



GROUNDTECH
CONSULTING

DENBY LANE, GRANGE MOOR

REMEDIAL SPECIFICATION

ORION HOMES

JUNE 2026



Document Control Form		
PROJECT	DENBY LANE, GRANGE MOOR	
REPORT NAME	REMEDIAL SPECIFICATION	
REPORT REFERENCE	GRO-24078-5847	
STATUS	FINAL	
ISSUE DATE	20 JUNE 2025	
REVISION	1.1	16 JUNE 2026
CLIENT	ORION HOMES	
CLIENT CONTACT	CANDY DAY	
For and Behalf of Groundtech Consulting		
SIGNATURE		
AUTHOR	Michael Houghton BSc (Hons) FGS	
SIGNATURE		
CHECKED	Luke Harrison BSc (Hons) FGS	
SIGNATURE		
REVIEWED	James Doyle BSc (Hons) CGeol FGS	

CONTENTS

1.0	INTRODUCTION.....	1
1.1	BACKGROUND	1
1.2	PROPOSED WORKS.....	1
1.3	OBJECTIVES	1
1.4	REMEDIATION SPECIFICATION SCOPE	1
1.5	SOURCES OF INFORMATION.....	2
2.0	CONCEPTUAL SITE MODEL	3
2.1	SITE DETAILS.....	3
2.2	SITE HISTORY AND CONSULTATIONS.....	3
2.3	GEOLOGY AND HYDROGEOLOGY.....	3
2.4	HYDROLOGY	4
2.5	MINING.....	4
2.6	PRELIMINARY CONCEPTUAL SITE MODEL	6
2.7	GROUND MODEL.....	6
2.8	GEO-ENVIRONMENTAL TESTING RESULTS - SOILS	8
2.9	GROUND GAS	10
2.10	OUTLINE REMEDIAL STRATEGY.....	10
2.11	GEOTECHNICAL	11
3.0	POLLUTION LINKAGE ASSESSMENT REVIEW	13
3.1	HUMAN HEALTH.....	13
3.2	CONTROLLED WATERS	13
3.3	GROUNDWORKERS.....	13
4.0	REMEDIATION PROPOSALS AND APPRAISAL.....	14
4.1	OUTLINE REMEDIATION PROPOSALS	14
4.2	ENABLING WORKS PHASE.....	14
4.3	CONSTRUCTION PHASE	15
4.4	PROJECT SETUP AND MANAGEMENT.....	15
5.0	IMPLEMENTATION OF SITE REMEDIATION PROCESSES.....	16
5.1	GENERAL.....	16
5.2	ENABLING PHASE IMPLEMENTATION	16
5.3	CONSTRUCTION PHASE IMPLEMENTATION.....	19
6.0	SUPERVISION, VERIFICATION AND REPORTING.....	22
6.1	SITE SUPERVISION	22
6.2	COLLECTION OF SAMPLES	22
6.3	ENABLING WORKS VALIDATION	22
6.4	CONSTRUCTION PHASE WORKS VERIFICATION	23
6.5	COVER SYSTEM.....	23
6.6	GAS PRECAUTIONS.....	23
7.0	REUSE OF SOILS AND MATERIALS MANAGEMENT	24
7.1	WASTE MANAGEMENT BACKGROUND	24
7.2	PROPOSED REUSE OF MATERIAL	24
7.3	ON SITE MATERIAL MANAGEMENT	24
8.0	CONTINGENCY PLAN AND AREAS OF UNEXPECTED CONTAMINATION	26

APPENDIX 1 - PLANS
APPENDIX 2 - GENERAL REQUIREMENTS
APPENDIX 3 - REMEDIATION OPTIONS APPRAISAL
APPENDIX 4 - REMEDIAL TARGET VALUES
APPENDIX 5 - GROUND GAS VALIDATION RECORDS
APPENDIX 6 - LIMITATIONS

Plans		
<i>Plan Reference</i>	<i>Revision</i>	<i>Title</i>
GRO-24078-P01	-	Project Location Plan
GRO-24064-P05	-	Contamination Plan
-	W	Site Layout

1.0 INTRODUCTION

1.1 Background

This Remedial Specification has been produced on behalf of Orion Homes and relates to the remediation of a site at Denby Lane in Grange Moor.

The site is currently an unoccupied field and has most recently been utilised as a field.

A summary of the findings of the investigations are outlined in *Section 2.0*.

1.2 Proposed Works

Remediation will be undertaken at the site to prepare it for development of the residential housing as shown on the proposed development layout drawing '*Site Layout Rev W*'. It is proposed to construct 21 No. dwellings on the 0.9 hectare site with associated garages, garden areas, highways and driveways.

Orion Homes have submitted a planning application which is currently under consideration by Kirklees Council. This Remedial Specification has been commissioned to facilitate the discharge of any pre-commencement planning conditions that are likely to be enforced with regard to land contamination.

The full planning permission (2021/62/94747/E) is for the erection of 21 No. dwellings and associated works with means of access from Denby Lane.

1.3 Objectives

The objective of this Remedial Specification is to present details of the remedial objectives, how the remediation of the site will be implemented and to outline how the works will be validated. This Remedial Specification details how the works will be permitted under the current regulatory regime.

The remediation will ensure that upon completion of the residential development, it can be demonstrated that the ground and groundwater conditions at the site are appropriate for its intended use and risks to identified receptors have been reduced to an acceptable level.

The following Remedial Specification includes the protection measures required and to be installed during the works phase for a residential end use with plant uptake.

This is a dynamic document that may require updating at certain stages of the process, the revisions should be undertaken in agreement with the relevant regulatory bodies. In addition, this Remedial Specification is subject to the approval of the regulators pre-commencement.

1.4 Remediation Specification Scope

The scope of the Remedial Specification is in accordance with LCRM is as follows:

- *Summary of the Conceptual Site Model*
- *Summary of the Pollution Linkage Risk Assessment*
- *Remediation Options Appraisal including detailed assessment of preferred options*
- *Implementation of preferred remedial solution*
- *Specification for the remediation works*

1.5 Sources of Information

In preparing the Remedial Specification the following documents were reviewed and should be read in conjunction with this report:

- *Phase I Geo-Environmental Report produced by Haigh Huddleston & Associates referenced E21/7792/R001, dated July 2021*
- *Geo-Environmental Appraisal produced by Lithos referenced 4511/1, dated December 2022*
- *Ground Gas Risk Assessment produced by Lithos dated 23 May 2023*
- *Geo-Environmental Appraisal produced by Groundtech Consulting referenced GRO-24078-5170_1.1, dated 22 May 2024*
- *Ground Gas Risk Assessment produced by Groundtech Consulting referenced GRO-24078-5293_1.2, dated 09 May 2025*
- *Bio-Accessibility testing email correspondence produced by Groundtech Consulting dated 24 June 2025.*

2.0 CONCEPTUAL SITE MODEL

2.1 Site Details

The site is irregular in shape and generally topographically level, a grassed embankment is present along the western boundary. The site is occupied by a large slightly overgrown field, surface with grass and sparse shrubbery near the western and eastern site boundaries.

A 300mm diameter culverted watercourse (Briestfield Beck) is indicated to flow from south to north along the eastern boundary and an adopted 225mm diameter combined sewer flows from south to north along the western boundary. Gas utilities are indicated to run parallel to the southern boundary.

2.2 Site History and Consultations

Earliest historical maps show the site being occupied by fields. Several coal pits and sandstone quarries are indicated in the surrounding area. Maps from 1893 shows the site being occupied by fields. Square colliery is shown directly to the west of the site and Red Deer Park is shown to the north. Further shafts are indicated to the north east and west of the site. A pond is also present to the east. Maps from 1907 indicate Square Colliery is no longer present to the west of the site, a shaft is shown in its place. A well is shown in the east of site. Maps from 1919 shows no change on site. To the west, filter beds are shown and the shaft is renamed as old coal shaft. Maps from 1931 show the south of the site being occupied by a sewage works with filter beds. In 1961/62, show works buildings in the centre of site. To the west of the site, the pit associated with Square Colliery is no longer shown, assumed to have been backfilled. Allotment gardens are shown to the south west. In 1989, tanks are also shown on site associated with the works on site. Residential development is shown to the south. Maps from 1999 show the site to be unoccupied and formed by fields with semi-mature and mature trees present across the centre.

The following environmental information was identified:

- *The site lies within an area where 1 to 3% of properties are affected by radon and protective measures are not required.*
- *One pollution incident recorded 151m south west of the site in 2002 relating to tarry wastes which has no impact to water or air and a minor impact to land.*
- *No historic or active landfills recorded within 250m of the site. However, a former opencast mine was shown immediately east of the site.*
- *One discharge consent is recorded 426m west of the site relating to sewage discharge at Clough Gate WPC Works.*

2.3 Geology and Hydrogeology

Made Ground is not indicated to underly the site, however due to previous developments Made Ground is likely to be present.

No superficial deposits are indicated beneath the site. The solid geology is indicated to be the Pennine Lower Coal Measures beneath the majority of the site which comprises Mudstone, Siltstone, and Sandstone with Coal seams and is classified as a Secondary A aquifer. The south west of the site is indicated to be underlain by the Birstall Rock Formation comprising Sandstone and is classified as a Secondary A Aquifer.

There are no groundwater abstraction licenses located within 2,000m of site, the site does not lie within 500m of a Source Protection Zone.

The two shallowest Coal seams assumed to be present beneath the site are the 2nd Brown Metal (Old Hards Coal/Low Fenton Coal) and 3rd Brown Metal (Stone Coal). The shallowest is the 2nd Brown Metal which is shown to subcrop directly north of the site with an indicative thickness of 0.3m to 0.7m. The 3rd Brown Metal Coal is shown to subcrop 190m north of the site lying approximately 15m below the 2nd Brown Metal with an indicative thickness of 0.2m to 0.6m. All other coal seams were considered to be at a significant depth beneath the site to not pose a risk to the proposed development.

2.4 Hydrology

The nearest named watercourse is Bristfield Beck located along the eastern boundary of site.

There are no surface water abstraction points within 2000m of the site, there is a single historical discharge consent 426m west of site associated with sewage effluent at Clough Gate WPC Works.

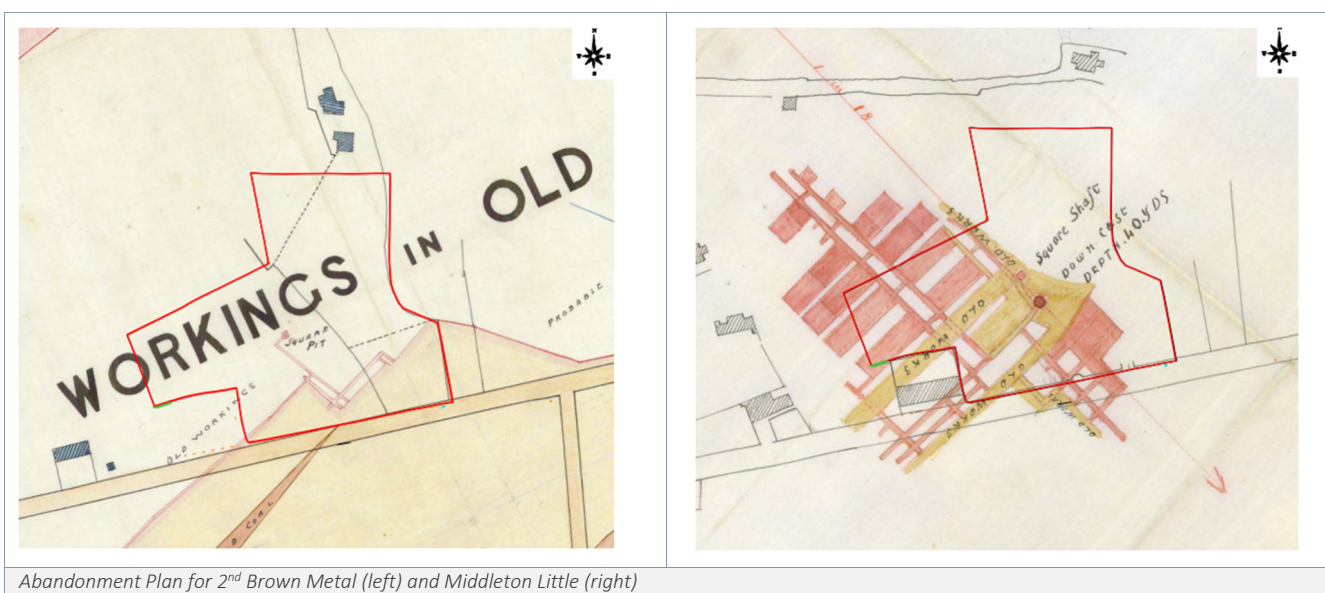
Environment Agency information indicates that the site is outside a flood risk zone and is not at Risk of Flooding from Rivers and Sea (RoFRaS).

