Wesson Environmental

Contaminated Land Solutions

PHASE 1 SITE INVESTIGATION

2-4 Queens Road, Hinckley

For

All Cars Repaired Ltd

November 2025

Project No. 001ALCAP1

Prepared by

Wesson Environmental

Telephone 0117 369 0156

Wesson Environmental

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2-4 QUEENS ROAD, HINCKLEY

For

All Cars Repaired Ltd

The material and data in this report were prepared under the supervision and direction of the undersigned.

WESSON ENVIRONMENTAL

Prepared by: Dr. Richard Wesson
Environmental Consultant

24th November 2025

Date

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APPENDICES

1.0 Introduction

1.1 General

Wesson Environmental were commissioned to carry out a Phase 1 Site Investigation of the site located at 2-4 Queens Road, Hinckley.

The report uses documentary data (refs. 1, 2, 3).

The purpose of this report is to assess the potential risks to human, controlled water receptors and to the wider environment arising from past and present land use and naturally occurring features present at or near the site.

1.2 Scope of report

This report aims to identify and address the following issues related to the use of the site for a residential development:

1. The potential presence of any contaminants.
2. Pathways which may feasibly exist between contaminant sources and receptors.
3. Potential impact on human, controlled waters and the wider environment.

The report will conclude with a preliminary risk assessment which will address issues associated with potential contaminants on the site based on the collation of documentary data.

2.0 Site Location and Description

The site is located at National Grid Reference 443138 293842 and covers an area of approximately 0.08 ha.

Current Site Use:

The site comprises a vehicle workshop.

Site Boundaries:

Roads are present to the north and west. Residential properties are present to the south and a park to the east.

Surrounding Site Use:

The surrounding area is predominantly residential.

Storage Tanks:

No fuel tanks are present on the study site.

3.0 Site History

Historical maps have been procured from the Ordnance Survey, which show development of the site and its surrounding area from 1886.

These maps are contained in Appendix B. Please note that maps showing no significant change to the site or surrounding area are not referred to in this section.

Site Area	Date	Scale	Surrounding Area
The site is located on vacant land that may be in agricultural use.	1886	1:10,560	A recreation ground borders the site to the east. Residential properties are present 10m to the north.
A hosiery manufactory is present on the site.	1903	1:2500	A road is present to the west. Residential properties are now present to the south and to the west of the adjacent road with much of the surrounding area having undergone development. A hosiery manufactory is shown 120m to the north west.
	1924	1:2500	A fire station is shown 135m to the north east.
The site is shown as a depot with an additional small building located on the north eastern part of the site.	1961	1:1250	The fire station is shown as disused. The hosiery manufactory now comprises a factory and warehouse. A hospital is now present 150m to the south west.
The site is now shown a vehicle testing station.	1969	1:1250	
The site is shown as a garage and conforms to the current layout. The building on the north eastern part of the site is no longer present.	1987	1:1250	An electricity substation is present adjacent to the eastern boundary.

3.1 Areas of Disturbed Ground

No disturbed ground I indicated on mapping.

3.2 Intended Site Use

The site will be converted to a residential property.

3.3 Historical Industrial sites

3.3.1 Potentially Contaminative Uses identified from 1:10,000 scale Mapping.

47 records found. Nearest:

On site. Hosiery Manufactory. Date: 1923-1950.
136-140m NE. Fire Station. Date: 1923-1950.
156-172m W/180-184m SW. Hospital. Date: 1901-1977.
175m NE. Unspecified Pit. Date: 1886.
177m SE. Nurseries. Date: 1968.

3.3.2 Historical Tank Database

7 records found. Nearest:
151m E. Tank or Trough. Date: 1889.

3.3.3 Historical Energy Features Database

16 records found. Nearest:
On Site. Electricity Substation. Date: 1987-1997.

3.3.4 Historical Petrol and Fuel Site Database

No records found.

3.3.5 Historical Garages

14 records found. Nearest:
On site. Vehicle Testing Station. Date: 1968.
On site. Garage. Date: 1987-1997.

3.3.6 Historical military sites

No records found.

4.0 Geological Setting

4.1 Geology

Current geological maps of the region[2] have been consulted to provide information on geological conditions associated with the site.

