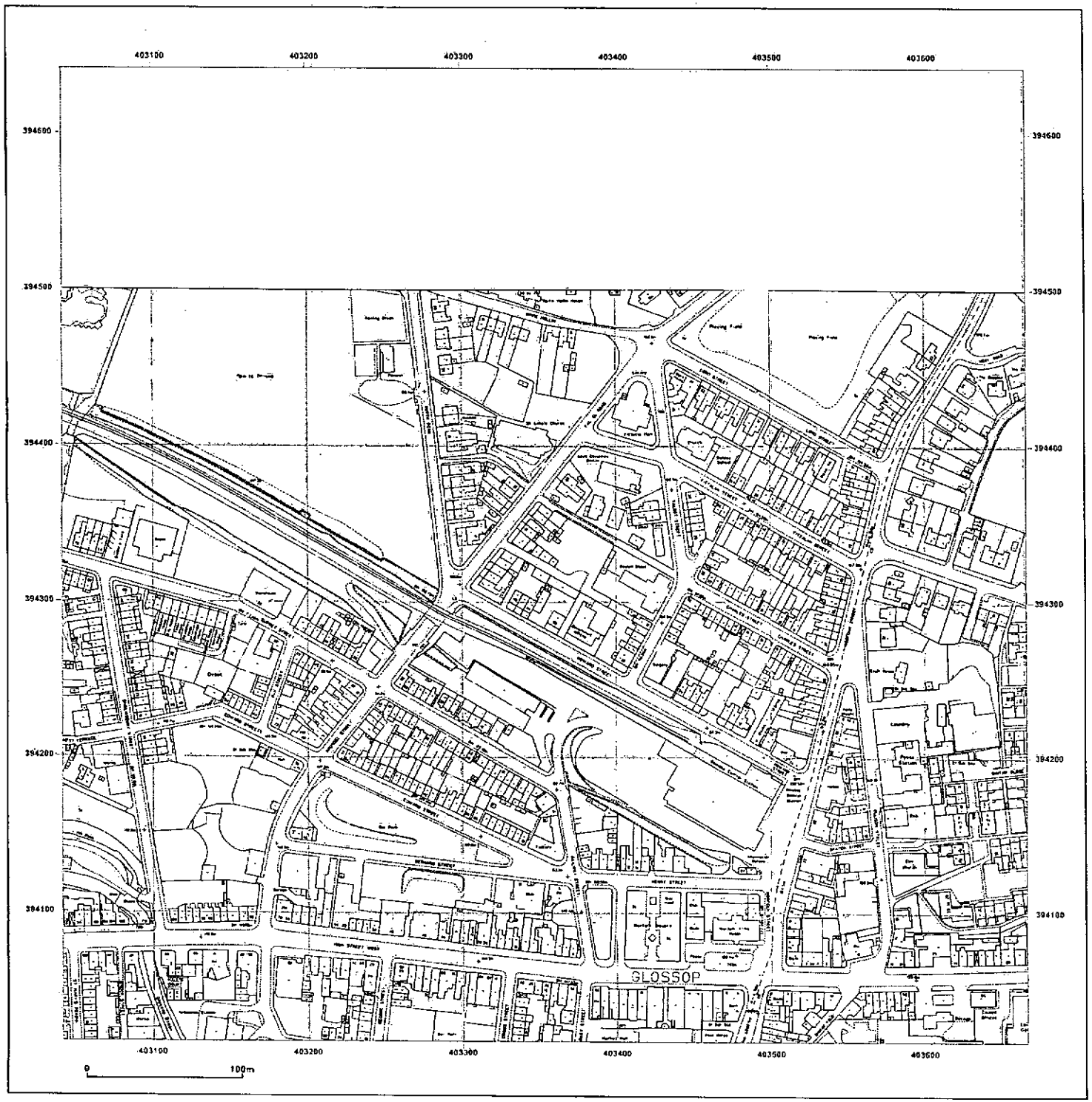
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