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Development Platform Specification

7355-00 – Huddersfield Trinity
Lidl BBS2020.1 - Type ECO Format Store

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1. Introduction

A - General

Without prejudice to the generality of this contract, this specification shall include the following works:

- Any demolition works and breaking up of slabs and hardstanding's and the like including crushing to form suitable hardcore
- Remediation of the site in compliance with the requirements of the anticipated Planning Consent.
- The development plateau will comprise an area for the building footprint and remaining area for external spaces. An access road, car park, delivery ramp and footpaths will constitute hard paved surfacing of the external areas. These hard-paved surfacing areas will require construction on a competent formation and the item below sets out required CBR for these areas. The building is to be constructed off ground that is to be improved by proprietary vibro-compaction techniques procured by the Purchaser as part of a subsequent building project. For the extent of the building footprint, and a defined area beyond, suitable upfill material is to be loose tipped as set out within this document in preparation for subsequent vibro-compaction. The 5% CBR requirement is not applicable to the building footprint and defined area beyond.
- The formation of a development plateau within the site to achieve a California Bearing Ratio (CBR) of 5% or better using techniques which shall facilitate the development of the site and are to the reasonable approval of the Lidl Great Britain Ltd (such approval not to be unreasonably withheld). The CBR shall be determined by plate loading test in accordance with BS1377-Part 9:1999 Methods of test for Soils for Civil Engineering Purposes, which shall be modified to provide an equivalent CBR in accordance with guidance provided in Interim Advice Note 73/06 (2009) of Design Guidance for Road Pavement Foundations (Draft HD25).
- The level of such plateau shall be 450mm below proposed finished levels of hardstanding's and floor slabs identified on the Development Plan (to within reasonable construction tolerances). The works shall include any retaining structures necessary to retain the development platform. These structures shall be designed and constructed compliantly with the requirements of the Planning Consent and any highways approval. This to include planning approved external finishes, to match the adjacent listed building, and balustrades. All approvals to be sought, and balustrades provided, by the Vendor, including a programme of works.
- The upper surface of the development shall comprise a 150mm minimum thickness layer of Class 6F2/6F5 material.
- Providing the incoming services scheduled later in this specification and offsite draining connections as identified on the Development Plan.
- Section 278 works to comprise forming suitable site accesses and exits to the reasonable approval of Lidl GB Ltd. (such approval not to be unreasonably withheld) onto Trinity Street, including any services lowering as necessary
- Services and Drainage comprising all incoming services and offsite drainage connections as identified on the Development plan or to the reasonable approval of the Purchaser
- Vacant site possession shall be required upon completion of the development platform, all crushed materials having been removed from site.
- Existing sub-station to be relocated as part of the diversion works.
- Sub-station to be reconstructed as planning consent.

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B - Definitions and Interpretations

“Vendor” shall mean Trinity One LLP.

“Purchaser” shall mean Lidl GB Ltd.

“The Works” shall mean the work and obligations, which are the subject of this document

“Planning Consent” shall mean the detailed consent to be procured by the Vendor in relation to the Town and Country Planning Act 1990 and all associated legislation and shall include all associated conditions appended thereto in accordance with the purchase agreement between Vendor and Purchaser

2. Performance Specification

A - Deconstruction and Remediation

The Vendor shall be responsible for:

Undertaking all work necessary to comply with a Strategy for Remedial and Preparatory Works for the Site undertaken by an approved chartered geotechnical and environmental engineer prepared to discharge all conditions relating to remediation and associated activities in compliance with the Planning Consent (“the Strategy”) and which shall include, but not be restricted to:

