

Site Investigation | Risk Assessment

Phase 1 Desk Studies – Land Contamination Assessment Reports for Planning Applications

Introduction

When planning applications are submitted to the Local Authority it is common practice for them to request, as a minimum, a Phase 1 Land Contamination Assessment (desktop study and site walkover survey) in accordance with DEFRA and the Environment Agency's '*Model Procedures for the Management of Land Contamination, CLR 11*'.

Ecologia are land contamination experts with established close links to property developers, architects, construction firms and Local Authorities, who have appreciated the wide range of professional and contracting services Ecologia has to offer. Ecologia has a dedicated in-house team to deal with Phase 1 Land Contamination Assessments ensuring a fast response to enquiries, quick turnaround times, consistent reports and excellent attention to detail. The scope of the investigation is variable according to the situation being assessed and the proposed eventual use of the site in terms of risk to users and the environment.



Land Contamination Assessment

As standard a walkover survey (visual assessment) is always carried out to ascertain the current condition of the site. Our reports include a review of historical mapping, groundwater vulnerability, geological records, environmental sensitivity, a photographic report and a conceptual site model for the site under investigation and the surrounding area.

Additional Options

If the information from the desk study indicates a potential risk exists on site Ecologia offer the option, with the Phase 1 Reports, of collecting soil samples during the walkover survey, (depending on site access). The soil samples can then be sent for initial testing at a UKAS/MCERTS accredited laboratory, (with prior agreement from the client), to confirm if contamination exists. This additional option reduces the costs of returning to site to collect initial soil samples, speeds up the process of defining the risk and provides a more robust and detailed report. Further investigation may be recommended after this stage especially if there is a risk to controlled waters or to human health.

On completion of the reports a bound copy and electronic copy are issued which are at a standard accepted by Local Authorities.

Where recommendations are made within the Phase 1 Report for further site investigation work a cost proposal can be provided on request. Ecologia undertake site investigations on a wide variety of sites including petrol stations, former gas works, landfill sites, schools and domestic properties for various clients including property developers, insurance companies, mortgage lenders and industries (i.e. petrochemical). Investigations for Part IIA of the Environmental Protection Act 1990 are also carried out for Local Authorities these require a variety of disciplines including human health risk assessments and close liaison with various stakeholders.