Artificial/Made Ground:
No records within 500m.

Superficial Geology:
Superficial deposits comprising Diamicton of the Oadby member is shown underlying the site. Mixed flow is present and permeability is classified as low to moderate.

Bedrock/solid geology:
Bedrock is shown as Mudstone of the Mercia Mudstone Group. Fracture flow is present and permeability is classified as low.

Boreholes:
2 boreholes are shown both located 74m to the north east of the site. This indicates a gravelly clay with sand partings to 15m below ground level (bgl) which is underlain by 16m of sand with seams of clay. This is in turn underlain by Keuper Sandstones (now Helsby Sandstone formation) to 56m bgl after which it is succeeded by a red 'Marl' with gypsum bands to 66m below which further sandstone of the Helsby Formation is present to termination at 167m bgl.

4.1.1 Man Made/ Induced Hazards

Hazard	Risk
BritPits	No records found.
Surface ground workings	6 records found. Nearest: 175m NE. Unspecified Pit. Date: 1886.
Underground workings	No records found.
Non-coal mining	No records found.
Coal Mining	No records found.
Brine extraction	No records found.
Gypsum extraction	No records found.
Tin Mining	No records found.
Clay mining	No records found.
Natural cavities	No records found.
Mining cavities	No records found.

4.1.2 Natural Hazards

Hazard	Risk
Shrinking/Swelling clay	Low
Running Sand	Very Low
Compressible deposits	Negligible
Collapsible deposits	Very Low
Landslides	Very Low
Ground Dissolution	Negligible
Radon	Less than 1% of properties are above the Action Level. No radon protective measures are necessary.

5.0 Environmental Setting

5.1 Hydrology and Hydrogeology

Groundwater:

Superficial deposits are classified a Secondary (Undifferentiated) Aquifer. This is assigned where it is not possible to attribute either category A or B to a rock type. In general, these layers have previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.

Bedrock on is classified as a Secondary B Aquifer. This refers predominantly lower permeability layers which may store/yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.

Groundwater Vulnerability:

An assessment of the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties within a one-kilometre square grid. Groundwater vulnerability is described as High, Medium or Low as follows:

- High – Areas able to easily transmit pollution to groundwater. They are likely to be characterised by high leaching soils and the absence of low permeability superficial deposits.
- Medium – Intermediate between high and low vulnerability.
- Low – Areas that provide the greatest protection from pollution. They are likely to be characterised by low leaching soils and/or the presence of superficial deposits characterised by a low permeability.

The bedrock aquifer on the site is classified as low vulnerability with a flow mechanism of well-connected fractures.

Soils are classified as being intermediate leaching class with an infiltration value of 40-70% and a dilution factor of <300mm/year.

5.1.1 Surface and Groundwater Abstraction Points

1 groundwater abstractions is shown within 1000m:

432m NE. Details: Spray Irrigation – Direct. Status: Historical.

2 surface water abstractions are shown within 1000m. Nearest:

541m S. Details: Process Water. Status: Historical.

No potable water abstractions are shown within 1000m.

5.1.2 Source Protection Zones

No source protection zones are shown within 500m of the study site.

5.1.3 Surface water

No water network records are shown within 250m.

5.1.4 Surface Water Flooding

There are no Risk of Flooding from Rivers and The Sea (RoFRaS) records within 50m of the site.

Ambiental Risk Analytics surface water (pluvial) FloodMap identifies areas likely to flood as a result of extreme rainfall events, i.e., land naturally vulnerable to surface water ponding or flooding and classifies the highest risk on site as negligible.

5.1.5 River and coastal flooding – Flood Zones

There are no flood zones indicated within 50m of the site.

5.1.6 Groundwater flooding

The highest risk on site is classified as low.

5.2 Sensitive Land Uses

Uses within 1km.

