

Site Details:

ISLAND SITE, ESKDALE ROAD,
UXBRIDGE INDUSTRIAL
ESTATE, HILLINGDON, UB8 2RT

Client Ref: P6078J3073 - Island Site Eskdale Rd
Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: County Series

Map date: 1935

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1864
Revised 1935
Edition N/A
Copyright N/A
Levelled N/A

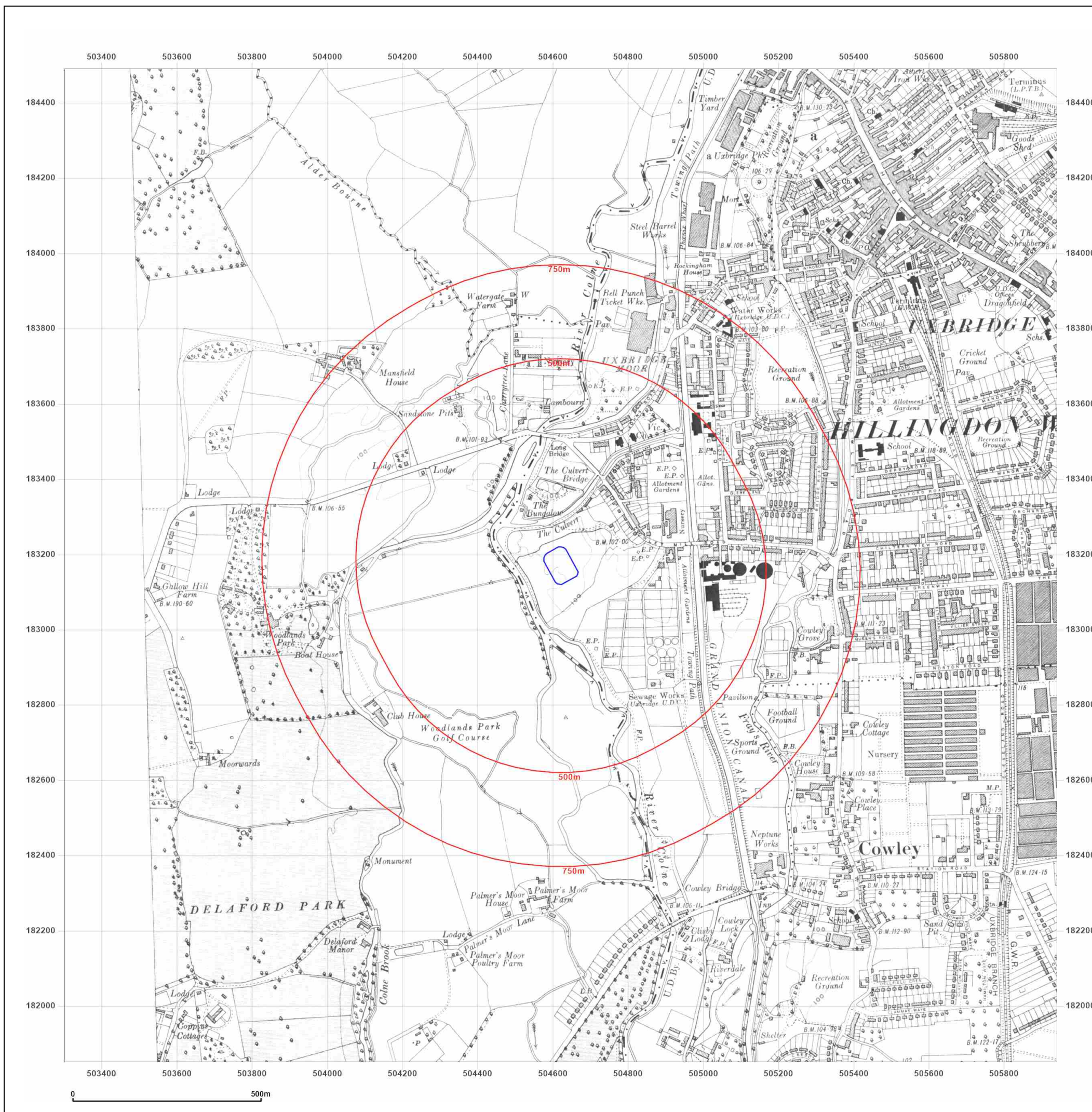


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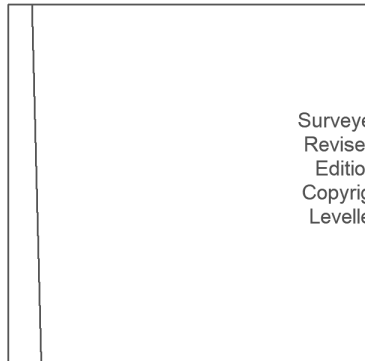
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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: County Series
Map date: 1938
Scale: 1:10,560
Printed at: 1:10,560

