

26A Wilbraham Road, Fallowfield

Phase 1 Preliminary Risk Assessment

Job Number: LKC 22 1757

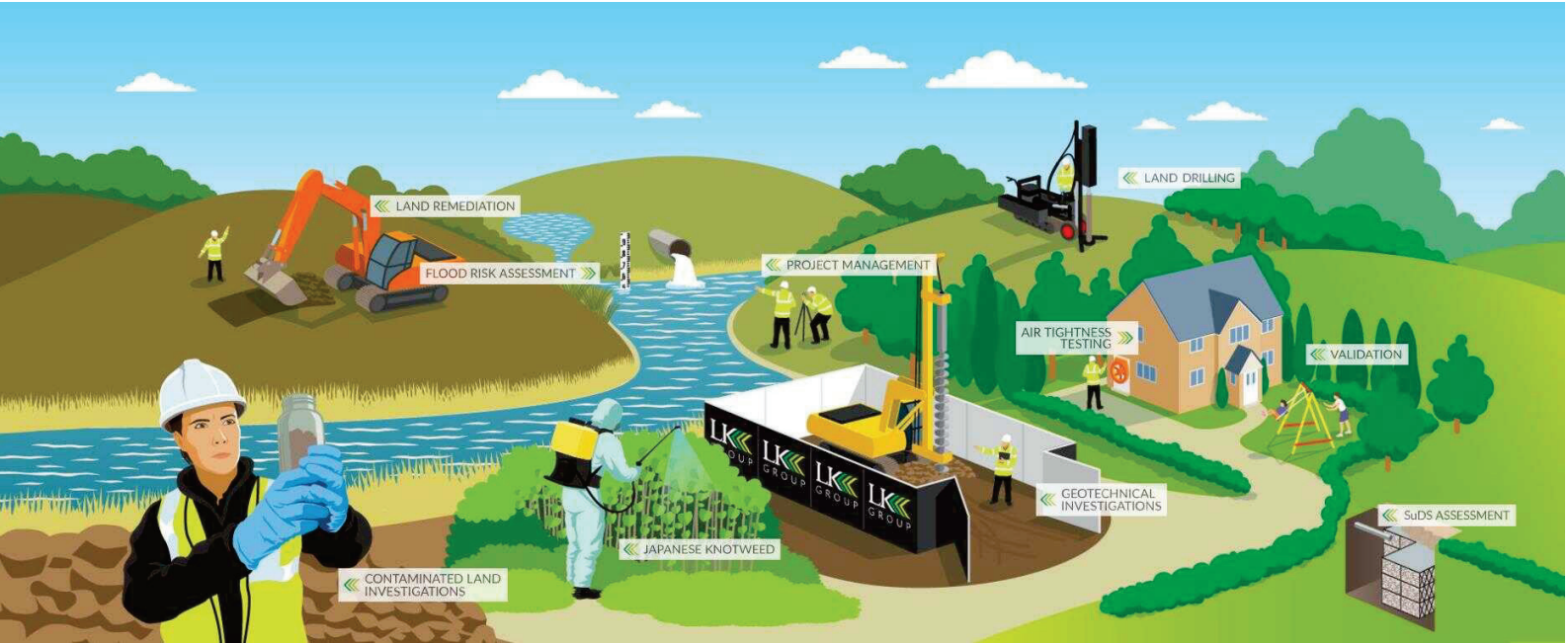
Date: October 2023

Client: Creative People Property Ltd



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DOCUMENT QUALITY ASSURANCE

Site Address	26A Wilbraham Road, Fallowfield, Manchester M14 6JU
Report Title	Phase 1 Preliminary Risk Assessment
Job Number	LKC 22 1757
Client	Creative People Property Ltd

Revision	0	Date of Issue	20/10/2023
Document Ref:	LKC 22 1757-A1-PRA-26A Wilbraham Road R0		
Status	Final		
Written By	Charlie Danby		
Approved By	Ella McLeod, Emma Khadun		

Revision		Date of Issue	
Document Ref:			
Status			
Written By			
Approved By			

Revision		Date of Issue	
Document Ref:			
Status			
Written By			
Approved By			

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1. Introduction

LK Consult Ltd (LKC) has been commissioned to carry out a Phase 1 Preliminary Risk Assessment (PRA) for 26A Wilbraham Road, Fallowfield.

