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Client: Louise Rogers

Preliminary Contamination Risk Assessment

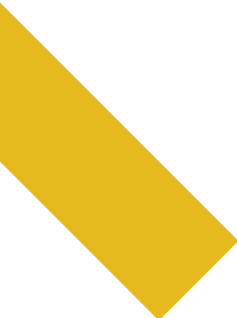
Land at: Priory Hotel, Abbots Road, Leek. ST13 6EX

Consultant:
Mrs Anita Punchard.

Consultant in Contaminated Land: KIWA

Ref: 1037/LCR

Report Date: 09/11/2021



Executive Summary

Punchard Surveying Ltd have been commissioned by Louise Rogers to undertake a contamination risk assessment of parcel of land located off Abbots Road, Leek. ST13 6EX. The site has planning permission for 2 4 bedroomed residential dwellings.

The property is located in the western end of Leek with other residential property and commercial buildings such as hotels, pubs etc. The site is adjacent to priory Hotel premises.

It is proposed by the client to complete the full works as described within the planning application ref: SMD/2019/0573 It is proposed to construct x2 4 bedroomed dwellings within the site area as granted by the planning authority.

In order to start the works onsite it is a requirement that any potential risks from contaminated land is explored and actioned if necessary. The first stage in identifying potential risks is the completion of a Phase I (Desktop Study) Contamination Risk Assessment. This report aims to fulfil this purpose by identifying and assessing any potential contamination affecting the site in accordance with DEFRA's and the Environment Agency's 'Model Procedures for the Management of Land Contamination (CLR 11)' and NPPF (particularly paragraphs 109 (fourth and fifth bullet points) and 120 of this document).

The 2nd stage has already been completed which is to test the materials which are currently on the site.

The purpose of the Preliminary Risk Assessment is to develop an initial conceptual model of the site and establish whether or not there are potentially unacceptable risks posed by contaminative sources from either historical or current, and either on-site or off-site previous land uses which may be affected by the proposed development. Using recognised national guidance, a Desktop Study has been undertaken on the site utilising many different information sources to gain an understanding of any historical or current risks to the site.

Site observations have been made to confirm the findings of the Desktop Study and also to observe any potential risks associated with the site or surrounding land that may not have been previously recorded. This information together with that collated during the Desk Study exercise has been used to gain an understanding of the site setting and potential risks to future land users. A Preliminary Environmental Risk Assessment has considered all the relevant Receptors, potential Pathways, and Sources of contamination and assessed these for the level of risk posed to the site and future site users. In accordance with current guidance this information has been used to develop a Conceptual Site Model (CSM) for the site.

By researching the site thoroughly and understanding the potential risks posed for the new development, the conceptual model of the site has been carefully developed.

After gaining a thorough understanding of the site and potential risks, it has been determined that there are no likely significant pollutant sources given the new proposed use as a residential plot. Therefore, as no significant on-site sources have been identified, and no odd-site potential risks then no further assessment is recommended.

The report is based on the assumption by the author that the Local Planning Authority will follow guidance detailed in the NPPF where for all development involving disturbance to land, the LPA would impose a Condition requiring the reporting of all other instances of contamination currently unreported found during the course of development. Should

instances of previously unreported contamination be found then the submission for approval of an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

1.0 INTRODUCTION

Punchard Surveying Ltd have been commissioned by Louise Rogers to undertake a contamination risk assessment of parcel of land located off Abbots Road, Leek. ST13 6EX. The site has planning permission for 2 4 bedroomed residential dwellings.

The property is located in the western end of Leek with other residential property and commercial buildings such as hotels, pubs etc. The site is adjacent to priory Hotel premises.

It is proposed by the client to complete the full works as described within the planning application ref: SMD/2019/0573 It is proposed to construct x2 4 bedroomed dwellings within the site area as granted by the planning authority.

The purpose of this Preliminary Risk Assessment report is to gather information on the site to develop an initial conceptual site model (CSM) and establish whether or not there are any potentially unacceptable risks posed by either current or historical use of the land or the surrounding area which may affect the proposed development.

