

MEMORANDUM



From:	Helen Bradshawe Contaminated Land Officer	To:	Philip Forster
Our Ref:	HB/P/2019/0549	Your Ref:	P/2019/0549 & P/2017/0004
Date:	19 September 2019	No. of Pages:	2

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The Contaminated Land Department are in receipt of a Geo-environmental Report produced by GroundSolve Ltd, in relation to the above site and for the discharge of planning condition 7 of P/2017/0004.

I can provide the following comments:

1. The report included a description of the site including its past historical uses. An appraisal of the site environmental setting was presented including its geology, hydrogeology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and receptors. This information was used to compile a clear site conceptual model, which identified potential sources, pathways and receptors and likely pollution linkages.
2. Topsoil to a depth of 0.45mbgl was identified on site, which was underlain by colliery spoil to a depth of 1.60mbgl within 4No. borehole excavations. It is noted that only 3 samples from the topsoil were identified for testing and that elevated levels of lead and PAHs were identified above the industry standards. It has been surmised that there would be elevated levels of contaminants within the colliery spoil. Justification is required for the number of exploration and sampling locations.
3. It is stated that it is necessary to lower the site and it will be necessary to remove all of the topsoil. Within all landscaped areas we would require the material to be removed to 0.6m and replaced with clean tested material as the material beneath the topsoil has not been tested and is stated as colliery spoil or glacial till. The glacial till will need to be tested if this is to be considered as material suitable for use within the garden areas. Further to this please provide details of the access and car parking materials to be used on site to confirm the hardstanding areas and materials to be used.

4. Please provide a more detailed remediation strategy for the site. An acceptable remediation strategy would be expected to include the following:
- The objectives of the proposed remediation works.
 - Details of the proposed works that should include:
 - Description of ground conditions.
 - Details of the type, form and scale of contamination to be remediated.
 - Details of the remediation methodology, including remedial, protective or other works.
 - Appropriate site plans and/or drawings.
 - Proposed phasing of the works and appropriate timescales.
 - Details of appropriate consents, agreements and licences, for example discharge consents and waste management licences should be provided.
 - Site management procedures designed to protect site neighbours, the local environment and amenity during works should be provided, including where appropriate:
 - Health and safety procedures.
 - Appropriate measures to control dust, noise and odours.
 - Control of surface run off.
 - Careful observations should be made during all foundation and landscaping works to confirm the current assessment of site conditions. Any evidence of additional contamination should be brought to the attention of the Council.
 - Details should be supplied that state how any variations from the approved remediation strategy that may arise during the course of works will be dealt with, including notification to the relevant local authority officers dealing with contaminated land issues.
 - Details of how the works will be validated to ensure the remediation objectives have been met are required and should include details of:
 - The sampling strategy chosen.
 - Appropriate use of on-site observations, including visual and/or olfactory evidence.
 - Appropriate post-remediation chemical analysis and/or monitoring data.
 - Justification for the proposed clean-up standards including target contaminant concentrations.
5. Please note we do not comment on the geotechnical aspects of the report as this is not within our remit.

Should you have any queries regarding this memo please do not hesitate to contact me on Ext 8774.



Helen Bradshawe
Contaminated Land Officer