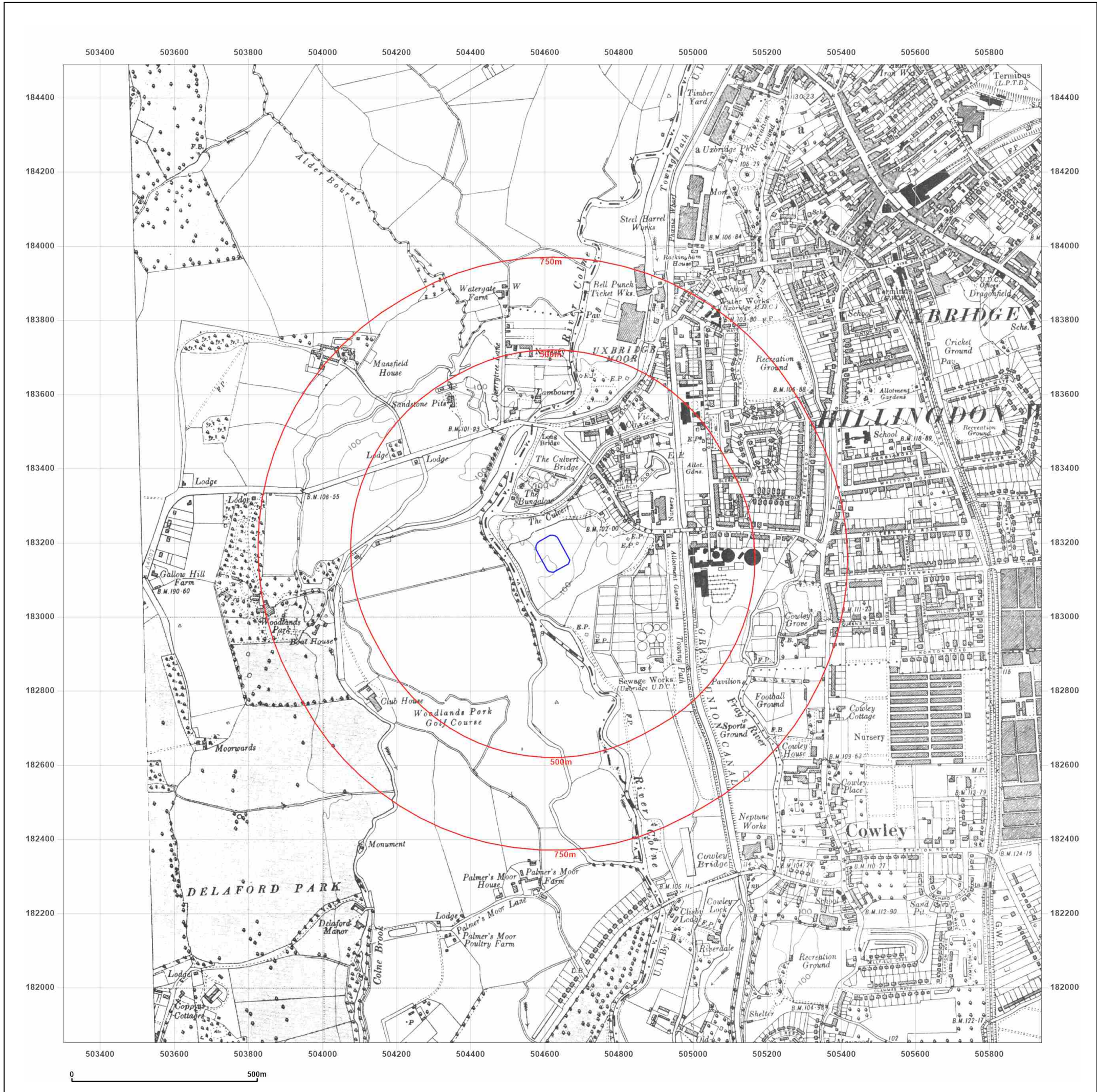




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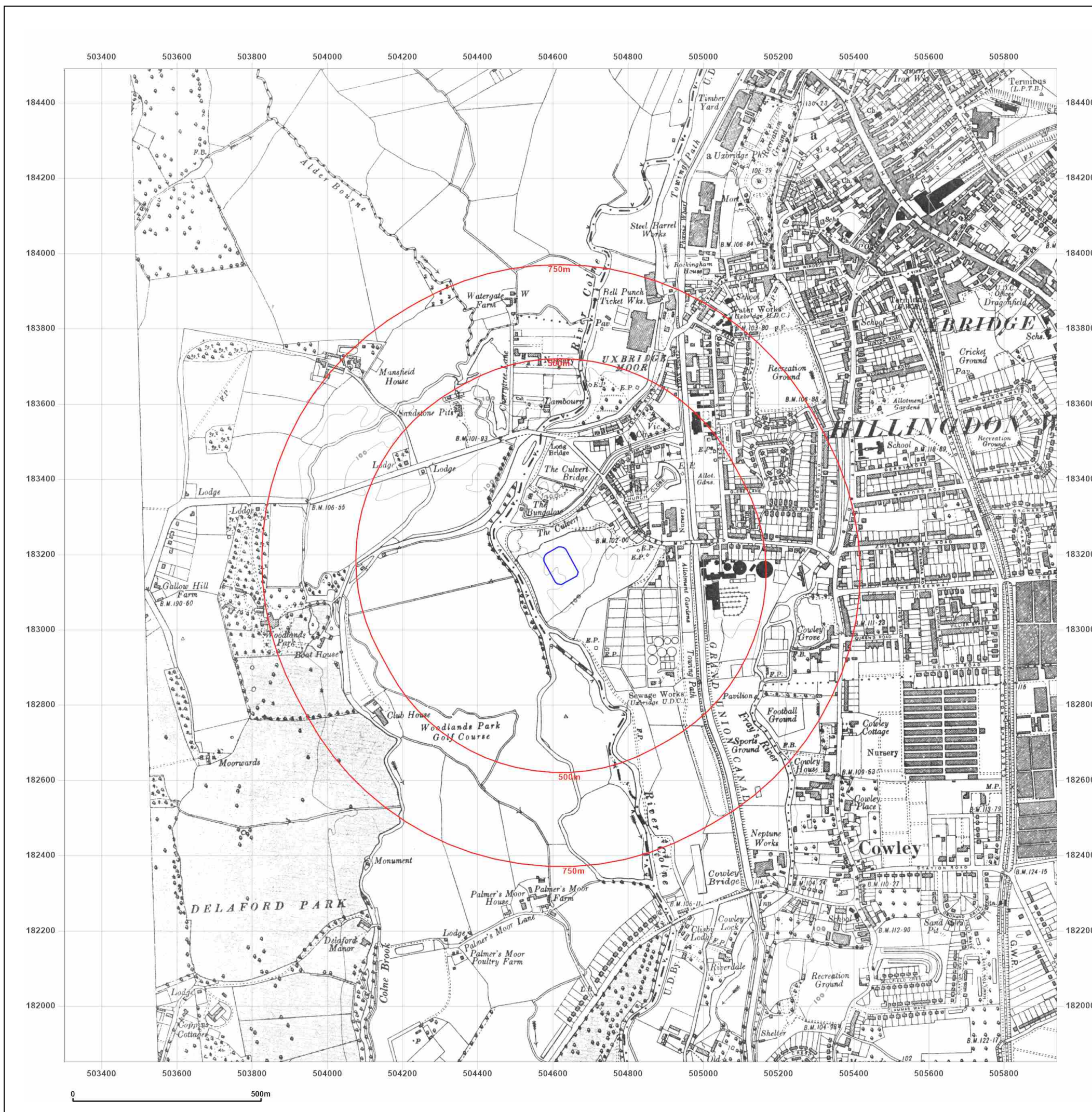


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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: Provisional

Map date: 1960

Scale: 1:10,560

Printed at: 1:10,560



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Client Ref: P6078J3073 - Island Site Eskdale Rd
Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: Provisional

