

**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

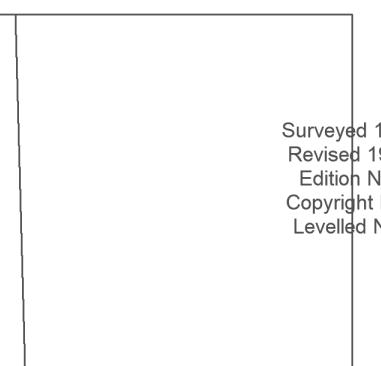
**Map Name:** County Series



**Map date:** 1935

**Scale:** 1:10,560

**Printed at:** 1:10,560



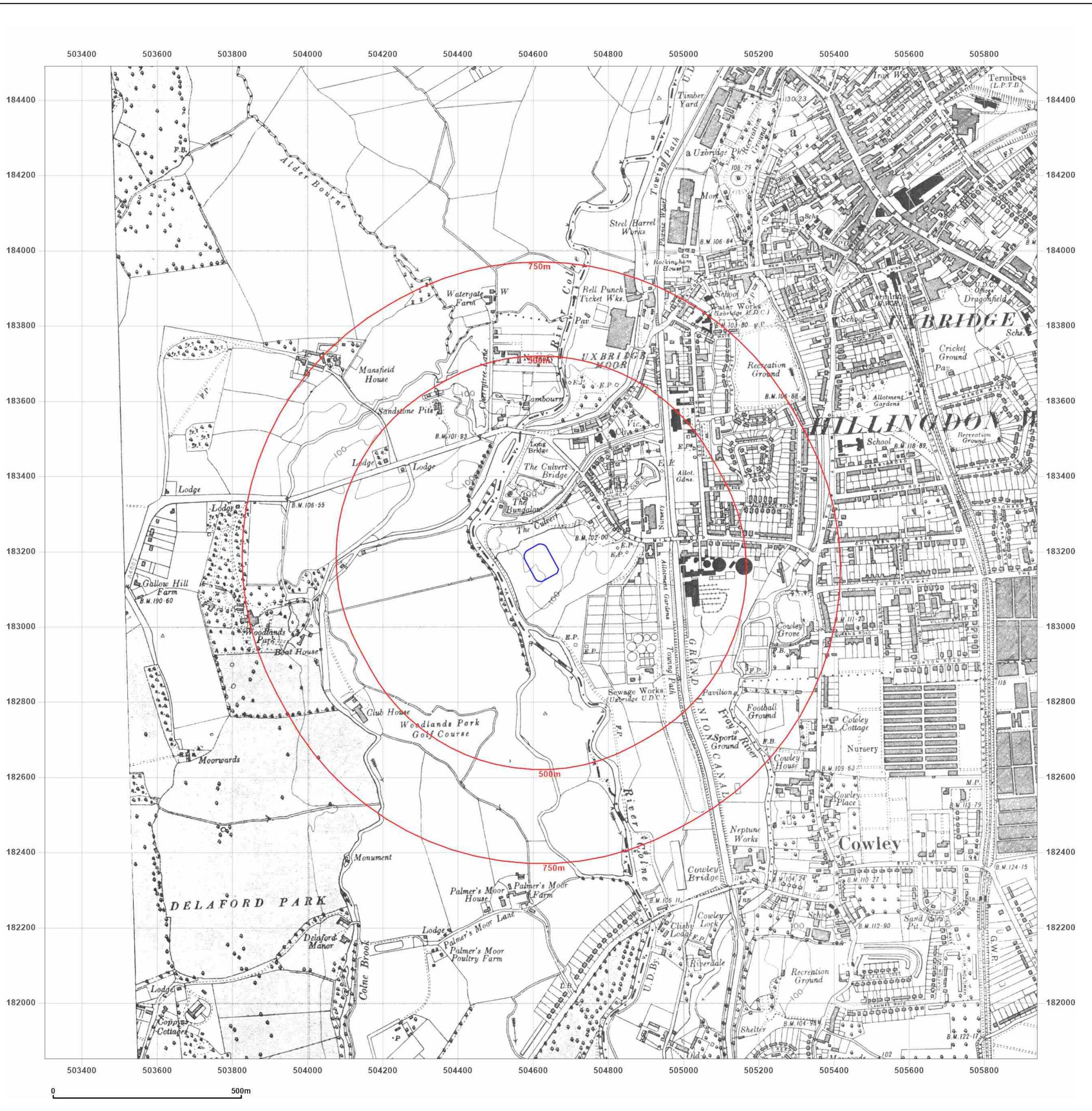
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**Report Ref:** GS-THC-8N4-5ZR-ED2  
**Grid Ref:** 504620, 183170