In accordance with current guidance (including LCRM¹ and the National Planning Policy Framework (NPPF)²), the PRA will include a site reconnaissance, site history, geology, hydrogeology, hydrology, mineral search, and a landfill search. Information gathered from the desk study and site reconnaissance will be used to develop a contamination conceptual model for the site.

In addition, the information gathered will be used to identify potential geotechnical constraints associated with the redevelopment of the site.

Based on the findings of this report, an appropriate site investigation can be derived, if required.

A summary of the site details is presented in Table 1-1. Figure 1 indicates the site location and boundary plan. Figure 2 indicates the proposed development.

Location	To the north of the junction between Hart Road and Wilbraham Road, Fallowfield, Manchester. Centred at National Grid Reference 385060E 394130N.
Area	2,500m ² .
Topography	35-36 metres above ordnance datum (AOD). Site is approximately level.
Current Site Use	Nursery with associated outdoor play areas and soft landscaping. Car park present in southeast of site, which is shared with Education First International Language Centre. Trees present along southern, western and northern site boundaries.
Proposed Development	Residential apartments including soft landscaping and associated infrastructure.

Table 1-1: Summary of site details.

2. Historical Review

In compiling the site history, LKC consulted Envirocheck historical mapping (Appendix A) and aerial photography.

Table 2-1 summarises features on site. Table 2-2 summarises potentially contaminative land uses within approximately 50m and potentially infilled features within approximate 250m.

Site Features	Location on Site	Dates Present		Comments
		From	To	
Field Boundary	Centre	1848	1848	No longer present by 1891.
Trees	N	1891	1893	No longer present by 1894.
Access Road	SE	1891	1999	No longer present by 2000 aerial photograph.
4no. Glasshouses	Centre	1907	1923	No longer present by 1934.
Education Facility	NE	1934	1999	Building adjacent to the east extended into site by 1934 mapping. Extension no longer present by 1957 and smaller extension present in east of site. Extension present in west of site by 1980. Extensions no longer present by 2000 aerial photography.
Unreferenced building	Centre	1980	1999	No longer present by 2000 aerial photography.
Car Park	SE	2000	2023	
Nursery Building	Centre	2000	2023	

Table 2-1: Summary of site features. Dates are based on available historical map editions.

Surrounding Features	Area	Distance (m)	Direction	Dates Present		Comments
				From	To	
Fallowfield Brook		165	SW	1848	1938	No longer present by 1952.
Hawkesmoor House/Education Facility		Adjacent	E	1891	1934	Annotated 'Hawkesmoor' on 1891 to 1934 mapping. Annotated 'Princess Christian College' from 1934.
6no. Ponds		140-215	N-NE	1891	1923	5no. no longer present by 1922. 1no. no longer present by 1934.
Paddling Pond		175	NE	1922	1975	No longer present by 1977.
Outdoor Swimming Pool		110	N	1934	1957	No longer present by 1966.
Yachting Lake		170	NW	1934	1975	No longer present by 1977.
Electricity Substation		5	SW	2003	2023	

Table 2-2: Summary of potentially contaminative features within 50m and potentially infilled features within 250m. Dates are based on available historical map editions.

3. Environmental Setting

A summary of environmental settings is presented in Table 3-1, based on a review of available environmental data.