2.5 Mining

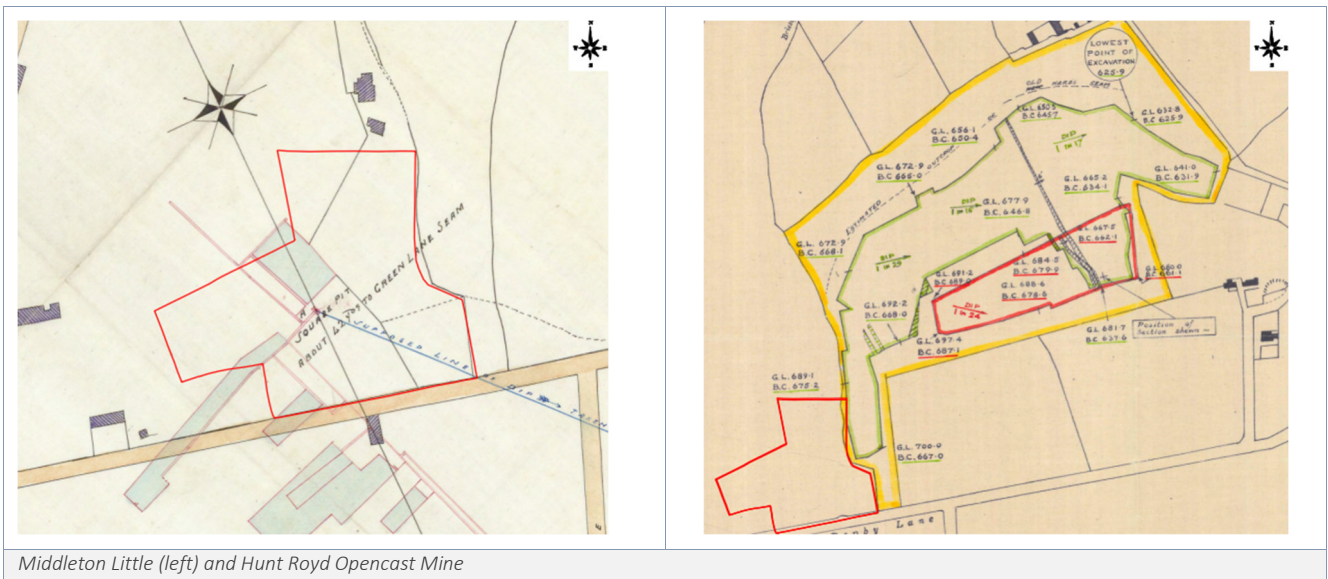
A Coal Mining Risk Assessment was carried out by Haigh Huddleston & Associates as part of the Preliminary Risk Assessment and a Consultants Coal Mining Report was carried out by Lithos as part of the Geo-Environmental Appraisal which comprised a desk-based review of all available information related to coal mining at the site and should be read in conjunction with this report. The key findings are summarised below:

Recorded Coal Mining

The site is in an area requiring a coal mining report. The Coal Authority report states that past underground mining has been recorded in 7 seams beneath the site between 5m and 245m depth. The shallowest coal seam underlying the site is anticipated to be the 2nd Brown Metal seam which subcrops 34.5m north of the site, present beneath the site at shallowest depths of 5.0m begl. The 2nd Brown Metal is indicated to be last worked in 1865. Abandonment Plans were obtained by Lithos as part of the desk based study for all recorded workings at less than 50m depth beneath the site as presented below:



Abandonment Plan for 2nd Brown Metal (left) and Middleton Little (right)



Middleton Little (left) and Hunt Royd Opencast Mine

The BGS Technical Report WA/98/6 suggests that the 3rd Brown Metal is absent from the Grange Moor area and also was only likely worked by opencast methods. If the 3rd Brown Metal is beneath the site, it is likely unworked and may explain why there are no recorded workings within this coal seam within the CA Report or Abandonment Plans.

Mine Entries

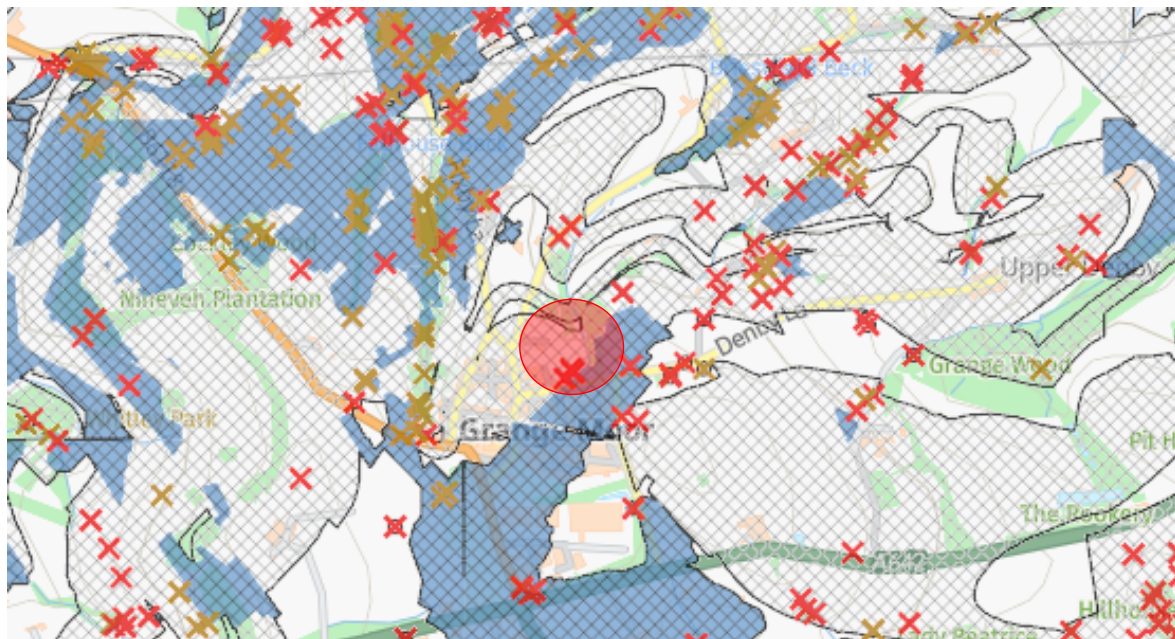
There are no recorded mine entries on or within 20m of the subject site.

Probable Unrecorded Coal Mining

There are probable unrecorded shallow workings present beneath the site. The site is in an area which could be affected by working from two shallow coal seams which are the 2nd Brown Metal (Old Hards Coal/Low Fenton Coal) and 3rd Brown Metal (Stone Coal) Coal.

Coal Authority Interactive Map

The Coal Authority interactive map indicates that the entire site lies within Development High Risk Area and recorded coal workings are present beneath the site.



Coal Authority Interactive Map

An investigation of shallow mine workings was recommended in the form of an intrusive investigation involving drilling rotary boreholes to determine the presence, depth, thickness, and lateral extent of any workings.

2.6 Preliminary Conceptual Site Model

The following preliminary risks were determined by Lithos.

Receptor	Risk	Discussion
Site End Users from Contaminated Soils	Moderate to Low	Made Ground is likely present associated with the previous developments on site including the former sewage works and later works buildings which may be contaminated with a range of CoC. Soft landscaping will be present as part of the development.
Site End Users from Inhalation of Vapours	Moderate	Hydrocarbon or volatile contamination associated with fuel spillages/leaks from the former sewage works and works onsite may be present along with tanks being a potential source of volatile contamination.
Potable Water Supply Pipe	Moderate to Low	Deep Made Ground may be present associated with demolition of previous buildings on site and may be present at installation depth.
Site End Users from Inhalation of Gas	Moderate	Made Ground may be present on site associated with the demolition of previous buildings. Numerous sources identified in the vicinity of site including backfilled quarries and coal pits.
Controlled Waters	Low	No significant sources of mobile contamination have been identified.

2.7 Ground Model

Scope of Works

The following scope of works was completed by Lithos in October 2022 for a wider site area, the exploratory holes listed below are relevant to the subject site:

- 10 No. machine excavated trial pits to a maximum depth of 2.9m begl
- 3 No. soakaway tests within TP02, TP07 and TP10 to determine feasibility of SuDS
- 5 No. rotary open hole probeholes to a maximum depth of 30.0m begl

The following scope of works was completed by Groundtech between the dates of 26th March and 27th March 2024:

- 5 No. rotary open holes (RO1 to RO5) were drilled to depths of between 10.0m and 21.0m begl using a comacchio 205 drilling rig
- 6 No. windowless sampling boreholes (WS01 to WS06) were drilled to depths between 2.0m and 4.0m bgl using a Dando Terrier window sampling rig
- 11 No. machine excavated trial pits (TP01 to TP11) were excavated to depths of between 3.0m and 3.3m begl using a JCB mechanical excavator

Surfacing

The surfacing of site generally comprised grass over dark brown slightly clayey slightly gravelly sandy occasionally ashy topsoil with minor constituents of brick and rootlets to depths of between 0.2m and 0.5m begl. No topsoil was noted during the Lithos investigation at TP01 in the south eastern area of site, granular Made Ground surfaced this location.

Made Ground

Made Ground was encountered during the Groundtech investigation beneath the eastern, central and southern areas of site in WS01 to WS02, TP04, TP06 to TP09 and RO1 to RO5 to depths of between 0.5m and 3.2m begl, however was generally recorded at depths of less than 1.0m begl. The Lithos Consulting investigation found the same population of granular Made Ground in TP03 and TP04 in central area of site, in the area of the former sewage works to a maximum depth of 0.8m begl.

The Made Ground generally comprised one main population consisting of dark brown gravelly clayey sand with minor constituents of brick and ceramic from depths of between ground level and 0.35m begl to depths of between 0.5m. Occasional minor constituents of plastic, wood and sandstone was encountered in the central area of site.

Natural Ground

No superficial deposits are indicated beneath the site and the identified natural ground is considered to be residually weathered bedrock deposits.

One main natural stratification was encountered during the Groundtech Investigation. Firm becoming stiff medium to high strength grey mottled brown occasionally sandy slightly gravelly silty Clay with minor constituents of sandstone and mudstone was encountered in all exploratory holes (except TP04) from depths of between 0.25m and 1.1m begl to depths of between 1.0m and 4.5m begl (Pennine Lower Coal Measures).

The above natural population was also encountered in all trial pit locations undertaken by Lithos Consulting to depths of between 1.6m and 2.4m begl. The Lithos investigation also encountered a band of angular to subangular fine to coarse gravel of sandstone in TP01 to TP07 between depths of 1.6m and 3.1m bgl. This only encountered in the Groundtech Investigation at TP04 along the western site boundary.

Bedrock

Competent edrock was encountered during the Groundtech Investigation in WS01 to WS05, TP01 to TP11 and RO1 to RO5 from depths of between 1.3m and 4.5m begl and was encountered at greater depths in the southern

area of site. This is consistent with the Lithos investigation whereby bedrock was encountered beneath the site in TP02 to TP06, TP24, PH01, PH02 and PH09 from minimum depths of between 0.9m and 3.5m begl.

The bedrock consisted of extremely weak grey brown Mudstone residually weathered recovered as stiff sandy gravelly clay. Variable thick bands of Siltstone were generally encountered at greater depths within the rotary boreholes.

Coal was encountered in WS02, WS03 and TP01 to TP03 in the extreme northern extent of site from depths of between 1.9m and 2.8m begl to depths of between 2.1m and 3.0m begl. The thickness of the coal was recorded as between 0.2m and 0.45m and this is indicated to be the 2nd Brown Metal Coal, which was identified in the Lithos investigation (TP06 and TP05) between 1.9m and 2.6m begl in the north of the site.

Intact coal was also present in the Groundtech Investigation in RO2 at 8.0m to 9.0m begl, RO3 at 8.0m to 8.5m begl, RO4 at 8.0m to 8.5m begl and RO5 at 7.5m to 8.2m begl. Coal was encountered in the Lithos probeholes between 7.0m and 8.8m begl.

Groundwater

In the Lithos investigation, a single groundwater seepage was recorded in TP06 at 3.1m begl in the bedrock deposits.

The Groundtech investigation encountered groundwater in WS01 to WS03, WS06, TP01, TP04 and TP11 in the natural sandy weathered clay and shallow residually weathered bedrock deposits. Perched groundwater seepages were encountered in the granular Made Ground of TP06, TP07 and TP09 at 0.3m, 0.6m and 1.0m begl, respectively.

Watching Brief

A watching brief was maintained during the Ground Investigation for visual and olfactory evidence of contamination. No visual or olfactory evidence of contamination was noted during the Lithos or Groundtech Ground Investigations.

2.8 Geo-Environmental Testing Results - Soils

The following suite of testing was undertaken by Lithos:

- 5 No. Metals
- 5 Speciated Polycyclic Aromatic Hydrocarbons (PAHs)
- 5 No. Total Petroleum Hydrocarbons (TPHs)
- 5 No. Asbestos Screening

The following suite of testing was undertaken by Groundtech Consulting:

- 8 No. Metals
- 8 No. Speciated Polycyclic Aromatic Hydrocarbons (PAHs)
- 3 No. Total Petroleum Hydrocarbons (TPH CWG inc BTEX)
- 8 No. Asbestos screening
- 3 No. Volatile Organic Compounds (VOCs)
- 3 No. BARGE testing

Heavy Metals

Elevated levels of arsenic have been identified in the granular Made Ground of TP04 and WS02 of the Groundtech investigation, the source is indicated to be the former sewage works. The Lithos investigation also recorded an elevated arsenic value of 48mg/kg in the granular Made Ground in the centre of site, at the position of the former works.

Elevated arsenic has also been identified in the Made Ground topsoil in WS06 at 0.3m begl, in the southern section of the site. The Lithos investigation also recorded elevated arsenic in five of the six samples of topsoil screened from across the site, possibly as a result of past fertiliser use.

Bio-accessibility Testing - Arsenic

Previous bio-accessibility testing by Lithos Consulting have indicated that the GAC can be increased and the arsenic concentrations are not elevated.

Further bio-accessibility testing was undertaken as part of the investigation by Groundtech Consulting. The results indicate that the bio accessibility fraction varied between 32% and 36%. The topsoil results were run through the CLEA model to determine a new screening value for inorganic Arsenic.

A worst case factor of 0.36 (36%) was used based on this being the highest recorded bio-accessibility fraction, the generic screening value assumes a conservative 1.0 (100%) bio-accessibility. Based on the arsenic having a worst case bio-accessibility fraction of 0.36, a screening value of 67mg/kg has been calculated for arsenic the topsoil.

Using the screening value of 67mg/kg, all of the concentrations of arsenic (maximum concentration of 58mg/kg) in the topsoil are below the screening value, therefore the topsoil is considered to be suitable for reuse onsite.

Speciated Polycyclic Hydrocarbons (PAHs)

The Groundtech investigation has recorded elevated concentrations of Benzo(b)fluoranthene, Benzo(a)pyrene and Dibenzo(ah)anthracene in the granular (TP08) and cohesive (WS01) Made Ground soils in the eastern section of the site. The source of the elevated PAHs are indicated to be the Made Ground associated with the works/tanks.

