

## **8 CONCLUSIONS OF DESK STUDY & RECOMMENDATIONS**

### **8.1 Conclusions**

8.1.1 The desk-based research has identified that:

- The geological succession below the site comprises potential made ground underlain by the Lambeth Group.
- It identifies that the site has a current potentially contaminative use as garages used for storage. There is potential for limited made ground materials associated with the development of the site given the hardstanding present.

8.1.2 Based on information contained within desk study, it is the opinion of JNP Group that the potential site conditions provide a MEDIUM to LOW environmental risk and hence further investigation and assessment is required.

### **8.2 Recommendations**

8.2.1 Based on the conclusions from the desk study and the intended redevelopment of the site JNP Group recommends that the following intrusive works are undertaken:

- Chemical testing of made ground and natural soils beneath the site. The testing should comprise a general suite of contaminants, including asbestos, metals, petroleum hydrocarbons, Polycyclic Aromatic Hydrocarbons. Selected samples should be tested for Soil Organic Matter (SOM), Total Organic carbon (TOC) and pH;
- The installation of gas and groundwater monitoring standpipes, should significant thicknesses of made ground and /or putrescible material be encountered. Vapour monitoring should be undertaken if gross hydrocarbon contamination be encountered;
- Geotechnical testing of cohesive strata to confirm risks associated with shrink-swell clays in conjunction with in-situ testing to inform foundation design.

