

LIABILITY SCREENING REPORT

Site Inspection



Property Reviewed

Example Property
Industrial Way
Hull
HI 1UU

Review Prepared For

Solicitors

Your Reference

ABC/123

Date

6th September 2006

Renaissance Regeneration Reference

C060906 - Example Property

Renaissance Regeneration Ltd

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Introduction

Renaissance Regeneration Ltd. was instructed by Solicitors on 2nd June 2006 to inspect the above mentioned location. This work was required to assess the environmental risk identified in the basic environmental search report by Search Provider A. The property was inspected on 6th June 2006. This document should be read in consultation with the previous report as the comments made here are, in the main, additional information rather than a replacement for what has already been concluded.

Site Description

The site consists of four main buildings of steel frame and steel cladding, with brick base walls. These were predominantly used for the storage of building materials, with a small area of office and retail accommodation. The building in the south western part of the site is accessed separately from the rest of the site and is split into five units let to third party businesses. The rest of the site is occupied by Building Supplies Ltd.

In addition to the buildings, there is an area of external concrete hard-standing close to the Industrial Way (eastern area of the site), where further building materials are stored.

The entire site is surfaced with concrete of varying ages: that in the area of hard standing is recent, the rest probably dating from the 1980's. The recent flooring is in good condition, the rest in fair condition with some cracking.

Site Surrounds

The area is highly industrial, with Industrial Road to the west of the site. To the north (on the area registered as a closed landfill) is a storage depot for freight containers. To the northeast (again over the former landfill) is a recently constructed, large warehouse with a chimney stack on its eastern end. East of the site, across Industrial Way, is a truck maintenance garage with a large fuel tank close to the road. Beyond this is a garage and a taxi refuelling depot with many tanks. To the southeast (across Industrial Way and Industrial Lane) is a small skip depot, used tyre centre, scrapyards and motor repair garages. To the south of the site is a scrapyard, then a hazardous waste transfer station approximately 100m away.

The ground around the tank immediately east of Industrial Way is heavily stained, but in an area of only several square meters. The taxi refuelling depot is extensively stained, presumably with diesel. The scrapyards did not show signs of significant contamination, although access was not possible and visibility highly restricted; some contamination is likely. The area of garages to the southeast of the site is moderately but pervasively stained with motor fluids such as oil and fuel. The hazardous waste transfer station accepts fluids and appeared to be fairly untidy with most of the ground surface covered by fluids of unknown composition.

The depot to the north of the site is surfaced in part with crushed concrete, with the level at the boundary being raised above the level of the site by as much as 0.5m.

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No signs of foundation or floor slab venting systems (to prevent ground gases such as methane from entering the buildings) were noted in the buildings surrounding the site or further along Industrial Way and Industrial Lane.

Inspection & Interview

During the time spent with Mr. Smith and the site walk around, the following information and observations were inferred:

- The site stores a small amount of hazardous or potentially polluting material, but this arrives in sealed containers for retail.
- There were three number, 200l drums of diesel within the main storage building. These are used to power the fork lift trucks. The barrels are situated on a drip tray and have a pump dispenser; there was no sign of staining to the concrete floor around or beneath the drip tray.
- All the heating and air-conditioning is electrically powered. No transformer was observed on the site during the visit and one is not thought to be present.
- No chemicals (such as oil, fuel or solvents) appear to be seeping onto the site from the surrounding premises. This includes the roadway to the units at the rear of the site, which is neighboured to the south by a scrapyard.
- There were two compressors next to the access road by the units at the rear of the property, with no staining to the concrete and no sign of blow down.
- The surface water drainage system did not appear to contain any liquid contamination in the manholes entered, but the catchment grates appeared to be heavily clogged with soil in many places.
- No signs of foundation or floor slab venting systems (to prevent ground gases such as methane from entering the buildings) were noted and none reported by site staff.
- The units in the rear of the property are occupied by a pet food supply company and a company assembling wooden storage units; they occupy two units each. The fifth unit is empty. No signs of potentially polluting activities or materials were noted in these units.
- The rear (west) of the site is formed by a 2m high, steel-piled wall with concrete base (rising above site level). Behind the wall there appears to be an engineered bank consisting of soil and rubble, beyond which is the creek.
- There is a locked cage containing propane canisters in the external storage area, with many more canisters next to but outside the cage.
- There are no :
 - Underground storage tanks
 - Above ground storage tanks
 - Manufacturing processes deploying coolant, lubrication, solvents etc.
 - Areas of stained concrete flooring anywhere on the site, with the exception of some patches of spray paint in one unit in the west of the area occupied by Building Materials Ltd.
- The site has been in its present use for approximately three years. Before this time it was used as a manufacturing site making mechanical valves. This activity had been present “for many years”, presumably since the buildings were constructed in approximately 1988. The external storage area had been soft ground until the site was occupied by Building Materials

Ltd, at which point it was covered with concrete. This soft area had apparently been used to store waste valves and materials, with little or no care to containment.