It should be noted that organic matter concentrations of 10.7% (TP08) and 9.2% (WS01) were recorded in both samples and using an SOM of 6%, no elevated concentrations of Benzo(a)pyrene are present in TP08 and WS01, and no elevated concentrations of Benzo(b)fluoranthene are present in WS01, indicating the elevations are minor.

No elevated PAHs were recorded in the Lithos investigation.

Petroleum Hydrocarbons (TPH CWG and BTEX)

No elevated levels of speciated hydrocarbons have been detected above residential screening values (with plant uptake) in any of the eight samples screened by the Lithos and Groundtech investigations, indicating no impact from the former sewage works/tanks.

Volatile Organic Compounds (VOCs)

The majority of VOCs screened have been recorded at levels beneath laboratory detection limits with the exception of small concentrations of Dichloromethane (DCM), which is present at levels beneath the relevant screening values. This is likely to be sourced from chemical processes associated with the sewage works in the central area of site.

A low pH concentration of 4.18 was detected in the granular Made Ground of TP04 in the central western section of site along the site boundary. The source is also considered to be the former works, however it could be a result of the colliery spoil present in the neighbouring parcel of land to the west.

Asbestos

Asbestos screening was undertaken on eight samples of the Made Ground, asbestos was not detected in any of the samples screened in the Groundtech Investigation. Furthermore, asbestos has not been detected in any of the samples screened in the previous investigation.

Contamination Plan

The location of the elevated concentrations is presented on *GRO-24078-P05*.

2.9 Ground Gas

A ground gas risk assessment was undertaken by Groundtech Consulting (Ref. *GRO-24078-5293_1.2*) which consisted of 6 No. visits over a period of 3 months.

No concentrations of methane were recorded during the monitoring period, detectable levels of carbon dioxide (CO₂) were recorded within the standpipes up to a maximum concentration 6.9%v/v. Oxygen (O₂) concentrations generally ranged between 18.8%v/v and 20.9%v/v. Depleted oxygen concentrations were identified locally to WS01 during the second monitoring visit at a level of 3.8%v/v, lower concentrations of oxygen were also identified in WS01 during the initial visit at a minimum level of 13.9%v/v.

No positive gas flow rates were recorded during the gas monitoring programme.

Following liaison with Kirklees Council, the Permanent Ground Gas Risk Assessment has determined that the site is classified as lying within Characteristic Situation 2 (CS2) and gas protection measures are required.

The site lies in an area whereby 1 to 3% of properties are affected by radon and radon protection measures are not required in foundations.

2.10 Outline Remedial Strategy

The following remedial strategy was outlined for the proposed development.

Soils

For areas of soft landscaping and private gardens, a cover system comprising of 600mm of imported and suitably clean subsoil and topsoil should be placed. The cover system should comprise of subsoil and a minimum thickness of 150mm of topsoil to act as a growing medium at the surface. Where natural ground is present at formation level, a nominal depth of cover system should be placed to act as a growing medium, it should be a minimum of 150mm and the risk of water logging taken into consideration. Sufficient testing in accordance with YALPAG should be undertaken to determine suitability of these soils and the depth validated.

Bio-accessibility testing has been undertaken by Lithos and Groundtech Consulting which indicate that the site won topsoil is appropriate for reuse onsite in private garden areas. This will provide a significant cost and environmental saving when compared to waste disposal costs.

Ground Gas

Preliminary ground gas monitoring visits indicates that the site is within Characterisation Situation 1 (CS1) and gas protection measures will not be necessary. However, levels of CO₂ have been recorded above the CS1 threshold

in the eastern area of site. Following liaison with Kirklees Council, the classification of site has been increased to Characterisation Situation 2 (CS2).

The site is not in an area requiring Radon protection measures.

Controlled Waters

Mobile contamination was not encountered and remediation in relation to controlled waters is not required.

Watching Brief & Regulatory Compliance

A watching brief should be in place during the works and construction. If previously unidentified contamination is encountered, work should cease in that area and Groundtech Consulting contacted for advice.

Regulatory Liaison

Regulatory compliance should be obtained pre-commencement to avoid delays during the construction phase which will have cost implications.

2.11 Geotechnical

Foundations

Traditional shallow strip/trench foundations were considered to be the most feasible option for the residential development, deepening through all Made Ground and founding within the firm Clay or bedrock deposits.

A safe allowable bearing pressure of 130kN/m² was calculated for the site. The undrained shear strength in the Clay along the eastern boundary is slightly lower, possibly due to water softening from the shallow water/watercourse - in this area foundation excavations should be deepened to suitable bearing strata. This is also the area on historical maps which references 'Issues'.

The Clay is of a medium volume change potential and foundations should be formed at a minimum depth of 0.9m when constructed in cohesive deposits.

The shallow foundations in areas where drill and grouting has been undertaken should be reinforced in accordance with CIRIA C758.

For a medium volume change potential clay, a 25mm void was recommended against the side of foundations and ground beams where tree influence is greater than 1.5m begl.

Floor Slab

A suspended floor slab was recommended due to the depths of Made Ground, ground bearing floor slabs may be adoptable for vibro plots.

Ground bearing floor slabs may be adopted where Made Ground does not exceed 600mm. A suspended floor slab will be required for plots that foundation depth exceeds 1.5m begl due to tree influence. A 100mm void dimension is required beneath floor slabs when within the influence of trees.

Concrete Classification

Concrete classification testing indicates that AC-1s and sulphate class DS-1 conditions prevail.

SuDS

The use of SuDS is not feasible due to the presence of a locally high groundwater table and underlying cohesive soils which are capable of low soil infiltration rates.

Coal Mining

Voids were recorded in RO1 from depths of between 14.0m and 15.0m begl and PH09 from depths of between 9.6m and 10.5m begl and a complete loss of flush was noted both boreholes. Due to insufficient competent rock cover over the worked 2nd Brown Metal Coal, a programme of drilling and grouting will be required for this seam as a minimum in accordance with an approved Drill and Grout Specification.

3.0 POLLUTION LINKAGE ASSESSMENT REVIEW

The following section summarises the revised pollution linkage assessment undertaken in the Groundtech Consulting Geo-Environmental Appraisal.

3.1 Human Health

Receptor	Level of Risk	Comments
Site End Users (Soils)	Moderate	Elevated arsenic and PAHs have been recorded in granular Made Ground in centre of site. Arsenic also elevated in topsoil across site based on GAC. Proposed development comprises soft landscaping and remedial measures required.
Site End Users (Vapours)	Low	No visual or olfactory evidence of contamination and no elevated volatile vapours.
Site End Users (Ground Gas)	Moderate	Ground Gas assessment places site in CS2 and ground gas precautions required.

3.2 Controlled Waters

Receptor	Level of Risk	Comments
Groundwater	Low	The site is underlain by significant thickness of impermeable Clay and weathered Mudstone which will act as an aquitard, preventing the migration of any potential contaminants to the groundwater.
Surface Water Features	Moderate to Low	Low levels of arsenic and Benzo(b)fluoranthene have been encountered in the shallow Made Ground, however no mobile contamination has been encountered during the investigation.

3.3 Groundworkers

Receptor	Level of Risk	Comments
Contractors	Moderate	During remediation phase based on arsenic, PAHs and low pH level in shallow soils.

4.0 REMEDIATION PROPOSALS AND APPRAISAL

Remediation will be undertaken to ensure the site is suitable for its proposed residential end use which comprises the construction of 21 No. residential houses with garden areas, access roads, garages and driveways.

The required level of remediation, to the satisfaction of the relevant regulators and discharge planning conditions, will be accomplished through a combination of techniques as outlined in the subsequent sections.

The implementation of the remediation proposals will be in accordance with the following documented quality assurance procedures:

1. ***Detailed Remediation Specification*** which outlines the requirements to demonstrate the effectiveness of the remediation in order to meet the remediation objectives. These are detailed in the following sections of this report.
2. ***Enabling Works Verification Report*** which will provide a complete record of the remediation activities undertaken during the enabling phase as part of the verification plan to support compliance with remediation objectives and criteria. The report will also contain descriptions of the works including photographic evidence and details of any unexpected conditions encountered during the remedial works and how they were dealt with. The mining remediation is to be issued under a separate cover.
3. ***Cover System Validation Report*** which will validate the suitability and depth of cover system in garden areas.
4. ***Ground Gas Precaution Validation Report*** which will validate the suitability of the level of Gas Precautions installed in the foundations of the plots.

In addition to the above, the preferred contractor will be required to secure all necessary permits and licences to allow remediation to be undertaken and prepare appropriate health and safety risk assessments and method statements in accordance with CDM Regulations 2015 and other relevant legislation.

4.1 Outline Remediation Proposals

Based upon the findings of the Ground Investigation, risk assessment and the remediation options appraisal in accordance with LCRM, the following remediation processes will be carried out to produce a site which is suitable for its proposed residential end use and adhere with the General Requirements set out in *Appendix 2*.

Remediation works will need to be completed in accordance with the 'CL:AIRE Definition of Waste Development Industry Code of Practice, 2nd Edition', where relevant.

The following phased remediation works will be undertaken to deliver the site suitable for the defined residential end use, the phases are divided into:

- *Enabling Works Phase*
- *Construction Works Phase*

4.2 Enabling Works Phase

The following works are considered necessary during the enabling works phase:

- *Site clearance including topsoil strip*
- *Materials management comprising excavation, screening, and reuse of suitable material*
- *Break out all hardsurfacing and below ground obstructions and process for reuse, if identified*
- *Cut site to formation*
- *Watching brief for visual and olfactory contamination*
- *Off-site disposal of unsuitable or excess material*
- *Validation during the enabling works*

It is anticipated the enabling works phase will be undertaken by a single contractor, referred to as the enabling works contractor.

All works need to be undertaken in accordance with the Remedial Specification. All remediation works are to be overseen by the supervising consultant under a site watching brief.

Following completion of the Enabling Phase Works, a verification report completed by the supervising consultant will be required to be submitted to the regulators for approval.

4.3 Construction Phase

It is anticipated that the construction phase of works will be undertaken by a separate contractor, referred to as the ground works contractor, who shall undertake the following:

- *Excavations for foundations*
- *Excavations for service runs and drainage*
- *Installation of correct level potable water supply pipe*
- *Placement of clean validated subsoil/topsoil in areas of gardens and soft landscaping*
- *Installation of correct level of ground gas precautions*

All works need to be undertaken in accordance with the Remedial Specification. Following completion of the Construction Phase Validation Works, validation reports for cover system will be required to be submitted to the regulators for approval.

4.4 Project Setup and Management

Prior to commencement of site activities, detailed planning of the project shall be undertaken including liaison with the client, supervising consultant, contractors and regulators. The Remedial Specification should be submitted to the relevant regulators for approval prior to commencement.

The project is to be operated under the Construction, Design and Management (CDM) Regulations, (2015).

5.0 IMPLEMENTATION OF SITE REMEDIATION PROCESSES

5.1 General

The following remedial works are required to break pollution linkages, to reduce risks to an acceptable level and make the site suitable for the proposed residential end-use.

5.2 Enabling Phase Implementation

Activity E1 - Pre-Start Site Clearance

The enabling works contractor shall be responsible for the true and proper setting-out of the works and for the correctness of the position, levels, dimensions and alignment of all parts of the works and for the provision of all necessary instruments, appliances and labour.

The enabling works contractor shall carefully protect and preserve all benchmarks, sight rails, pegs and other things used in setting out the works.

Should the enabling works contractor find any discrepancies on the drawings, he is to refer the matter to the client for verification before proceeding with the part of the works affected.

Before starting the site clearance works, the works contractor shall verify with the client and/or architect which existing fences, gates, walls, roads, paved areas, trees, shrubs, etc., are to be removed and undertake dilapidation survey of all adjacent features/construction including but not limited to boundary walls/fences, adjacent footpaths and road constructions etc. The works contractor shall be responsible for all costs associated with rectification of damage to adjacent features/construction including but not limited to boundary walls/fences, adjacent footpaths and road constructions etc. resulting from the enabling works.

The enabling works contractor shall investigate the features of the structures, ascertain if shock or vibration could damage surrounding property or equipment therein or buried utilities and check the existence of toxic or flammable substances. Consideration will need to be given to the neighbouring development to the west which is indicated to sit on a higher level to site.

Statutory service records are for information only. The works contractor is to ensure that the records are current and complete through discussion with all appropriate statutory bodies and is responsible for all disconnection, diversion, sealing or removing of existing services as necessary (unless otherwise advised by the client).

Trees, boundaries and other features of interest, which are to be retained, shall be clearly identified and protected by a robust fence to avoid accidental impact damage and prevent excavation within the root zone of influence of foundations. All works shall be undertaken in accordance with BS 5387: 1991 'Trees in relation to Construction'. All other trees and shrubs shall be grubbed up and disposed of appropriately off site.

Several mature trees and associated shrubbery have been identified across the site. Trees, shrubbery and associated stumps proposed to be removed should be done by a qualified arboriculturist in accordance with BS 5387:1991.

Prior to any works, the site shall be cleared of debris and approved vegetation. Surface vegetation shall be stripped from all areas prior to trafficking with heavy plant and the surface vegetation is to be chipped and stockpiled.

Topsoil should be stripped and stockpiled. Topsoil has been identified through both phases of previous investigation to a maximum depth of 0.5m begl. The bio-accessibility testing determined that the topsoil is suitable for reuse onsite within the cover system.

The enabling works contractor shall maintain records detailing the approximate location of any unsuitable material disposed, including a brief description.

All movement of materials shall be recorded and records shall be kept detailing the nature and quantity of materials, haulier details, final destination and any other relevant information.

Water or liquids shall not be pumped or emptied into the existing sewers/drainage system without the appropriate treatment and written permission of the relevant authority. If mobile tankers/bowsers are to be used, then disposal shall be at suitably licensed facilities in accordance with current legislation. Significant volumes of water are anticipated in the eastern section of the site however foundations are anticipated to be kept above the groundwater level to avoid significant dewatering requirements.

Documentation/certification of all materials disposed of are to be included in the H&S file prepared by the enabling works contractor.

