Gedney, Oliver

From: Grant, David
Sent: 26 November 2021 15:07
To: _planningadvice
Subject: FW: Remediation Report for Cassini Lodge, Moulton Seas End
Attachments: We sent you safe versions of your files; C15356C Remediation Plan - Cassini Lodge, Moulton Seas End.pdf

Please add this email and attachment to the DIP under 6SUP – Remediation Plan – C15356C

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk
Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

served by One Team

From: Jason Thomas <jasonadservices@yahoo.co.uk>
Sent: 25 November 2021 09:50
To: Grant, David <dgrant@sholland.gov.uk>
Cc: Susan Armour <susan.armour@breckland-sholland.gov.uk>
Subject: Fw: Remediation Report for Cassini Lodge, Moulton Seas End

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Good morning David & Sue,

Please see attached/forwarded report for the above development.

Kindest regards & Keep safe,

Jason

ADServices
Glinton
07841 521271
01733 252850

GROUND ENGINEERING LIMITED
Newark Road, Peterborough PE1 5UA
Tel: 01733 566566
e: admin@groundengineering.co.uk

REMEDIATION PLAN FOR DEVELOPMENT WORKS AT LAND ADJACENT CASSINI LODGE 58 SEAS END ROAD MOULTON SEAS END LINCOLNSHIRE

Report Reference C15356C

On behalf of:

DMT Developments Limited
Runway Office
Easton Lodge Farm
Old Oundle Road
Wansford
PE8 6NP

November 2021

CONTENTS

Introduction Page 1

Remediation Plan Page 2

FIGURES

Development Plan

DMT DEVELOPMENTS LIMITED

ARCHITECTURAL DESIGN SERVICES

REMEDIATION PLAN
FOR DEVELOPMENT WORKS
AT LAND ADJACENT
CASSINI LODGE
58 SEAS END ROAD
MOULTON SEAS END
LINCOLNSHIRE

Report Reference No. C15356C **November 2021**

INTRODUCTION

The client, DMT Developments Limited, is proposing to construct a new residential development at land adjacent Cassini Lodge, 58 Seas End Road, Moulton Seas End, Lincolnshire. The proposed development layout was provided by the architects, which includes five dwellings comprising a bungalow and dormer bungalows, associated gardens and access road.

Ground Engineering Limited have been instructed by the client, through Architectural Design Services, to prepare a remediation plan using the findings of a Phase 1 and Phase 2 site investigations documented in Ground Engineering Limited Reports C15356: May 2021, C15356A dated August 2021 and C15356B dated October 2021, which should be referenced when reading this report. The purpose of this report is to address planning condition 6 (iii), a requirement for a contaminated land method statement detailing necessary remediation requirements.

REMEDIATION PLAN

The following remediation plan has been derived from the findings presented in Ground Engineering Limited Report C15356B: October 2021. The client has provided a drawing, presented to the rear of this report, which shows the proposed locations of the dwellings, private access road/vehicle parking and private garden areas.

It is assumed that the ground surface levels are to remain at the same level.

General Comments

1. In the event that subsequent site works reveal materials that may appear to be contaminated, the works will stop and appropriate professional advice will be sought.
2. It would be recommended that an asbestos survey is conducted prior to any demolition or building works. All asbestos containing material (ACM) will be removed from the site in advance of the groundworks.
3. If future groundworks encounter ACM it would be prudent to limit any crushing of soils and to use 'damping-down' techniques in order to limit creation of dust, which could potentially include asbestos fibres. In instances where ACM are encountered in excavation arisings, measures in line with current best practice should be implemented to remove all ACM to a suitably licenced disposal facility.
4. Standard Health and Safety precautions should be observed by groundworkers when dealing with soils across the site.
5. South Holland District Council will be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for all soil and material disposal should be gathered, as they are essential to demonstrate the works.
6. All soils removed from site will disposed using licensed carriers and taken to appropriately licensed disposal facilities.

Remediation within Hardstanding parts of the Site – Private Access Road/Vehicle Parking and Dwellings.