Designation	Details
Sites of Special Scientific Interest (SSSI)	No records found.
Ramsar sites	No records found.
Special Areas of Conservation (SAC)	No records found.
Special Protection Areas (SPA)	No records found.
National Nature Reserves (NNR)	No records found.
Local Nature Reserves (LNR)	No records found.
Ancient Woodland	No records found.
Biosphere Reserves	No records found.
Forest Parks	No records found.
Marine Conservation Zones	No records found.
Green Belt	No records found.
Nitrate Sensitive Areas	No records found.
Nitrate Vulnerable Zones (NVZ)	1 record found: On site. Name: River Trent (source to confluence with Derwent). Type: Surface Water. Status: Existing.
World Heritage Sites	No records found.
Areas of Outstanding Natural Beauty (AONB)	No records found.
National Parks (NP)	No records found.

5.3 Landfill and Other Waste Sites

Uses within 1km.

Records Searched:	Details
Active or recent landfill	No records found
Historical landfill (BGS records)	No records found
Local Authority and Mapping Records	1 record found: 457m NW. Refuse Tip. Source: 1965 mapping.
Historical Landfills from EA/NRW	No records found
Historical waste sites	No records found
Licensed waste sites	No records found
Waste exemptions	17 records found. Nearest: 139m W. Treating Waste Exemption.

5.4 Current Land Use

There are 14 current potentially contaminative industrial sites shown within 250m of the study site:

On site, 88mSW. Vehicle Repair, Testing and Servicing.
2m NE, 149m N, 203m NW. Electricity Substation.
78m W. Baking and Confectionary.
88m N, 129m NW, 196m NW. Unspecified Works Or Factories.
115m NW. Business Parks and Industrial Estates.
146m N. Chimney.
201m NW. Stationery, Stamps, Tags and Labels.
210m SW. Hospital.
224m S. Distribution and Haulage.

5.5 Petrol and Fuel Sites

2 records found:
388m N. Obsolete.
452m E. Open.

5.6 Electricity cables

No records found.

5.7 Underground Gas Pipelines

No records found.

5.8 Environmental permits, Incidents and Registers

Industrial Sites Holding Licences/ Authorisations:	**Records Held:**
Sites Determined as Contaminated Land under Part 2A EPA 1990	No records found
Control of Major Accident Hazards (COMAH)	No records found
Regulated explosive sites	No records found
Hazardous substance storage/usage	No records found
Historic IPC Authorisations	No records found
Part A (1) Licensed industrial activities	No records found
Licensed pollutant release (Part A(2)/B)	1 record found: 441m E. Process: Unloading of Petrol into Storage at Service Stations.
Radioactive Substances Authorisations	No records found
Licensed Discharges to controlled waters	1 record found: 493m SE. Effluent Type: Sewage Discharges - Sewer Storm Overflow – Water Company. Revoked: 2000.
Pollutant release to surface waters (Red List)	No records found
Pollutant release to public sewer	No records found
List 1 Dangerous Substances	No records found
List 2 Dangerous Substances	No records found
Pollution Incidents	No records found
Pollution inventory substances	No records found
Pollution inventory waste transfers	No records found
Pollution inventory radioactive waste	No records found

6.0 Walkover survey and other information

A site walkover was carried out on 24th October 2025. Site features are shown in figure 1. The site was in use a vehicle servicing garage at the time of visit and comprised a single storey building with an external area of hardstanding occupying the north of the site. The external hardstanding comprised macadam which was in reasonable condition with some breakage evident and was observed to slope to the south consistent with the adjacent road. Internally, a concrete floor was present throughout which was observed to be in good condition. A single inspection pit was observed to be present. This was wood covered and vehicles were parked over it so access was not possible. However, a discussion with the site owner confirmed that this feature was concrete lined.

A waste oil tank was present within the north eastern part of the building. This was a single skinned metal tank and was situated within a drip tray that formed an external bund and this was in turn located on a raised concrete plinth which had very mild staining present. Engine oil drums and dispensers were present in the location shown in figure 1. No staining was observed in this area. On the remainder of the site only very minimal staining was evident on surfaces internally and none was observed on the external hardstanding.

Slit drains were observed on the boundary of the building and external area which fed into gulley pots. No fuel storage tanks were observed on the site. An electricity substation was confirmed to be present offsite adjacent to the eastern boundary. This was observed to be a modern unit located on a concentred plinth with a metal housing. No evidence of staining was present in the vicinity of this feature.