Activity E2 - Break out of Hardstanding and Below Ground Obstructions and Processing for Reuse

The enabling works contractor shall demolish, break up and remove all below ground structures. These include, but are not limited to slabs, drains, hardsurfacing, foundations, relic structures, utility ducts, etc. No obstructions were noted during the investigation but cannot be ruled out in the position of the former sewage works at the centre of site and possible well in the eastern area.

All broken up materials shall be segregated and stockpiled within the approved working area of the site. Material shall be stockpiled at locations to be agreed with the Client and after submission of the detailed method statements.

The enabling works contractor shall survey to Ordnance Survey Grid the base and sides of all excavations and will provide a composite base of excavation drawing for reference during the works, and as built records.

During the excavation of slabs etc, the works contractor will maintain a watching brief, with any additional risks to be added to the remedial requirements. Adequate protection should also be implemented around the western site boundary where required due to the difference in level.

The works contractor shall ensure that, where structures or services cross the site boundary and are to remain, the risk of any future contamination entering or leaving the site area through these pollution linkages is negligible. The works contractor shall state his methodology for ensuring this requirement.

All unsuitable materials are to be removed from site to a suitably licensed facility.

Consideration into the position of the culvert and associated easement in the eastern section of the site should be undertaken during the enabling works.

Activity E3 - Reuse of Soils, Importation and Placement of Soils

Where required, the reuse of soils is allowed and will need to be undertaken in accordance with the Contaminated Land: Applications In Real Environments (CL:AIRE) document: 'The Definition of Waste: Development Industry Code of Practice' (Version 2) (CoP), dated March 2011.

Testing of soils prior to placement is required as set out in the Remedial Specification. The natural soils captured from the cut exercise on the site are to be stockpiled for use as general fill to formation level. The physical suitability of the material is to be determined prior to use as fill.

If, in the opinion of the Consultant, the material is not suitable for use, the enabling works contractor is to remove and dispose of it in accordance with the Remedial Specification, at the enabling works contractors cost.

The bio-accessibility testing determined that the topsoil is suitable for reuse onsite within the cover system.

Activity E4 - Off-Site Disposal of Unsuitable or Surplus Material

Any material excavated on site may be classified as waste, all arisings should be regarded as contaminated unless proven otherwise. Any soils to be removed from site are to be removed to a licensed waste management facility. The waste is to be taken by a registered waste carrier in accordance with applicable Waste Management Regulations.

All testing to allow disposal of waste is to be undertaken by the enabling works contractor at the enabling works contractors cost.

Waste consignment/transfer notices will be required and are to be retained by the enabling works contractor. Copies of all waste consignment/transfer notices are to be provided to Groundtech Consulting for inclusion in a validation report.

Accurate classification by assessment of the soils and WAC testing will provide indication of the most cost beneficial populations to dispose offsite.

Activity E5 - Watching Brief

A watching brief should be maintained for the duration of the works for visual or olfactory evidence of contamination. If identified, work should cease in that area and Groundtech Consulting consulted for advice and to revise the Remedial Specification, if required.

No visual or olfactory evidence of contamination was recorded during the Lithos or Groundtech Ground Investigations. In addition, asbestos has not been detected in any of the samples screened.

The Principal Contractor must manage the risks in accordance with their legal requirements and will need to prepare appropriate health and safety documentation and obtain appropriate approvals, licences, consents and permits prior to commencement.

The watching brief should also include areas of historic mining features such as mine shafts and the existing opencast to the north east, to ensure it does not encroach the site boundary. A watching brief should also be maintained in the eastern section of the site for the issues associated with the spring as well as the former well.

Activity E6 - Validation Criteria During Works

The following sections detail validation criteria to be used during the works.

Testing

All testing during the works shall be undertaken by the works contractor and all sampling, logging, and testing of soils shall be undertaken in accordance with BS 5930:2020 'Code of Practice for Site Investigations' and BS 10175:2011+A1:2019 'Investigation of Potentially Contaminated Sites – Code of Practice'.

The works contractor shall undertake all testing at a laboratory which holds UKAS and MCERTS accreditation for the specific tests. The Consultant shall be given sufficient time to review the content of the testing and the associated test results.

General Reuse

The following is required to allow re-use of soils:

- *No visual contamination (oil staining etc.)*
- *Minimal deleterious material (organics, wood, metal etc.)*
- *No visible Asbestos Containing material (ACM)*

The visual requirements in the list above are to be confirmed by a suitably qualified geo-environmental engineer.

Activity E7 - Enabling Works Contractors Validation Records

The enabling works contractor shall maintain a daily written and photographic record of the works undertaken.

All records provided by the enabling works contractor shall be available to the Client and Groundtech Consulting for comment along with all geo-environmental data.

5.3 Construction Phase Implementation

It is the responsibility of the contractor to have read and understood the requirements of the Remedial Specification and any geotechnical specification documents. If there are any queries, please contact Groundtech Consulting for clarification.

The following will be undertaken during the construction phase of works by the ground works contractor. The ground works contractor shall undertake:

- *Excavations for foundations*
- *Excavations for service runs and drainage*
- *Installation of correct level potable water supply pipe*
- *Placement of clean validated subsoil/topsoil in areas of gardens and soft landscaping*
- *Installation of CS2 ground gas precautions*

Activity C1 - Installation of Correct level of Potable Water Supply Pipe

The correct potable water pipework is to be installed for all plots by the construction works contractor in accordance with local water company risk assessment. The works are to be validated by the ground works contractor, who is to provide to Groundtech Consulting:

- *Provision of delivery tickets showing correct potable supply pipework has been delivered to site*
- *Photographic proof that the correct potable supply pipework (or similar) has been installed*

Activity C2 - Appropriate Materials Handling and Stockpiling to Allow Reuse of Excavated Soils

The contractor is to undertake a watching brief for materials which may potentially be contaminated during excavations of foundations and drainage. If suspect materials are encountered, the soils are to be stockpiled separately and Groundtech Consulting contacted immediately.

Any imported materials are to be tested by the contractor in accordance with this Remedial Specification to demonstrate they are suitable from a geotechnical and geo-environmental engineering perspective.

Activity C3 - Importation of Suitable Material

Any imported materials are to be tested by the contractor in accordance with this Remedial Specification to demonstrate they are suitable from a geo-environmental engineering perspective.

Any imported soils should be from a source not expected to be contaminated and meet both physical and chemical criteria, as detailed in this Remedial Specification.

Prior to importation of topsoil, subsoil or granular material from a commercial supplier, certification should be obtained from the supplier detailing the source site, its previous and current land use and relevant test results. A copy of this should also be forwarded to Groundtech Consulting for review and comparison against the import criteria. Imported material should be free from:

- *Asbestos, metal, plastic, wood, glass, tarmac, brick, paper, concrete, or other potentially hazardous foreign material which could cause injury*
- *Aggressive / invasive weeds (especially Japanese Knotweed and Giant Hogweed) and bulk vegetative growth*
- *Meet appended testing screening values.*

If the material is not from a supplier, it is recommended that testing is undertaken at the source to determine if the materials are likely to be suitable prior to import. Geo-environmental testing will also be required once the material arrives at site to confirm the soils imported are the same as those sampled at the donor site.

The results of geo-environmental testing for imported material are to be compared with the criteria presented in *Appendix 4*. If any of these thresholds are exceeded the material shall be considered unsuitable unless treatment, further testing and risk assessment shows it to be satisfactory.

Testing of the cover system and imported material should be undertaken in accordance with YALPAG cover system guidance as summarised below.

Type	Number of samples	Testing schedule
Virgin Quarried Material	1 or 2 depending on the type of stone utilised	Standard metals/metalloids As, Cd, Cr, CrVI, Cu, Hg, Ni, Pb, Se, Zn)
Crushed Hardcore stone/brick	Minimum 1 per 1000m ³	Standard metals/metalloids (As above) speciated PAH, Asbestos
Greenfield Manufactured Soils	Minimum of 3 or 1 per 250m ³ (whichever is greater)	Standard metals/metalloids (As above), speciated PAH, Asbestos
Brownfield Screened Soils	Minimum 6 or 1 per 100m ³ (whichever is greater)	Standard metals/ metalloids (As above), speciated PAH, TPH (CWG) Asbestos. Any additional analysis dependant on the history of the donor site

The bio-accessibility testing determined that the site won topsoil is suitable for reuse onsite within the cover system. Material for the cover system should be as agreed with the client and where possible should conform to BS 3882:2015 and BS 8601:2013. It should be noted that clay soils are not recommended as they are likely to become waterlogged during handling and placement.

Activity C4: Installation of the Cover System in areas of Soft Landscaping

A clean cover system is required in garden areas to reduce the risk to an acceptable level. The cover system installation by the works contractor should be undertaken in the following steps:

1. Undertake geo-environmental testing and assessment of all imported (cohesive and granular) to establish they are suitable for use. Groundtech Consulting should be provided with the testing certificates prior to import and additional testing may be required.
2. In areas where trees are planned as part of the landscaping the cover system should be increased to allow for the root ball. The dimensions of the tree pit (if required) are to be specified by a qualified arboriculturist.
3. Install house drainage and other services and storing excavated clean soils appropriately for re-use in gardens.
4. Validation of the cover system to be undertaken by Groundtech Consulting in accordance with YALPAG.

The cover system requirements are set out below based on the specific use:

Specific Use	Requirements
Private gardens and soft landscaped areas	The cover system should comprise 600mm of topsoil and subsoil (minimum of 150mm of topsoil) where Made Ground is present. A nominal 150mm of topsoil should be placed where natural ground is present at formation.

Activity C5: Installation of Ground Gas

Groundtech Consulting have classified the site as CS2 and ground gas precautions are required with respect to permanent ground gases.

The proposed residential development is classified as a Building Type A in accordance with BS 8485:2019 and the site has been classified as CS2. In accordance with Table 2 of BS 8485:2019, 3.5 points of protection are required for the proposed residential development to mitigate against ground gas for CS2 conditions.

Gas precautionary measures outlined in BS 8485:2019 include the following to reach the required number of protection points, a minimum of two should be adopted:

Protection Measure	Details	Points of Protection
Structural Barrier/Floor Slab	Cast in-situ monolithic reinforced ground bearing raft or reinforced cast in situ suspended floor slab with minimal penetration	1.5
Ventilation Protection Measures	Passive sub floor dispersal layer of good performance	1.5
Gas resistant Membrane	Gas resistant membrane (including methane) meeting the criteria outlined in Table 7 of BS 8485:2020	2.0

It is proposed to install a gas resistant membrane and adequate ventilation at the site to satisfy the points of requirement for the CS2 conditions present at the site.

Gas protection is to be installed by the contractor (or specialist contractor on their behalf) and the installer should be qualified and experienced installer. The ground gas protection should be installed with all due regard to best practice and guidance.

The ground gas protection measures are to be validated upon installation in accordance with CIRIA C735.

The gas protection measures should be included in a detail produced by the structural engineer.

6.0 SUPERVISION, VERIFICATION AND REPORTING

Necessary changes to the agreed Implementation Plan, arising during the course of the works, are to be agreed in writing with the Local Authority and Environment Agency prior to being undertaken on site.

It is recommended that details of the environmental works undertaken, the rationale and design for the implementation of this strategy and verification details of the works undertaken are appended to the deeds for the property to ensure the site is sold with full knowledge of the works undertaken and the ground conditions present.

6.1 Site Supervision

Remediation works are to be undertaken with a part time site watching brief by Groundtech Consulting (The Consultant).

6.2 Collection of Samples

All sampling, logging and testing of soils shall be undertaken in accordance with BS 5930:2020 'Code of Practice for Site Investigations' and BS 10175:2011+A2:2019 'Investigation of Potentially Contaminated Sites – Code of Practice'.

Soils for inorganic analysis will be sealed in air-tight polythene tubs, and soils for organic analysis will be sealed in amber glass jars with the minimal practicable headspace.

All samples shall be scheduled on chain of custody forms prior to being dispatched to the UKAS accredited laboratory for analysis.

All testing should be undertaken at a laboratory which holds UKAS and MCERTS accreditation for the specific tests. Where it is not possible to obtain the testing of a material for a specific property to a UKAS or MCERTS accredited method, the contractor shall obtain permission from the consultant for the test to be completed at the proposed laboratory, before the test is undertaken.

6.3 Enabling Works Validation

On receipt of the records from the enabling works contractor, to demonstrate that all of the works have been undertaken in accordance with the Remedial Specification, Groundtech Consulting will provide a validation report.

The report will be prepared by Groundtech Consulting and will provide a summary of the key elements of work and will be referenced to the agreed redevelopment strategy and planning requirements with supporting information presented within appendices.

This shall be based on current risk assessment guidance and specifically will include supporting information as summarised below:

- *Details of methodology and programme*
- *Decision records covering agreements with regulators*
- *Records of works undertaken, and associated validation/monitoring records obtained from the contractor as detailed above*
- *Final status of remediation and confirmation of remedial objectives to satisfy the planning conditions*
- *Site stripping and clearance activities undertaken during remediation*

- *Records of excavations, including:*
 - *Ordnance Datum survey of extents and depth (including a final composite base of excavation drawing)*
 - *Ordnance Datum survey of extents and depth of any residual features*
 - *Photographic record of each excavation*
- *Records if any ACMs are encountered during the works (type location and action)*
- *Records of laboratory analytical and in-situ field test results, including:*
 - *Laboratory results and location plan for each test*
 - *Laboratory measurements of accuracy and precision*
 - *Copies of the certificates for geo-environmental testing*
- *Approximate quantities for all materials removed from the site*
- *Waste classification and management documentation, including copies of all consignment notes, in particular those relating to the hazardous waste regulations, details of waste facilities where materials were disposed of*
- *Final as-built survey of the site*

On completion of the enabling works validation to development level the appropriate documentation will be forwarded to the client, for forwarding to the Local Authority.

6.4 Construction Phase Works Verification

Potable Water Supply Pipe Installation

It is the responsibility of the ground works contractor to record photographic evidence of the installation of pipework. This photographic evidence is to be provided to Groundtech Consulting for inclusion in the Verification Report.