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## FIGURES / DRAWINGS

# Figure 1

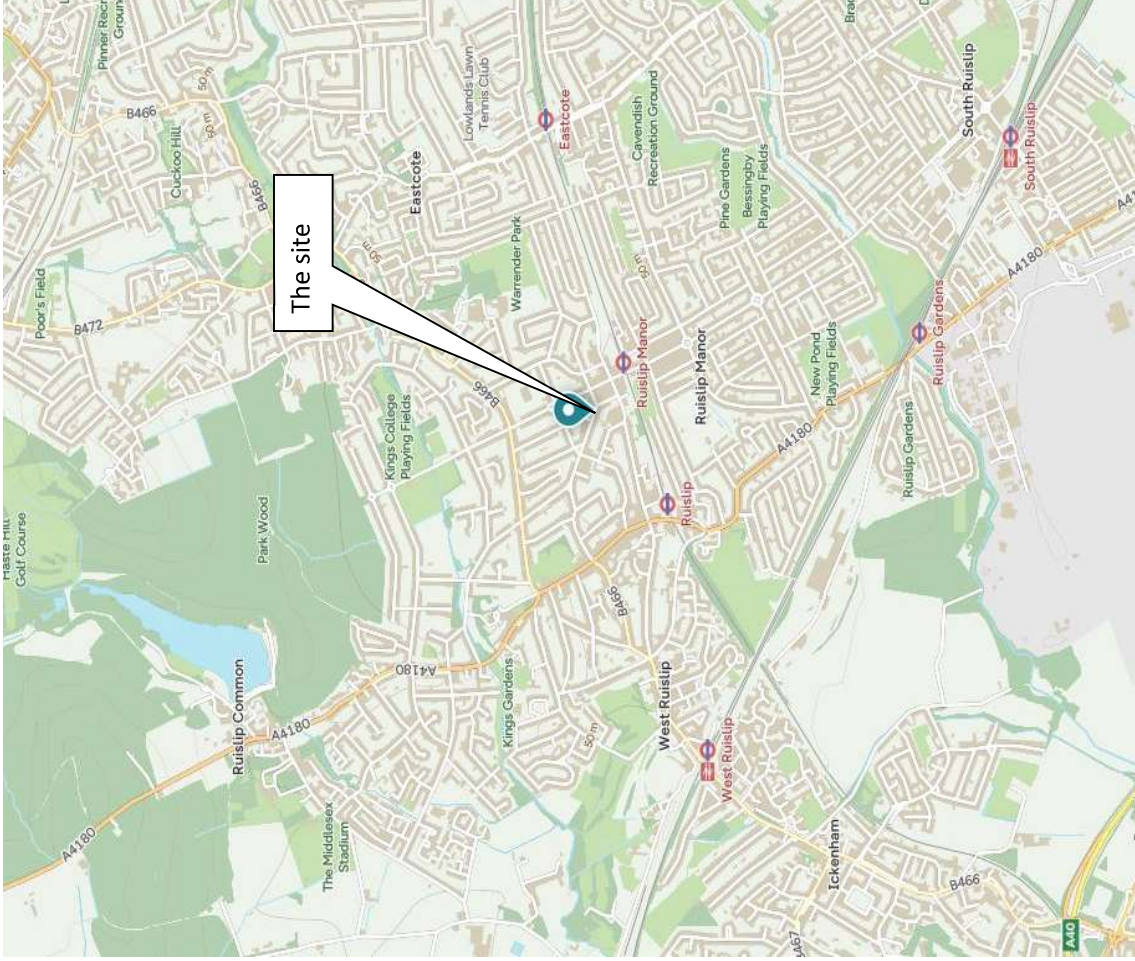
## Site Location Plan

### Project:

83-89 Manor Way, Ruislip

### Project No:

M45391



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## APPENDIX A: LIMITATIONS

## INTRODUCTION

This report is confidential and has been prepared solely for the benefit of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from JNP Group; a charge may be levied against such approval. JNP Group accepts no responsibility or liability for the consequences of this document being used for any purpose or project other than for which it was commissioned, and: this document to any third party with whom and agreement has not been executed.

Any comments given within this report are based on the understanding that the proposed works to be undertaken will be as described in the introduction and the information referred to and provided by others and will be assumed to be correct and will not have been checked by JNP Group and JNP Group will not accept any liability or responsibility for any inaccuracy in such information.

Any deviation from the recommendations or conclusions contained in this report should be referred to JNP Group in writing for comment and JNP Group reserve the right to reconsider their recommendations and conclusions contained within. JNP Group will not accept any liability or responsibility for any changes or deviations from the recommendations noted in this report without prior consultation and our full approval.

The details contained within this report reflect the site conditions prevailing at the time of investigation. JNP Group warrants the accuracy of this report up to and including that date. Additional information, improved practice or changes in legislation may necessitate this report having to be reviewed in whole or in part after that date. If necessary, this report should be referred back to JNP Group for re-assessment and, if necessary, re-appraisal.

This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report. Whilst this report and the opinion made herein are correct to the best of JNP Group' belief, JNP Group cannot guarantee the accuracy or completeness of any information provided by third parties.

The report represents the finding and opinions of experience geotechnical and geo-environmental engineers. JNP Group does not provide legal advice and the advice of lawyers may also be required.

It should be noted that the following were not included as part of the agreed scope of works with the client: detailed ecological surveys and assessment; groundwater monitoring and sampling; geotechnical requirements, ground investigation.

JNP Group has provided advice and made recommendations based on the findings of the work undertaken, however this is subject to the approval / acceptance by the relevant Regulatory Authorities.

### **Objectives**

The work undertaken to provide the basis of this report comprised a study of available documented information from a variety of sources (including the Client), together with (where appropriate) a brief walk over inspection of the site. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JNP Group reserves the right to review such information and, if warranted, to modify the opinions accordingly. It should be noted

that any risks identified in this report are perceived risks based on the information reviewed; actual risks can only be assessed following a physical investigation of the site.

#### Phase II Intrusive Investigations

The investigation of the site has been carried out to provide sufficient information concerning the type and degree of contamination, and ground and groundwater conditions to allow a reasonable risk assessment to be made.

Where intrusive investigations have been undertaken, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature sampling, no investigation technique is capable of identifying all conditions present in all areas. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised “hotspots” of contamination where concentrations may be significantly higher than those actually encountered. The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

The objectives of the investigation have been linked to establishing the risks associated with potential human targets, building materials, the environment (including adjacent land), and to surface and ground water. The amount of exploratory work and chemical testing undertaken has necessarily been restricted by the short timescale available, and the locations of exploratory holes have been restricted to areas unoccupied by the building(s) on the site and by buried services.

Gas and groundwater levels may vary from those reported due to seasonal, or other effects.

Although preliminary comment has been provided by JNP Group regarding UXO and Invasive Species, JNP Group not experts in these and as such specialist advice should be sought regarding the presence of UXO and invasive species at the site.

#### Gas Membranes

Where JNP Group are commissioned to undertake the inspection and validation of a gas membrane, we, at the time of inspection, will ensure that the membrane is laid in accordance with the relevant arrangements and sections. At that time we will ensure that the venting media is laid correctly in preparation of the membrane and we will ensure that any tears in the membrane or bad workmanship is reported and instructions given to be rectified. Thereafter it is the duty of the Principal Contractor to ensure that tears and defects are rectified.

#### Remediation and Verification Reports Limitations

The risk assessment and opinions provided, inter alia, take into consideration currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of any future changes or amendments to these values.