**Map Name:** County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10.560



Surveyed 1864  
Revised 1938  
Edition N/A  
Copyright N/A  
Levelled N/A



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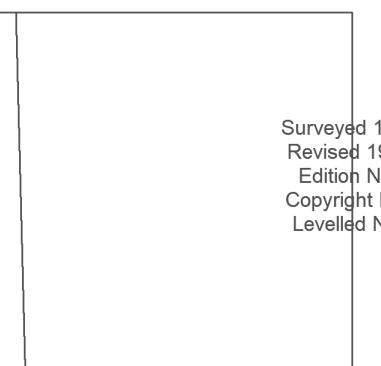
**Map Name:** County Series



**Map date:** 1938

**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:** 1960

**Scale:** 1:10,560

**Printed at:** 1:10,560



Surveyed N/A  
 Revised 1955  
 Edition N/A  
 Copyright 1960  
 Levelled N/A

Surveyed N/A  
 Revised 1955  
 Edition N/A  
 Copyright 1960  
 Levelled N/A



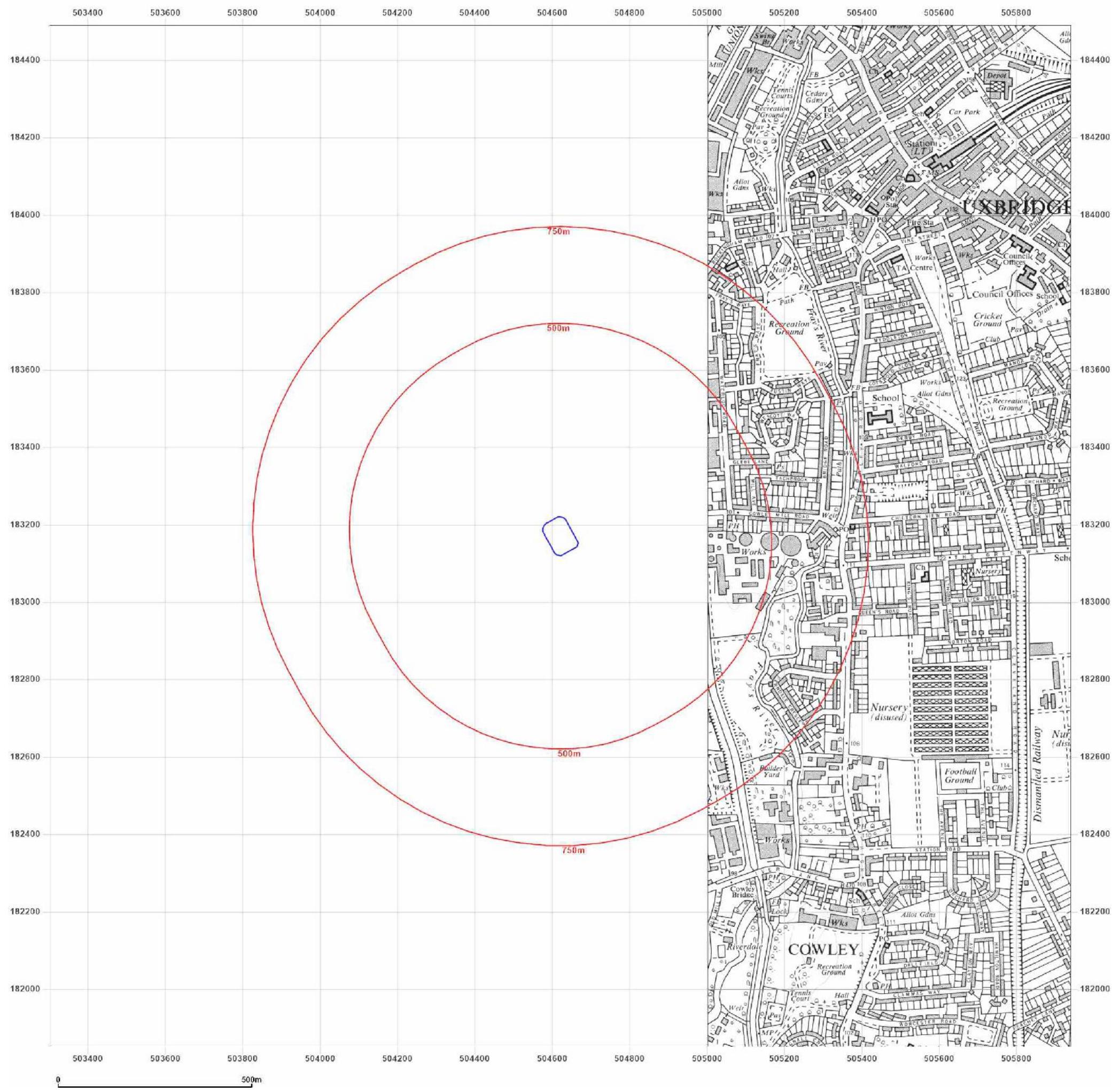
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**Client Ref:** P6078J3073 - Island Site Eskdale Rd  
**Report Ref:** GS-THC-8N4-5ZR-ED2  
**Grid Ref:** 504620, 183170

