

Preliminary Environmental Risk Assessment - Phase 1 Planning

This report is a Phase 1 that is compliant with Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination. The report identifies potential land quality issues associated with the proposed redevelopment. Depending on the requirements of the Local Authority or client this report can include a site walkover.



What's included



Contaminated land risk analysis



Conceptual site model



Environmental constraints



Planning liabilities



Flood risk screening (optional)

Key features

Main risks and solutions clearly summarised for stakeholders, developers and the planning authority

Risk assessment

- Intelligent risk assessment, commentary by an experienced PIEMA-accredited Consultant who understands the risks posed by different types of contamination during and after redevelopment
- Review of existing (Phase 2) reports if appropriate
- Discussions with the Contaminated Land Officer on your behalf to identify the best course of action
- Written review of all discussions and correspondence with the relevant Regulators
- Qualitative risk assessment for the development via a Conceptual Site Model (CSM) based on CLR11

Designed for:

Designed to support planning applications for sites with brownfield or contaminated land issues.

Use this report to understand:

Contaminated land

- If historic activities could result in liability for the property owner under the National Planning Policy Framework (NPPF)
- If current and/or historic operations in the vicinity could cause contamination of the property
- If historic or current operations will result in additional site investigation or development delay

Flood

- The overall risk of flooding
- If the site is likely to be insurable at standard terms
- What further investigation or mitigation work can be undertaken to reduce the risk
- If a full Flood Risk Assessment is required

Other environmental constraints

- These include the potential for ground instability, the presence of Radon gas and if protection measures are required

Why you need it:

As a first step towards discharging contaminated land conditions under the planning regime.



Phase 1 Environmental Risk Assessment

This report is designed to support planning applications at sites with potential contamination issues. Use the report towards discharging contaminated land conditions, whilst protecting clients from future liabilities.

£5m Professional Indemnity Cover of £5million*

* Subject to terms and conditions



Other features

- Comprehensive terms and conditions
- Flexible report template that can be amended to your specific requirement
- Liability cover of £5 million per report
- Turnaround time of 10-15 working days depending upon Regulatory response times
- Verbal updates and draft reports can be provided sooner

Additional services

- Tailored risk management solutions are provided with follow on consultancy
- Insurance products and expertise
- Report cost is offset against any further consultancy work

Costs

- From £650 +VAT without a walkover
- From £900+VAT with a walkover

These other reports may be relevant to your site:

Flood Risk Assessment

This report is designed to support development proposals in areas at risk of flooding, to ensure your application is approved by the regulatory authorities.



Included in the report:

- Identification and assessment of all flood risk types, based on a review of market leading flood risk data
- Consideration of the impacts of climate change on flood risk at the property
- Recommendations of how to best manage flood risk at the site, in line with the proposed development

LandSearch Development Site Screening Report

Use this report to instantly unlock the development potential of a site, with the essential information to assess opportunities and risk available at your fingertips.



Included in the report:

- Six key data sections: Local Planning Policies; Planning Applications; Land Registry Title and Ownership Information; Environmental and Physical Development Constraints; Local Neighbourhood Information (Transport, Schools, Healthcare); and an overview of Local Demographics
- Most pertinent data highlighted in a concise summary page
- Interactive online viewer

If you require any assistance please contact our customer services team on **0330 036 6115** or by email at **orders@argyllenviro.com**