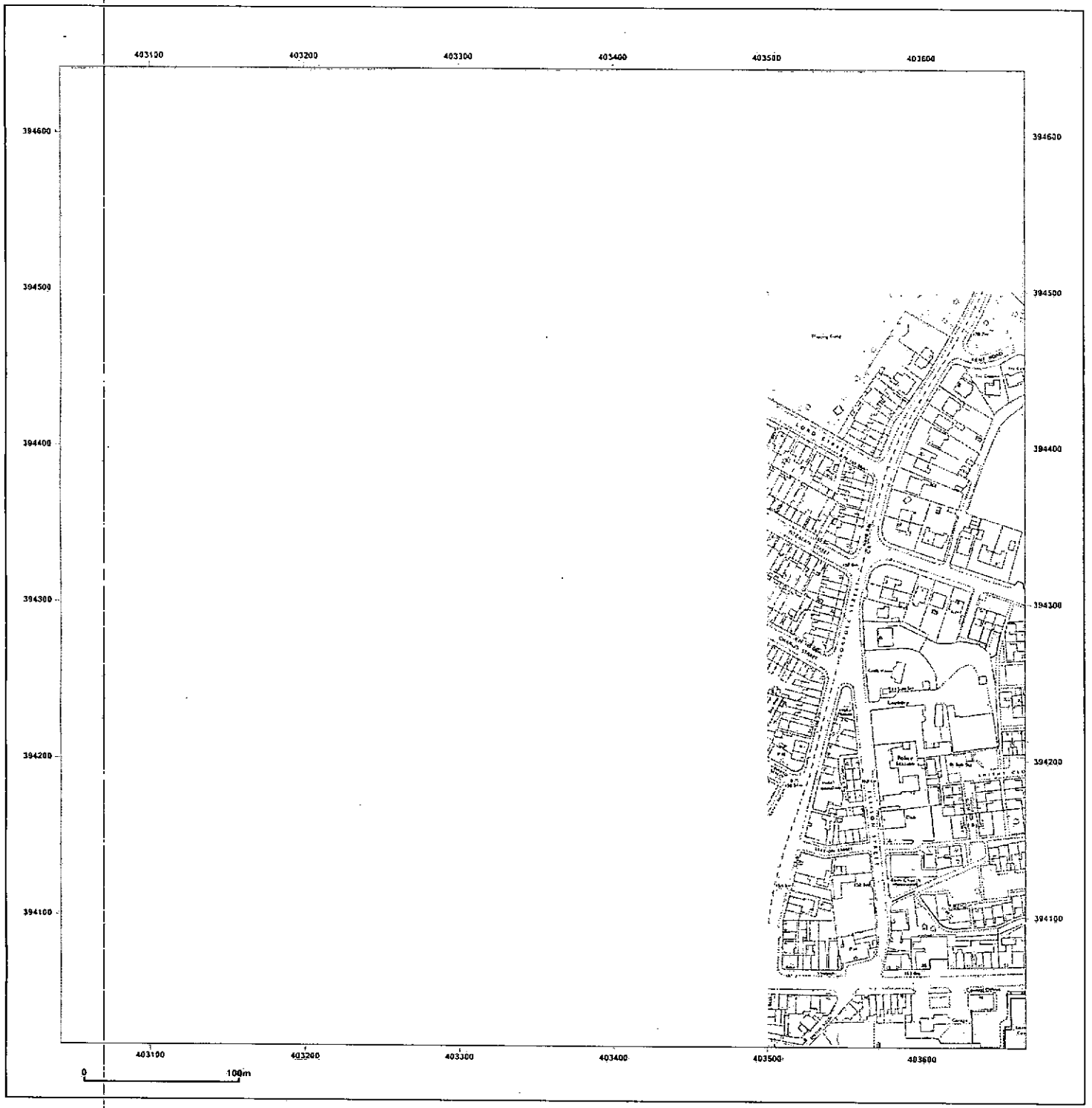
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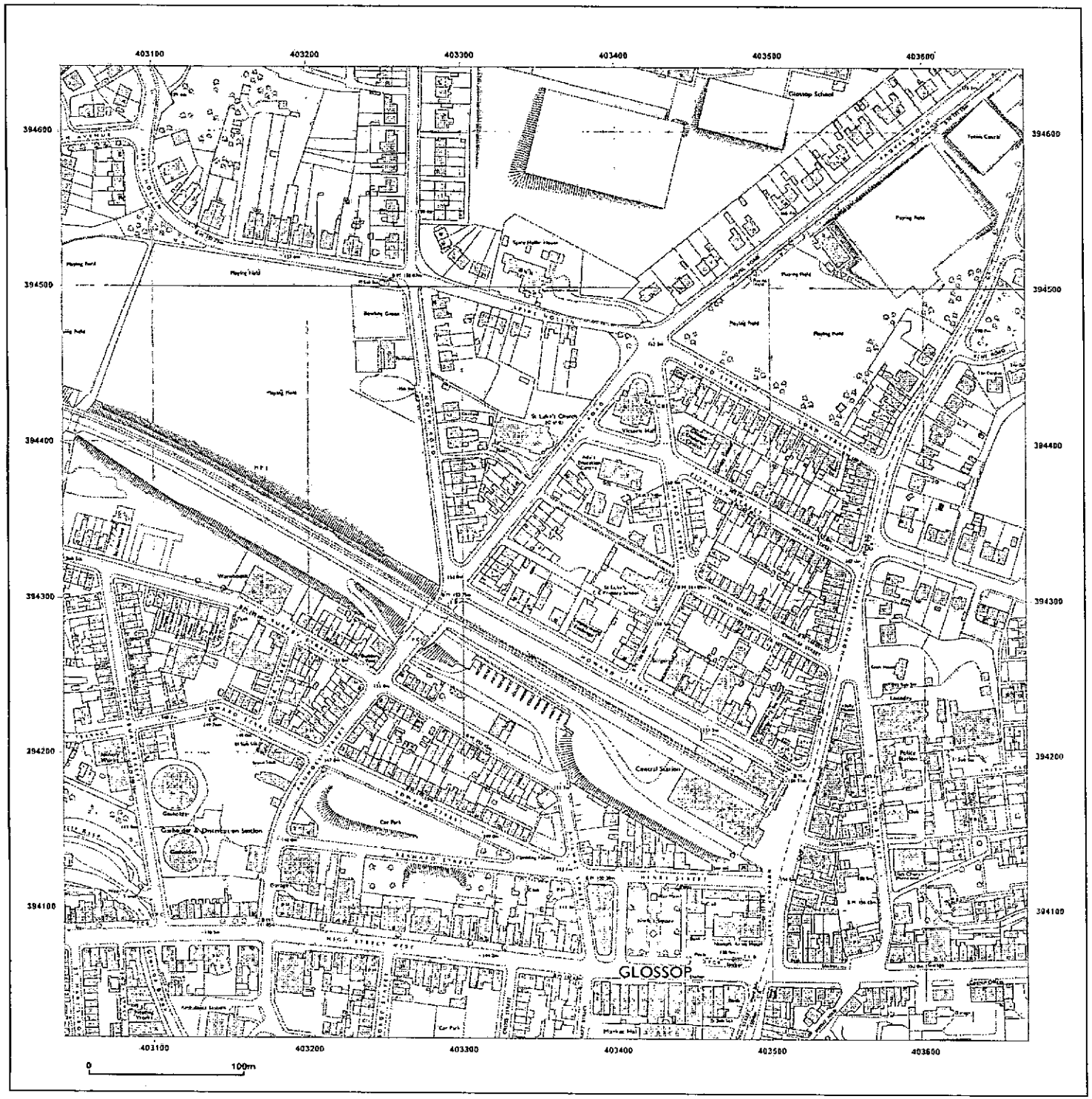