7. The existing workshop building and glasshouses, together with the surface hardstanding, is to be cleared from the site, which will be replaced by new dwellings, hardstanding, parking and access road.
8. No specific scheme of remediation would be considered necessary for the ground beneath the proposed building footprints and hardstanding areas of the site because the tested samples contained potential contaminant concentrations less than the respective soil screening criteria for commercial usage.
9. As part of the construction process all topsoil and geotechnically unsuitable soil will be removed from beneath the access road, parking and building areas. The pathway to any residual made ground remaining beneath these areas would be blocked/encapsulated by the construction layers. Imported granular fill should be supported by verification certificates to provide proof of its suitability.
10. The risk of the encountered ground contamination affecting the site users when present beneath buildings or permanent areas of hardstanding would be considered to be very low. This is because it would be highly unlikely that the general site users would normally be able to penetrate the floor and pavement areas, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation within Private Garden Areas (Plots 1 & 2) – Adjacent Workshop Area

11. As part of the site clearance, all containers and drums and their contents should be removed from around the workshop area and disposed of at appropriate licensed facilities.
12. The near surface made ground soil, above the concrete slab adjacent the workshop area, is considered unsuitable for reuse at the surface within new garden areas of the proposed residential development. These soils should be disposed of at an appropriate licensed facility.
13. Following clearance of the workshop and its surrounding concrete, in order to check that the underlying made ground is suitable for use, a soil sample will be collected from the rear garden area of Plot 1 and from the front garden area of Plot 2. The samples will be analysed against a full suite of contaminants, including metals, PAHs and asbestos and should meet current UK soil levels (Defra C4SLs, LQM/CIEH S4ULs) for residential with home grown produce land use and negative asbestos screening.
14. If the made ground does not meet the residential criteria, then either all the made ground should be removed from the garden areas, or a surface covering of generally between 0.60m and 1.00m of certified 'clean' topsoil would be considered sufficient to provide a suitable pathway break, depending on the garden area proposed.
15. The garden areas will be inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed in the garden areas during the preceding stages of redevelopment works.
16. All imported soils will be certified 'clean' fill and will be suitable for use in accordance with UK legislation and Environment Agency policy.

Remediation within Private Garden Areas (Plots 3, 4 & 5) – Paddock & Orchard Areas

17. The near surface soil across the Paddock and Orchard areas is considered suitable for retention or reuse at the surface within new garden areas featuring within the proposed residential development whose layout is provided to the rear of this report. Therefore no formal scheme of remediation work will be required within these residential areas.

18. The garden areas will be inspected prior to final capping to ensure that unsuitable materials have not been inadvertently placed in the garden or landscaped areas during the preceding stages of redevelopment works.
19. Any imported soils will be certified 'clean' fill and will be suitable for use in accordance with UK legislation and Environment Agency policy.

Validation

20. All imported soils should be suitable for use and verification testing should be in accordance with Appendix 1a of the Yorkshire and Lincolnshire Pollution Advisory Group 'Verification Requirements for Cover Systems' technical guidance document.
21. The work will be fully documented and on completion a validation report prepared providing a full descriptive record of the process, quantities of material excavated, stored and removed, and the materials imported and placed, together with chemical test results and photographs.

GROUND ENGINEERING LIMITED

S. Weatherley

S. WEATHERLEY
B.Eng.(Hons.), C.Geol., F.G.S.
Senior Geo-Environmental Engineer

C. M. J. EBELING
M.Sc.(Eng.), M.A.E.G., C.Geol., F.G.S.
Director

Figures

Development Plan

Proposed Development Plan

Based on plan provided by the client. With the permission of the Controller of Her Majesty's Stationery Office, © Crown Copyright. All rights reserved. Licence number AL100005523



Not To Scale

Project : Land adjacent Cassini Lodge, 58 Seas End Road, Moulton Seas End, Lincolnshire **Client : DMT Developments Limited**	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No.** **C15356C**