



Phase I Preliminary Risk Assessment

Land South-East of 10 Penrose, Penrose Lane, St Ervan

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EXECUTIVE SUMMARY

Objectives

Wheal Jane Consultancy was commissioned by Atelier 3 on behalf of Ms K May to undertake an environmental risk assessment for a proposed development.

Site Setting

Current Use	The site is currently an overgrown margin of an agricultural field and is situated to the south-east of the property 10 Penrose.
History	The site has been part of an agricultural field since the early Ordnance Survey maps were produced. The property at 10 Penrose Lane was constructed by the time of the production of the map in the year 2000. The surrounding area is predominantly agricultural in character, the village of Penrose is situated to the west. Former small quarries were worked in the wider area. Further afield St Merryn Airfield was operational during the first half of the 20 th Century.
Geology	The geological map indicates that the site is underlain by the Trevoze Slate and Rosenum Formation – Slate and Siltstone of Devonian age formed between 372 and 393 million years ago.
Controlled Waters	The site possesses a very low RoFRaS Flood Rating (Risk of Flooding from Rivers and the Sea).
Radon	The planned development is within an area where less than 1% of properties are above the action level for Radon.

Conclusions

The following pollutant linkages have been assessed in the Conceptual Site Model:

- Contamination risk from natural geology (radon) has been assessed as Low.
- Contamination risk from farming activities has been assessed as Low.
- Risk of contamination from historic quarries has been identified as Low.
- Risk of contamination from a former landfill (including possible ingress of gas) has been identified as Low.
- Contamination risk from former corn mills, orchards and a smithy has been assessed as Low.

In the absence of a significant source of contamination, it can be concluded that this site is suitable for its intended future use and that no further investigation will be required.

Recommendations

- No radon protective measures are considered necessary for the proposed development.
- It would be prudent to commission a preliminary ecological survey prior to development, owing to the presence of established Cornish hedges.