Map date: 1970

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1970
Revised 1970
Edition N/A
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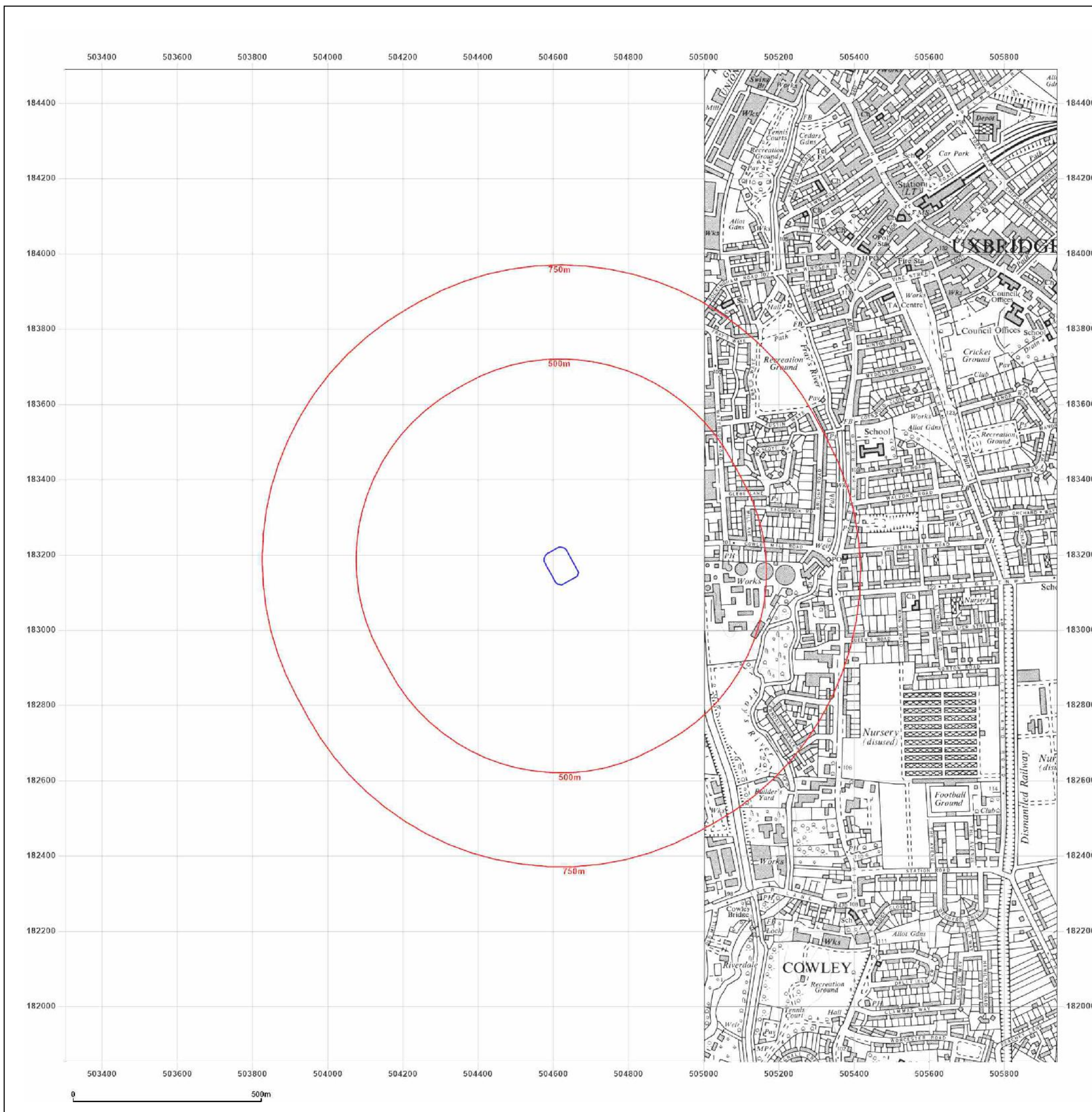


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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: National Grid
Map date: 1974-1975
Scale: 1:10,000
Printed at: 1:10,000



Surveyed 1974 Revised 1974 Edition N/A Copyright 1974 Levelled 1972	Surveyed 1975 Revised 1975 Edition N/A Copyright N/A Levelled N/A
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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: National Grid

Map date: 1988-1990

Scale: 1:10,000

Printed at: 1:10,000



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Revised 1989
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Copyright 1990
Levelled 1972