Where intrusive investigations have been undertaken, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature sampling, no investigation technique is capable of identifying all conditions present in all areas. The number of sampling points and the methods of sampling and testing do not preclude the existence of localised “hotspots” of contamination where concentrations may be significantly higher than those actually encountered.

If costs have been included in relation to the site remediation these must be confirmed by a qualified quantity surveyor. The opinions given in this report have been dictated by the finite data on which they are based and are relevant only to the purpose for which the report was commissioned. The



information reviewed from Third Party should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, JNP Group reserves the right to review such information and, if warranted, to modify the opinions accordingly.

Whilst this report and the opinion made herein are correct to the best of JNP Group's belief, JNP Group cannot guarantee the accuracy or completeness of any information provided by third parties.

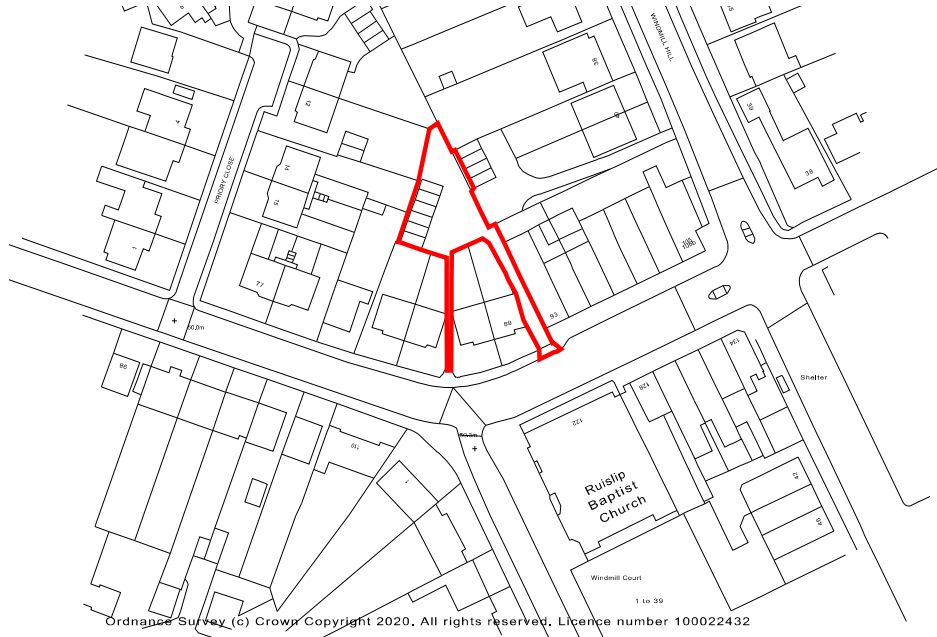
Gas and groundwater levels may vary from those reported due to seasonal, or other effects.





## **APPENDIX B: THIRD PARTY DRAWINGS**

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Location Plan

Scale 1:1250

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Rev	Date	Description

**Fluent**  
ARCHITECTURAL DESIGN SERVICES

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69-71 WINDMILL ROAD, SUNBURY,  
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Rear of 87 Manor Way, Ruislip