- ☐ Appointing a General Civil and Structural Engineer (the “GE”), responsible for overseeing and validating the works, liaising with the appropriate local authority department, and issuing and agreeing the necessary validation report
- ☐ Employing an approved specialist subcontractor to identify and eradicate any invasive species from the site including all necessary subsequent treatments to assure eradication and providing an approved warranty between the specialist subcontractor and the Purchasers (such approvals not to be unreasonably withheld).
- ☐ Demolishing down to slab any buildings on site.
- ☐ Safely undertake asbestos stripping including associated surveys.
- ☐ Removing all ground slabs. Removing any foundations to a depth of 1.0m below existing ground level. Where proposed level is lower than existing, remove any foundation to 1.0m below proposed level. Identifying and flagging existing statutory service runs/drains (foul and water) to be retained and protect as necessary. Obtain approval for the abandonment of redundant stats services and drainage within the site. –
- ☐ Remove all existing manholes and drainage pipework from within the proposed Lidl store footprint.
- ☐ Abandon by grouting or removal all redundant drainage within the proposed car park and access road area. Manholes to be removed to a minimum depth of 1m below proposed car park level and backfilled with compacted granular material.
- ☐ Removing and filling all basements that may be present below buildings.
- ☐ Excavation and re-engineering, in accordance with the GE’s specification, to complete the work necessary to provide a platform having a CBR of 5% within the development footprint and to the levels noted on the SMR drawing 7074-49-SMR-ZZ-DR-A-8022-S3-P08
- ☐ Survey and investigation work to be carried out to establish the extent of any coal seams that are in existence on the site and any grouting works required to be undertaken by the Vendor and warranties for these works, who shall provide validation reports.
- ☐ Process (where necessary) any arisings from the earthworks to produce material suitable for re-use on site in accordance with a suitable engineering specification for the works.
- ☐ Undertake all geotechnical and chemical testing as required throughout the works. Provide validation reports to Lidl to confirm suitable remediation has been completed in accordance with any planning conditions. Field dry density tests will be undertaken on each compacted layer of fill to demonstrate that compaction is achieving 90% of maximum dry density (MDD) of each material to be used. The MDD will be determined in the laboratory on at least 3 samples of each material to be compacted as outlined in BS1377:Part 4. The field dry density determination will be undertaken at a frequency grid of no more than 25m by 25m and will be by sand replacement test using the large pouring cylinder method as outlined in BS1377:Part 9 (1990).

A nuclear density gauge (NDG) will be permitted for checking field densities of compacted layers provided that full details of the equipment and its calibration against measurements determined using Test 3.7 of BS 1377: Part 4 on each type of material to be compacted is presented by the Contractor prior to its use. The NDG shall be used together with the sand replacement test at a ratio not exceeding 5 NDG to 1 sand replacement test.

Final compaction will achieve a CBR of no less than 5% on the formation. This will be demonstrated by undertaking CBR testing, using a 450mm diameter plate as outlined in BS1377 Part 9 and IAN 73/06 Design Guidance for Road Pavement Foundations (Draft HD25) at a frequency grid of 25m by 25m on the formation surface.

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- Delineation and speciated analysis of any localised heavy metal, asbestos, and hydrocarbon “hot spots” regarding potential future re-use/relocation within non-sensitive areas of the site beneath a suitable hardstanding/cover or disposal from site to a licensed facility.
- Removal or relocation (where applicable) of any unsuitable material which fails to achieve the engineering specification.
- Carry out a watching brief, by the GE, during all the above, to identify any previously unidentified sources of contamination.

The following material is to be removed from site by the vendor:

1. All vegetation and trees unless otherwise specified
2. All old installations
3. All metal works
4. Any lampposts and signage within boundary unless specified
5. Excavate and remove (where not suitable for crushing) all hard standings tarmac/paving slabs from site
6. Any chemical/oil tanks and surrounding materials should be removed and treated as contaminated waste
Disposal certificates should be provided to the Purchaser.
7. Any non-native invasive plants including but not restricted to Japanese Knotweed to be removed, to licensed disposal facility
8. Any boundary structures not in the ownership of the adjacent landowner
9. All topsoil (Where not suitable for use on site)

Excavated and filled areas are then to be graded to provide a development platform to the levels set out in the appending information, with no humps, hogs, or undulations.

A validation report is to be produced by a suitably qualified geo-environmental engineer on completion of the works in compliance with all relevant conditions of the Planning Consent.

B - Forming the Development Plateau

The Vendor is to provide a suitable development plateau across the site within the red line boundary on the Development Plan using techniques which shall complete the work necessary to provide a platform having a CBR of 5%. This shall include the importation of all necessary inert filling material levelled and compacted in layers where suitable crushed material may not be available on the site.