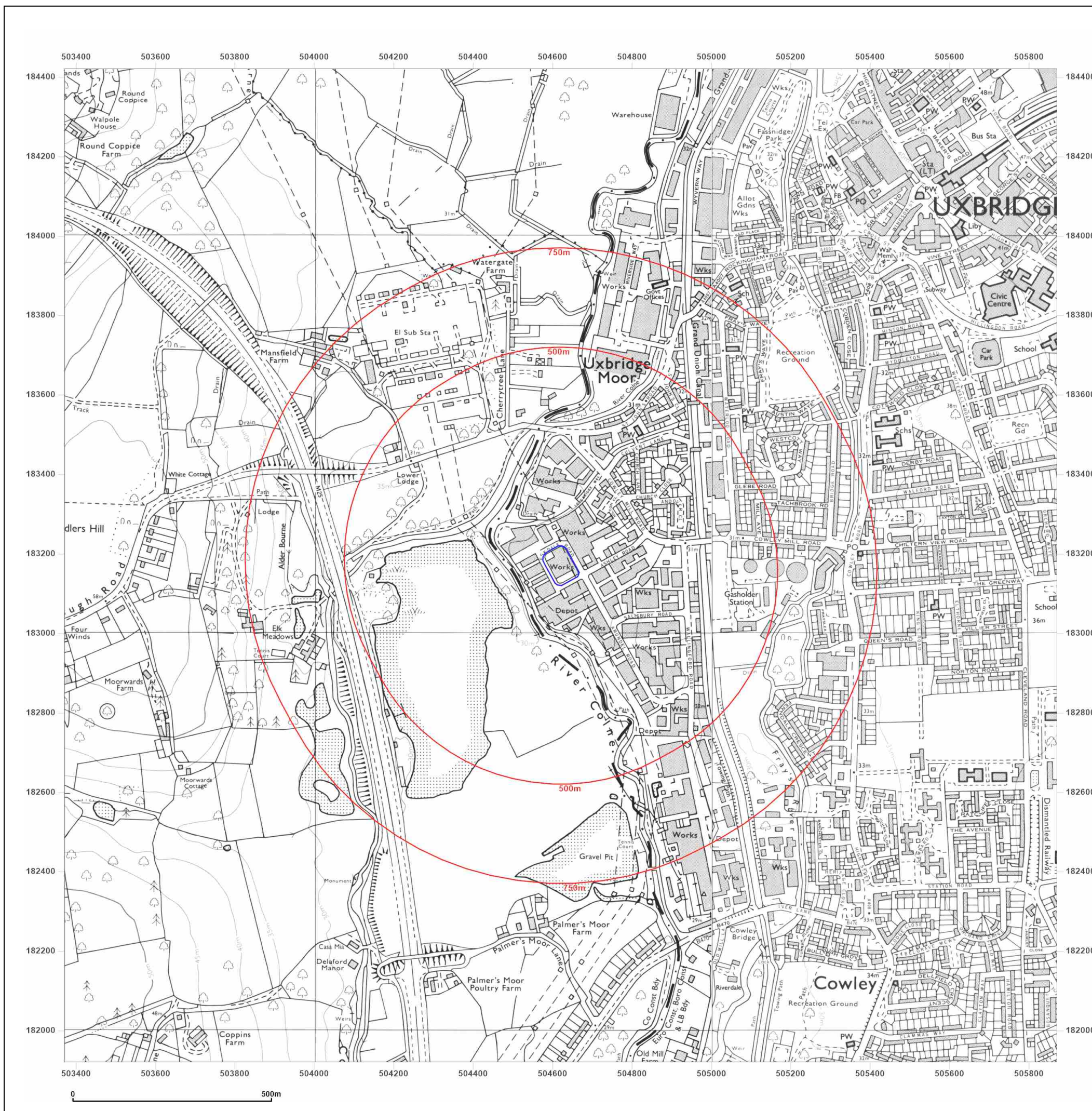


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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



2001



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Report Ref: GS-THC-8N4-5ZR-ED2
Grid Ref: 504620, 183170

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010



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Map Name: National Grid

Map date: 2024

Scale: 1:10,000

Printed at: 1:10,000



2024



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APPENDIX 4 – QUALITATIVE RISK ASSESSMENT METHODOLOGY

QUALITATIVE RISK ASSESSMENT METHODOLOGY

The following Contaminated Land Risk Assessment methodology is based on CIRIA C552 (2001) *Contaminated Land Risk Assessment – A Guide to Good Practice*, in order to quantify potential risk via **risk estimation** and **risk evaluation**, which can be adopted at the Phase I stage. This will then determine an overall risk category which can be used to identify likely actions. This methodology uses qualitative descriptors and therefore is a qualitative approach.

The methodology requires the classification of:

- the magnitude of the **consequence** (severity) of a risk occurring, and
- the magnitude of the **probability** (likelihood) of a risk occurring.

The potential consequences of contamination risks occurring at this site are classified in accordance with Table A4.1 below, which is adapted from the CIRIA guidance.

Table A4.1: Classification of Consequence

Classification	Definition of Consequence
Severe	<ul style="list-style-type: none">• Short-term (acute) risks to human health.• Short-term risk of pollution of sensitive water resource or ecosystem.• Catastrophic damage to crops/buildings/property/infrastructure, including off-site soils.
Medium	<ul style="list-style-type: none">• Medium/long-term (chronic) risks to human health.• Medium/long-term risk of pollution of sensitive water resource or ecosystem.• Significant damage to crops/buildings/property/infrastructure (on or off-site).• Contamination of off-site soils.
Mild	<ul style="list-style-type: none">• Easily preventable, permanent health effects on humans.• Pollution of non-sensitive water resources.• Localised damage to crops/buildings/property/infrastructure (on or off-site).
Minor	<ul style="list-style-type: none">• Easily preventable, non-permanent health effects on humans, or no effects.• Minor, low-level and localised contamination of on-site soils.• Easily repairable damage to crops/buildings/property/infrastructure.