Proposed & Existing Site Layouts & Location Plan



Existing Site Layout

Scale 1:500



Proposed Site Layout

Scale 1:500

Scale 1:500 @ A3	Dwg No. FLU.1278.01
Date 24.08.20	Rev K
Drawn N.Millin	



## **APPENDIX C: PHOTO DOCUMENT**

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M45391

Manor Way, Ruislip  
Photographs of Site

**Vehicle  
Accessible  
Entrance**



**Pedestrian  
Entrance**



M45391

Manor Way, Ruislip  
Photographs of Site

**View from  
south-  
west/ top  
of  
pedestrian  
entrance**



**Parked  
Cars along  
the south**



M45391

Manor Way, Ruislip  
Photographs of Site

**North of  
the site**





## **APPENDIX D: GROUNDSURE REPORT**

83-89 Manor Way, Ruislip

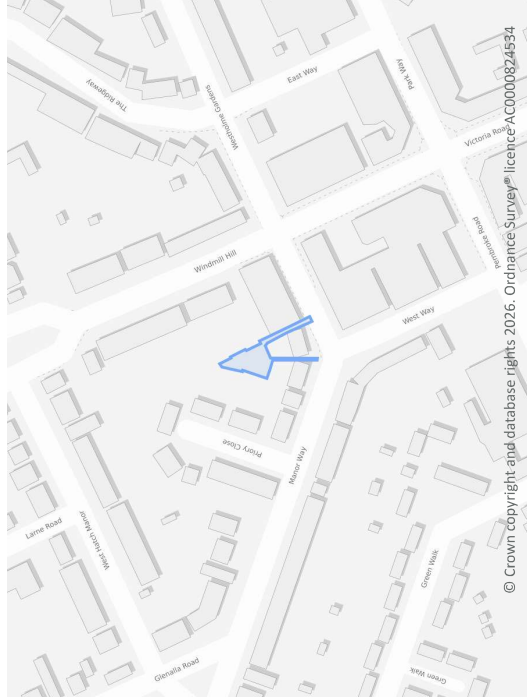
## Order Details

**Date:** 16/02/2026  
**Your ref:** G03967 M45391 83-89 Manor Way, Ruislip  
**Our Ref:** GS-38D-FNR-KQJ-BXH

## Site Details

**Location:** 509929 187405  
**Area:** 0.05 ha  
**Authority:** [London Borough of Hillingdon](#) ↗

## Site plan



## Quick Links

[Summary of findings](#) **p. 2** >  
[OS MasterMap site plan](#) **p. 14** >  
[Aerial image](#) **p. 9** >

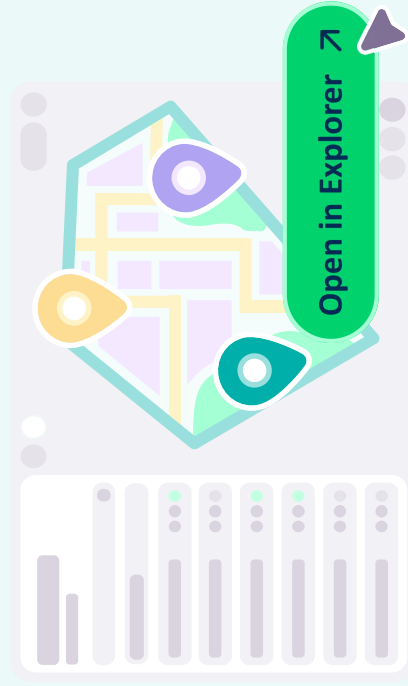
[Insight User Guide](#) ↗

## Open this site in Explorer!

Access the data now in our **interactive workspace**.

- Map and interpret 130+ datasets across 170 years
- Generate insights and visuals quickly
- Revisit and collaborate with your team

Access to Groundsure Explorer requires an Insights account. 12 months access begins at purchase.



## Summary of findings

Page	Section	<a href="#">Past land use</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">15</a> >	<a href="#">1.1</a> >	<a href="#">Historical industrial land uses</a> >	0	0	17	17	-
17	1.2	Historical tanks	0	0	0	0	-
<a href="#">17</a> >	<a href="#">1.3</a> >	<a href="#">Historical energy features</a> >	0	0	3	7	-
18	1.4	Historical petrol stations	0	0	0	0	-
<a href="#">18</a> >	<a href="#">1.5</a> >	<a href="#">Historical garages</a> >	0	0	5	0	-
19	1.6	Historical military land	0	0	0	0	-

Page	Section	<a href="#">Past land use - un-grouped</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">20</a> >	<a href="#">2.1</a> >	<a href="#">Historical industrial land uses</a> >	0	0	25	21	-
22	2.2	Historical tanks	0	0	0	0	-
<a href="#">22</a> >	<a href="#">2.3</a> >	<a href="#">Historical energy features</a> >	0	0	4	11	-
23	2.4	Historical petrol stations	0	0	0	0	-
<a href="#">23</a> >	<a href="#">2.5</a> >	<a href="#">Historical garages</a> >	0	0	7	0	-

Page	Section	<a href="#">Waste and landfill</a> >	On site	0-50m	50-250m	250-500m	500-2000m
25	3.1	Active or recent landfill	0	0	0	0	-
25	3.2	Historical landfill (BGS records)	0	0	0	0	-
26	3.3	Historical landfill (LA/mapping records)	0	0	0	0	-
26	3.4	Historical landfill (EA/NRW records)	0	0	0	0	-
26	3.5	Historical waste sites	0	0	0	0	-
26	3.6	Licensed waste sites	0	0	0	0	-
<a href="#">26</a> >	<a href="#">3.7</a> >	<a href="#">Waste exemptions</a> >	0	0	0	12	-