The Work Specification relating to these objectives will be the Manual of Contract Documents for Highway Works (MCHW) Volume 1, Specification for Highway Works (SHW) Series 0600, except where amended by contract specific numbered appendices. The formation of the plateau shall include the removal or relocation (where applicable) of any unsuitable material which fails to achieve the engineering specification. The Works shall include any retaining structures necessary to retain the development platform.

Back fill all excavations with Selected Granular Fill Class 6F2 (site derived) or 6F5 (imported) material complying with the requirements of Table 6/1, Table 6/2 and Table 6/5 (imported onto site) of SHW Series 0600. Compaction requirements will be in accordance with Clause 612 and Table 6/4 of SHW Series 0600.

On completion of the Earthworks, a formal ‘As-Built’ Earthworks Report will be prepared, which will include all relevant data on methods and frequency of compliance testing to demonstrate compliance with the Work Specification.

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Specifically in relation to the building footprint (which is to receive proprietary vibro-treatment), unless constrained by retaining walls, all fill within 3m of building footprint to be loose tipped in accordance with vibro- contractors' specification to formation level set at 450mm below FFL. All retaining walls shall be faced with materials to comply with Planning requirements.

Fill beyond 3m of building footprint to be installed adopting method compaction in accordance with Table 6/4 of SHW Series 0600.

All surplus crushed materials are to be removed from site prior to completion of the works.

C - Potential redundant mine workings

GE to assess the risk from any discovered or undiscovered mine workings, in accordance with guidance provided in CIRIA C758D Abandoned Mine Workings Manual 2019.

The risk assessment will be undertaken in consideration of the proposed site re-profiling works and will specifically consider whether proposed embankment fill will induce further loading on the mine workings.

As a preliminary consideration, where no workings are encountered within 30m of the existing ground surface, it will probably be concluded that no further action is required.

Where voided, loose or broken ground indicating the probable presence of abandoned workings is encountered within the ground investigation boreholes, an assessment will be undertaken to determine the risk of instability at the surface. In this respect, the risk will be deemed unacceptable if the thickness of competent bedrock strata above the suspected workings is proven to be less than 10 times the maximum thickness of disturbed ground.

Areas of collapsed, fractured or broken ground will not be considered as competent bedrock.

Where the resulting risk is deemed unacceptable, a programme of ground treatment will be considered necessary to reduce the risk to an acceptable level.

In accordance with CIRIA758D, the ground treatment will be carried out only to fill void space that exist in:

- ☐ The remains of the mined horizon.
- ☐ Broken fractured or collapsed ground above the workings.
- ☐ Collapsed debris or packed waste present in the abandoned workings.
- ☐ Area of HGV ramp, to be excavated to 1.5m below new FFL as noted on SMR drawing 7074-49-SMR-ZZ-DR-A-8022-S3-P12

Fill to be installed adopting method compaction in accordance with -SHW Series 0600.

Retaining Walls

The vendor's works shall include any retaining structures necessary to retain the development platform as identified on the development plan. Retaining structures shall be designed and constructed in compliance with the Planning Approval and Highways' requirements.

Details of the proposed party wall to development boundary to be developed by the vendor to ensure that the structure supporting Lidl demise is independently stable of the adjacent building.

Retaining walls within the zone of influence of vibro-compaction to be designed to accommodate loading and vibration from the sub-contractor works. However, the vibro-compaction is not to extend into the reinforced earth zone for the proposed retaining wall to the south east corner of the proposed building.

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Proposed drainage preparation works

Proposed drainage tank and main runs to be proof dug to remove all obstructions within the line of the drain run to 200mm below invert level, Excavate 750mm outside of tank edge and 750mm either side of drain CL

Identifying and flagging existing statutory service runs/drains (foul and water) to be retained and protect, as necessary.

The retaining structures shall be designed and constructed compliantly with the requirements of the Planning Consent.

The structures shall be constructed to a height necessary to retain the proposed finished levels including any temporary protection/support to retain the portion of the structure extending beyond the plateau surface.

