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REMEDIATION METHOD STATEMENT

LAND TO THE SOUTH OF ROMAN ROAD MOULTON CHAPEL SPALDING

Report Reference C14951C

On behalf of:-

Postland Developments
Poplar Farm
Coates
Peterborough
PE7 2DU

March 2021

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Proposed Development Plan

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Our Ref: SW/C14951C
12 March 2021

REMEDIATION METHOD STATEMENT FOR NEW HOUSING DEVELOPMENT, LAND SOUTH OF ROMAN ROAD, MOULTON CHAPEL, SPALDING, LINCOLNSHIRE

INTRODUCTION

The client, Postland Developments, proposes to build a new residential development on their site south of Roman Road, Moulton Chapel, near Spalding in Lincolnshire. The client has provided a drawing, presented to the rear of this report, which shows the proposed locations of the housing blocks, car parking, gardens, amenity areas and access road.

Ground Engineering Limited have been instructed by the client to prepare a remediation plan using the findings of a Phase 1 Desk Study and Phase 2 Site Investigation documented in Ground Engineering reports C14951A: June 2020 and C14951B: September 2020 respectively, which should be referenced when reading this report. The purpose of this report is to address likely planning conditions requiring a scheme for decontamination of the site detailing necessary remediation requirements.

REMEDIATION PLAN

The following method statement has been formulated from the Ground Engineering Limited report referenced C14951B dated September 2020, which considers the likely exposure scenarios during and on completion of the proposed development. The redevelopment comprises the demolition of existing garage buildings, clearance of hardstanding, and removal of underground fuel tanks, which is documented in Ground Engineering Limited report C14951B; and subsequent construction of fifty-eight dwellings, with associated gardens, amenity areas, parking and an access road as shown on the proposed development plan, included to the rear of this report, for the site at Land South of Roman Road, Moulton Chapel, near Spalding.

General Comments

1. The former garage buildings on the north-western part of the site, which were removed in September 2020, may have had asbestos containing materials within them, and suitable precautions in line with current best practice, should be put in place to protect workers from the effects of asbestos containing materials if encountered during the redevelopment phases.

2. Existing drains will be inspected, damaged sections fixed or replaced and redundant sections removed. The ditch along the northern edge of the field, immediately south of the former garage area, is to be cleaned out and inspected prior to culverting and construction of the new access road across it.

3. No special precautions would be required during the development of the site by workers who may come into contact with the soil during groundworks, providing standard precautions are adopted which should generally include the procedures given by the Health and Safety Executive (The Blue Book) HS(G)66.

4. The groundworks contractor will undertake a watching brief during works to check for materials that may appear to be contaminated. The foreman should undertake a daily inspection of the site whilst operations are underway and a record kept, which should include photographs of the site operations.

5. If soils are revealed which are different to those encountered by the previous ground investigation works, the advice of a specialist should be sought. Any such soils will either be immediately removed off site to a licensed disposal or treatment facility or placed within a designated quarantine zone on a membrane or holding tank for future classification, treatment and/or removal.

6. All soils removed from site will be disposed using licensed carriers and taken to appropriately licensed disposal facilities.

7. The Local Authority will also be informed regarding each stage of the works and photographic evidence together with copied waste transfer receipts for any arisings should be gathered, as they are essential to demonstrate the works.

8. The local water company should be consulted with regard to the installation of water supply pipes for the proposed dwellings, unless the made ground is not used as backfill around such pipework. Protected plastic mains and plastic service pipes may be required across the site if new buried plastic water pipes within made ground soils is proposed, this is because contaminants can permeate plastic and contaminate water supplies.

Remediation – New Dwellings, Parking and Access Road

9. The former buildings and surface hardstanding has been cleared from the former garage area in the north-western part of the site, which will be replaced by a new access road and an area of public open space. The main field area of the site will be redeveloped with new dwellings, parking areas and a new access road.

10. As part of the construction process all geotechnically unsuitable soil will be removed from beneath the proposed buildings and hardstanding areas. Imported granular fill should be supported by verification certificates to provide proof of its suitability.

11. The risk of the encountered ground contamination affecting the site users when present beneath permanent areas of buildings and 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 slabs or paved areas, which would be necessary for them to uncover any contaminated soils beneath the site.

Remediation – New Garden and Amenity Areas

12. New garden and amenity areas are to be created across the main field part of the site. The groundworks contractor will undertake a watching brief during works to check for materials that may appear to be contaminated. If soils are revealed which are different to those encountered by the previous ground investigation works, the advice of a specialist should be sought. The existing naturally deposited soils in the field area should be considered suitable for use beneath garden and amenity areas.

13. Within the garden and amenity areas, if made ground is encountered it should be removed from them, or a surface covering of between 0.60m (amenity or landscaped areas) and 1.00m (private rear gardens) of certified 'clean' topsoil would be considered suitable to provide a suitable pathway break, depending on the garden/amenity area proposed.

