

Conceptual Site Model Development:

Site Setting	
Background	<ul style="list-style-type: none"> • The site is a former manufacturing site, • Proposals for development to commercial distribution or light industrial use. • The site was first developed in the 1950's and went through phases of rationalisation during the 1960's and 1970's. • Two phases of intrusive investigation following desk study • Limited access - one gate to the site, which is accessed via an existing residential area. • The site has a perimeter security fence. • The site is mainly flat but lower lying than the surrounding areas as it sits in river valley. • Adjoining residential area to the west which is higher than the site. • Buildings remain on-site. • Although earmarked for demolition and in a poor state of repair, a number of machine bases, pits and sumps are visible in the former manufacturing areas. • All services remain live at the site. • Above ground tanks are present and have been emptied, cleaned and degassed.
Investigations	<ul style="list-style-type: none"> • Access limited – site still active • One round of groundwater monitoring and sampling • Soils samples recovered from window sampling & trial pits • Ground conditions – Made Ground (0.5 - 3.0m bgl), underlain by limited thickness of clayey sands and gravels (River Terrace Gravels) and low permeability clay (4.0 - 5.0m bgl) • Shallow groundwater – either in deeper MG or underlying RTG perched above clay • Localised hydrocarbon contamination in soil and groundwater in south of site • Chlorinated hydrocarbons in soil an groundwater in access yards close to main manufacturing area (which could not be accessed) • A number of investigation locations failed on obstructions • No reported evidence of DNAPL or LNAPL • Subsequent DQRA produced based on a number of conservative assumptions

A summary of the findings of the ground investigation is presented as follows and in **Appendix A**.

Appendix A