7.0 Preliminary Conceptual Site Model

7.1 Introduction

To enable risks from contamination in soils, a preliminary conceptual site model (CSM) has been developed. This is based on documentary data sources such as site history, contemporary land use data, landfill records, geological mapping and hydrogeological/hydrological data.

The CSM allows the identification of potential pollution linkages and comprises the following three elements:

Source – Potential contaminants associated with former and current land use.

Receptor – who or what could be affected. May include site users, the water environment. Ecosystems and construction or building materials including services.

Pathway – How the receptor may be exposed to the source.

A pollution linkage is only considered to exist if all three elements are present. If a pollution linkage exists, then further assessment may be necessary.

7.2 Potential Sources of Contamination

Historical mapping Indicates that the site and surrounding area were largely undeveloped prior to early 20th century mapping. 1903 mapping shows a hosiery manufactory on the study site. The main activities would have been likely to have involved knitting of items using machinery. As the manufactory was small in scale, ancillary activities such as dying are less likely to have occurred and we would assume that this may have acted as a smaller satellite manufactory for the larger factories which were present in the area and would have been more likely to carry out these activities. However, this cannot be ruled out entirely and typical contaminants from dyes used during this era may include heavy meals., azo dyes and their derivatives with benzidine based compounds being very common between 1890-1940 within the hosiery industry along with other azo dyes that may break down into aromatic amines. It is likely that during at least part of this period machinery was steam driven and therefore impacts to soils from combustion products have the potential to be present, and these may have introduced metals and polycyclic aromatic hydrocarbon (PAH) compounds to site soils. In addition, solvents and degreasers were used for cleaning machinery and these may have included Stoddard solvent which is petroleum based an analogous to white spirit, benzene, toluene and carbon tetrachloride. However, the quantities used would have been minor and therefore impacts to soils if present, would be limited.

The site is currently in use as a vehicle servicing garage. There is no evidence of fuel tanks having been present on the site. Typically, we expect contaminants released from facilities such as this to comprise long chain length hydrocarbon compounds originating from lubricating oils within the engine as opposed to fuel oils which are only likely to be a minor component. These may also include metals and PAH compounds as contaminants. Due to the presence of hardstanding, we would expect impacts from this land use to be limited and if present is likely to have impacted soils as a result of egress from breaches in drains. There is also potential for made ground to be present due to demolition of buildings and import of what were previously considered ‘inert’ materials as for example sub base. Where present, this may include heavy metals, PAH compounds and asbestos and may occur across the site.

7.3 Preliminary Risk Assessment

In developing the conceptual model, it is critical that not just the source of any potential contamination is assessed but also potential receptors and pathways. The future use of the site

may introduce new pathways to any contaminants that may be present. A change in use of the site may also introduce human receptors to different exposure scenarios.

The use of risk assessment methodologies such as CLEA allows assessments to be made of whether concentrations of potential contaminants exceed a particular guideline value. The exceedance of a particular guideline value does not however, in itself enable an evaluation to be made of whether or not the subsequent risk posed to receptors is acceptable.

The risks from a particular pollutant linkage should therefore be evaluated to enable a determination of whether or not the risks are acceptable. This requires classification of:

The magnitude of the severity of the risk occurring (Table 7-1)
The magnitude of the likelihood of the risk occurring (Table 7-2)

Classification	Definition
Severe	Short term risk to human health which is likely to result in 'significant harm' as defined by the Environmental Protection Act 1990, Part IIA. Short term risk of pollution of sensitive water resources. Catastrophic damage to buildings/property. A short-term risk to a particular ecosystem, or organism forming part of such an organism
Medium	Chronic damage to Human Health. Pollution of sensitive water resources. A significant change in a particular ecosystem, or organism forming part of such ecosystem.
Mild	Pollution of non-sensitive water resources. Significant damage to crops, buildings, structures and services. Damage to sensitive buildings/structures/services or the environment
Minor	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve. Non-permanent effects to human health which may easily be prevented by measures such as personal protective clothing, etc. Easily repairable effects of damage to buildings, structures and services

Table 7-1: Classification of severity of risk after CIRIA 552

Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term.
Low likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such an event would take place, and is less likely in the shorter term
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.