The Preliminary Risk Assessment report was undertaken based on Desk Study findings utilising publicly available data, along with data sourced directly and indirectly from various providers including the Environment Agency, the Local Authority, the British Geological Survey, The Coal Authority and Ordnance Survey. This has allowed characterization of the site with respect to its Geology, Hydrology, Hydrogeology, History and Environmental Setting. The Site Characterisation has been undertaken in general accordance with the procedures identified within CLR11 – Model Procedures for the Management of Land Contamination (Environment Agency) and R & D Publication 66:2008. All site procedures are undertaken using the Code of Practice set out in BS 10175:2011.

Predominantly these procedures relate to 'past' contamination, and assume that legislative controls such as Pollution Prevention and Control authorisations control current potentially polluting activities. Emphasis is therefore upon historic site use and how this may affect potential future users of the site should the proposed development plans be realised. In accordance with CLR11 a Preliminary Environmental Risk Assessment contained in this report has considered all the relevant Receptors, potential Pathways, and Sources of contamination and assessed these for the level of risk posed to the site and future site users. In accordance with current guidance the information has been used to develop a Conceptual Site Model (CSM) for the site. All Pollutant Linkages must be present and the consequent linkage must be established in order to determine the requirement and scope of any future geo-environmental investigation.

This report has been prepared for Louise Rogers in relation to the parcel of land located off Abbots Road, Leek. ST13 6EX. Reasonable skill and care has been exercised in preparation of this report in accordance with the technical requirements of the brief.

2.0 SOURCES OF INFORMATION

This report draws upon many different information sources in order to gain a full understanding of the environmental setting of the site. These are summarized below:

2.1 Internet Sources

British Geological Survey Borehole Database
Environment Agency Pollution Inventory Database
Multi-Agency Geographic Information for the Countryside Database 1:50,000 British Geological Survey Digital Map of Great Britain www.old-maps.co.uk

2.2 Reports

Groundsure Enviro + Geo insights.

KIWA Coal Tar Test report.

2.3 Site Observations

Site observations have been made on 09th November 2021 and photographic evidence is provided in Appendix B. KIWA report is also attached at the end of the report. From the historic aerial Photos you can see that since at last 1999 the site has been used for a car park as shown in figures below.

3.0 SITE RECONNAISSANCE

3.1 Site Location

The parcel of land is located off Abbots Road, Leek. ST13 6EX

The property is located in the western end of Leek with other residential property and commercial buildings such as hotels, pubs etc. The site is adjacent to priory Hotel premises.



Figure 1 – Recent Aerial photo.

Recent aerial photograph



Figure 2 - 2015 Aerial Photo.

Recent site history - 2015 aerial photograph



Figure 3 – 2006 Aerial Photograph.

Recent site history - 2006 aerial photograph



Figure 4 – 2001 Aerial Photo.

