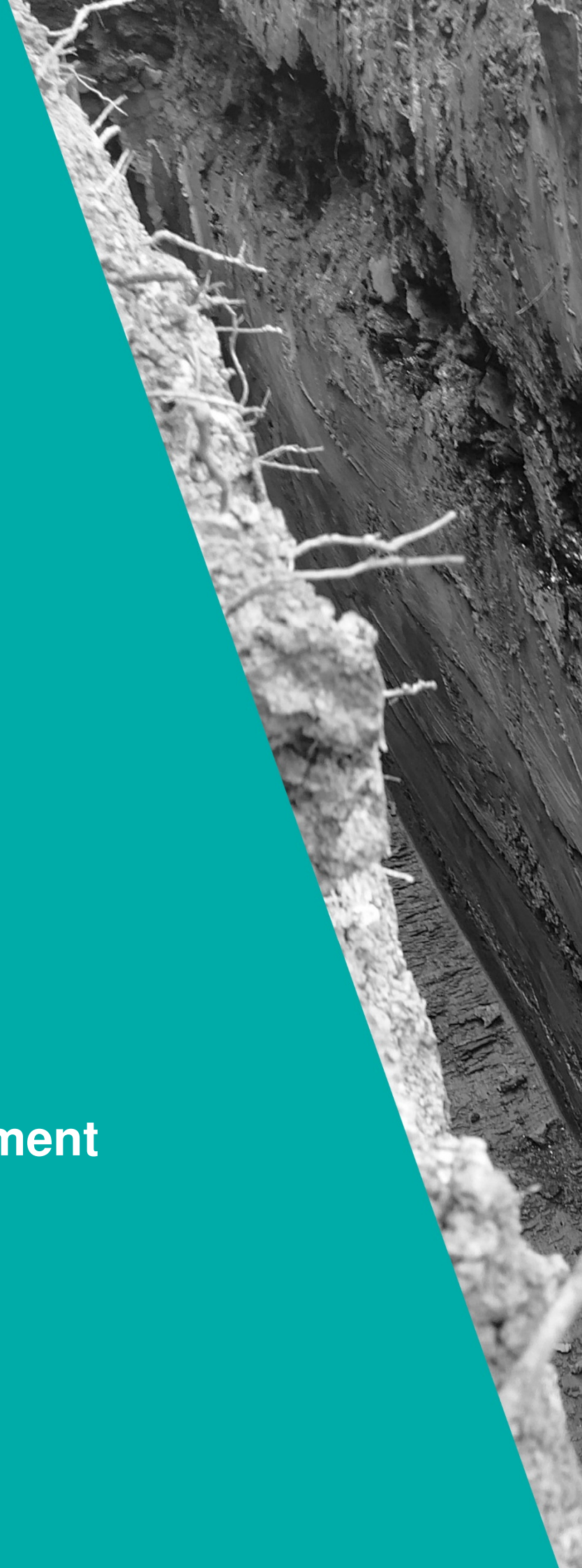
Eastwood
CONSULTING ENGINEERS



Remediation Statement

Scholes Lane, Cleckheaton

Riva Homes

8 January 2023

Eastwood
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AJK/DD/46917-002

For the attention of Huw Richards

8 February 2023

Dear Huw,

Remediation Statement – Scholes Lane, Cleckheaton

We write to provide a remediation statement for the site at Scholes Lane, Cleckheaton, following completion of the construction phase on site. The site has undergone residential development, comprising four low-rise residential properties with associated soft and hard landscaping.

Eastwood Consulting Engineers have been provided with two reports relating to contamination assessment on the site:

- Phase II/Ground Investigation and Updated Risk Assessment Report for Scholes Lane, Scholes, Cleckheaton, prepared by *Geoenviro Solutions Limited.* Ref. GES 2077-21, dated January 2022; and
- Remedial Strategy, prepared by *Your Environment.* Ref. YG0119-19, dated June 2019.

The Remedial Strategy issued by Your Environment, following a site investigation, concluded that no remedial measures needed to be implemented on site in respect of soil borne contaminants and associated risks to human health, plants or controlled waters.

The subsequent site investigation and updated risk assessment carried out by Geoenviro Solutions included the dispatch of three soil samples for chemical analysis. The results returned one contaminant concentration elevated above its assessment criteria for use in a

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residential development; an arsenic concentration of 46 mg/kg, compared to an assessment value of 37 mg/kg. The report deemed this exceedance to pose a very low risk to future site users. No asbestos was detected in any of the samples. No remedial measures were considered necessary based on the findings of this report.

It is understood that no materials have been removed from site during the construction of the dwellings, and no materials required importation for use within any of the gardens or other soft landscaping areas, with these parts of the site being finished with the site won topsoil and subsoil.

No suspected contamination hotspots or impacted soils were encountered during construction and therefore no additional remedial measures have been required.

The construction of the dwellings is now complete.

Based on the above, it is considered that the remedial targets set out within the site investigation report and remediation strategy have been met, and that the requirements of Planning Condition numbers 5, 6 and 7 of approval notice 2016/62/90646/E under Kirklees Council are satisfied and can therefore be discharged.

Yours sincerely,

Andrew Kerslake
Technical Director

Enc.



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