Table 7-2: Classification of likelihood of risk after CIRIA 552

To evaluate the risk that each pollutant linkage present on the site poses to a specified receptor, the classifications from each table are compared. It is important that this is only applied where the possibility of an existing pollutant linkage exists. This enables a risk category to be produced that range from 'very high risk' to 'very low risk' (Table 7-3.)

		Consequence			
		Severe	Medium	Mild	Minor
Likelihood	High Likelihood	Very High Risk	High Risk	Moderate risk	Moderate/low risk
	Likely	High Risk	Moderate Risk	Moderate/ low risk	Low risk
	Low likelihood	Moderate risk	Moderate/ low risk	Low risk	Very low risk
	Unlikely	Moderate/ low risk	Low risk	Very low risk	Very low risk

Table 7-3: Comparison of consequence with likelihood of risk occurring, after CIRIA 552.

The classification gives a guide to the severity and consequence of risks that have been identified at the site. It is not possible to classify a risk that has been identified as presenting 'no risk'. 'Very low risk' is the lowest risk ranking classification. Whether action is required depends on how acceptable the stakeholder views that risk as being. Table 7-4 shows the action required for specific risk classifications.

Risk classification	Action
Very high risk	A high probability that severe harm could arise to a specified receptor from an identified hazard OR there is evidence that severe harm is currently happening. If the risk is realised it is likely to result in substantial liability If not already undertaken, urgent investigation is required, and remediation measures are likely to be required.
High risk	Harm is likely to arise to a specified receptor from an identified hazard. Realisation of the risk is likely to present a substantial liability. If not already undertaken, urgent investigation is required, and remedial works may be necessary in the short term and are likely over the longer term.
Moderate risk	It is possible that harm could arise to a specified receptor from an identified hazard. It is relatively unlikely that any such harm would be severe or if any harm were to occur it is more likely that the harm would be relatively mild. If not already undertaken, investigation is normally required to clarify the risk and determine potential liability. Some remedial works may be required in the longer term.
Low risk	It is possible that harm could arise to a designated receptor from an identified hazard, but it is likely that this harm, if realised, would at worst normally be mild
Very low risk	There is a low possibility that harm could arise to a receptor. In the event of such harm being realised it is not likely to be severe.

Table 7-4. Description of the classified risks and likely action required after CIRIA 552

As discussed in the previous section, there is potential for a range of contaminants to be present. Metals and PAH compounds if present in soils may be fairly widespread due to the presence of both made ground and previous activities. Similarly, the presence of made ground may lead to asbestos being widespread in site soils. The majority of the contaminants discussed are unlikely to form a vapour phase and therefore the principal pathways are likely to be dermal contact, ingestion of soils and dusts and dust inhalation. In the case of asbestos

only dust inhalation is relevant. The provisional layout of the site indicates only minimal soft landscaping (figure 2) and those areas used for this purpose are likely to be used only as utility areas and therefore consumption of homegrown produce is unlikely.

The previous section points out that whilst solvents may have been used for degreasing/cleaning machinery, the quantities involved would have been small and therefore impacts to soils are likely to be limited. Where present, they may form a vapour phase, although the degree of this will be commensurate with the quantity present.

Geological mapping indicates the site is underlain by superficial deposits of diamicton. Permeability is low to moderate and they are classified as a secondary Undifferentiated aquifer. These are in turn underlain by a Mudstone of the Mercia Mudstone Group classified as a secondary B aquifer and no surface waters resources are indicated within 250m of the study site. The borehole to the north east appears to be fairly consistent with the geological mapping with a gravelly clay indicated to approximately 15m bgl. Despite the gravel content, the [permeability of the superficial deposits re therefore likely to be limited. Consequently, given the geology, aquifer status, distance to surface waters and nature and likely quantities of contaminants present, we would not consider a controlled waters pollution linkage to be present.

7.4 Ground Gas

No sources of ground gas have been identified within 250m of the study site.

7.5 Mining

No mining related risks have been identified.

A tabular conceptual site model is present in Table 7-5.