6.5 Cover System

Verification of cover system thickness is required. Testing of soils will be required in accordance with this Remedial Specification. Groundtech Consulting should be notified when the cover system has been placed and will undertake a visual inspection and inspection pits at a frequency of 1 pit per 2 plots for the proposed dwellings.

If the cover system is deemed to be inadequate, the site manager will be informed and advised on remedial measures. Verification of the cover system will only be carried out where the cover system has been completed.

The cover system validation report will include:

- *Confirmation of the source of imported material*
- *Confirmation of the physical suitability of the material*
- *Confirmation that the geo-environmental test results pass when compared to the appended RTVs*

The cover system will be validated in accordance with YALPAG and should meet any arboricultural requirements.

6.6 Gas Precautions

Ground gas mitigation measures shall be installed by the ground works contractor in accordance with CIRIA C665. Validation of ground gas membranes will be undertaken in accordance with CIRIA C735 by Groundtech Consulting.

Validation will be undertaken in line with the 'Gas Protection Validation Record' presented in *Appendix 5* and will be completed during the site visit to verify the ground gas protection measures.

7.0 REUSE OF SOILS AND MATERIALS MANAGEMENT

7.1 Waste Management Background

The Contaminated Land: Applications In Real Environments (CL:AIRE) document: 'The Definition of Waste: Development Industry Code of Practice' (Version 2) (CoP), dated March 2011 should be applied, where relevant.

7.2 Proposed Reuse of Material

There will be an opportunity to reuse soils at the site following excavation, processing and treatment. Any excess or unsuitable soils will be disposed of.

The following excavation, treatment and placement is proposed during the enabling works:

- *Excavate hardsurfacing/subsurface obstructions, if encountered, and crush to create a Class 6F2 material for reuse in the works*
- *Processing and placement of soils as set out this Remedial Specification*

The following excavation and placement is proposed during the construction works:

- *Excavation of foundations*
- *Excavation of drainage runs*
- *Placement of clean natural soils for use as Subsoil and Topsoil in garden areas*
- *Placement of 6F2 in road and pavements*

Only materials deemed suitable for use by an appropriately qualified person will be utilised on site. Any out of specification material (geo-environmental and geotechnical) obtained from the site, which is not deemed suitable for use, will be classified as waste and will be disposed of or recovered in accordance with waste legislation.

Material reused or imported to site will be subject to the necessary testing/review and comparison to this Remedial Specification prior to delivery to site to minimise the risk of the importation of unsuitable material. Any material deemed unsuitable upon arrival at the site will be rejected.

Only sufficient material required on site for the purposes of raising levels in accordance with the pre-determined proposals (planning conditions and drainage strategy) will be imported or reused on site. Any surplus material or material which does not meet the required specification will be disposed of off-site. It is the responsibility of the contractor at each stage of the works to have checked all volume calculations and have allowed for disposal of unsuitable or excess materials.

7.3 On Site Material Management

Stockpiles

Site won material for potential reuse will be stored on site in stockpiles, the existing topsoil is anticipated to be suitable for reuse onsite and should be stockpiled separately. The stockpiles are to be managed by the contractors during the relevant phases of work and will be subject to operational constraints at the time of stockpiling.

Stockpile locations will be clearly marked and documented on working drawings maintained in the site office.

The contractor is to take appropriate mitigation measures and environmental precautions as considered necessary at storage locations. However, as a minimum, stockpiles should be compacted to prevent dust and they should be kept wet in periods of dry weather.

During the remediation works, materials will be excavated and consolidated into designated stockpiles, with the different soil types stockpiled in different clearly marked stockpiles. A record of the excavated quantities and reuse locations will also be maintained on site. A copy of all tracking forms and delivery tickets used for transportation of soils to site will be held at the site office.

Material to be removed off site, will be stockpiled separately away from those proposed for reuse. Contaminated material should be stockpiled on an impermeable membrane and covered to prevent leaching of contaminants until the soils are removed off site.

Confirmatory Testing for Material for On Site Reuse - Excavated Material

Material to be reused on the site should meet the geo-environmental requirements set out in this specification and the geotechnical requirements in an approved Earthworks Specification.

Confirmatory Testing for Material for Off-Site Disposal

Materials found to be out of specification are to remain on site in segregated stockpiles until such time that they can be disposed to a suitably licenced waste disposal facility.

Any material requiring disposal shall be disposed of by the contractor. They shall ensure adequate and appropriate disposal, including testing to satisfy the proposed waste facility.

Records of the removal of stockpiles off site should be maintained by the contractor including details of the disposal or treatment site to which they have been taken. These details are to be passed to Groundtech Consulting to form part of the validation report.

Appropriate precautions should be taken by the contractor to ensure that the stockpiled material does not result in risks to neighbouring land users.

Confirmatory Testing for Imported Material

Imported soil will be tested to determine it is suitable for use in accordance with this specification.

8.0 CONTINGENCY PLAN AND AREAS OF UNEXPECTED CONTAMINATION

There is potential for areas of unexpected contamination to be present, due to the former use of the site. The strategy for unexpected contamination must be relayed to all site personnel during the enabling works phase and outline a clear allocation of responsibility for reporting and dealing with contamination.

Any member of the workforce entering the site to undertake any excavation must be made aware of the potential to discover contamination and the requirement to report this to the client and Groundtech Consulting.

A report will be prepared by Groundtech Consulting and submitted to the regulatory parties, the Local Authority and the Environment Agency where groundwater may potentially have been impacted.

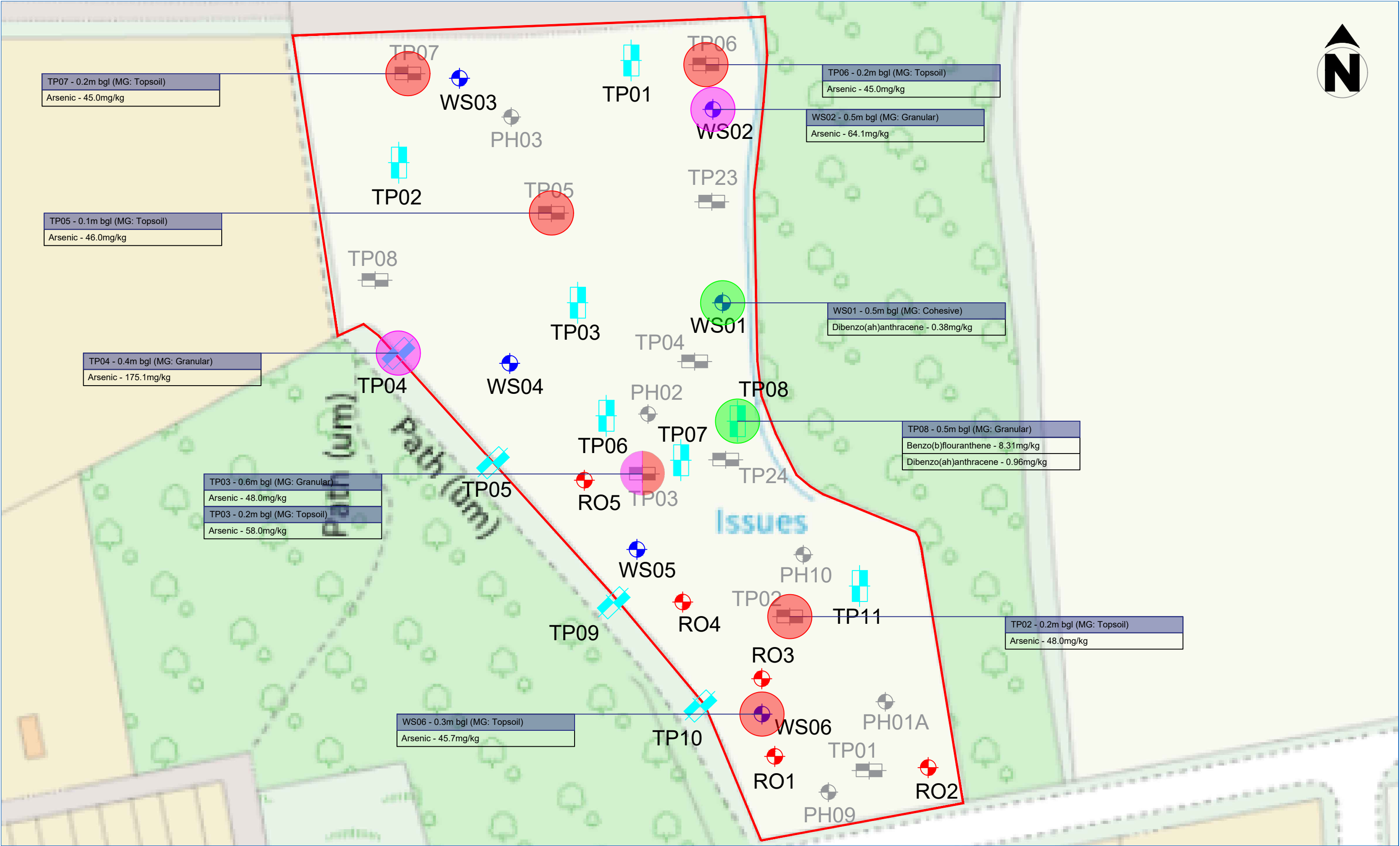
If additional materials are identified, these materials will be subject to the procedures stated in this Remedial Specification.



APPENDIX 1 - Plans



GROUNDTECH CONSULTING	CLIENT	DATE				Status		Notes Site Location
	ORION HOMES	MAY 2024				Preliminary		
	PROJECT TITLE	SCALE				Draft		
	DENBY LANE, GRANGE MOOR	NTS				Issued		
	PLAN TITLE	PLAN NUMBER				For Comment		
	SITE LOCATION PLAN	GRO-24078-P01	Rev.	Details	Date	Approved		



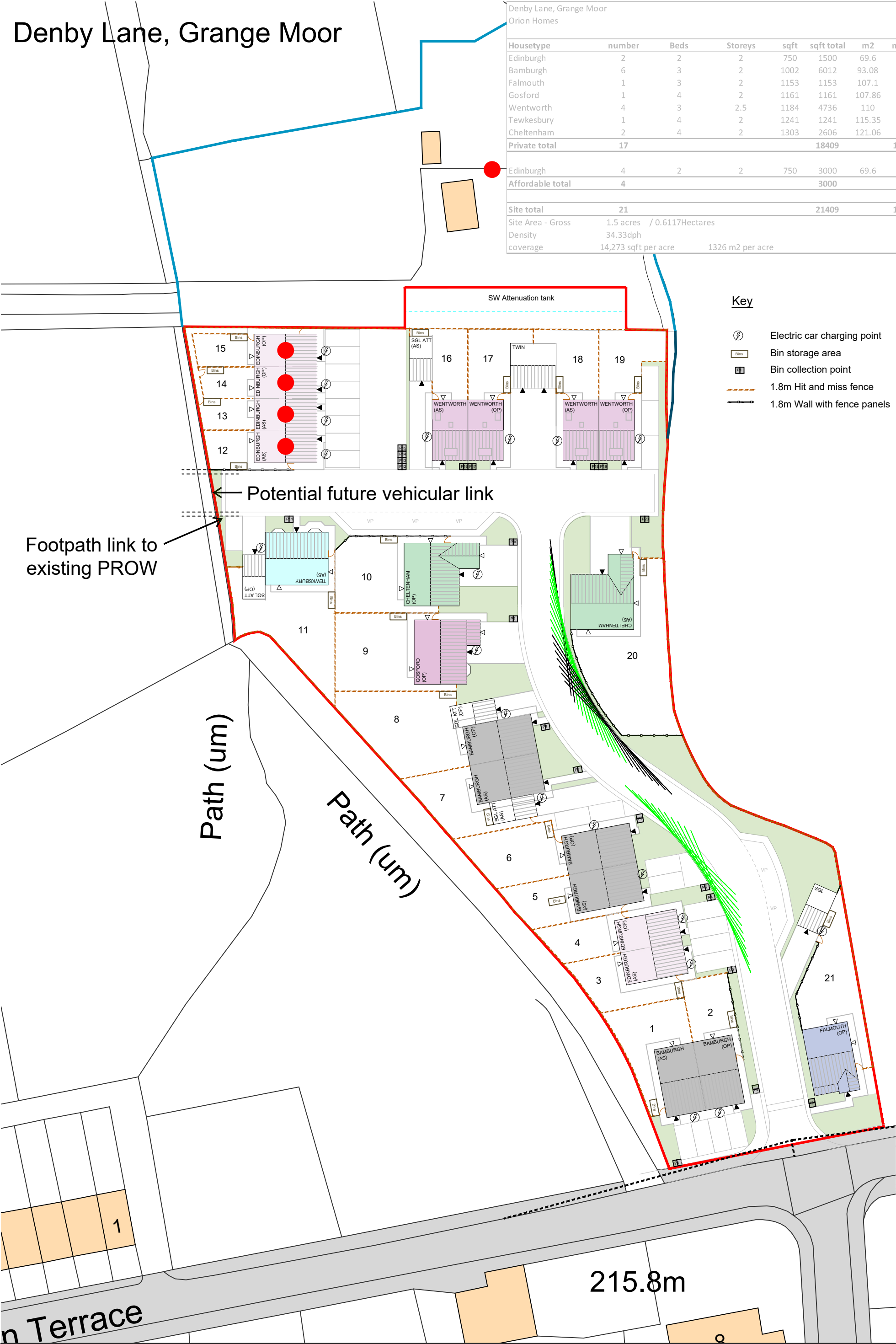
GROUNDTECH CONSULTING 	CLIENT	ORION HOMES	DATE	APRIL 2024				Status		Notes  Groundtech Consulting Rotary Borehole (March 2024)  Groundtech Consulting Trial Pit (March 2024)  Groundtech Consulting Windowless Sample Borehole (March 2024)  Lithos Consulting Rotary Probehole (October 2022)  Groundtech Consulting Trial Pit (October 2022)  Elevated arsenic  Elevated arsenic (Topsoil)  Elevated PAHs *Topsoil will likely be suitable for reuse onsite after bio-accessibility testing has been undertaken and the results inputted into the CLEA model. 
	PROJECT TITLE	DENBY LANE, GRANGE MOOR	SCALE	NTS				Preliminary		
	PLAN TITLE	CONTAMINATION PLAN	PLAN NUMBER	GRO-24078-P05				Draft		
								Issued		
								For Comment		
				Rev.	Details	Date	Approved			