**Map Name:** National Grid

Map date: 1974-1975

**Scale:** 1:10,000

Printed at: 1:10,000



Surveyed 1974  
Revised 1974  
Edition N/A  
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Levelled 1972

Surveyed 1975  
Revised 1975  
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Copyright N/A  
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ESTATE, HILLINGDON, UB8 2RT

**Client Ref:** P6078J3073 - Island Site Eskdale Rd  
**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  
 Edition N/A  
 Copyright 1988  
 Levelled 1972

Surveyed 1988  
 Revised 1989  
 Edition N/A  
 Copyright 1990  
 Levelled 1972

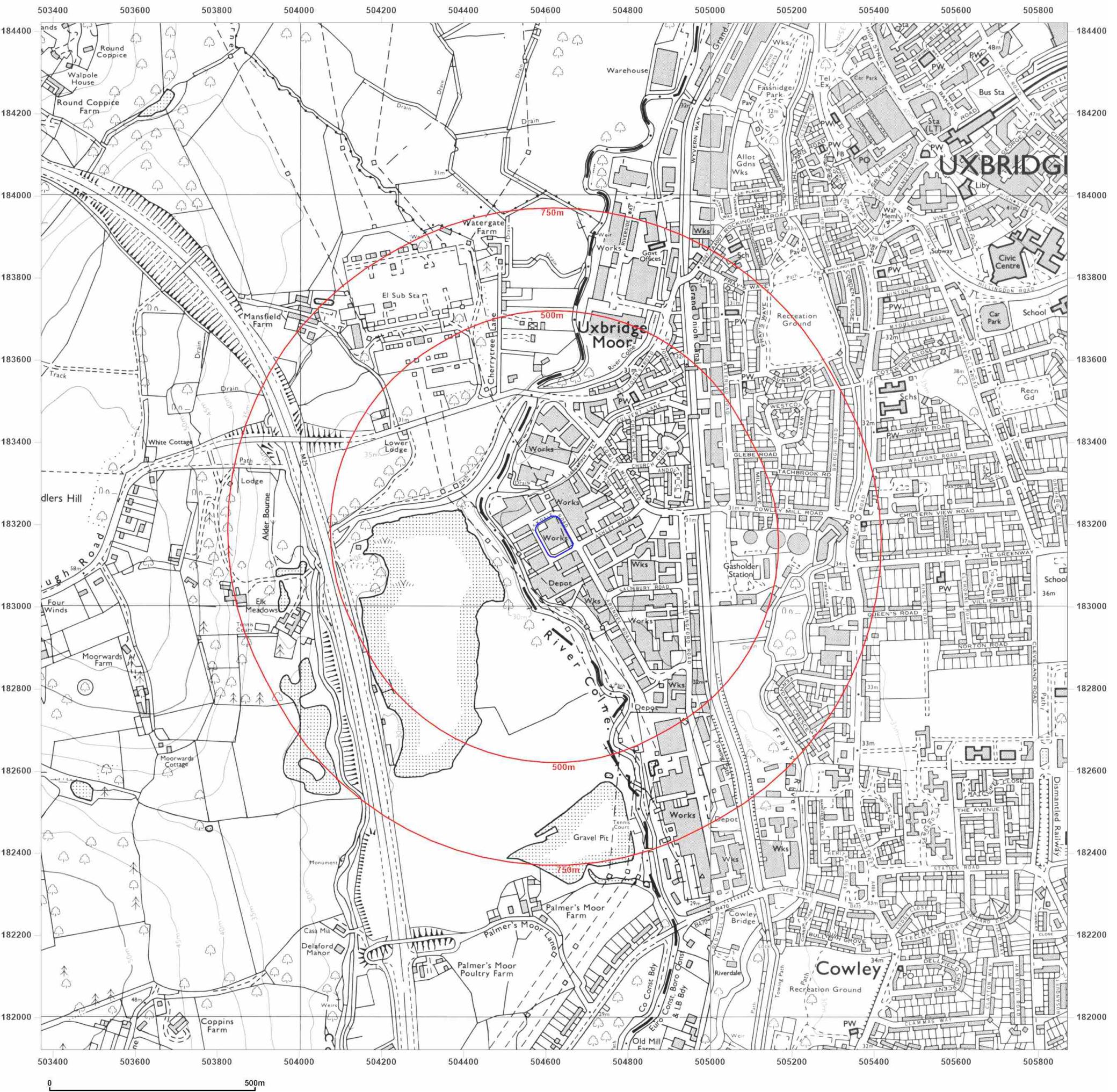


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**Report Ref:** GS-THC-8N4-5ZR-ED2  
**Grid Ref:** 504620, 183170