- Many of the potentially contaminative uses apportioned to the site in the basic environmental search report were observed not to be on the site but further along Industrial Way. The only exceptions were Food for Pets Ltd and the Valve manufacturer, which was the former occupant of the majority of the site.

Conclusions

The site may have been moderately contaminated by the former use for valve manufacture, but there is no suggestion of such contamination currently visible at the site. The surrounding area is likely to be significantly contaminated in places and this may have migrated onto the site. However, from former investigation it is known that the underground water is flowing from the creek, beneath the site then towards the east. There is therefore a low chance that the pollution from the surrounding properties has affected the site sufficiently severely to render the site unfit for its current use. The site is also unlikely to significantly pollute the surrounding properties or the neighbouring creek.

The surrounding properties are more likely to be targets for investigation by the local authority than is the site. There is therefore a low to moderate risk of the site being inspected under Part IIA of the Environmental Protection Act 1990 (Part IIA).

The landfill may be producing dangerous gases, but was probably either filled before 1974 or with inert material under a license exemption after 1974. Both of these scenarios would suggest that the production of methane should have ceased or be heavily reduced, with carbon dioxide production on the decline. The apparent lack of gas venting measures in the recently constructed building to the northeast supports the notion that the landfill is not producing dangerous gases. The site buildings did not appear to have any enclosed spaces at or below floor level, so that the risk of a dangerous build-up of these gases is very low. The overall risk from the adjacent landfill is therefore low.

Recommendations

Based on the site inspection and interview, it is our opinion that the site presents a low to moderate environmental risk and is unlikely to be determined as Contaminated under Part IIA of the EPA 1990. It is also our opinion that the site should not be financially impaired due to environmental matters. No further environmental investigation is required.

Photographs



Image 1

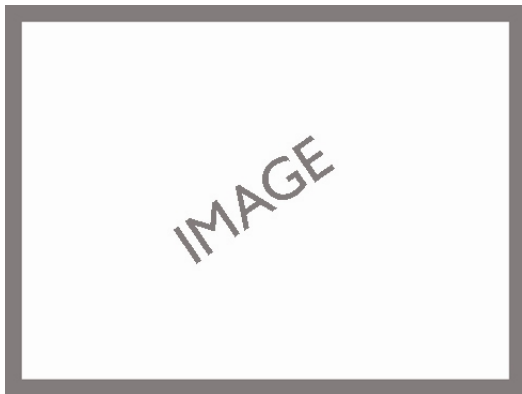


Image 2

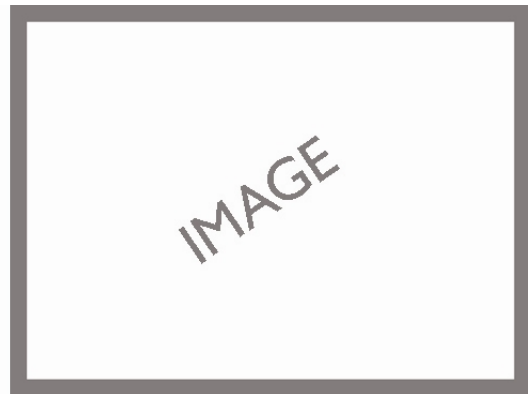


Image 3



Image 4

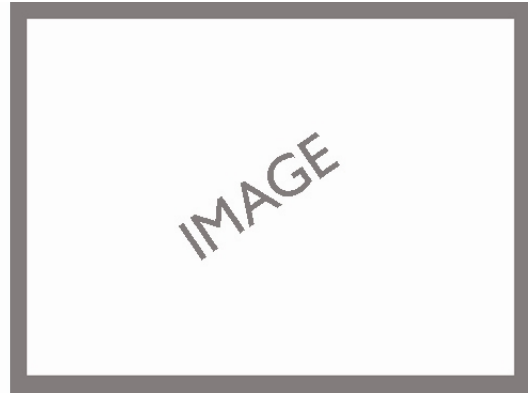


Image 5