Source	Contaminant	Pathway	Receptor	Severity	Likelihood	Consequence/ likelihood	Justification
Made Ground, depot and current vehicle servicing garage.	Metals, PAH	Ingestion of soils	Site Users	Medium	Likely	Moderate Risk	Presence of contaminants cannot be ruled out. Some potential for localised short chain length TPH compounds but likely to be localised with small quantities released from cleaning /degreasing compounds historically. Small areas of utility soft landscaping unlikely to be used for produce. If made ground present some contaminants may be widespread.
		Consumption of home grown produce		Minor	Unlikely	Very Low Risk	
		Dermal contact		Medium	Likely	Moderate Risk	
		Dust inhalation - indoor		Medium	Likely	Moderate Risk	
		Dust Inhalation - outdoor		Medium	Likely	Moderate Risk	
	Asbestos	Dust inhalation - indoor		Medium	Likely	Moderate Risk	
		Dust Inhalation - outdoor		Medium	Likely	Moderate Risk	
	TPH	Ingestion of soils	Site Users	Medium	Low likelihood	Moderate/Low Risk	
		Consumption of home grown produce		Minor	Unlikely	Very Low Risk	
		Dermal contact		Medium	Low likelihood	Moderate/Low Risk	
		Dust inhalation - indoor		Medium	Low likelihood	Moderate/Low Risk	
		Dust Inhalation - outdoor		Medium	Low likelihood	Moderate/Low Risk	
		Vapour intrusion		Minor	Unlikely	Very Low Risk	

Source	Contaminant	Pathway	Receptor	Severity	Likelihood	Consequence/ likelihood	Justification
Use of site as former hosiery factory	**Degreasers/ Cleaning agents (benzene, toluene, Stoddard solvent, carbon tetrachloride.**	Ingestion of soils	Site Users	Medium	Low likelihood	Moderate/Low Risk	Cannot be ruled out. If present likely to be localised. Low quantities likely to have been released.
		Consumption of home grown produce		Minor	Unlikely	Very Low Risk	
		Dermal contact		Medium	Low likelihood	Moderate/Low Risk	
		Dust inhalation - indoor		Medium	Low likelihood	Moderate/Low Risk	
		Dust Inhalation - outdoor		Medium	Low likelihood	Moderate/Low Risk	
		Vapour intrusion		Medium	Low likelihood	Moderate/Low Risk	
	Combustion byproducts - Heavy metals, PAH Dye related contaminants - Heavy Metals, azo dye residues	Ingestion of soils	Groundworkers	Medium	Low likelihood	Moderate/Low Risk	Risks where contaminants present. May be mitigated against by appropriate measures
		Consumption of home grown produce		Minor	Unlikely	Very Low Risk	
		Dermal contact		Medium	Low likelihood	Moderate/Low Risk	
		Dust inhalation - indoor		Medium	Low likelihood	Moderate/Low Risk	
		Dust Inhalation - outdoor		Medium	Low likelihood	Moderate/Low Risk	
		Vapour intrusion		Minor	Unlikely	Very Low Risk	

Table 7-5. Tabular conceptual site model.

8.0 Conclusions and Recommendations

A review of available data Indicates a potential medium risk to future site users from contaminants in soils. No pollution linkages with respect to controlled waters or ground gas have been identified.

All site investigations carried out in the UK should follow the principles set out in LCRM. This specifies that a phased approach should be used with a desk top study carried out in the first instant in all cases. Where this does not indicate the potential for a pollutant linkage, there is not considered to be a requirement for further stages such as intrusive investigations that involve the physical sampling of soils[4].

It is recommended that an intrusive site investigation is carried out targeting the contaminants described above in shallow soils. Site screening of samples using a photo-ionisation detector should be incorporated to establish potential presence of contaminants capable of forming a vapour phase. It is recommended that any intrusive investigation is carried out post-demolition to allow access to soils across the site.

Should during any works on the site, evidence of contamination become apparent, this should be reported to the Local Authority contaminated land officer.

9.0 Statement of Limitations

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project, without an independent check being carried out as to its suitability, and prior written authority of Wesson Environmental being obtained. This document can be relied upon by All Cars Repaired Ltd. Wesson Environmental accepts no responsibility or liability for the consequences of this document being used for any purpose other than the purpose for which it was commissioned. Any person using or relying on the document for such other purpose, agrees, and will by such use or reliance, be taken to confirm his acceptance, to indemnify Wesson Environmental for all loss or damage resulting therefrom. Wesson Environmental accepts no responsibility or liability for this document to any other party.

