

SI & RMS Former Telecoms Site

Former Use: Industrial Estate, cycle works, petrol stations, plating processor
Client: M7 Real Estate Ltd
Value: £undisclosed
Location: Beeston

A former cycle manufacturing works prior to development into a telephone equipment works. The site had extensive factories and storage facilities; plating shops; solvent storage; USTs and an onsite petrol station including vehicle maintenance workshops.

The site was to be re-developed for residential. The works required were:

- A review of existing Phase 1 desk study report;
- An intrusive site investigation involving the installation of light cable percussive boreholes and window sampler holes;
- Chemical analysis of selected soil and groundwater samples for a suite of contaminants at a MCERTS/UKAS accredited laboratory;
- Compilation of supplementary geotechnical data, utilising a combination of in-situ and laboratory testing;
- Groundwater level and gas/vapour monitoring at well locations;



- Provision of a Tier 2 risk assessment;
- The provision of guidance relating to risk mitigation and management;
- Preparation of a Remedial Options Appraisal.

Provectus provided planning support and the RMS helped potential purchasers to define abnormal development costs for the site.