

Site Setting	
Background	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.
lassa di madiana	
Investigations	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

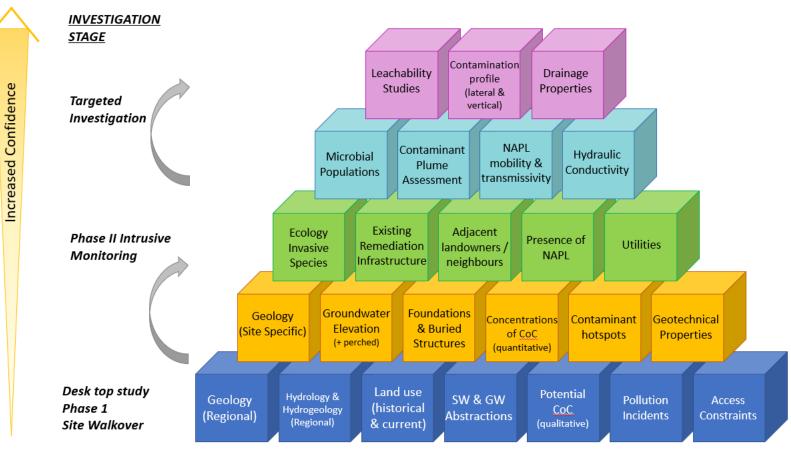
Conceptual Site Model Development:

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





RemSoc



CSM – solid foundation for your understanding