10.0 References

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2. Groundsure Enviro and Geo Insight. Ref: GS-FFB-FLB-GB8-AE7.
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5. Wilson and Card 2011. A pragmatic approach to ground gas risk assessment for the 21st Century. EPG Group Limited.

Appendix A

Figures

Figure 1. Site Features.

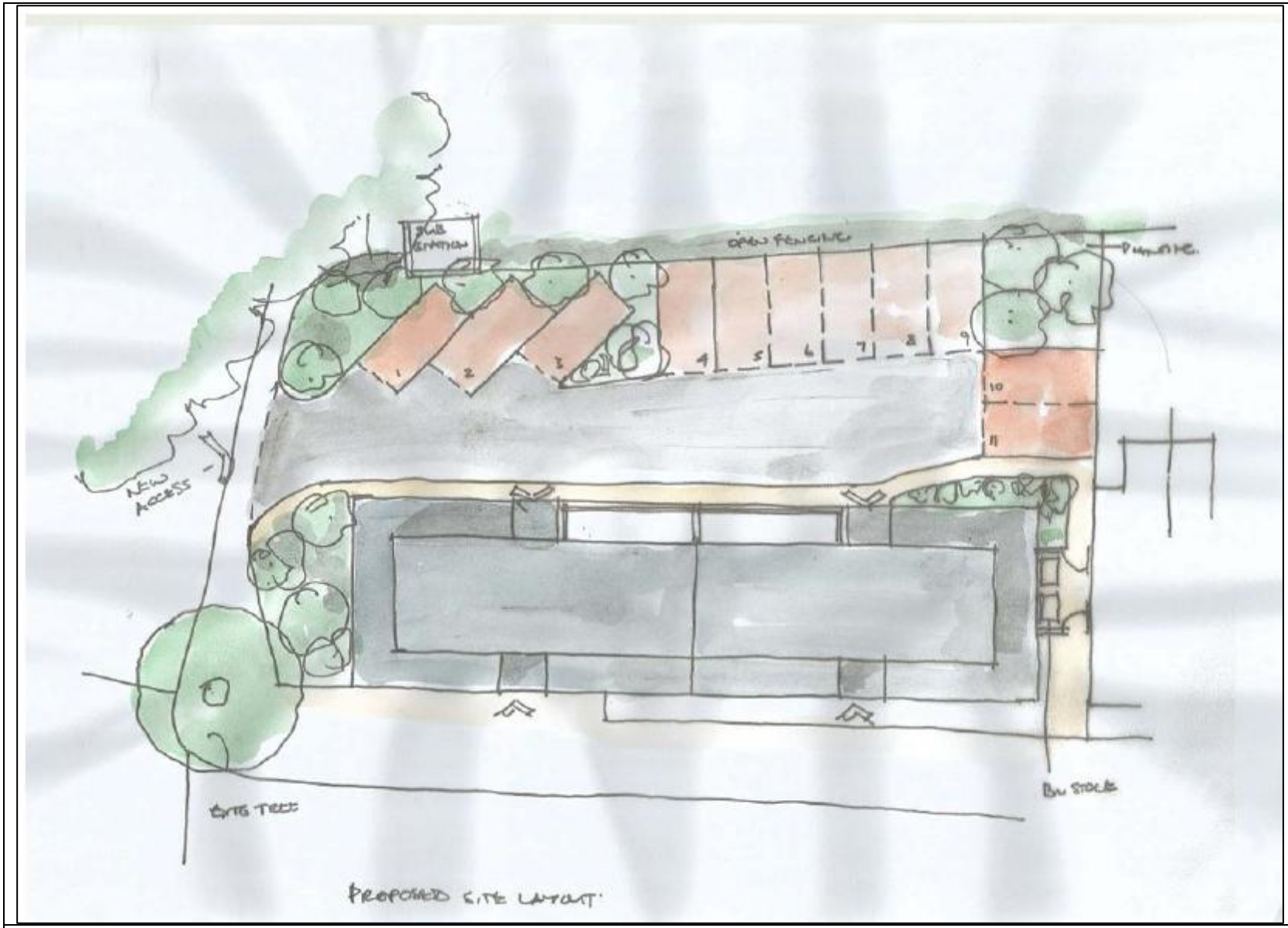

Figure 2. Proposed site layout