The probability of contamination risks occurring at this site will be classified in accordance with Table A4.2 below which is also adapted from the CIRIA guidance. Note that for each category, it is assumed that a pollution linkage exists. Where a pollution linkage does not exist, the likelihood is zero, as is the risk.

Table A4.2: Classification of Probability

Classification	Definition of Probability
High Likelihood	Circumstances are such that an event appears very likely in the short-term or almost inevitable in the long-term; or there is already evidence that such an event has occurred.
Likely	Circumstances are such that such an event is not inevitable, but is possible in the short-term and is likely over the long-term.
Low Likelihood	Circumstances are such that it is by no means certain that an event would occur even over a longer period, and it is less likely in the short-term.
Unlikely	Circumstances are such that it is improbable that an event would occur even in the very long-term.

For each possible pollution linkage (source-pathway-receptor) identified, the potential risk can be evaluated, as presented in Table A3.3. Based upon this, CIRIA C552 presents definitions of the risk categories, together with the investigatory and remedial actions that are likely to be necessary in each case, as in Table A3.4. These risk categories apply to each possible pollutant linkage, and not simply to each hazard/source of contamination or sensitive receptor.

Table A4.3: Overall Contamination Risk Matrix

		Consequence			
		Severe	Medium	Mild	Minor
Probability	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

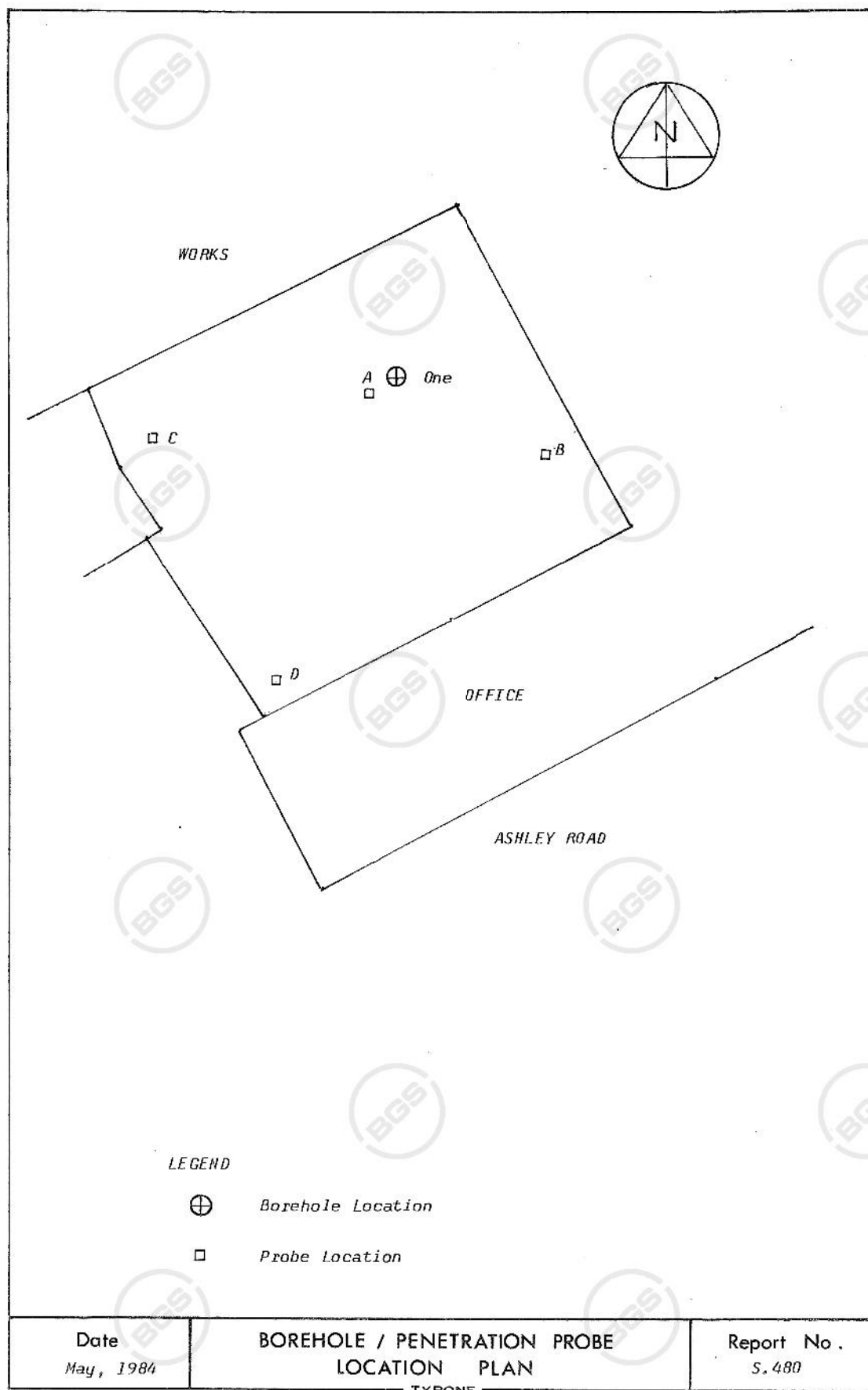
Table A4.4: Definition of Risk Categories and Likely Actions Required