Categories ^(data sources)			Details
Geology ^{1, 2}	Artificial Ground		No BGS recorded artificial ground.
	Superficial Deposits		Devensian Till (diamicton).
	Bedrock		Chester Formation (sandstone).
	BGS Logs (100m)		None.
Hydro-geology ¹	Aquifer Designation	Superficial	Secondary Undifferentiated Aquifer.
		Bedrock	Principal Aquifer.
	Source Protection Zone (SPZ)		Total Catchment (Zone 3).
	Groundwater Abstractions (100m)		None.
Hydrology ^{1, 3}	Surface Watercourses (100m)		Un-named pond in Platt Fields Park, 96m N.
	Flooding Risk		Flood Zone 1.
	Surface Water Abstractions (100m)		None.
	Discharge Consents (onsite)		None.
	Pollution Incidents (onsite)		None.
Minerals Mining ^{1, 4} &	Coal Mining		Not within a Coal Reporting Area. Not within a Development High Risk Area.
	Surface Mineral Extractions (250m)		None.
	Non-Coal Mining Area		No Hazard.
Ground Stability ¹	Collapsible Ground		Very low hazard.
	Compressible Ground		No hazard.
	Ground Dissolution		No hazard.
	Landslide		Very low hazard.
	Running Sand		Very low hazard.
	Shrinking / Swelling Clay		Very low hazard.
Landfill Sites (250m) ¹	Known / Registered		None.
	Potentially Infilled Land (non-water and water), based on Envirocheck Report		7no. features: 20m W, 65m S, 163m SW, 173m NW, 183m E, 218m NE, 243m NE.
	Potentially Infilled Sites, based on LKC historical review		10no. features: See Table 2-1 and Table 2-2.
Radon Potential ¹			<1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions.

Table 3-1: Summary of the environmental setting.

Notes: Distance in brackets is the distance from site that features are included. Where no distance given, features relate to onsite only.

Data Sources:

1 Envirocheck Report (Appendix A & B).

2 <http://mapapps2.bgs.ac.uk/geoindex/home.html>

3 <https://flood-map-for-planning.service.gov.uk/location>

4 The Coal Authority Web Mapping Services (WMS) / <http://coal.decc.gov.uk/en/coal/cms/publications/data/map/map.aspx>.

Categories ^(data sources)		Details
Designated Sites (50m) ¹		None.
Contemporary Trade Directory (50m) ¹		None.
Fuel Station Entries (50m) ¹		None.
Unexploded Ordnance Risk (UXO) – Zetica Risk Map ⁵	Zetica Risk Map	Bomb Risk: Moderate. Strategic Targets: None identified within 100m.
	Pre-Desk Study Assessment	A detailed desk study, whilst always prudent, is not considered essential in this instance.

Table 3-2 (continued): Summary of the environmental setting.

Notes: Distance in brackets is the distance from site that features are included. Where no distance given, features relate to onsite only.

Data Sources:

1 Envirocheck Report (Appendix A & B).

5 Zetica UXO Unexploded Bomb Risk Map and Pre-Desk Study Assessment (Appendix C).

4. Site Reconnaissance

A site reconnaissance was carried out on 10th October 2023. Hand dug trial holes were undertaken in accessible areas to confirm the shallow ground conditions.

Relevant features identified on site are summarised below:

- The entrance to the site is through a gate off Wilbraham Road.
- A single-storey nursery building is present in the central area of site, with associated play areas to the north and south.
- The south-east of the site is occupied by a car park for EF Language School (located to the north-east of site) and the nursery. The car park comprises tarmac in good condition.
- The play areas associated with the nursery comprise soft play surfacing.
- Soft landscaping is present along the southern site boundary with several mature trees present.
- Several mature trees are also located also present along the western and northern site boundaries.
- The site boundary is variable in nature, with the majority of the east and south edges consisting of chest height stone walls and/or trees. The western edge features wooden fencing before further trees and stone walls, with >2m height stone walls forming the northwestern boundary. The site is separated from the language school adjacent to the east with a combination of >2m tall wooden fencing and 1m high metal fencing, with a break in the latter to provide access to the car park.
- The site is relatively level, with banks sloping up to site boundaries.
- The nursery is an active and secure site with multiple gates less than 2m wide. Passage to the rear of the site is via the eastern side of the building, which is narrow and less than 1m wide.
- Bin storage is present on the southern edge of site, to the west of the site entrance.
- Services were identified on site, including lamp posts, drains and service covers.
- No tanks or spillages were identified.
- No evidence of significant contamination was identified.

