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Development at Land Behind 34 Station Road

Validation Report for Contaminated Land Soil Remediation

December 2023

Development at Land Behind 34 Station Road Validation Report

RB Geotechnical

Document Control

Project: Development at Land Behind 34 Station Road Validation Report for
Contaminated Land Remediation

Client: Oakstown Properties Ltd

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Disclaimer

This report was produced by **RB Geotechnical** for Oakstown Properties Ltd (The client), for the specific purposes of verifying the remediation works at the proposed residential development on the Land Behind 34 Station Road in Skelmanthorpe, West Yorkshire. This report may not be used by anyone else other than the client without their express permission. In any event, **RB Geotechnical** accepts no liability for any costs, liabilities or losses arising from the use of reliance upon the contents of this report by anyone other than the client.

1.0 Introduction

RB Geotechnical has been commissioned by Oakstown Properties Ltd (The client) to prepare this Validation Report for the proposed development at Land Behind 34 Station Road in Skelmanthorpe, West Yorkshire.

The site has been the subject of a Remediation Strategy, sources referenced below:

- **RB Geotechnical**, Development at Land Behind 34 Station Road, Remediation Strategy Report, RBG378, December 2023.

The Remediation Strategy Report (RBG378) and its appendices should be read in conjunction with this report.

2.0 Report Objectives

The purpose of this Validation Report is to validate the successful implementation of site remediation to ensure a safe and regulatory compliant redevelopment of the site.

3.0 Proposed Development

The proposed development is to comprise the construction of a residential dwelling, with space for car parking and a small, landscaped garden.

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4.0 Site Specific Risk Assessment

Table 4.1 sets out the site-specific risk pathways identified that could potentially be present on the site following the redevelopment of the site. It was established that due to historical construction and demolition on the site in addition to hardstanding car parking areas, there was risk of contaminated soils being present, which could affect the proposed new development.

Table 4.1 Identified Site Specific Risks

Source	Receptor	Pathway	Comment
Contaminated soils containing Heavy Metals and TPH	End Users	Contaminated shallow soils were identified to be present beneath the site. There is therefore potential for a contamination pathway in all new proposed soft landscaped areas.	Excavation of top 600mm of soils across all proposed soft landscaped areas in South West of site. Replacement with minimum 300mm clean imported topsoil in proposed soft landscaped garden areas.
	Construction Workers	Ingestion of contaminated soil or dust, through skin contact or inhalation.	Skin contact will be minimised through the use of PPE and suitable washing facilities. The presence of all elevated contaminants will be noted on the construction file.

5.0 Remediation Strategy

Based on the above risk assessment, the following remedial objectives were established for this site:

- Break any potential human exposure pathways to contaminated soils;
- To protect all construction and ground workers who will be exposed to the soil and thus be potentially exposed to the contaminants within it; and
- To satisfy the requirements of the regulatory authorities (i.e., the Local Planning Authority, Environment Agency and National House Builders Council).

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The following remedial measures had been devised for the site:

- Excavation of the top 600mm of current soils is required across proposed new soft landscaped area in South West of the site to ensure a sufficient thickness has been removed and replaced with a clean imported topsoil (300mm thick).

The excavation of the shallow soils across the proposed soft landscaped areas would prevent direct contact between potentially contaminated soils and humans. This will be followed by importation and placement of a clean topsoil. This material should be free of foreign debris, building materials and timber.

All site workers will be made aware of the potential for contamination in the soils and a programme of works will be identified to protect workers handling any soil. The method of site working will be in accordance with all necessary guidelines set out by HSE and CIRIA. Washing facilities will be provided and site workers will be encouraged to wash prior to eating and use appropriate PPE when on site to minimise any skin contact with the soil.

6.0 Verification of Remedial Measures

6.1.1 Excavation of Contaminated Soils

A total of 600mm of soil was excavated from across the proposed soft landscaped areas of the site and following its excavation the soils were transported off site.

6.1.2 Imported soils

Topsoil was imported from Tim O'Hare Associates LLP and placed in the areas of the proposed soft landscaped areas. As per section 7.1.3 in the Remediation Strategy Report, appropriate certification was provided with the imported material and is included in Appendix A.

6.1.3 Physical Validation

Physical validation is shown in the form of photographs showing the excavated landscaped areas prior to placement of clean topsoil (Photos in Appendix B). In addition to photos also showing the thickness of the newly placed topsoil. The photos shown confirmation of at least 600mm thickness of potentially contaminated soils having been excavated and removed from site and replaced with at least 300mm of new topsoil.

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7.0 Conclusion

It is concluded that the remediation of the site at Land Behind 34 Station Road has been generally carried out in accordance with the RB Geotechnical Remediation Strategy devised in December 2023. Where there have been minor amendments, there is not considered to be any residual unacceptable risk to human health.

8.0 Waste Removal

In accordance with the European Waste Directive, all waste was removed from and was disposed of to a suitably licenced tip.