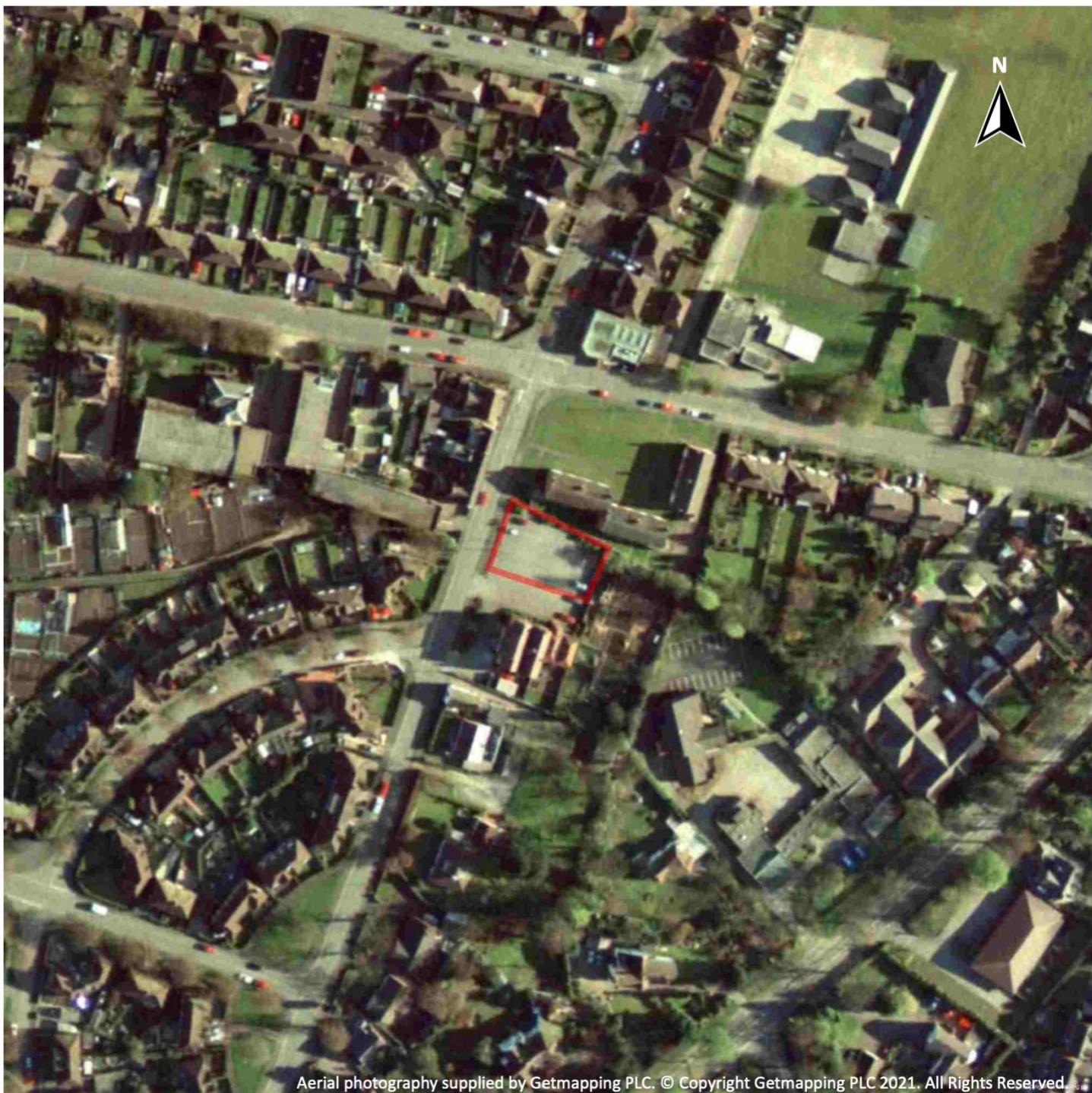
Recent site history - 2001 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

Figure 5 – 1999 Aerial Photo.

Recent site history - 1999 aerial photograph



Aerial photography supplied by Getmapping PLC. © Copyright Getmapping PLC 2021. All Rights Reserved.

3.2 Site Access

There is good access into the site from Abbots road from the east of the site.

3.3 Site Description

The site consists of a rectangular parcel of land measuring 0.6ha. The plot is located west of leek centre.

The site is accessed via a drop kerb drive from the highway which provides access to the large hardstanding area across the site. This surfacing appears to be relatively recent and in a good condition. The plot has been used as part of the Priory Hotel Carpark. The hardstanding is all of tarmac surfacing and has been for many years.

3.3.1 Site Topography

The site is flat with only a minor fall it towards the main highway.

3.3.2 Structures

There are currently no structures on the plot.

3.3.3 Surfacing

All external areas of the proposed development site have been inspected. No evidence of any staining or stored materials which could lead to significant staining were noted across external areas of the site.

3.3.4 Vegetation

There is no vegetation present at the site. No evidence of Japanese Knotweed or other invasive species was recorded.