**Map Name:** National Grid

**Map date:** 2010

**Scale:** 1:10,000

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2010



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

**Map Name:** National Grid

**Map date:** 2024

**Scale:** 1:10,000

**Printed at:** 1:10,000



2024

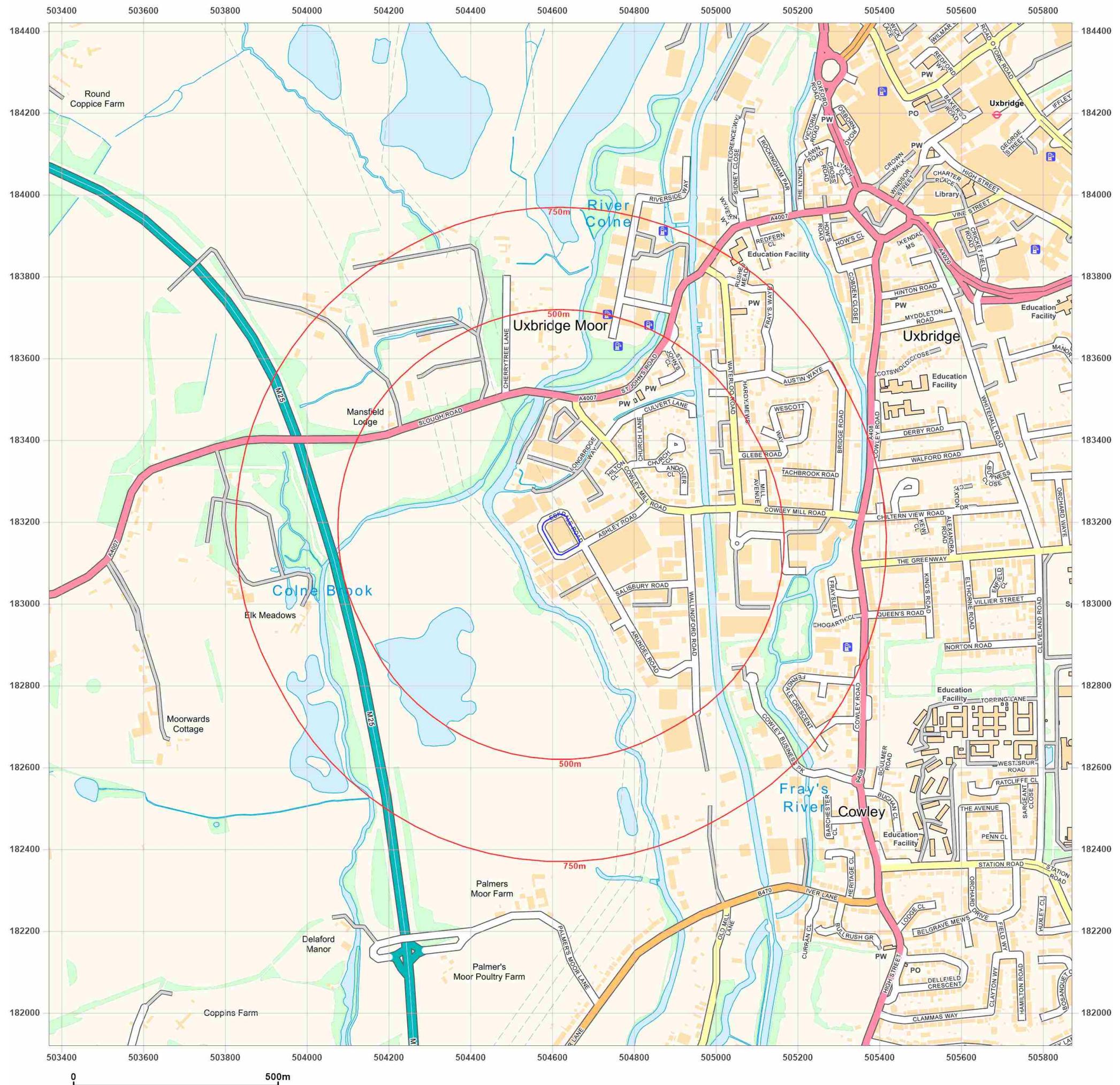


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#### **APPENDIX 4 – QUALITATIVE RISK ASSESSMENT METHODOLOGY**

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

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.

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**Table A4.2: Classification of Probability**

<b>Classification</b>	<b>Definition of Probability</b>
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**

