

It is understood that the proposed development includes the construction of a manufacturing and technology centre. The development will also include a large lake to the north of the structure. Potential future receptors are:

- Site workers (construction phase),
- End users of the Site,
- New infrastructure, buried pipes and services,
- New structural foundations,
- Future landscaping and planting,
- Surface water features,

7.5 Preliminary Contaminated Land Risk Assessment

A Preliminary Contaminated Land Risk Assessment has been developed for the Site and is summarised in Appendix B. The initial findings of the assessment suggest the following:

RISK TO HUMAN HEALTH DURING CONSTRUCTION

The general risk to site workers during the construction phases is considered to be **Low to Negligible** across the Site, as there is little likelihood of potential hazards or sources of contamination being encountered.

However, the risk to site workers from localised and previously unrecorded Asbestos is calculated to be **Moderate to Low**, although the likelihood of asbestos being encountered is very unlikely and therefore the risk can be considered **Negligible**.

Risks identified with regards to potential contamination could be dealt with using appropriate normal PPE and suitable hygiene facilities and standard Site rules.

RISK TO HUMAN HEALTH POST-CONSTRUCTION

The potential risk to human health, from possible contamination sources present on the Site that might affect end users of the development, are calculated to be **Moderate to Low**, although the likelihood of any contamination being encountered is very unlikely and therefore the risk can be considered **Negligible**.

RISK TO LOCAL ECOLOGY & LANDSCAPE PLANTING

The risk from potential contaminants present on the Site that might affect ecological receptors is calculated to be **Low** although the likelihood of any contamination being encountered is considered very unlikely and therefore the risk can be considered **Negligible**.

RISK TO SURFACE WATER & GROUNDWATER

The potential risk to water receptors from leachable contaminants and contaminants within the groundwater beneath the Site are considered to be **Low** given that ashy waste material has been identified within the shallow soils in the south of the Site which could potentially leach to the underlying groundwater.

RISK DUE TO GROUND GAS

The potential risk to end users and buildings from natural produced ground gases is calculated to be **Moderate to Low** although the likelihood of this occurring is very unlikely and therefore the risk can be considered **Negligible**.

RISK TO BUILDING FABRIC

The potential risk to building fabric from sulphate is considered to be **Moderate to Low** due to the occurrence of naturally high levels of sulphates within the underlying soils.