3.3.5 Underground and Aboveground Storage Tanks.

No evidence was observed which would suggest that any above or below ground fuel tanks are present on the site.

3.3.6 Raw Material and Chemical Use and Storage

No evidence of potentially harmful raw material or chemical use and/or storage was observed at the site at the time of the survey.

3.3.7 Solid Wastes

No materials were observed which may be potentially harmful to the environment of other users of the site.

3.3.8 Hazardous and Industrial Waste

No potentially hazardous industrial wastes have been observed. The site does not operate any process which is likely to use or generate hazardous substances.

3.3.9 Air Emissions

No evidence of significant air emission sources was observed.

3.3.10 Wastewater / Sewers

Wastewater from the adjacent site (Priory Hotel) currently connects to main drainage.

3.3.11 Stormwater

Stormwater from the site building (Priory Hotel) appears to be directed to drains beneath the site.

3.3.12 Asbestos Containing Materials (ACM)



No certified asbestos survey was undertaken as part of this assessment as it was felt it was not needed due to no structures being on the site. No discarded materials suspected of containing asbestos were observed within the proposed development area.

3.3.14 Ionising Radiation

No evidence of Ionising Radiation sources were made at the site.

3.3.15 Spills and Releases

No direct evidence of recent evidence of any spills or releases has been observed.

3.4 Surrounding Land Use

3.4.1 North

The site is bordered to the north at a lower level by a road and then new development dwellings.

3.4.2 East

The site is bordered to the east by a abbots road with dwellings running through the area.

3.4.3 South

The site is located adjacent to the Priory Hotel and its carpark.

3.4.4 West

The site is bordered to the west by a parcel of land used for unknown purposes, potentially allotments or open space.