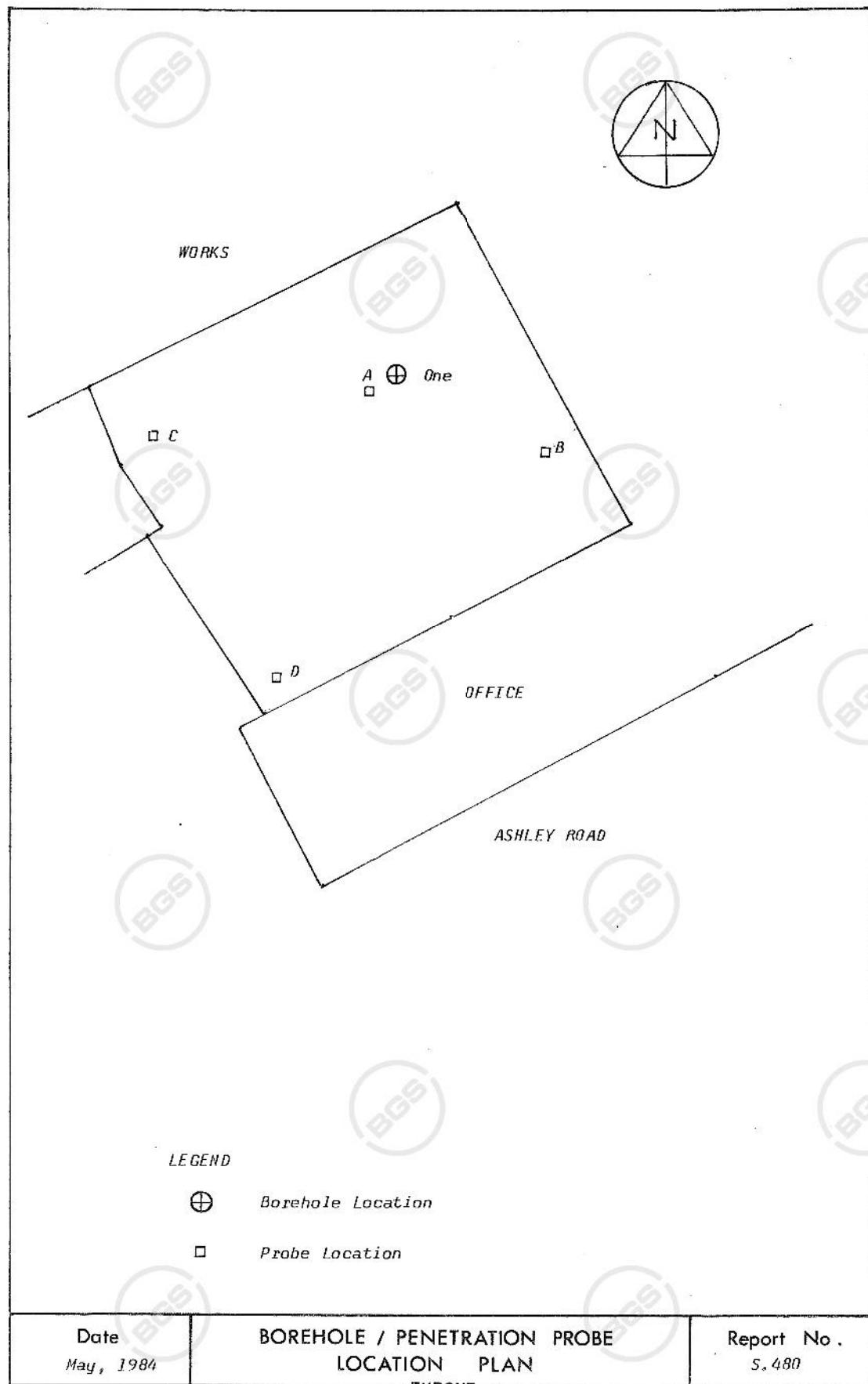
<b>Risk Category</b>	<b>Definition and likely actions required</b>
Very high	<ul style="list-style-type: none"><li>• Severe harm to a defined receptor is very likely, or has already occurred.</li><li>• The risk is likely to result in a substantial liability.</li><li>• Urgent investigation (if not already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

## APPENDIX 5 – BGS BOREHOLE RECORDS



Description of Strata	STRATA CHANGE		S.P.T. C.P.T.	SAMPLES		WATER LEVEL M	DEPTH of CASING M
	LEGEND	DEPTH M		N-VALUE	DEPTH M	TYPE	
<i>MADE GROUND</i> <i>Flagstones and gravel overlying very soft brown, grey/blue clay</i>  <i>- light brown with occasional brick fragments and gravel</i>		1.00		1.00	B		
		2.00		2.00	B	▼	
		3.00		3.00	B	▽	
<i>ALLUVIUM</i> <i>Very soft blue/grey silty CLAY with some gravel and occasional fine silty sand partings</i>		4.00		4.00	J		
<i>LONDON CLAY</i> <i>Firm grey/blue slightly silty CLAY</i> <i>- stiff</i>  <i>- very stiff</i>		5.00		5.00	J		
		6.00		6.00	J		
		7.00					
		8.00					
		9.00					
		10.00					
BOREHOLE DIAMETER : 130mm							
LINING TUBES :							
GROUND LEVEL :							
REMARKS :							
Date. May, 1984	BOREHOLE LOG				Report No. S.480		

□ - Water strike  
 ▲ - 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)



