

# STONEHOUSE & CO

## ARCHITECTURAL DESIGN

### PHASE 1 GROUND INVESTIGATION

Wood Mill Yard, Todmorden

**Stonehouse & Co. Ltd**

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Halifax

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## **Purpose of the report**

This report has been prepared to assess the environmental risks based on a walkover survey at the site at Wood Mill Yard . This report has been prepared with data provided by a third party so no liability will be accepted for errors in these reports. It is recommended this report is used to facilitate a phase 2 intrusive ground investigation to establish the risks noted.

### **1.1 Walkover Survey**

The site itself is a flat concrete yard used for storing demolition salvage.

### **1.2 Adjacent land uses**

The site is bounded by;

North - Railway line & Railway Wall

West & East- Scrub land of no defined use with trees etc

South - A646 Burnley Road

### **1.3 Site History**

A review of historical maps indicates that the Site has been used as a yard for many years.

### **1.6 Contamination**

As a result of the historical and current use of the Site, there is a high risk of contaminants being present.

### **1.7 Coal Mining**

There is coal mining standing advice within the area.

## **2. ENVIRONMENTAL RISK**

According to the Environment Act contaminated land is defined as that which is in such a condition that;

- Significant harm is being caused or there is a significant possibility of such harm being caused.
- Pollution of controlled waters is being, or is likely to be caused.

Further defined as;

- Chronic or toxic effect, serious injury or death to humans
- Irreversible or other adverse harm to the ecological system
- Substantial damage to / or failure of buildings
- Disease or physical damage to livestock or crops
- Pollution of controlled waters “any waters contained in an underground strata” as well as surface waters

The possible risks should be assessed following a source - pathway - receptor approach.

*Contaminant* - hazardous substance or agent with the potential to cause harm or damage to a receptor

*Pathway* - the means by or through which the contaminant comes in to contact with or effects the receptor

*Receptor* - an entity (human being, aquatic environment, flora and fauna etc) that is vulnerable to the adverse effects of the contaminant

For this site:

**Risk 1 - contaminated ground from previous land uses**

Contaminant - Based on this the risk of contamination based on past / present uses are HIGH (use as a storage yard for demolition savage / adjacent a railway).

This could directly come into contact with construction workers (pathway) and effect any humans carrying out works (receptor). Unmitigated this could pose a HIGH risk.

However with suitable identification of the type of contamination, relevant construction techniques and PPE for workers (using HSE guidance for construction on contaminated sites) this risk ***can be reduced to LOW***.

With identification of type of contamination, remediation strategy **this risk can be reduced to LOW**.

***It is recommended that a phase 2 report including contamination testing be carried out to identify contamination levels that workers could be exposed to.***

In other areas of the site there are existing hard standings which are to remain - in these areas as the use continues as existing use as a car park / driveway area there is limited chance of contamination coming into contact (pathway)with humans (receptor) so the ***risk is LOW to these areas***.