Denby Lane, Grange Moor

Denby Lane, Grange Moor
Orion Homes

Housetype	number	Beds	Storeys	sqft	sqft total	m2	n
Edinburgh	2	2	2	750	1500	69.6	
Bamburgh	6	3	2	1002	6012	93.08	
Falmouth	1	3	2	1153	1153	107.1	
Gosford	1	4	2	1161	1161	107.86	
Wentworth	4	3	2.5	1184	4736	110	
Tewkesbury	1	4	2	1241	1241	115.35	
Cheltenham	2	4	2	1303	2606	121.06	
Private total	17				18409		1
Edinburgh	4	2	2	750	3000	69.6	
Affordable total	4				3000		
Site total	21				21409		1
Site Area - Gross	1.5 acres / 0.6117Hectares						
Density	34.33dph						
coverage	14,273 sqft per acre		1326 m2 per acre				

- Key
- Electric car charging point
 - Bin storage area
 - Bin collection point
 - 1.8m Hit and miss fence
 - 1.8m Wall with fence panels



Revision notes:			Revision notes:			Revision notes:			Date:	Project:
Rev:	Date:	Notes:	Rev:	Date:	Notes:	Rev:	Date:	Notes:	Feb 24	Denby Lane, Grange Moor
J	06.08.24	Plots 1 & 2 parking spaces amended and VP amended - CD	O	04.11.24	Red line amended to include SW Attenuation tank - CD	V	03.06.25	Visitor parking moved the side of plot 16 to tally with road levels; plots 19 and 20 swapped and road amended to achieve 1:20 gradient - CD	Scale @ AS:	Drawing Number:
K	28.08.24	GIA for Edinburgh house type has been amended and schedule updated to suit - CD	P	27.11.24	Plot 5 & 6 amended to 2 beds and plots 7 & 8 garages added, bin storage/collection points added - CD	W	17.06.25	The schedule has been amended for the Gosford and Wentworth house types - CD	1:500	Site layout
L	10.09.24	Schedule amended to show m2 - CD	Q	17.01.25	Road between plots 11 and 12 shortened to avoid root protection area - CD			Parking space added back to plot 11 - CD	Drawn By:	Revision:
M	20.09.24	Road layout between plots 11 and 12 amended to allow a future access point into the remaining HSS allocation and a footpath link to the existing PROW - CD	R	25.02.25	Visitor parking amended to highways comments - CD				CD	W
N	21.10.24	Schedule amended, Edinburgh bed number changed - CD	S	26.02.25	Hard margin to the side of plot 20 amended to include the forward visibility splay - CD					
			T	25.03.25	Road amended to shared surface road, plot 21 moved out of tree protection zone and visitor parking drawn to adoptable standards - CD					

APPENDIX 2 - General Requirements

1. Compliance with Legislation and Standards

The works are to be undertaken in compliance with all relevant British Standards, codes of practice, regulations, guidance and legislation. Whilst not an exhaustive list, works shall be in compliance with the latest revision of all relevant legislation, HSE Guidelines and good working practice including, but not be limited to, the following:

- *The Health and Safety at Work etc. Act 1974.*
- *Construction Health Safety and Welfare Regulations 1996.*
- *Health and Safety Executive 'Protection of Workers and the General Public during Redevelopment of Contaminated Land' HS (G) 66, HMSO 1991.*
- *The Construction, Design and Management Regulations 2007.*
- *The Control of Substances Hazardous to Health Regulations 2002 (COSHH Regulations).*
- *The Control of Asbestos Regulations, 2012.*

The Contractor is responsible for obtaining all necessary approvals, licences, consents and permits from regulatory bodies and third parties prior to commencement.

2. Licences, Permits and Consents

Any conditions associated planning permission should be addressed prior to carrying out the works.

It will be a requirement of the Contractor to obtain any of the necessary permits and undertake the appropriate notifications and assessments.

The Contractor should only expect approvals have been sought by others where explicitly provided to the Contractor or advised in writing.

3. Health and Safety Requirements

The Principal Contractor must manage the risks in accordance with their legal requirements and all works are to be undertaken in compliance with all relevant regulations, guidance and legislation. A Construction Phase Health and Safety Plan (CPHASP) will be required to be submitted to the CDM co-ordinator, the Client and the LPA in advance of mobilisation to site. The CPHASP will be passed to the Site Manager who will implement all Health and Safety measures on site. The Site Manager will fully induct the Site Operatives prior to commencement of any works. The CPHASP will be kept as an open document and will be adapted as required to during the project. As a minimum this will include:

- *Welfare arrangements, storage and security.*
- *Air monitoring requirements (and action levels), if required.*
- *Traffic management plan.*
- *Segregation of working areas and site welfare (and decontamination units if required).*
- *Site inductions, daily safety briefings and toolbox talks.*
- *Activity specific risk assessments.*
- *Method statement briefings.*
- *Daily inspection records.*
- *Permits to work.*

During the works it will be necessary to protect the health and safety of the site personnel.

General guidance on these matters is given in the Health and Safety Executive (HSE) document 'Protection of Workers and the General Public during the Redevelopment of Contaminated Land' HS (G) 66. In summary, the following measures are suggested to provide a minimum level of protection:

- *All ground workers should be issued with protective clothing (including high visibility clothing), hard hats, footwear and gloves, personnel instructed as to how it should be used.*
- *All personnel shall wear hard hats, high visibility clothing and protective footwear at all times.*
- *Ensure that everyone on site complies with the health and safety plan.*
- *Take reasonable steps to ensure that only authorised persons are allowed on site.*
- *Display, where they can be easily read, any notification that has been sent to the Health and Safety Executive.*
- *Hand washing and boot cleaning facilities shall be provided.*
- *No smoking except in designated areas.*
- *Good practices relating to personal hygiene shall be adopted.*
- *Prepare method statements for construction operations as required by the Principal Designer.*
- *Provide the CDM Co-ordinator with any other relevant information.*

Before site operations are commenced, the necessary COSHH Assessments, Method Statements and Health and Safety Plans should be completed, approved to the Principal Designers satisfaction and issued in accordance with the CDM Regulations.

The Construction Phase Health and Safety Plan (CPHASP) should pay particular attention to the following hazards which may be encountered:

- *Potentially hazardous or contaminated materials used or encountered on site.*
- *Deep excavations.*
- *The potential for ground gases and risks on confined spaced entry.*
- *Working in the vicinity of existing underground or overhead services.*
- *Working in confined spaces.*
- *Working on, or in the vicinity of highways.*
- *Working with materials which have the potential to contain asbestos and the risk of inhalation of asbestos fibres.*
- *Manual handling.*
- *The potential for fire.*
- *Working with electrical apparatus in the vicinity of mobile plant and the potential presence of water.*
- *Poor lighting.*
- *The potential for falling/slipping/tripping and sustaining injury.*
- *The possibility for biological agents to be present, including, but not limited to: psittacosis, leptospirosis (Weill's disease), tetanus, legionella, human waste.*
- *Working in the vicinity of voids and openings.*

The Contractor shall take all necessary safety precautions throughout the ground treatment operations and shall comply with the Health and Safety at Work Act 1974 or any subsequent re-enactment thereof.

The Contractor shall submit for approval all necessary method statements to the Client prior to commencing the works.

The Contractor shall provide details of emergency procedures. Emergency services shall be informed of the site operations prior to commencement.

All statutory records to be kept in the site manager's office and these may include (not an exhaustive list and note not all may be required):

- *ASB NNLW1 – Notification of non-licensed asbestos work if the work is deemed not be requiring a licence (if required).*
- *Appropriate licence with regards to CAR 1012 if the work is deemed to require a licence.*
- *HSE Notification F10.*
- *Construction Phase Health and Safety Plan.*
- *Method Statements and Risk Assessments; Environmental Permit deployment form and associated paperwork.*
- *Discharge Consents for disposal of groundwater.*
- *Competence records (including asbestos awareness training and face-fit test records).*
- *Utility records.*
- *Plant and machinery maintenance records.*
- *Duty of Care paperwork.*

In addition, it is recommended that:

- *Asbestos Awareness training/briefing to be given to all staff.*
- *Background and ongoing air dust monitoring to be undertaken to check for presence of asbestos fibres during the works.*
- *Licensed asbestos contractors are employed to manage the licensed asbestos controlled areas, all other operatives involved in the operations must have appropriate training to satisfy the requirements of the Control of Asbestos Regulations 2012.*

4. Site Establishment and Security

Prior to the commencement of any works, the contractor, in conjunction with the Client and the Supervising Engineer, shall establish the boundaries of the site and working areas.

The Contractor shall make adequate provision to secure the site boundary and prevent unauthorised access onto the site during the course of the works.

Prior to the commencement of any works, the contractor, shall undertake a dilapidation survey of all adjacent features/construction including but not limited to boundary walls/ fences, adjacent footpath and road constructions etc. The survey is to be agreed with the Client or their representative prior to commencing any work on site.

The Contractor shall be responsible for all costs associated with rectification of damage to adjacent features/construction including but not limited to properties, boundary walls/ fences, adjacent footpath and road constructions etc. resulting from the demolition works.

The Contractor is to provide surveying capability as set out in this document facilitate the above. Prior to the completion of the works the Contractor is to discuss the continuation of the site security, including the fences, with the client and acceptable arrangements for continued security are to be agreed prior to the removal of the contractor's security provision.

5. Traffic Safety and Management

The Contractor shall comply in all respects with Chapter 8 of the Traffic Signs Manual for works on or affected the public highway and/or private roads forming the highway access to/from the site. The Enabling Works Contractor shall obtain all necessary consents from the Local Highway Authority for works on the public highway.

On-site access and haul routes should be provided and maintained by the Enabling Works Contractor in such a manner so as not to endanger either the user, those working in the vicinity of such accesses/haul routes and or the Works. Access to the site will be agreed with the Clients prior to commencement.

Suitable precautions shall be taken to prevent the spread of mud and debris on the public highways. Regular inspections of the public highway adjacent to the site shall be carried out. If deemed necessary by the Contractor, the Client or the Supervising Engineer, the highway shall be swept regularly to remove any mud, slurry or dust deposited by vehicles entering or departing the site. If the Supervising Engineer considers that significant amounts of any detritus have been deposited on the public highway then operations shall be temporarily suspended until appropriate cleaning operations have been undertaken.

The Contractor is to co-operate with other Contractors if they are present during the works. The proposed works will generate a number of vehicle movements associated with the removal of soils and delivery to site of materials. Consideration should be given to the route and the timing of these vehicle movements, to minimise risk and disturbance to sensitive locations (such as schools, residential areas).

Risks associated with the transport of soils that are potentially containing contaminated, such as dust emission, should be appropriately managed.

6. Welfare Facilities

Site cabins and welfare facilities will be established at a location to be agreed with the Supervising Engineer.

The Contractor is deemed to have made provision and arrangements for all temporary utilities associated with the welfare facilities.

7. Working Hours

Noisy operations such as the use of hydraulic breakers shall be restricted to operating times as specified by the Client and by the Planning Permission. It is understood that these are 8:30 am to 5:30 pm, or other hours agreed with the Local Authority, Monday to Friday and 9.00 am to 1.00pm on Saturday. No working shall take place on Sunday or Bank Holidays.

Prior to commencement the Contractor is to make contact with the Local Authority to establish if any further restrictions apply.

8. Mobile Plant

Mobiles plant shall be operated by suitably trained and qualified operators experienced for each item of plant. When not in use all plant shall be locked to prevent all plant shall be locked to prevent unauthorised operation.

All traffic entering or working on site shall comply with a maximum 10 mph speed limit.

Fuelling of any plant shall be undertaken in a designated area and all above ground fuel storage tanks shall comply with the requirements of the Pollution Prevention Guidelines PPG2. Specifically, any storage tanks used should:

- *Be sited within an oil-tight secondary containment system such as an impermeable bund.*
- *The secondary containment must provide storage for at least 110% of the tanks maximum capacity.*
- *Be located within a secure area.*
- *All taps and valves should be fitted with a lock and kept locked shut when not in use. Maintenance of mobile plant should be undertaken in a designated area, unless absolutely necessary.*

Waste oil, hydraulic fluid etc. should not be tipped directly or discharged on to site. Such materials shall be stored separately, in a secure bunded area, for off-site disposal. Waste oil may be a special waste and disposal shall be undertaken by a registered carrier in accordance with the Duty of Care Regulations.

A spill kit shall be kept on site in an accessible place adjacent to the designated refuelling area.

9. Unexploded Ordnance (UXO)

The site is in an area which is considered to be at a low risk with regards to UXO and mitigation measures are not required.

10. Surveying

The Contractor shall provide full time surveying personnel and equipment to undertake the following activities and any other requirement for topographical information relating to the project that arises through the duration of the enabling works contract. The survey personnel and equipment should be capable of providing accurate levels and co-ordinates in relation to the national grid and topographical survey provided within 1 day of request.

The following key activities are covered by the requirements for surveying:

- *Confirmation of topographical survey on possession of the site, and setting out of the site boundary.*
- *Confirmation of positions of existing utilities and site features.*
- *Surveying the base and extent of all excavations and remaining obstructions prior to backfilling.*
- *All setting out and levelling relating to delivery of the enabling works.*
- *The location of sub-structures removed.*
- *Interim surveys to be undertaken during the infilling works to provide information on issues such as depth of excavation, progress of earthwork, quantities of materials, testing depths and locations etc.*
- *The location and elevation of test samples and locations.*
- *As built survey information.*

The Contractor is required to undertake all necessary topographical survey works to verify these levels before the commencement of the contract. Should the Contractor find any discrepancies on the drawings they are to refer the matter to the Engineer for verification before proceeding with the part of the works affected.

The Contractor shall undertake a topographical survey following completion of the enabling works.

All topographical surveys shall include levels at maximum 10m spacing and details of any features, changes in slope, structures, services and any other features of interest.