Risk Category	Definition and likely actions required
Very high	<ul style="list-style-type: none">• Severe harm to a defined receptor is very likely, or has already occurred.• The risk is likely to result in a substantial liability.• Urgent investigation (if not already undertaken) is likely to be required.• Urgent remediation is likely to be required.
High	<ul style="list-style-type: none">• Harm to a defined receptor is likely.• The risk, if realised, may result in a substantial liability.• Urgent investigation (if not already undertaken) is likely to be required.• Remediation is likely to be required in the long term, possibly sooner.
Moderate	<ul style="list-style-type: none">• Harm to a defined receptor is possible, but severe harm is unlikely.• Investigation is likely to be required to clarify the level of potential liability and risk.• Some remediation may be required in the longer term
Low	<ul style="list-style-type: none">• Harm to a defined receptor is possible, but is likely to be mild at worst.• Liabilities could theoretically arise, but are unlikely.• Further investigation is not required at this stage• Remediation is unlikely to be required.
Very low	<ul style="list-style-type: none">• Harm to a defined receptor is unlikely, and would be minor at worst.• No liabilities are likely to arise.• Further investigation is not required at this stage• Remediation is very unlikely to be required.

APPENDIX 5 – BGS BOREHOLE RECORDS



LOCATION : Imhof Bedco Ltd, Eskdale Road, Uxbridge		BOREHOLE No. One					
		DATE OF BORING : 30.04.1984					
Description of Strata	STRATA CHANGE		S.P.T. C.P.T. N-VALUE	SAMPLES		WATER LEVEL M	DEPTH of CASING M
	LEGEND	DEPTH M		DEPTH M	TYPE		
MADE GROUND Flagstones and gravel overlying very soft brown, grey/blue clay - light brown with occasional brick fragments and gravel		1.00		1.00	B		
		2.00		2.00	B		
		3.00		3.00	B		
ALLUVIUM Very soft blue/grey silty CLAY with some gravel and occasional fine silty sand partings		4.00		4.00	J		
LONDON CLAY Firm grey/blue slightly silty CLAY - stiff		5.00		5.00	J		
- very stiff		6.00		6.00	J		
		7.00					
		8.00					
		9.00					
		10.00					
BOREHOLE DIAMETER : 130mm			V - Water strike X - Water (standing level) W - Water Sample B/J - Bulk/Jar Sample S.P.T. - Standard Penetration Test C.P.T. - Cone Penetration Test (U) - Undisturbed Sample (38mm & 100mm)				
Date: May, 1984		BOREHOLE LOG				Report No. S. 480	