## **APPENDIX 6 – LOCAL AUTHORITY CORRESPONDENCE**

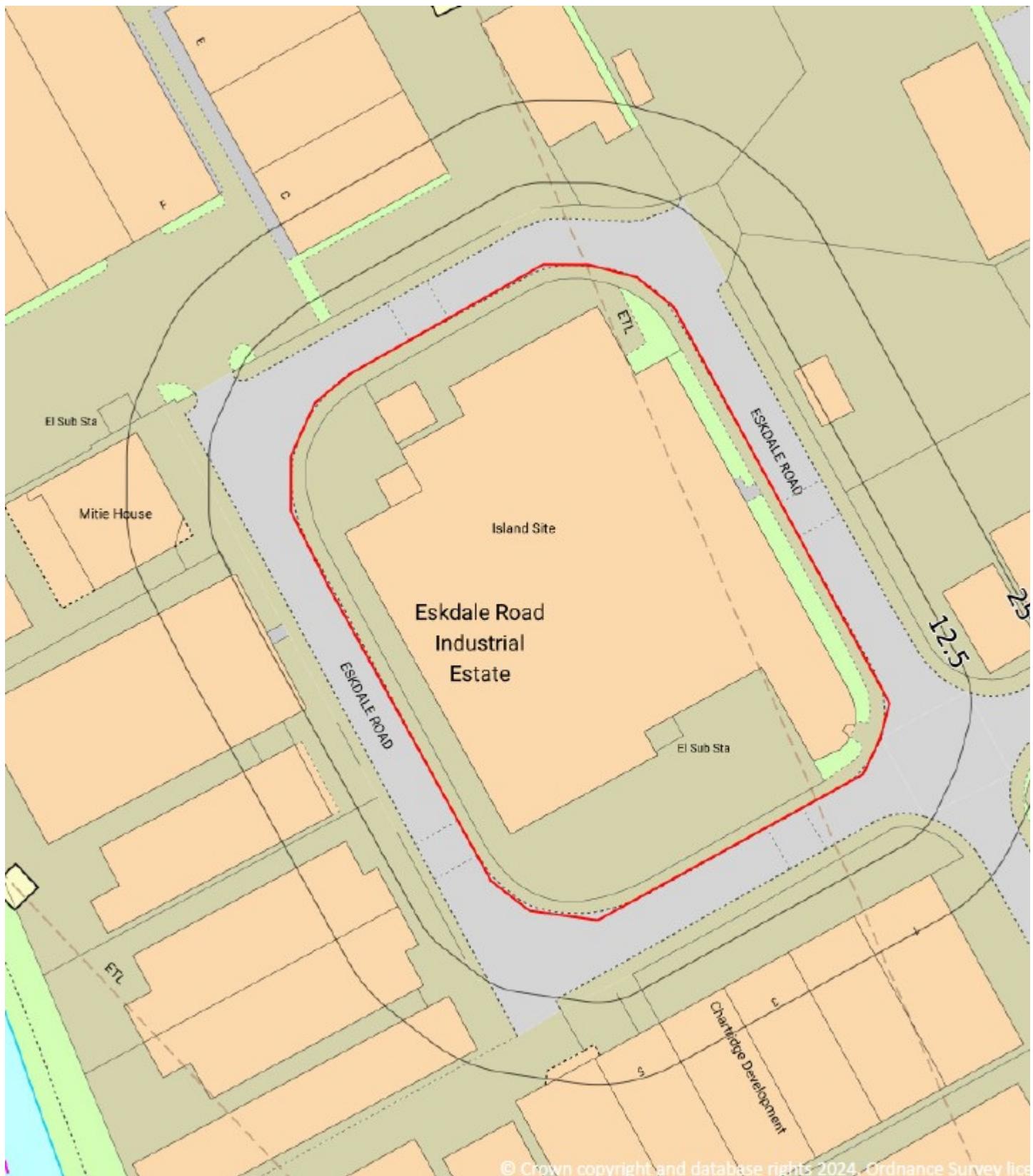
## Hamza Hashi

---

**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](mailto:hah@jomasassociates.com)

[www.jomasassociates.com](http://www.jomasassociates.com)  



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