All of the above features shall be surveyed for line and level at the site boundary and marked on a plan. Levels shall be to Ordnance Datum and locations to National Grid. The survey shall be calibrated against existing site surveys and benchmarks in the vicinity of the site.

11. Testing

The Contractor shall be responsible for undertaking all testing necessary to satisfy the Supervising Engineer that the works have been carried out in accordance with, and comply with this Remedial .

All soils and geo-environmental testing shall be carried out by a UKAS and MCERTS accredited laboratory, with accreditation for the specific analysis, to the approval of the Supervising Engineer.

12. Offsite Disposal

Materials for offsite disposal shall be sampled and analysed, by the contractor, at rates sufficient to allow the material to be adequately classified by assessment.

WAC testing should be undertaken on material exported from site to landfill, or other appropriately licensed facility. Material shall be hauled by a registered waste carrier in accordance with the requirements of the Duty of Care Regulations, 1991, Environmental Permitting (England and Wales) Regulations 2016 and where appropriate the Special Waste Regulations, 1996 and Hazardous Waste (England and Wales) Regulations 2005. A transfer note shall be completed, signed and retained by all parties involved. The transfer note shall state the volume of waste, the nature of the material and statement to the chemical composition. The waste transfer notes shall be kept by the Contractor for a period of at least 2 years.

13. Contamination

Contractors should be made aware of the possibility of encountering contaminants within soils or groundwater at the site (including asbestos) through 'toolbox' talks.

Safe working procedures should be implemented in accordance with CIRIA132 and good standards of personal hygiene should be observed and appropriate levels of PPE provided and utilised.

Eating, drinking and smoking should be strictly prohibited in the development site other than in designated mess areas.

14. The Control of Noise, Vibration and Dust Nuisance

The Contractor shall comply with the recommendations for practical measures to reduce noise and vibration set out in BS5228-1:2009 and BS5228-2:2009 and with any specific Principal Contractor requirements.

The Contractor shall take all reasonable measures to prevent dust nuisance from being generated by construction traffic, etc.

If necessary working methods will be altered in order to ensure that the level of noise generated from the works is within published tolerable limits.

The requirements of the LPA are to be sought and undertaken.

General

No fires shall be permitted on site.

Dust Mitigation

Appropriate measures shall be implemented at all times during the demolition and enabling works to minimise any dust emissions.

Any main temporary haul roads shall, where practical to do so, be constructed of crushed hardcore products. The haul roads shall be maintained for the duration of their use to minimise any build-up of loose spoil etc.

Traffic both entering and working on site shall obey a maximum speed limit of 10 mph. Wagons that are to be used for the haulage of any contaminated material from site shall be appropriately sealed or sheeted to prevent the release of fugitive dust.

Mobile water bowsers and sprayers shall be available on site at all times to water unpaved haul roads and working areas. The water spray may include chemical dust suppressants or wetting agents to improve dust control. An adequate supply of water shall be maintained on site at all times to allow for dust suppression activities to be carried out at short notice.

Where mobile water bowzers are not effective in suppressing dust then vapour masts shall be used. Such vapour masts shall be deployed at 20m centres on the downwind side of haul roads or excavations giving rise to significant dust or emissions of odour.

Air quality and dust monitoring stations will be set up and monitored by the Contractor to record the dust concentrations during the works.

With regards to stockpiles:

- *Stockpiles should be kept to a minimum to reduce 'wind whip' causing potentially hazardous material to be blown from the pile.*
- *Stockpiles should be placed on a suitable polythene membrane in a bunded area to prevent any cross contamination and care should be taken not to pierce the sheeting when placing the bulky elements of the material.*
- *Stockpiles should be dampened down or covered to prevent dust, whilst the final choice should be made by the Contractor based on site constraints, but the options include covering with plastic/polythene membrane, or by a layer of clean soil material.*
- *The drop distance from excavator bucket to stockpile will be kept as short as reasonably practicable to reduce dust.*

Odour

In general terms the excavation works are not considered likely to give rise to any significant odour problems. However; possible 'hotspots' of hydrocarbon contamination cannot be discounted and it is advised that odours are assessed by twice daily inspections of all Site boundaries.

If highly odorous materials are encountered, which may give rise to nuisance to neighbouring properties, appropriate vapour masts shall be deployed to provide suitable odour control. Any odorous materials shall be covered at the end of each working day and any stockpiles will be located away from any sensitive areas.

Plant and machinery shall be serviced regularly to ensure that exhaust fumes are compliant with best practice and relevant regulations.

Noise

The requirements of the Local Planning Authority and BS 5228: 1997 'Noise and vibration control on construction sites' shall be adhered to at all times.

All machinery shall be fitted with effective silencers and shall be serviced at regular intervals. No items of plant shall be operated with engine covers raised.

The location of any crushing plant shall take into consideration the location of neighbouring properties and other noise sensitive receptors and shall be located away from these areas and located adjacent to proposed stockpile locations where possible.

15. Asbestos in Soils

The Contractor must manage the risks in accordance with their legal requirements and will need to prepare appropriate health and safety documentation and obtain appropriate approvals, licences, consents and permits prior to commencement. No asbestos fibres or Asbestos Containing Materials (ACMs) have been identified on the site to date.

It should be noted that information presented in this document is provided to assist in managing the soil at the site. It is the responsibility of the contractor how the control measures associated with these risks are implemented and

recommend that an appropriate asbestos specialist assist with both the preparation of documents and licences and site supervision.

16. Water Quality Controls

The Contractor shall provide for such measures as may be necessary to ensure that water, whether groundwater, from precipitation or any other source does not accumulate in excavations or on sub-grades.

Adequate drainage sumps will be installed during works and cut off trenches/dewatering measures will be used as required to manage surface water run-off, to prevent any water from entering watercourses, either directly as surface water run-off, or indirectly via the surface water drainage systems; If materials escape, appropriate the Contractor is to undertake (at their cost) appropriate remedial action as soon as possible.

17. Utilities

Utility records are to be provided by the Client for information purposes within the enabling works documentation. However, the Contractor shall be responsible for liaison with the statutory utility providers to ensure all service records are current and correct. The Contractor is also responsible for the safe disconnection of existing utilities entering the site, except those which are to remain operational.

Prior to site work commencing, the position of all utilities indicated as on site or offsite but close to the site boundary shall be determined and clearly identified where on site. The locations should be confirmed on site by appropriate investigation, observations and survey. Any discrepancies between the anticipated positions and confirmed locations are to be reported to the Supervising Engineer.

All retained manholes should be located and clearly identified on site to prevent damage. The location, depth, diameter and invert level of each manhole and the size and depth of all stream connections shall be recorded. Where drains or sewers are to be grubbed up the downstream ends should be plugged prior to commencement to prevent offsite systems becoming blocked or contaminated.

Where existing drains or sewers are to remain, CCTV surveys are to be provided by the contractor. These surveys must be undertaken on commencement prior to any physical work and on completion to demonstrate no damage has occurred.

Where damage has occurred, any remedial work must be agreed with the Supervising Engineer and relevant authority/owner prior to repairs commencing. The repair costs will be borne by the contractor.

All utilities on site that are to be retained through the works are to be positively located on site, reliance shall not be placed on existing records. Utilities are to be visibly marked and protected for the duration of the works. Appropriate methods are to be put in place to ensure all site staff working in the vicinity of retained utilities are fully briefed.

The Contractor is responsible for ensuring that all hydrant covers, stop tap boxes manhole covers and the like are raised or lowered to suit the finished levels associated with the proposed enabling works plateaus and future construction thicknesses.

Following the completion of the works, a survey plan of the location of terminated services is to be provided.

18. Damage to Property

All works are to be undertaken in accordance with the Party Wall etc Act 1996. The Contractor shall ensure that all precautions are taken in order to avoid any damage to existing property arising from the Works and shall be responsible for same in the event that any damage should arise from his failure to exercise due care.

Any adjacent structures, services and the like shall be inspected prior to commencement of the Works for evidence of existing defects and, if necessary, a dilapidation survey shall be carried out by the contractor, with the agreement of the Client and/or the Supervising Engineer, prior to works commencing on site. A re-inspection shall take place on completion of the Contract to verify that no damage or deterioration of the said structure, service or apparatus has occurred as a result of the Works. A schedule of the findings of this re-inspection shall be circulated to all parties concerned for their records.

The Contractor shall execute the works with care so as to avoid damage to existing structures and drains or other services to be retained.

All fences, trees, paths, shrubs, grassed areas and other surfaces required to be retained shall be protected by the Contractor from spillage and damage caused by site operations and upon completion of the works they shall be handed over in an undamaged and proper state to the satisfaction of the Engineer.

Refer to landscape architect drawings and specifications that define the areas that require protection. The Contractor shall not raise or lower the ground level beneath the spread of the branches of any tree to be retained without the approval of the Engineer.

19. Drawings and Supplied Information

Whilst efforts have been made to ensure that the information provided to the Contractor is correct and current, the Contractor is responsible for corroborating the existing information with the benefit of their site presence and to report any discrepancies encountered or anticipated to the Supervising Engineer immediately.

Where cutting and filling operations are to be carried out the Contractor is to undertake comparative assessments with the benefit of existing information, additional survey and their anticipated sequence of work to ensure sufficient and suitable material is available to undertake the works as proposed. Any anticipated shortfall or surplus is to be report immediately.

20. Photographs

A detailed dilapidation survey shall be undertaken of the site and adjacent properties including joint site boundaries, in conjunction with adjacent land owners. Such survey shall include roads, footpaths, street lighting and road signs. A copy of the survey, including record photographs shall be provided to the Client within seven days of commencement of site works.

The Contractor is to provide on-site a digital camera and e-mail facilities to enable electronic transfer of site photographs and other information for the full duration of the contract. Progress photographs are to be taken at least weekly across all parts of the site for inclusion within the contractor's report. Photographs are to be made available to the Engineer/Client in electronic format should they be requested during the contract. Record photographs should be provided as part of the validation information

APPENDIX 3 - Remediation Options Appraisal

Introduction

This Options Appraisal has been undertaken in general accordance with Options Appraisal of LCRM 'Model Procedures for Management of Land Contamination'. There are four main stages to this appraisal:

1. *Identifying Key Risk Drivers.*
2. *Identifying viable remediation options for each relevant pollutant linkage.*
3. *Carrying out a detailed evaluation of viable remediation options to identify the most appropriate option for each pollution linkage.*
4. *Producing a remediation strategy that reduces all relevant pollutant linkages to an acceptable level.*

Key Risk Drivers for Remedial Action

Groundtech Consulting have identified that the key risk drivers requiring remediation are:

- *Localised elevated levels of heavy metals and PAHs in Made Ground*
- *Low pH level in shallow Made Ground*
- *Hazardous ground gases*

The following sections of this report are intended to identify suitable and practical remedial techniques which can be applied in order to achieve a site which is suitable for the proposed residential development.

Grubbing up of the Made Ground and cut/fill balance exercise will remove, as far as practicable, all underground obstructions and create a development platform, which is geotechnically suitable for development.

Ground gas risks and potable water pipelines are not discussed in the Remediation Options Assessment as they are mitigated by measures outlined British Standards and by good practice.

Remediation Options and Evaluation of Feasibility

Preliminary Assessment of Remediation Options

Investigation and risk assessment has concluded that the requires remediation to reduce the risk to receptors to an acceptable level.

The objectives of the remediation are to remove one or more elements of each of the *source-pathway-receptor* linkages.

The initial screening process considers the available remedial techniques based on following key criteria:

- | | | |
|------------------------------------|---|---|
| • <i>Effectiveness</i> | - | <i>the strategy must work within the context of the site and be effective in the removal of contamination linkages.</i> |
| • <i>Practicality</i> | - | <i>the strategy has to have been successfully used in similar situations on other sites and readily available within the UK market. Novel solutions or those still in the research stage are not considered here.</i> |
| • <i>Durability</i> | - | <i>the strategy needs to be durable and not reliant on ongoing maintenance to continue being effective.</i> |
| • <i>Relative Cost</i> | - | <i>the strategy must not be excessive cost.</i> |
| • <i>Relative Operational Time</i> | - | <i>the strategy should work in a feasible and realistic time scale.</i> |
| • <i>Sustainability</i> | - | <i>more sustainable options are preferred.</i> |

The table below summarises all of the accepted remedial techniques readily available and assess each against the six key parameters listed above.

In the first instance, the feasibility of each of the listed remedial option is assessed in terms of effectiveness at treating the contamination, which is broken down into; effective (Y), partially effective (P) or ineffective (N).

The techniques are then assessed in terms of relative cost ranging from negligible cost (£) through moderately expensive (££) to prohibitively expensive (£££+).

The timescale the remedial technique is operational has been generally assessed in units of weeks, months, years and decades. The longevity of the technique should be for the duration of the development to be effective.

The main reasons for rejection of a remedial option are generally the ongoing operational constraints, the cost and the ineffectiveness to mitigate the risk from all contaminants present. In some situations, several treatment options may be applicable and will therefore be considered as part of the appraisal.

Viable Remedial Options

As described above, certain technologies were rejected based on the above reasons. The short-list of options presented below represents those technologies which were not rejected at the pre-screening process and as such, are taken forward to the options appraisal process:

- *Watching brief during works*
- *Installation of a cover system in garden areas*
- *Materials management, comprising excavation, screening, and reuse of suitable material*
- *Disposal of unsuitable soils*

Cover System

A cover system is a proven technology for mitigating the risk from numerous contaminants. The process comprises the placement of a cover system to form a barrier between the contaminated Made Ground and site users breaking the pollution linkage.

This option is technically simple and represents a low-cost strategy that can be implemented rapidly, subject to favourable site levels to accommodate the cover system.

The timescale for installing a barrier is relatively quick allowing for rapid completion of the remediation objectives and this remediation solution could be designed and implemented within a matter of weeks/months.

Materials Management

This process can be carried out a low cost ensuring contaminated soils are at a greater depth, and for this project will be combined with the raising of site levels on eastern area.