The surrounding area comprises:

- EF International Language Campus to the north-east.
- Residential apartments to the east.
- Wilbraham and Carrington Road to the south.
- Hart Road to the south-west.
- The SEO Consultant Agency and car park to the north-west.

Hand dug pits were carried out in 2no. locations and are summarised in Table 4-1.

HD101	HD102
0.00-0.30m Made ground (gravelly sand with frequent brick fragments, occasional glass, ash, coal and rootlets).	0.00-0.30m Made ground (silty gravelly sand with occasional brick, ash, clinker).
0.30-0.50m Made ground (sand and gravel with occasional glass and ash).	0.30-0.60m Made ground (sand and gravel with occasional brick fragments, ash, and glass).

Table 4-1: Hand dug pit logs.

Site photographs are provided in Table 4-2.

	
Photograph 1: View of site access from across Wilbraham Road, facing N.	Photograph 2: View across car park, taken facing W.
	
Photograph 3: Bin storage in the south of the site.	Photograph 4: Soft landscaping in the south of site.
	
Photograph 5: View of hand dug pit, taken facing N.	Photograph 6: Southern side of nursery building, taken facing W.

Table 4-2: Site photographs.

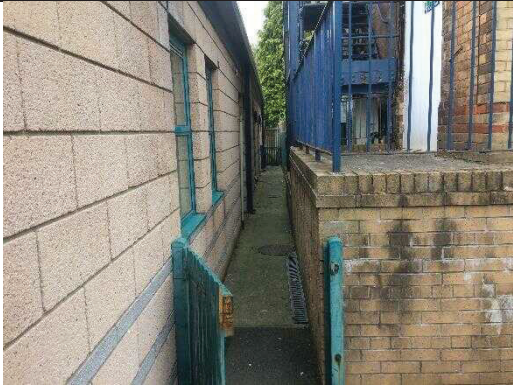
	
Photograph 7: Access along eastern side of nursery building. Taken facing N.	Photograph 8: Rear of nursery building, taken facing N.

Table 4-3 (continued): Site photographs.

Site features are also shown on Plate 4-1.



Plate 4-1: Plan showing relevant site features.

5. Preliminary Conceptual Model

5.1. Introduction

The aim of the conceptual model is to provide a preliminary assessment of the likelihood of a pollutant linkage for each potential combination of contaminant, pathway, and receptor. A conceptual model can be used to make an informed decision on the contamination risks associated with the site and whether further site investigation work is required.

The sections below are therefore divided into potential contaminant, potential pathway and potential receptor as described in LCRM³, on the premise that, if there is no pollutant linkage, then there will be no risk to the receptor. The final section provides an assessment of the potential pollutant linkages that may still be present on the site if redevelopment were to occur.

5.2. Potential Contaminants

Potential viable contamination sources are detailed in Table 5-1. These are split into onsite sources, offsite sources and underlying geology.