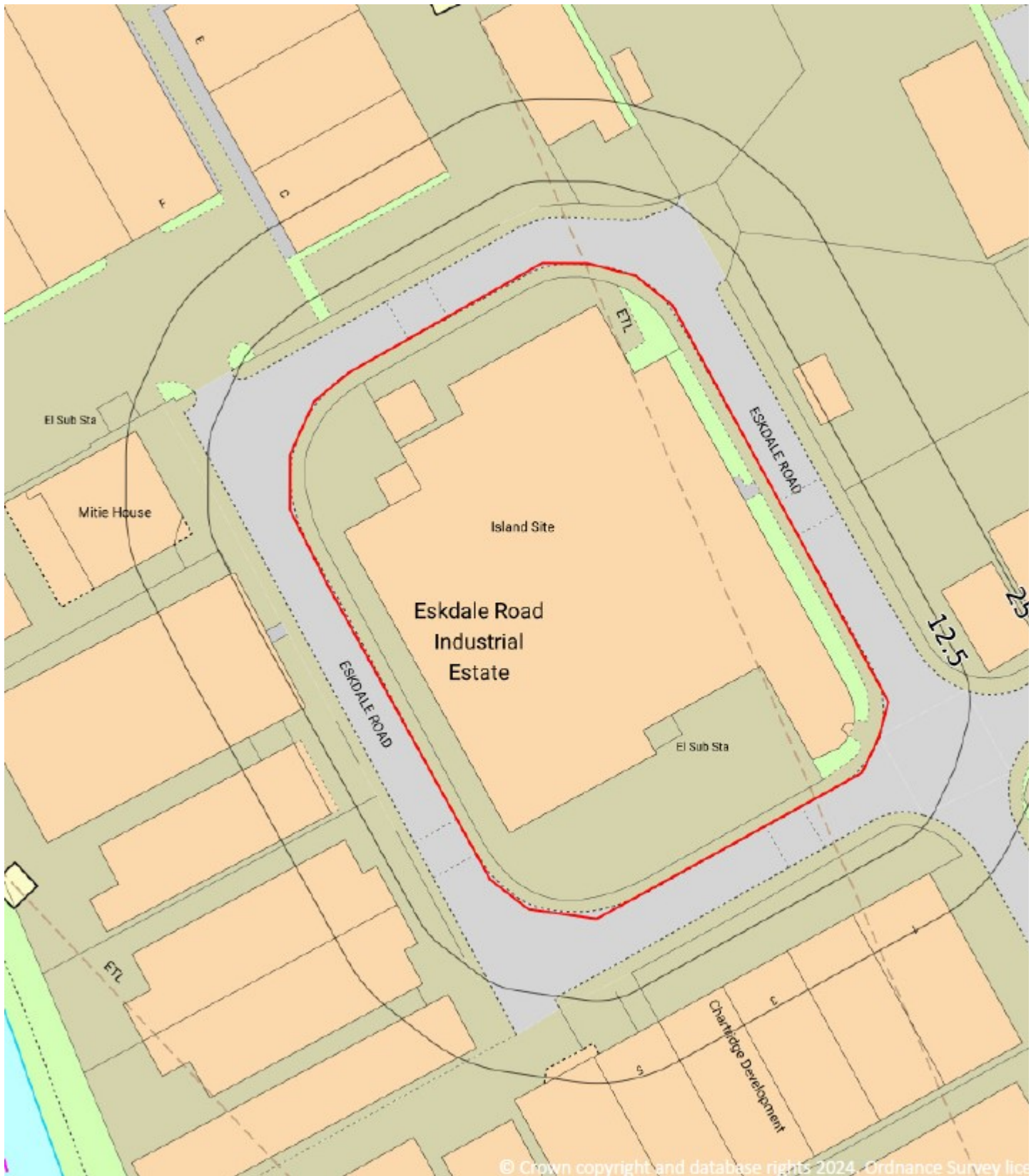
APPENDIX 6 – LOCAL AUTHORITY CORRESPONDENCE

Hamza Hashi

From: Hamza Hashi
Sent: 15 August 2024 17:07
To: epteam@hillingdon.gov.uk
Subject: P6078J3073 - HAH- Island Site, Eskdale Road, Uxbridge, UB8 2RT

Dear Sir/Madam,

Jomas Associated Ltd have been appointed as environmental consultants with regards to land contamination issues for a site located at (Island Site, Eskdale Road, Uxbridge, UB8 2RT, nat grid ref: 504619 183170). The site location and boundary is shown below.



We are currently undertaking a Preliminary Risk Assessment / Phase 1 Desk Study for the site. As part of our investigations the following information sources will / have been consulted:

- Historical Ordnance survey mapping spanning dates 1866 – 2024.

- Environmental database report collating information from EA, BGS, Public Health England, Coal Authority, and Ordnance Survey sources (including recorded pollution incidents and licensing of potentially contaminative activities)
- BGS and EA geological and hydrogeological records
- A site walkover
- Available planning records from the Local Authority planning website

Does the Local Authority possess any additional information or records pertaining to land contamination issues at the site, which are not likely to be obtained via the above sources. Of principal interest would be:

- Site investigation or remedial reports pertaining to the site or the site vicinity
- Information relating to any potential landfilling in the site vicinity
- Details of any private water supplies in the site vicinity
- Any anecdotal information or specific local concerns that the local authority has / is aware of with regards land contamination in the site vicinity
- Any local mapping resources which are unlikely to be supplied from Ordnance Survey
- Records of tanks or fuel storage at the site

Kind regards,

HAMZA HASHI, MEng (Hons)
Geotechnical Engineer

T: 03333 059 054

M: 07708611796

E: hah@jomasassociates.com

www.jomasassociates.com  



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WE LISTEN, WE PLAN, WE DELIVER

Geotechnical Engineering and Environmental Services across the UK



JOMAS ASSOCIATES LTD

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Salisbury Road

Uxbridge

UB8 2RZ

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