

| Site Setting | |
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| 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 |

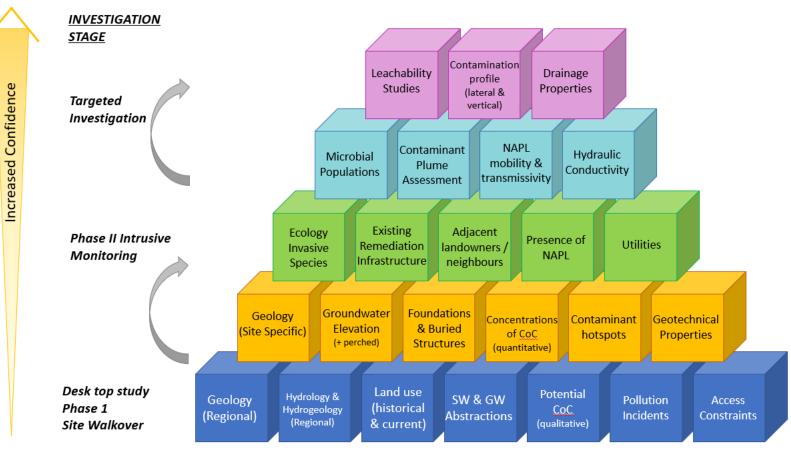
Conceptual Site Model Development:

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





RemSoc



CSM – solid foundation for your understanding