Potential Source	Contaminants
On site	
Made ground below some or all of site (e.g., site levelling, former buildings, field boundary, trees)	Assuming predominantly reworked natural soils with possible demolition rubble and ash: asbestos, heavy metals, sulphates, petroleum hydrocarbons, PAHs ⁴ . Ash noted in the site reconnaissance. Unknown depth of made ground. If organic / putrescible material: Hazardous gas (principally carbon dioxide and methane).
Education Facilities	Assuming a boiler house has been present: petroleum hydrocarbons (fuels/oils) and heavy metals, sulphates, PAHs (waste ash and clinker) ¹⁷ . Not anticipated to be a significant source of contamination assuming ongoing maintenance.
Demolished buildings (extensions to education facility, glass houses)	Asbestos containing material (ACM). Glass houses: no significant pesticide use expected therefore no contamination source anticipated.
Car Park/Formal Access Road	No significant contamination source anticipated.
Current Building	No significant contamination source anticipated.
Surrounding Area	
Current electricity substation (post 1980s)	Assuming ongoing maintenance, hardstood ground and no Polychlorinated biphenyl (PCBs) use: no significant contamination anticipated.
Landfills / offsite potentially infilled features within 250m	Given size, distance and age of features, there is not considered to be a source of hazardous gas (principally carbon dioxide and methane).
Underlying Geology	
Radon Affected Area	<1% of homes above Action Level. No protective measures are necessary in the construction of new dwellings or extensions. No further consideration required.
Superficial / Bedrock	Glacial Till over Chester Formation Sandstone. No significant contamination sources identified.

Table 5-1: Potential contamination sources.

5.3. Potential Receptors

Potential receptors are detailed in Table 5-2.

Receptors	
Human health	Future site users (including residents, visitors, and site workers).
Controlled waters	Pond 96m north (given distance from site, not considered to be a significant receptor). Principal Bedrock Aquifer, Secondary Undifferentiated Aquifer.
Buildings.	
Potable water pipes.	

Table 5-2: Potential receptors.

5.4. Potential Pathways

Potential pathways are detailed in Table 5-3.

Pathways		
Soil	Human health ⁶ (residential land use: apartments with shared landscaping)	Ingestion of soil. Ingestion of soil-derived indoor dust. Dermal contact with soil. Dermal contact with soil-derived indoor dust. Inhalation of soil-derived outdoor dust. Inhalation of soil-derived indoor dust. Inhalation of vapours outside. Inhalation of vapours inside. Omitted as no private gardens: ingestion of contaminated home-grown produce and ingestion of soil attached to home-grown produce.
Soil	Windblown dust and fibres to adjacent receptors.	
Soil	Direct contact with receptors (services).	
Groundwater	Infiltration into the ground, through potentially contaminated material (contamination possibly going into solution).	
Groundwater and gas	Migration through potentially permeable strata and preferential pathways. Superficial (Till) likely to be low permeability. Bedrock (sandstone) likely to be relatively permeable. Preferential pathways: services.	
Gas	Migration into buildings (e.g., via services) and accumulation of gases in confined spaces (potentially causing explosion if methane is present).	

Table 5-3: Potential pathways.

5.5. Preliminary Contamination Conceptual Model

The Preliminary Contamination Conceptual Model is illustrated in Table 5-4.

Generic potential pollutant linkages are described along with an assessment of the risk based upon guidance on probabilities and consequences outlined in CIRIA C552⁷.

In order to assess the potential risk for each pollutant linkage, an assessment of the magnitude of the potential consequence (severity) of the risk occurring and the magnitude of the probability (likelihood) of the risk occurring has been considered and classified. This is based on the guidance provided in CIRIA C552 and further details including a risk matrix is provided in Appendix D.

The probability is based on the site history, site reconnaissance, environmental setting, pathways, and receptors.

Reasonable worst-case consequence has been assumed at this stage.

Where LKC identified a low to very low risk, targeted or low-density intrusive investigation work, a watching brief (during construction work) or no investigation work will be recommended. This will be dependent on the nature of the site and the proposed development.

Where the risk falls into the moderate/low risk, LKC will undertake an assessment to establish what further work will be required.

Where LKC identifies a moderate or higher risk, intrusive investigation work or precautionary remediation is recommended.

Recommendations are discussed further in Section 7.

Due to the minor consequence associated with the phytotoxic effect to flora (i.e., loss of plants in a landscaping scheme), the overall risk for the majority of sites will be very low to low. Where soils contain significant concentrations of heavy metals, in general there will other pollutant linkages (i.e., the risk to human health) that will trigger the requirement for remediation (e.g., a clean environmental cover system). As such the risk to flora associated with phytotoxic contaminants will not be considered further.