Disposal of excess or unsuitable soils

Disposal involves the removal of contaminated soils and disposal at an appropriately licensed waste management facility or surplus material potentially to a recycling facility. The benefits of excavation and disposal is short term implementation and the soils can be removed with a high degree of certainty by meeting proposed RTVs.

The cost of the method however can be significant depending on the classification and end disposal route, particularly in comparison to a cover system. The option will also take up valuable landfill space and present a significant carbon footprint in terms of vehicle movements.

The watching brief will enable olfactory/visual contamination to be identified and can be effective, this method is combined with the disposal of unsuitable soils.

Applicability of Remediation Options and Initial Assessment – Soils

Remedial Activity	Effective on Asbestos	Effective on Metals	Effective on PAHs	Effective on TPH	Relative Cost	Relative Operational Time	Comments (Practicality/Sustainability/Durability)	Feasibility
Containment - Cover System	n/a	Y	Y	n/a	£	Weeks	A 600mm cover system is to be placed in garden areas to mitigate against contaminated soils. Cover system to be inclusive of a minimum 150mm topsoil and 450mm subsoil.	Y – in conjunction with materials management including raising of site levels so contaminants at a greater depth.
Excavation and Disposal	n/a	Y	Y	n/a	££	Weeks to months	Removal of unsuitable material and risk.	Y – in conjunction with materials management.
Containment - hydraulic barriers	n/a	Y	Y	n/a	£££	Months	Not Required and not cost beneficial for size of development.	n/a
Containment - in ground barriers	n/a	Y	Y	n/a	£££	Months	Not Required and not cost beneficial for size of development.	n/a
Soil flushing	n/a	Y	Y	n/a	£££	Months	Not Required and not cost beneficial for size of development.	n/a
Surface amendments	n/a	Y	Y	n/a	£££	Months	Not Required and not cost beneficial for size of development.	n/a
Soil washing	n/a	Y	Y	n/a	£££	Months	Not Required and not cost beneficial for size of development.	n/a

Remedial Activity	Effective on Asbestos	Effective on Metals	Effective on PAHs	Effective on TPH	Relative Cost	Relative Operational Time	Comments (Practicality/Sustainability/Durability)	Feasibility
<i>Hydraulic binders (such as cement)</i>	<i>n/a</i>	<i>Y</i>	<i>Y</i>	<i>n/a</i>	<i>££</i>	<i>Weeks to months</i>	<i>Not Required and not cost beneficial for size of development.</i>	<i>n/a</i>
<i>Vitrification</i>	<i>n/a</i>	<i>Y</i>	<i>Y</i>	<i>n/a</i>	<i>£££</i>	<i>Months</i>	<i>Not Required and not cost beneficial for size of development.</i>	<i>n/a</i>
<i>Incineration</i>	<i>n/a</i>	<i>Y</i>	<i>Y</i>	<i>n/a</i>	<i>£££</i>	<i>Months</i>	<i>Not Required and not cost beneficial for size of development.</i>	<i>n/a</i>
<i>Thermal desorption</i>	<i>n/a</i>	<i>Y</i>	<i>Y</i>	<i>n/a</i>	<i>£££</i>	<i>Months</i>	<i>Not Required and not cost beneficial for size of development.</i>	<i>n/a</i>

APPENDIX 4 - Remedial Target Values

Generic Assessment Criteria (GAC)							GROUNDTECH CONSULTING	
Proposed End Use	Unit	Residential with Plant Uptake			Commercial			Source
SOM	%	1	2.5	6	1	2.5	6	
Arsenic	mg/kg	37	37	37	640	640	640	LQM S4ULs
Beryllium	mg/kg	1.7	1.7	1.7	12	12	12	LQM S4ULs
Boron (water soluble)	mg/kg	290	290	290	240000	240000	240000	LQM S4ULs
Cadmium	mg/kg	11	11	11	190	190	190	LQM S4ULs
Chromium (Total)	mg/kg	910	910	910	8600	8600	8600	LQM S4ULs
Chromium (VI)	mg/kg	6	6	6	33	33	33	LQM S4ULs
Copper	mg/kg	2400	2400	2400	68000	68000	68000	LQM S4ULs
Lead	mg/kg	200	200	200	2300	2300	2300	DEFRA C4SLs
Organic Mercury	mg/kg	1.2	1.2	1.2	26	26	26	LQM S4ULs
Nickel	mg/kg	130	130	130	980	980	980	LQM S4ULs
Selenium	mg/kg	250	250	250	12000	12000	12000	LQM S4ULs
Vanadium	mg/kg	410	410	410	9000	9000	9000	LQM S4ULs
Zinc	mg/kg	3700	3700	3700	730000	730000	730000	LQM S4ULs
Aliphatic EC 5 - 6	mg/kg	42	78	160	3200 (304) ^{sol}	5900 (558) ^{sol}	12000 (1150)	LQM S4ULs
Aliphatic EC 6 - 8	mg/kg	100	230	530	7800 (144) ^{sol}	17000 (322) ^{sol}	40000 (736) ^{sol}	LQM S4ULs
Aliphatic EC 8 - 10	mg/kg	27	65	150	2000 (78) ^{sol}	4800 (190) ^{sol}	11000 (451) ^{vap}	LQM S4ULs
Aliphatic EC 10 - 12	mg/kg	130 (48) ^{vap}	330 (118) ^{vap}	760 (283) ^{vap}	9700 (48) ^{sol}	23000 (118) ^{vap}	47000 (283) ^{vap}	LQM S4ULs
Aliphatic EC 12 - 16	mg/kg	1100 (24) ^{sol}	2400 (59) ^{sol}	4300 (142) ^{sol}	59000 (24) ^{sol}	82000 (59) ^{sol}	90000 (142) ^{sol}	LQM S4ULs
Aliphatic EC 16 - 35	mg/kg	65000 (8.48)	92000 (21) ^{f,sol}	110000 ^f	1600000 ^f	1700000 ^f	1800000 ^f	LQM S4ULs
Aliphatic EC 35 - 44	mg/kg	65000 (8.48)	92000 (21) ^{f,sol}	110000 ^f	1600000 ^f	1700000 ^f	1800000 ^f	LQM S4ULs
Aromatic EC 5 - 7	mg/kg	70	140	300	26000 (1220)	46000 (2260)	86000 (4710)	LQM S4ULs
Aromatic EC 7 - 8	mg/kg	130	290	660	56000 (869) ^{vap}	110000 (1920)	180000 (4360)	LQM S4ULs
Aromatic EC 8 - 10	mg/kg	34	83	190	3500 (613) ^{vap}	8100 (1500) ^{vap}	17000 (3580)	LQM S4ULs
Aromatic EC 10 - 12	mg/kg	74	180	380	16000 (364) ^{sol}	28000 (899) ^{sol}	34000 (2150)	LQM S4ULs
Aromatic EC 12 -16	mg/kg	140	330	660	36000 (169) ^{sol}	37000	38000	LQM S4ULs
Aromatic EC 16 - 21	mg/kg	260 ^f	540 ^f	930 ^f	28000 ^f	28000 ^f	28000 ^f	LQM S4ULs
Aromatic EC 21 - 35	mg/kg	1100 ^f	1500 ^f	1700 ^f	28000 ^f	28000 ^f	28000 ^f	LQM S4ULs
Aromatic EC 35 - 44	mg/kg	1100 ^f	1500 ^f	1700 ^f	28000 ^f	28000 ^f	28000 ^f	LQM S4ULs
Benzene	mg/kg	0.087	0.17	0.37	27	47	90	LQM S4ULs
Toluene	mg/kg	130	130	130	56000 (869)	110000 (1920)	180000	LQM S4ULs
Ethyl Benzene	mg/kg	47	110	260	5700	13000	27000	LQM S4ULs
Xylene - o	mg/kg	60	140	330	6600	15000	33000	LQM S4ULs
Xylene - m	mg/kg	59	140	320	6200	14000	31000	LQM S4ULs
Xylene - p	mg/kg	56	130	310	5900	14000	30000	LQM S4ULs
MTBE (methyl tert-butyl ether)	mg/kg	49	84	160	7900	13000	24000	CL:AIRE 2010
Acenaphthene	mg/kg	210	510	1100	84000 (57) ^{sol}	97000 (141) ^{sol}	100000	LQM SAULs
Acenaphthylene	mg/kg	170	420	920	83000 (86.1) ^{sol}	97000 (212) ^{sol}	100000	LQM S4ULs
Anthracene	mg/kg	2400	5400	11000	520000	540000	540000	LQM S4ULs
Benz(a)anthracene	mg/kg	7.2	11	13	170	170	180	LQM S4ULs
Benzo(a)pyrene	mg/kg	2.2	2.7	3	35	35	36	LQM S4ULs
Benzo(b)fluoranthene	mg/kg	2.6	3.3	3.7	44	44	45	LQM S4ULs
Benzo(ghi)perylene	mg/kg	320	340	350	3900	4000	4000	LQM S4ULs
Benzo(k)fluoranthene	mg/kg	77	93	100	1200	1200	1200	LQM S4ULs
Chrysene	mg/kg	15	22	27	350	350	350	LQM S4ULs
Dibenz(ah)anthracene	mg/kg	0.24	0.28	0.3	3.5	3.6	3.6	LQM S4ULs
Fluoranthene	mg/kg	280	560	890	23000	23000	23000	LQM S4ULs
Fluorene	mg/kg	170	400	860	63000 (30.9) ^{sol}	68000	71000	LQM S4ULs
Indeno(123-cd)pyrene	mg/kg	27	36	41	500	510	510	LQM S4ULs
Naphthalene	mg/kg	15 ^f	36 ^f	85 ^f	1600 ^f	3700 ^f	8400 ^f	LQM S4ULs
Phenanthrene	mg/kg	95	220	440	22000	22000	23000	LQM S4ULs
Pyrene	mg/kg	620	1200	2000	54000	54000	54000	LQM S4ULs

APPENDIX 5 - Ground Gas Validation Records



Gas Protection Validation Record

Job No: GRO-24078
Client: ORION HOMES
Site Name: DENBY LANE
Plot Number:

Drawing Ref:					
Property Type					
Det		Semi		Town House	Apt
Attached Garage			Commercial		
Gas Protection Type				Passive	
Floor Type				Beam and Block	

Ventilated Sub Floor	✓/✗	Inspection Date	Inspected By:	Photos:	Notes
Void Former					1
Void Height					2
Pipe Size & Spacing					3
External Wall Air Bricks					4
Internal Sleeper Wall Vents					5
Subfloor Passed (If not, detail why and next steps)					6

Gas Barrier	✓/✗	Inspection Date	Inspected By:	Photos:	Notes
Membrane Type					7
Extent of Coverage					8
Underside of membrane					9
Slab/membrane condition					10
Laps and joints					11
Damp-proof course					12
Service entries and seals					13
Cavity inspection					14
Repairs Undertaken (If required)					15

This plot has		inspection	
---------------	--	------------	--

APPENDIX 6 - Limitations

Limitations

This contract was completed by Groundtech Consulting on the basis of a defined programme and scope of works and terms and conditions agreed with the client. This report was compiled with due skill and care, taking into consideration the project brief provided, project objectives, agreed scope of works, prevailing site conditions and budget allocation.

Other than that defined in the paragraph above, Groundtech Consulting provides no other accountability or warranty whether express or implied, is made in relation to the services. Unless otherwise agreed this report has been prepared exclusively for the use and reliance of the client in accordance with generally accepted industry practices and for the intended purposes as stated in the agreement under which this work was completed. This report may not be relied upon, or transferred to, by any other party without the written agreement of a Director of Groundtech Consulting. A third party who relies on this report, does so at their own and sole risk and no liability to such parties is provided by Groundtech Consulting.

It is the understanding of Groundtech Consulting that this report is to be used for the intended purpose as set out in the introduction. The purpose was instrumental in determining the scope and level of the services provided. Should the purpose of the report or the proposed end use of the site change, this report will no longer be directly applicable, and its validity readdressed. No reliance upon the report in the revised situation should be assumed by the client without the permission of Groundtech Consulting.

The report was written in 2018, later changes in legislation, statutory requirements and industry best practices have not been considered and this should be allowed for. Ground conditions can also change and should be investigated if there is any significant delay in acting on the findings of this report. The period of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions in this report should not be relied upon in the future without the written confirmation from Groundtech Consulting that it is safe to do so.

The observations and conclusions outlined in this report are based exclusively on the services that were provided as set out in the agreement between the client and Groundtech Consulting.

Groundtech Consulting are not liable for the existence of any condition, the discovery of which would require additional investigation outside the agreed scope of works or core competency. The services provided are based upon Groundtech Consulting observations of existing physical conditions at the site gained from site reconnaissance together with interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The findings and recommendations contained in this report are based in part upon information provided by third parties, and Groundtech Consulting assume the information to be correct.

No responsibility can be accepted for errors for third party information presented in this report. Groundtech Consulting were not authorised to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the services. Groundtech Consulting are not liable for any inaccurate information, misrepresentation of data or conclusions, which may inform the scope of investigation undertaken by Groundtech Consulting and forms the contract with the client.

Where field investigations have been carried out these have been restricted to a level of detail required to achieve the stated objectives of the work. Ground conditions can also be variable due to its heterogeneous properties and as investigation exploratory locations only allow examination of the ground at discrete

locations. The potential exists for ground conditions to be encountered which are different to those considered in this report, particularly between exploratory holes. The extent of the limited area depends on the soil and groundwater conditions, together with other constraints such as the position of any existing structures and underground utilities. Geo-Environmental testing was carried out for a limited number of parameters [as stipulated in the contract] based on an understanding of the available operational and historical information, and it should not be inferred that other chemical species are not present.

The groundwater conditions entered on the exploratory hole records are those observed at the time of investigation. The groundwater level often has not had time to reach equilibrium and a monitoring period is required. Furthermore, groundwater levels are subject to seasonal variation or changes in local drainage conditions and higher groundwater levels may occur at other times of the year than were recorded during this investigation.

Any site drawings provided in this report are not meant to be an accurate base plan, but are preliminary and used to present the general relative locations of features on, and surrounding, the site.