D - Works Required Under Section 278 of the Highways Act 1980 and the like

All works as a condition of the planning consent relating to S278, including forming 2nr junctions to Trinity Street, or other off-site Highways improvements to be undertaken by the Vendor, with a completed Stage 3 Road safety audit

The Vendor is to make payment of all associated commuted sums, fees, and the like in respect of any works which are referred to within this section at the appropriate time.

E - Services and Drainage

The Vendor shall be responsible for removing all redundant pre-existing services where possible or diverted such that they do not compromise the construction of the Purchaser's building.

The Vendor shall be responsible for providing the services provisions scheduled below and offsite drainage connections as identified on the Development Plan or where not identified on the Development Plan in locations to the approval of the Purchaser.

All Utilities' applications, Electrics, Water, BT, and costs for their supply and installation shall be met by the Vendor, including those for off-site works and on-site connections. On site works (duct installations etc) shall be by a Lidl appointed contractor and utilities connections made during the Lidl M.C. works. All Utilities site entry points and connection details shall be confirmed by the Vendor to ensure accurate tendering of the works.

The vendor shall provide suitable ductwork to accommodate armored cables from the sub-station to the EVC point and from Lidl's proposed utility room to the proposed CCTV camera locations for ANPC.

Electric supply of 290kva- New sub-station requirement—the vendor is to pay all charges, including construction of the enclosure in location marked on the Development Plan, or such other location agreed with Lidl (agreement not to be unreasonably withheld) Any sub-station works are to be completed as part of the development platform works and a detailed construction programme provided by the Vendor.

The vendor is to install ductwork 'as necessary' to provide an electrical supply to the retained land and to connect the sub-station with the Store utility room and all EVC points.

Water

A new 25mm supply with 15mm meter.

Telecoms

100mm Duct into the site from local BT network for future connection by Purchaser.

Drainage

The final drain run, as it leaves the site to the mains, will be identified, and protected, to allow The Purchaser to connect to this, should they wish, with CCTV survey provided by Vendor for the final connection.

3. General Requirements

Without prejudice to the generality of the further provisions of the contract, the Vendor shall be responsible for all planning, management and supervision of the Plateau Works including but not restricted to the following:

A - Compliance with regulations

Complying with all relevant regulations including but not limited to:

- The Site Waste Management Plans Regulations 2008
- The Control of Asbestos Regulations 2012
- The Building Act 1984 and all related legislation
- Construction Regulations 2012
- Construction (Design Management) Regulations 2015

Comply with all relevant Health & Safety Regulations and instructions issued by the Vendors Principal Designer, and in a timely manner.

B - Notices and permits

The Vendor is responsible for the preparation and issue of all necessary notices, for their works, to the relevant statutory bodies, and applying and obtaining all necessary permits including but not restricted to:

- Notices under section 80 of the Building Act 1984
- Complying with all requirements of Section 81 notices issued thereunder.
- Coordinating with the Principal Designer to ensure that the F10 Notice of Construction Project form to the Health & Safety Executive with a copy to the appropriate regional office of Lidl, and all associated notices are issued in advance of the Start on Site date and subsequently manage and update the Form as appropriate.
- Temporary Pavement Closure Orders, if required, and comply with all and any requirements of the statutory body in this respect, paying the costs and fees of the application and associated costs of compliance with the Order, if any.
- Scaffold Permits, if required, and comply with all and any requirements of the issuing body in this respect, paying the costs and fees of the application and associated costs of compliance with the Permit, if any.
- Hoarding Permit, if required, and comply with all and any requirements of the issuing body in this respect, paying the costs and fees of the application and associated costs of compliance with the Permit, if any.

C - Preparation and issue of all method statements

Provide Method Statements, Risk Assessments, COSHH Assessments to the Employer's Construction Design and Management (CDM2015) Principal Designer for this project as and when required.

D - Operating dust/noise suppression precautions and wheel washing facilities

Including but not restricted to precautions required to comply with National Guidelines and generally maintain good neighbourly relations.