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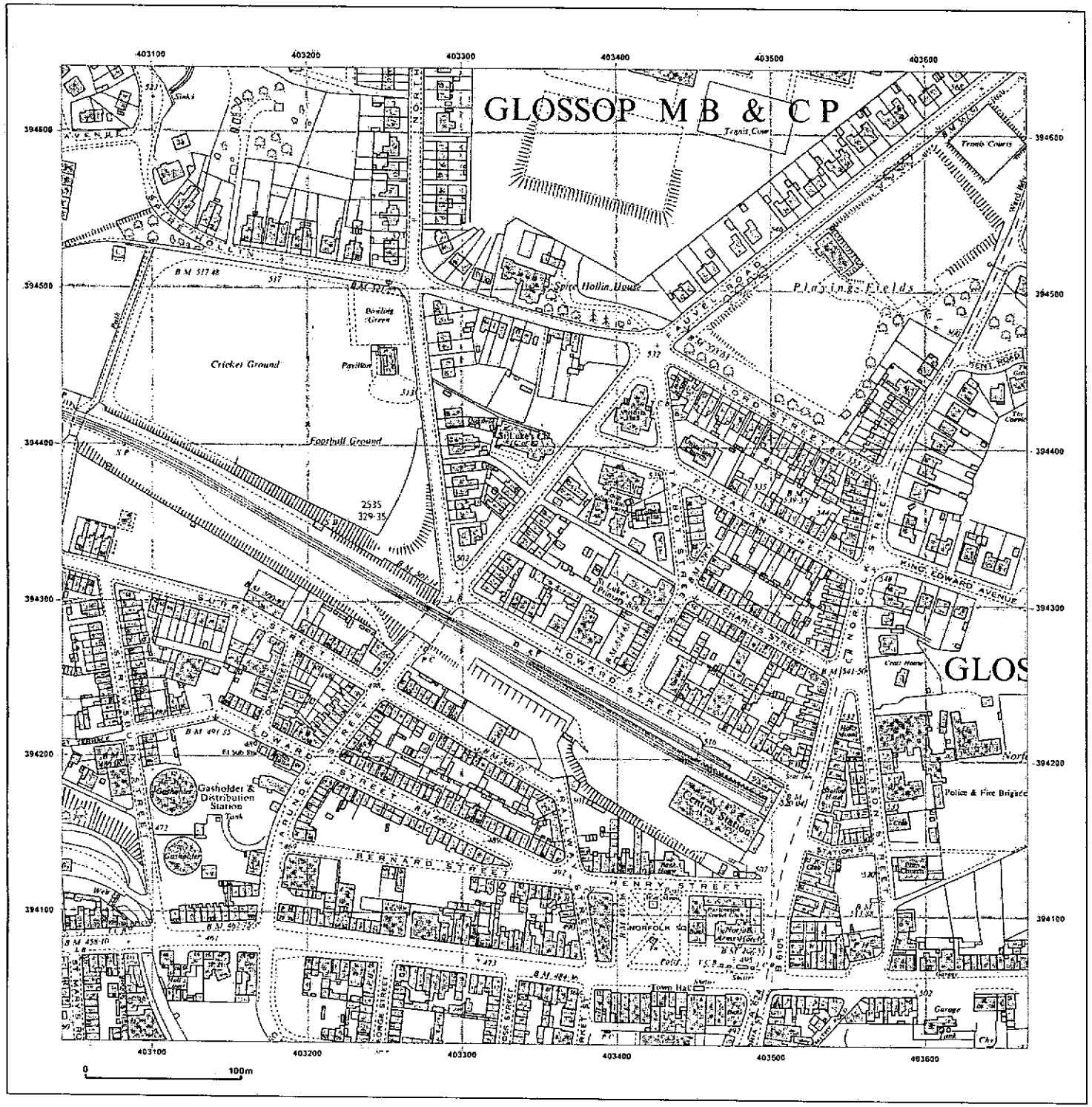
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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

