

Table 1: Post-Phase 2 Investigation Revised Conceptual Site Model Risk Assessment

Relevant Pollutant Linkages			Phase 1 Preliminary Risk Assessment				Revised Post Phase 2 Risk Assessment			
Source/Hazard	Pathway	Sensitive Receptor	Consequence	Likelihood	Preliminary Risk Classification	Comments	Consequence	Likelihood	Risk Classification	Comments
Inorganic/organic substances in soils & groundwater	Direct contact (Ingestion & Dermal) Inhalation of soil dust Internal and external inhalation of organic vapour Migration of organic contaminants into plastic water supply pipes Ingestion of site grown vegetables	Human Health Future site users	Medium	Likely	Moderate	Laundry use of the site may have resulted in the presence of chlorinated solvents in the ground. Some ground contamination may also have resulted from other historic uses.	Medium	Unlikely	Low risk	No evidence to suggest laundry use or the presence of VOCs or other organic substances in the ground was identified during the Phase 2 Investigation. The QRA did not identify any substances at concentrations that exceeded the HHAC.
	Soils leaching to groundwater Perched water discharge to groundwater Lateral groundwater flow	Controlled Waters Groundwater	Medium	Likely	Moderate	Sensitive groundwater resources are present beneath the site but are not utilised in close proximity.	Medium	Unlikely	Low risk	No significant evidence to suggest the presence of ground contamination was gathered as part of the Phase 2 investigation. The proposed residential use is considered very unlikely to result in significant additional impacts on controlled waters in the site vicinity.
	Groundwater discharge to surface waters Direct surface run-off	Controlled Waters Surface water	Medium	Unlikely	Low risk	Surface water is not present in close proximity.	Medium	Unlikely	Low risk	
Asbestos fibres/fragments in shallow soils	Inhalation of soil dust Direct contact (Ingestion & Dermal)	Human Health Future site users	Medium	Low Likelihood	Moderate to low	ACMs may be present in made ground/shallow soils at the site.	Medium	Unlikely	Low risk	No visual evidence for asbestos was identified during the Phase 2. No soil samples contained detectable asbestos.

Aggressive ground conditions	Direct contact with contaminated soils & pore water	BBM&S Buildings, building materials and services	Medium	Unlikely	Low	-	Medium	Unlikely	Low risk	-
------------------------------	---	--	--------	----------	-----	---	--------	----------	----------	---

Note: Identified Very Low and Low risks are considered acceptable for the redeveloped use

BBM&S: Buildings, building materials and services.

The PRA does not specifically consider risks to construction workers during the development who may come into contact with site soils. Protection of workers should be achieved via routine precautions and compliance with relevant construction health and safety statutory/non-statutory guidance and codes of practice.