The risk to buildings associated with elevated sulphate will be considered as part of the geotechnical assessment and will not be included in the contamination risk assessment.

It should be noted that there may be risk from short term exposure from contaminated soil to site workers. The Preliminary Contamination Conceptual Model deals with long term exposure to key receptors. Acute risks can be easily mitigated by good environmental management of the site during site works. Standard health and safety precautions (as per HSE guidance⁸) should be adopted by all workers involved with site enabling and construction works. Therefore, this receptor is not considered in the contamination conceptual model.

PL	Contaminants of Concern (source)	Pathway	Receptor	Probability	Consequence	Risk
1	Asbestos, PAHs, metals (made ground, demolished buildings)	Dermal contact. Inhalation of soil, fibres, and dust. Ingestion of soils, dust. Windblown dust.	Future site users.	Low Likelihood	Medium	Moderate / Low
2	Naphthalene (made ground)	Inhalation of vapours. Migration via permeable strata and preferential pathways.	Future site users.	Low Likelihood	Medium	Moderate / Low
3	Hazardous gas: methane, carbon dioxide (unknown depth of made ground)	Migration via permeable strata and preferential pathways. Inhalation of gas. Explosion in confined spaces.	Future site users. Buildings.	Unlikely	Severe	Moderate / Low
4	PAHs, metals (made ground)	Surface run-off. Migration via permeable strata and preferential pathways. Perched waters migration.	Groundwater	Unlikely	Medium	Low
5	Naphthalene (made ground).	Permeation of pipes. Ingestion of tainted water supply.	Future site users. Water pipes.	Low Likelihood	Medium	Moderate / Low

Table 5-4: Preliminary Contamination Conceptual Model.

Notes: PL = Pollutant Linkage. Contaminant of Concern (CoC) - See Table 5-1 for contamination sources. See Section 7 for recommendations.

6. Preliminary Geotechnical Risk Assessment

Table 6-1 summarises the possible geotechnical constraints of the site, based on the site history, environmental settings and site reconnaissance. Investigation work will be required to confirm the risks and provide a detailed geotechnical assessment and foundation design.

Coal Mining	Site is not within a Development High Risk Area. No further assessment required.
Slope Stability	Site is relatively level. No further assessment required.
Envirocheck Ground Stability Hazards	No very low hazard identified. No further action required.
Made Ground	Unknown depth and constituent of made ground across the site. Possible in ground structures from previous developments.
Superficial	Unknown strength of soils for foundation design. Strata may be variable giving differential settlement.
Bedrock	Unknown depth to bedrock.
Groundwater	Unknown depth and variability of groundwater. Shallow / fluctuating groundwater can affect the strength of the soil, particularly in granular ground. Shallow groundwater can also affect construction works.
Plasticity	Presence and plasticity of clay deposits if present should be confirmed, particularly where trees are present or proposed, to identify the shrink / swell risk.
Sulphate	Unknown sulphate content of the made ground and natural. Ash noted in the made ground which may give rise to elevated sulphate.
Road / Pavement Design	Unknown CBR values for footpath and road design.

Table 6-1: Summary of geotechnical constraints.

7. Summary Conclusions and Recommendations

7.1. Summary Conclusions

Table 7-1 summarises the site details, historical review, environmental settings and site reconnaissance.

Current Site Use & Pertinent Features	Nursery with associated outdoor play areas and soft landscaping. Car park present in southeast of site, which is shared with Education First International Language Centre. Trees present along southern, western and northern site boundaries.
Proposed Development	Residential apartments including soft landscaping and associated infrastructure.
Main Historical Features	Onsite: Field Boundary, Trees, Access Road, Education Facility Extension, Nursery Building, Car Park. Surrounding Area: Education Facility, Ponds, Lakes, Swimming Pool, Electrical Substation.
Geology / Hydrogeology	Artificial: No BGS recorded artificial. Superficial: Devensian Till (Diamicton). Secondary Undifferentiated Aquifer. Bedrock: Chester Formation (sandstone), Principal Aquifer.
Landfills / Infilled ground	No recorded landfills. Potentially infilled ground identified.

