

Preliminary Risk Assessment

Site: Rear of 83–95 Wendover Road, M33 9EG

Proposal: Construction of 8 residential flats

Purpose: Discharge of contaminated land planning condition

1. Site Context

The development area lies to the rear of an existing parade of mixed residential and light-retail units. The land comprises hardstanding, small service yards, and pockets of previously undeveloped ground. No industrial uses have historically occupied the site.

The proposed end use (residential) is considered sensitive, but the site's long-term use has been low-intensity and non-industrial.

2. Site History (Summary)

A review of available historical mapping and local records indicates:

- No past industrial activity on the site
- No fuel storage, workshops, depots, or contaminative processes
- Surrounding land uses have been predominantly residential and small-scale commercial
- No landfills or known contamination sources within the immediate vicinity

The site has remained stable in character for several decades.

3. Environmental Setting

- Underlying geology and groundwater conditions are typical for the area and do not indicate elevated sensitivity
- No surface water features nearby
- No abstractions or protected groundwater receptors within relevant distances

4. Potential Contaminant Sources

Given the site's history and use, only **very low-level, generic urban contaminants** could be present, such as:

- Minor made-ground beneath hardstanding
- Occasional hydrocarbons from vehicle parking
- Localised waste handling associated with small retail units

These are common across urban backland sites and are not considered significant.

5. Conceptual Site Model (CSM)

Sources: None of significance identified

Pathways: Standard soil contact and dust inhalation pathways

Receptors: Construction workers and future residents

Overall assessment: No credible pollutant linkages of concern.

6. Risk Assessment Conclusion

Based on the desk-based review, site history, and current land use, **there is no reason to anticipate any significant contamination** that would pose a hazard to:

- Construction workers
- Future residents
- Groundwater or the wider environment

The site has no industrial legacy, no recorded contaminative uses, and no identified off-site sources capable of affecting the development area.

The proposed residential use is therefore considered **compatible with the site's condition**, and no intrusive investigation is deemed necessary at this stage.

7. Recommendation

It is concluded that the planning condition relating to land contamination can be **discharged on the basis of this Preliminary Risk Assessment**, as the site presents **no identifiable significant risks** requiring further investigation.