11A,FAUVEL ROAD,GLOSSOP,
SK13 7AR

Client Ref: 41645
Report Ref: HMD-444-1263877
Grid Ref: 403354, 394329

Map Name: County Series
Map date: 1898
Scale: 1:2,500
Printed at: 1:2,500

N
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Surveyed 1898
Revised 1898
Edition N/A
Copyright N/A
Levelled N/A

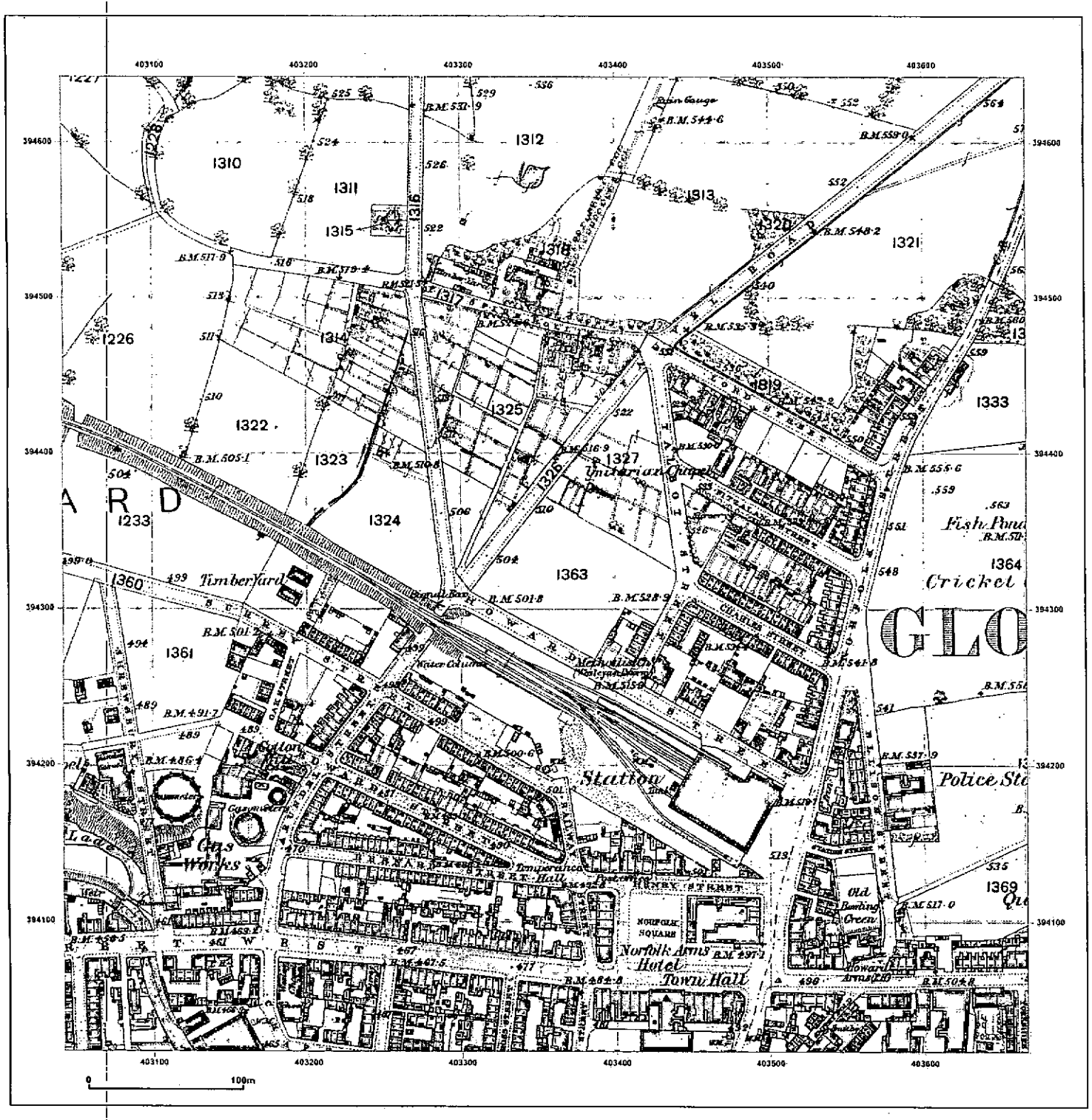
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GroundSure
ENVIRONMENTAL INSIGHT

Site Details:

11A,FAUVEL ROAD,GLOSSOP,
SK13 7AR

Client Ref: 41645
Report Ref: HMD-444-1263877
Grid Ref: 403354, 394329

Map Name: County Series
Map date: 1881
Scale: 1:2,500
Printed at: 1:2,500

N
W E
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Surveyed 1881
Revised 1881
Edition N/A
Copyright N/A
Levelled N/A