E- Safely manage all matters relating to services

This shall include:

- Identifying and locating all services and ensuring that these are appropriately disconnected and safely terminated prior to commencing any demolition works.
- Satisfy himself that all services are disconnected from site, referring to statutory undertaker's records, excavating with care, and where necessary (and safe to do so) by hand, close to the route of identified services, whether live or not.

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- Where unrecorded services are discovered, immediately notifying the Employer and provide him with a marked-up plan showing the confirmed or assumed route of such service for his records.
- Locating and protecting any foul and surface water drainage routes on the site.
- Identifying and marking the location and route of the existing foul and surface water drainage routes within the site, above ground through the planting of 2.5m high scaffolding poles, painted fluorescent red and blue respectively, in concrete with min. 500mm purchase, spaced at 2m intervals, with a sign of no less than 300mm x 300mm marked “Careful, Retained Drain Run”.
- Protecting any existing Electricity Substations to the approval of network provider
- Identifying and marking the location and route of any existing services supplies within the site which cannot be removed, above ground through the planting of 2.5m high scaffolding poles, painted fluorescent orange, in concrete with min. 500mm purchase, spaced at 2m intervals, with a sign of no less than 300mmx300mm marked “Danger, Live Services” and identifying the service in question.

F - Safely managing the treatment and removal of any asbestos

This shall include the identification and removal of asbestos from site by a competent individual or organisation qualified and licensed to do so and disposed of at a licensed facility.

The Contractor shall provide certificates and receipts for all asbestos material removed from site, if any, certified by UKAS.

G - Purchaser's Warranties

The Vendor shall incorporate within the professional appointments and the construction contracts employed by the Vendor to procure the Works, provisions relating to the Contracts (Rights of Third Parties) Act 1999 which protect the rights of (subject to reasonable limitation):

- i. The Purchaser
- ii. The Purchaser's Contractors or Sub-Contractors, as required.
- iii. Any third party acquiring the site from the Purchaser

Such provisions are to be to the approval of the Purchaser (such approval not to be unreasonably withheld).

H - Documentation on completion

The Vendor shall, upon practical completion of the Works, provide the following documentation:

- A Land Quality/Remediation Statement for any works where excavations have taken place or materials removed from site
- Topographical survey of the land in 2D CAD and 3d surfacing format. The survey is to include all retaining walls or retained features, roads, and kerbs within 20m of the site, spot levels at all features and 10m grid intervals, embankments, and graded land. All survey works to relate to OS GPS grids and levels
- CBR and other ground testing results for areas of filled ground
- Drainage details (including CCTV survey) and position of any retained services and drains
- Any material or information relating to CDM2015 compliance
- WAC testing of existing material present beneath the filled embankment is to be carried out at 6No locations (to be advised by Lidl) in order to categorise material that will require subsequent excavation for below ground drainage installation. The WAC test results shall be provided to Lidl upon completion of the platform works.
- Any materials that are to be reused or retained on site should be demonstrated to be suitable through a suite of chemical testing in accordance with CIEH \LQM for commercial end use and the results of this testing provided to Lidl on completion of the works.

4. Appendices

- A – SMR Architects Proposed Site/Building Levels Strategy – 7074-49-SMR-ZZ-DR-A-8022-S3-P13 (The Development Plan)
- B – MP Consulting Site Features – 4000-MP-00-ZZ-DR-S-0100-S2-P05
- C – MP Consulting Site Preparation – 4000-MP-00-ZZ-DR-S-0101-S2-P06
- D – MP Consulting Site Preparation Sheet 2 – 4000-MP-00-ZZ-DR-S-0102-S2-P05
- E – MP Consulting Highway Retaining Wall Schematic – 4000-MP-00-ZZ-DR-S-0103-S2-P05
- F – MP Consulting Drainage Preparation – 4000-MP-00-ZZ-DR-S-0104-S2-P05
- G – MP Consulting Developer Retaining Walls – 4000-MP-00-ZZ-DR-S-0105-S2-P05
- H – MP Consulting Proposed Surface Water Drainage GA – 4000-MP-00-ZZ-DR-S-0110-S2-P05
- I – MP Consulting Proposed Foul Water Drainage GA – 4000-MP-00-ZZ-DR-S-0111-S2-P05