Page	Section	<a href="#">Current industrial land use</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">28</a> >	<a href="#">4.1</a> >	<a href="#">Recent industrial land uses</a> >	0	1	13	-	-
29	4.2	National Geographic Database (NGD) - Current or recent tanks	0	0	0	-	-
30	4.3	Current or recent petrol stations	0	0	0	0	-
30	4.4	Electricity cables	0	0	0	0	-
30	4.5	Gas pipelines	0	0	0	0	-



30	4.6	Sites determined as Contaminated Land	0	0	0	0	0	0	-
30	4.7	Control of Major Accident Hazards (COMAH)	0	0	0	0	0	0	-
31	4.8	Regulated explosive sites	0	0	0	0	0	0	-
31	4.9	Hazardous substance storage/usage	0	0	0	0	0	0	-
31	4.10	Historical licensed industrial activities (IPC)	0	0	0	0	0	0	-
31	4.11	Licensed industrial activities (Part A(1))	0	0	0	0	0	0	-
<b>31</b>	<b>&gt;</b>	<b><u>4.12</u></b> <b>&gt;</b> <b><u>Licensed pollutant release (Part A(2)/B)</u></b> <b>&gt;</b>	0	0	0	0	0	2	-
32	4.13	Radioactive Substance Authorisations	0	0	0	0	0	0	-
32	4.14	Licensed Discharges to controlled waters	0	0	0	0	0	0	-
32	4.15	Pollutant release to surface waters (Red List)	0	0	0	0	0	0	-
32	4.16	Pollutant release to public sewer	0	0	0	0	0	0	-
33	4.17	List 1 Dangerous Substances	0	0	0	0	0	0	-
33	4.18	List 2 Dangerous Substances	0	0	0	0	0	0	-
<b>33</b>	<b>&gt;</b>	<b><u>4.19</u></b> <b>&gt;</b> <b><u>Pollution Incidents (EA/NRW)</u></b> <b>&gt;</b>	0	0	0	0	0	1	-
33	4.20	Pollution inventory substances	0	0	0	0	0	0	-
34	4.21	Pollution inventory waste transfers	0	0	0	0	0	0	-
34	4.22	Pollution inventory radioactive waste	0	0	0	0	0	0	-

Page	Section	Hydrogeology	On site	0-50m	50-250m	250-500m	500-2000m
35	5.1	Superficial aquifer	None (within 500m)				
<b>36</b>	<b>&gt;</b>	<b><u>5.2</u></b> <b>&gt;</b> <b><u>Bedrock aquifer</u></b> <b>&gt;</b>	Identified (within 500m)				
<b>38</b>	<b>&gt;</b>	<b><u>5.3</u></b> <b>&gt;</b> <b><u>Groundwater vulnerability</u></b> <b>&gt;</b>	Identified (within 50m)				
39	5.4	Groundwater vulnerability- soluble rock risk	None (within 0m)				
39	5.5	Groundwater vulnerability- local information	None (within 0m)				
<b>40</b>	<b>&gt;</b>	<b><u>5.6</u></b> <b>&gt;</b> <b><u>Groundwater abstractions</u></b> <b>&gt;</b>	0	0	0	0	16
44	5.7	Surface water abstractions	0	0	0	0	0
44	5.8	Potable abstractions	0	0	0	0	0
<b>44</b>	<b>&gt;</b>	<b><u>5.9</u></b> <b>&gt;</b> <b><u>Source Protection Zones</u></b> <b>&gt;</b>	0	0	1	0	-
45	5.10	Source Protection Zones (confined aquifer)	0	0	0	0	-
Page	Section	Hydrology	On site	0-50m	50-250m	250-500m	500-2000m

46	6.1	Water Network (OS MasterMap)	0	0	0	-	-
46	6.2	Surface water features	0	0	0	-	-
<a href="#">47</a> >	<a href="#">6.3</a> >	<a href="#">WFD Surface water body catchments</a> >	1	-	-	-	-
<a href="#">47</a> >	<a href="#">6.4</a> >	<a href="#">WFD Surface water bodies</a> >	0	0	0	-	-
<a href="#">47</a> >	<a href="#">6.5</a> >	<a href="#">WFD Groundwater bodies</a> >	1	-	-	-	-