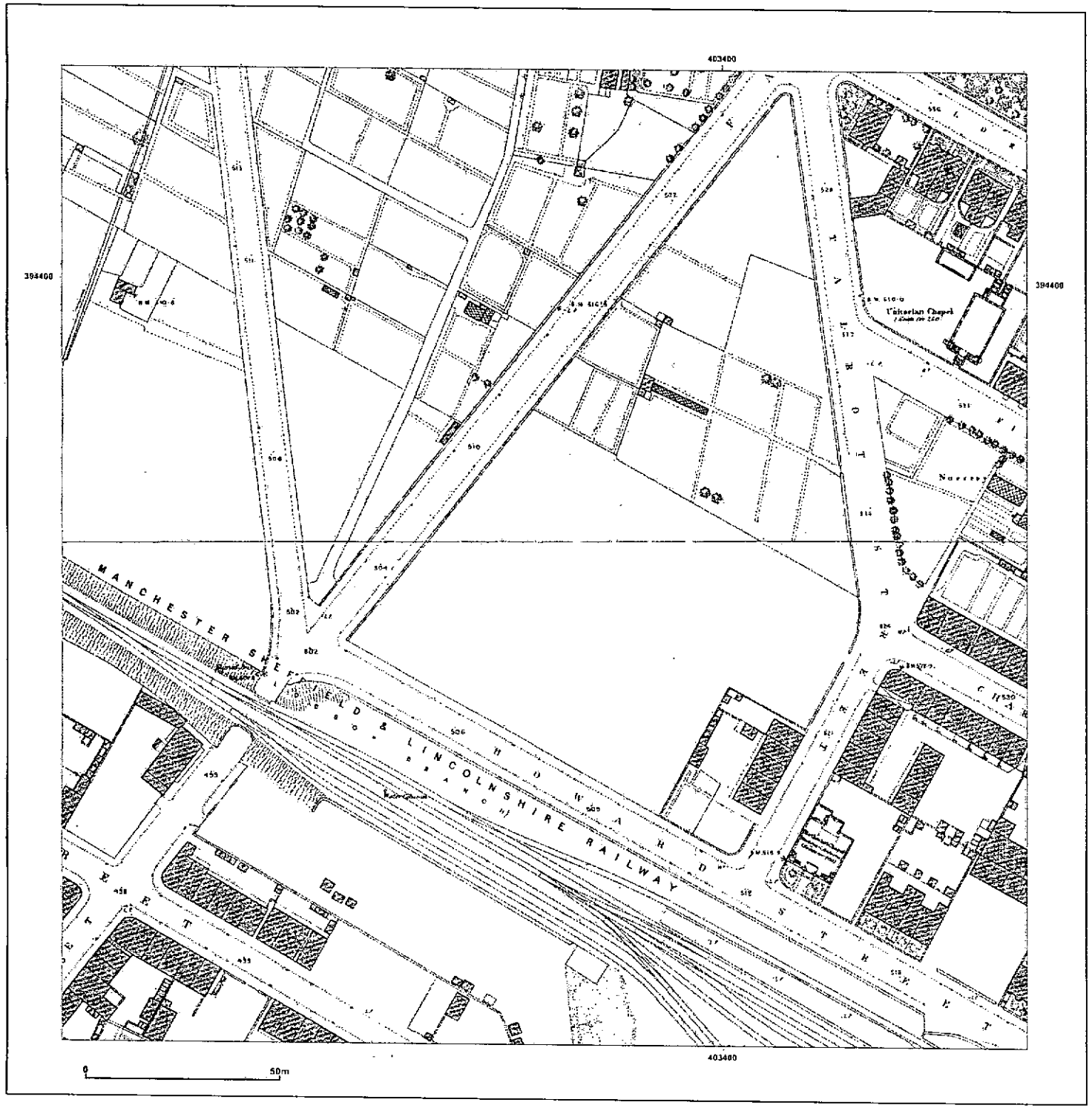
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ENVIRONMENTAL INSIGHT

Site Details:

11A,FAUVEL ROAD,GLOSSOP,
SK13 7AR

Client Ref: 41645
Report Ref: HMD-444-1263877
Grid Ref: 403354, 394329

Map Name: County Series Town Plan
Map date: 1880
Scale: 1:500
Printed at: 1:1,000

N
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Surveyed N/A
Revised N/A
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