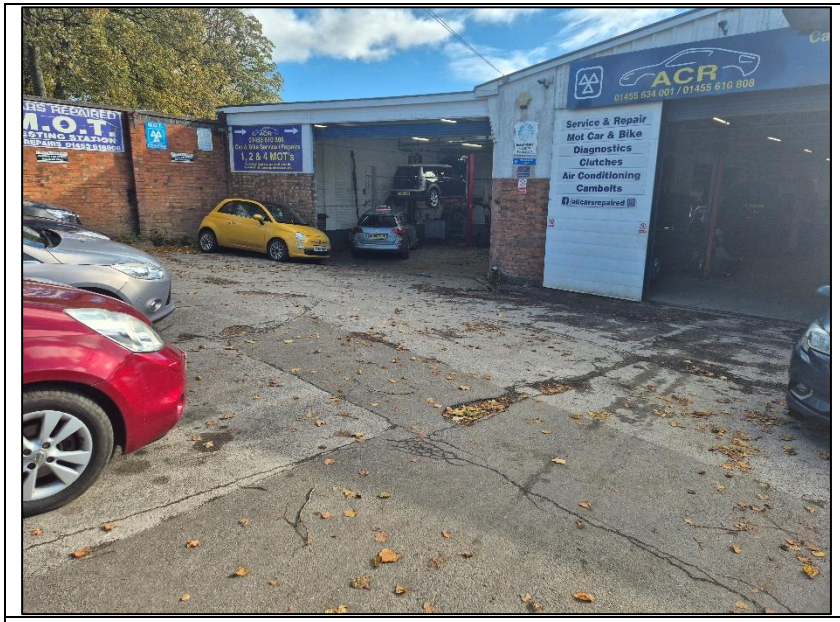

Figure 3. Exterior area

Figure 4. Waste oil tank

Figure 5. Oil storage/dispensers

Figure 6. Inspection pit.

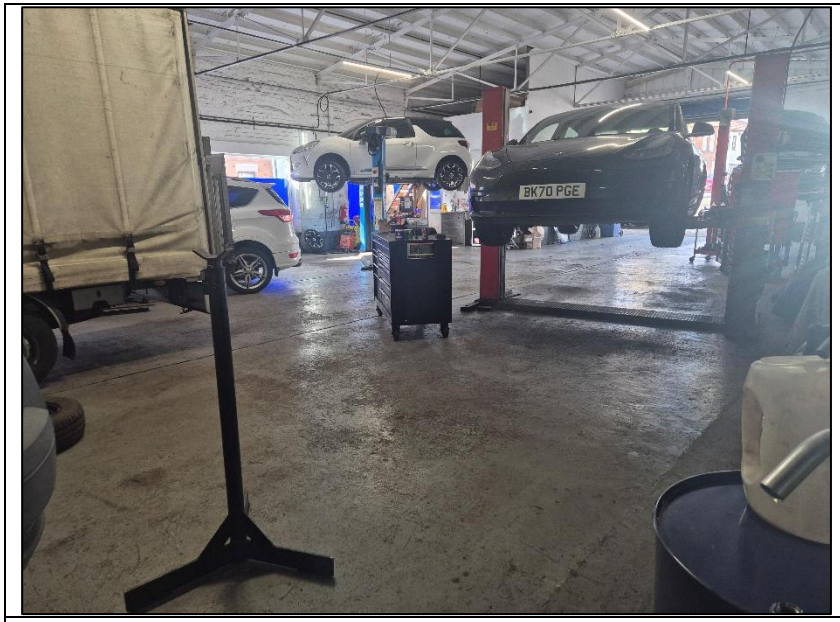

Figure 7. Interior, western part of site.

Figure 8. Interior eastern part of site.

Figure 9. Slit drain and associated gulley pot.

Figure 10. Electricity sub station adjacent to eastern boundary.

Appendix B
Historical Maps

Appendix C

Environmental Data Reports