Page	Section		On site	0-50m	50-250m	250-500m	500-2000m
49	7.1	River and coastal flooding	None (within 50m)				
49	7.1	Risk of flooding from rivers and the sea	None (within 50m)				
49	7.2	Historical Flood Events	0	0	0	-	-
49	7.3	Flood Defences	0	0	0	-	-
50	7.4	Areas Benefiting from Flood Defences	0	0	0	-	-
50	7.5	Flood Storage Areas	0	0	0	-	-
51	7.6	Flood Zone 2	None (within 50m)				
51	7.7	Flood Zone 3	None (within 50m)				

Page	Section	Surface water flooding
52	8.1	Surface water flooding
52	8.1	Surface water flooding

Page	Section	Groundwater flooding >
<a href="#">53</a> >	<a href="#">9.1</a> >	<a href="#">Groundwater flooding</a> >

Page	Section	Environmental designations >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">54</a> >	<a href="#">10.1</a> >	<a href="#">Sites of Special Scientific Interest (SSSI)</a> >	0	0	0	0	1
55	10.2	Conserved wetland sites (Ramsar sites)	0	0	0	0	0
55	10.3	Special Areas of Conservation (SAC)	0	0	0	0	0
55	10.4	Special Protection Areas (SPA)	0	0	0	0	0
<a href="#">55</a> >	<a href="#">10.5</a> >	<a href="#">National Nature Reserves (NNR)</a> >	0	0	0	0	1
<a href="#">56</a> >	<a href="#">10.6</a> >	<a href="#">Local Nature Reserves (LNR)</a> >	0	0	0	0	1
<a href="#">56</a> >	<a href="#">10.7</a> >	<a href="#">Designated Ancient Woodland</a> >	0	0	0	0	3
56	10.8	Biosphere Reserves	0	0	0	0	0
57	10.9	Forest Parks	0	0	0	0	0
57	10.10	Marine Conservation Zones	0	0	0	0	0
<a href="#">57</a> >	<a href="#">10.11</a> >	<a href="#">Green Belt</a> >	0	0	0	0	5



57	10.12	Proposed Ramsar sites	0	0	0	0	0	0	0
58	10.13	Possible Special Areas of Conservation (pSAC)	0	0	0	0	0	0	0
58	10.14	Potential Special Protection Areas (pSPA)	0	0	0	0	0	0	0
58	10.15	Nitrate Sensitive Areas	0	0	0	0	0	0	0
58	10.16	Nitrate Vulnerable Zones	0	0	0	0	0	0	0
<a href="#">59</a> >	<a href="#">10.17</a> >	<a href="#">SSSI Impact Risk Zones</a> >	1	-	-	-	-	-	-
<a href="#">60</a> >	<a href="#">10.18</a> >	<a href="#">SSSI Units</a> >	0	0	0	0	0	0	2

Page	Section	<a href="#">Visual and cultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
61	11.1	World Heritage Sites	0	0	0	-	-
62	11.2	Area of Outstanding Natural Beauty	0	0	0	-	-
62	11.3	National Parks	0	0	0	-	-
<a href="#">62</a> >	<a href="#">11.4</a> >	<a href="#">Listed Buildings</a> >	0	0	1	-	-
<a href="#">63</a> >	<a href="#">11.5</a> >	<a href="#">Conservation Areas</a> >	1	0	0	-	-
63	11.6	Scheduled Ancient Monuments	0	0	0	-	-
63	11.7	Registered Parks and Gardens	0	0	0	-	-

Page	Section	<a href="#">Agricultural designations</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">64</a> >	<a href="#">12.1</a> >	<a href="#">Agricultural Land Classification</a> >	Urban (within 250m)				
65	12.2	Open Access Land	0	0	0	-	-
65	12.3	Tree Felling Licences	0	0	0	-	-
65	12.4	Environmental Stewardship Schemes	0	0	0	-	-
65	12.5	Countryside Stewardship Schemes	0	0	0	-	-

Page	Section	<a href="#">Habitat designations</a>	On site	0-50m	50-250m	250-500m	500-2000m
66	13.1	Priority Habitat Inventory	0	0	0	-	-
66	13.2	Habitat Networks	0	0	0	-	-
66	13.3	Open Mosaic Habitat	0	0	0	-	-
66	13.4	Limestone Pavement Orders	0	0	0	-	-

Page	Section	<a href="#">Geology 1:10,000 scale</a> >	On site	0-50m	50-250m	250-500m	500-2000m
<a href="#">67</a> >	<a href="#">14.1</a> >	<a href="#">10k Availability</a> >	Identified (within 500m)				
<a href="#">68</a> >	<a href="#">14.2</a> >	<a href="#">Artificial and made ground (10k)</a> >	0	0	2	2	-