Table 7-1: Summary of site details, historical review, environmental settings and site reconnaissance.

A preliminary contamination conceptual model has been produced by LKC, which is summarised in Table 7-2.

Pollutant Linkage	Contaminants	Risk
PL1: Contaminants posing a risk to receptors via dermal contact, ingestion and inhalation (of soil, dust, and fibres).	Asbestos, PAHs, Metals	Moderate/Low
PL2: Volatile contaminants posing a risk to receptors via the inhalation of vapours.	Naphthalene	Moderate/Low
PL3: Gas posing a risk to buildings and receptors via the migration of gas into building causing explosion and asphyxiation.	Hazardous Gas / Ground Gas: methane, carbon dioxide	Moderate/Low
PL4: Mobile contamination posing a risk to controlled waters via the migration through permeable strata.	PAHs, Metals	Low
PL5: Organic contaminants posing a risk to receptors.	Naphthalene	Moderate/Low

Table 7-2: Summary risk table.

A preliminary geotechnical assessment has been carried out by LKC. Table 7-3 summarises the geotechnical constraints.

Made Ground	Unknown depth of made ground across the site.
Superficial	Unknown strength of soils for foundation design.
Bedrock	Unknown depth of bedrock below the site.
Groundwater	Unknown depth and variability of groundwater.
Plasticity	Plasticity of clay deposits should be confirmed if present.
Sulphate	Unknown sulphate content of the made ground and natural.
Road / Pavement Design	Unknown CBR values for footpath and road design should be calculated.

Table 7-3: Summary of geotechnical constraints.

Based upon the available information, LKC conclude there is a viable contamination risk and therefore further assessment is recommended.

7.2. Recommendations

Recommendations are provided in Table 7-4.

Contamination Status	There is sufficient information on the potential contaminative status of the site to allow conditional approval of a planning application, based on the proposed end use detailed in the PRA.
Further Assessment Recommendations	Phase 2 intrusive investigation required. Phase 2 investigation to be carried out in line with current guidance, including BS10175 ⁹ , BS5930 ¹⁰ CIRIA C665 ¹¹ , RB17 ¹² and BS8485 ¹³ . 'Exploratory investigation': 1 sample per 25-50m square centres. Or 'detailed investigation': 1 sample per 10-25m square centres. Plus, targeted investigation locations in areas of concern (contamination and geotechnical). 'Exploratory investigation': 1 sample per 25-50m square centres. Or 'detailed investigation': 1 sample per 10-25m square centres. Plus, targeted investigation locations in areas of concern (contamination and geotechnical). To be agreed with the local authority.
Local Authority Approval	Conditional planning approval is likely to require an agreed detailed scope of work.
Type of Investigation Work	Boreholes.
PL 1, 2, 5	Intrusive investigation work recommended to confirm ground conditions across the site. Testing of contaminants of concern based on preliminary conceptual model and field observations (PID tests and visual / olfactory evidence).
PL 3	Intrusive investigation required to confirm ground conditions. If significant depth of made ground / organic or putrescible material identified, gas monitoring or precautionary gas protection measures may be required. Gas monitoring: monitoring wells to be installed in boreholes, monitoring frequency and period subject to anticipated risk.
PL 4	No further assessment required.
Reporting	Information from the above can be used to carry out a contamination and geotechnical assessment and provide a remediation strategy for the site.

Table 7-4: Recommendations.

Further considerations are summarised in Table 7-5.

Unexploded Ordnance	A low risk from unexploded ordnance (UXO) has been identified following a PDSA. A detailed desk study is not deemed necessary given the level of risk.
Waste Characterisation	As part of earthworks, the classification of the soils will be required to determine the most appropriate waste disposal route.

Table 7-5: Further considerations.