4.0 CURRENT LAND USES

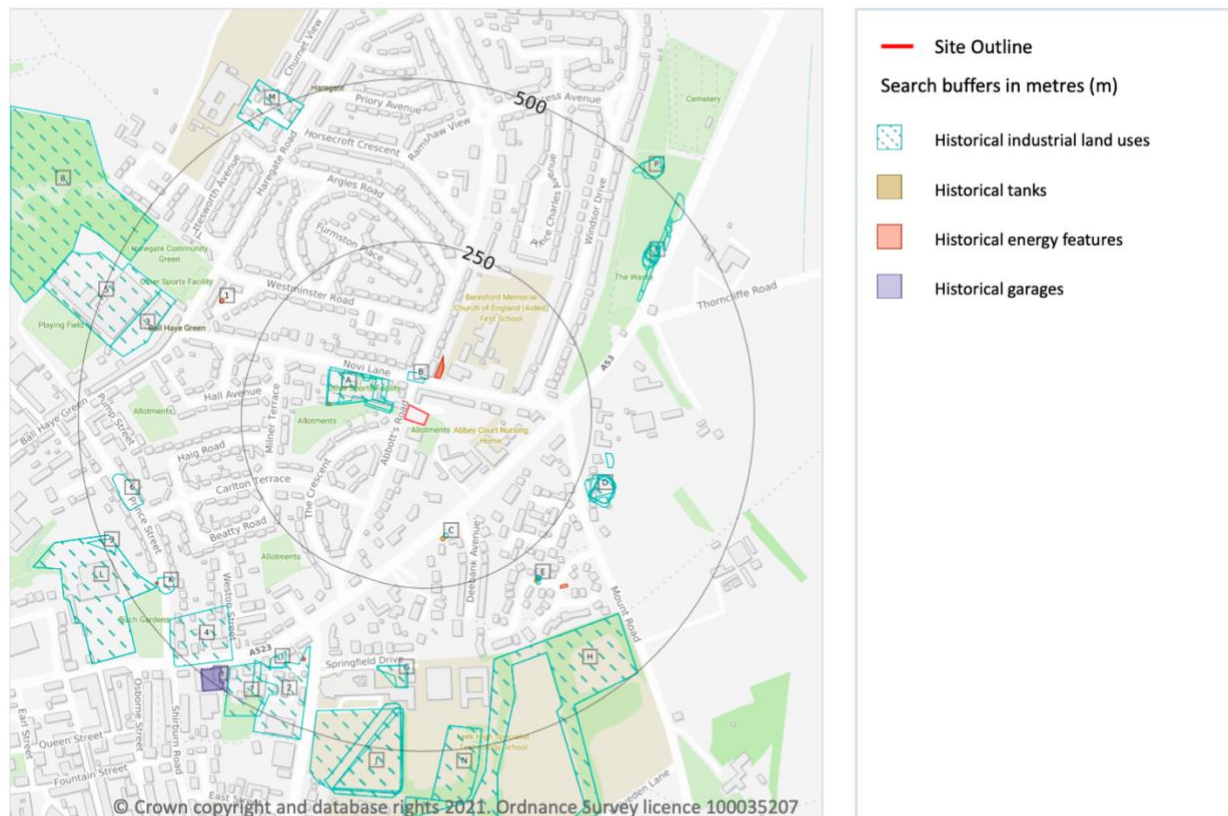
4.1 Current Site Use

The site is currently used as a car parking area and has been used by the Priory hotel since at least 1999. A large area of land located adjacent to the plot is laid to hardstanding and used for parking for vehicles of the Priory Hotel still.

4.2 Potentially Contaminative Current Surrounding Land Use

The following records of current potentially contaminative land uses are located within 250m and 500m of the site:

1 Past land use



1.1 Historical industrial land uses

Records within 500m

48

Potentially contaminative land use features digitised from historical Ordnance Survey mapping at 1:10,000 and 1:10,560 scale, intelligently grouped into contiguous features. To prevent misrepresentation of the size of historical features at any given time, features are only grouped if they have similar geometries within immediately preceding or succeeding map editions. See section 2 for a breakdown of grouping if required. Grouped and the original un-grouped features can be cross-referenced across sections 1 and 2 using the 'Group ID'.

5.0 HISTORICAL LAND USES

5.1 Site and Surrounding Area Historical Land Use

5.1.1 Site Observational Evidence

The site currently comprises of a carpark area which has been in situ since at least 1999 as shown on the historic aerial view. The remainder of the site is laid to hardstanding like the plot and also has been used for carparking for the Priory Hotel. Site observations reveal that the site is likely to have only been used for this purpose since 1999, however before this it is unknown. No inspection pits, fuel tanks or similar is present to indicate that repair work is carried out.

No other evidence was presented to give any information on previous use of the site.

5.1.2 Historical Maps Assessment

A number of historical maps have been reviewed for the site and reviewed for potential evidence which may indicate potentially contaminative land uses for either the site or surrounding land within 250m of the site. Copies of the historical Aerial photos are provided above.

The historical aerial views show since 1999 to the present day the area has been used for carparking and has been tarmacaded since this date.

6.0 CONCLUSIONS AND RECOMMENDATIONS



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A full Preliminary Risk Assessment and Coal tar test sampling assessment has been undertaken at the site to assess all potential contaminative sources and any applicable pollutant Pathways which may give rise to adverse impact to future users of the site.

Following a site walkover conducted on 09th November 2021 a conceptual model of the site was developed which demonstrates that after careful consideration there are no significant potential pollutant linkages present.

Given the residential dwellings proposals for the site, expected users of the site should not be exposed to any significant undue risk from contamination as part of normal operation of the site.

The report is based on the assumption by the author that the Local Planning Authority will follow guidance detailed in the NPPF where for all development involving disturbance to land, the LPA would impose a Condition requiring the reporting of all instances of contamination found during the course of development. Should instances of previously unreported contamination be found then the submission for approval of an assessment of the risks and proposed remediation scheme will be submitted to the Local Planning Authority.

The report is supplied subject to our standard terms and conditions and these should be read alongside the reports attached in appendix 1 & 2.

Appendix 1- Groundsure Enviro & Geo Report.



Appendix 2 – KIWA Coal Tar Report.