14. New garden and amenity areas will be inspected prior to any final capping to ensure that unsuitable materials have not been inadvertently placed during the preceding stages of redevelopment works. If the soils at formation level are different to those encountered by the previous investigation, the advice of a specialist should be sought.

15. Imported 'clean' inert topsoil will be supported by verification certificates to provide proof of its suitability. Documentation relating to the source of clean inert topsoil should be presented to the Local Planning Authority for approval prior to infilling. Samples of any imported clean topsoil placed in the garden and amenity areas should be tested to verify that the soil is suitable for use.

VALIDATION

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.

For and on Behalf of Ground Engineering Limited

Yours faithfully

S. Weatherley

S. WEATHERLEY

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Senior Geo-Environmental Engineer

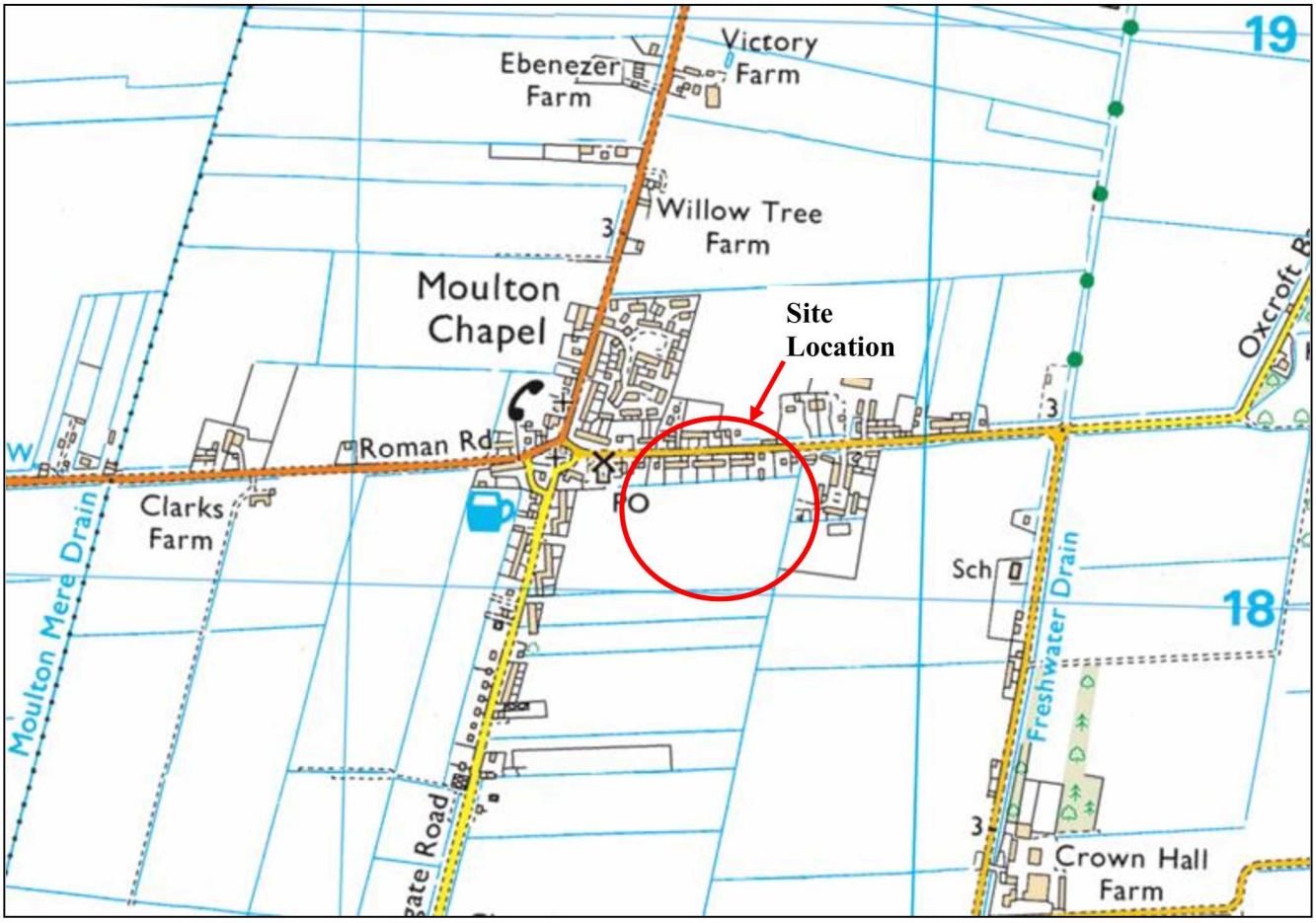
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Director

Site Location Plan

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Not To Scale

Project : Land South of Roman Road, Moulton Chapel, Spalding, Lincolnshire **Client :** Postland Developments	**GROUND ENGINEERING LIMITED** Peterborough Tel : 01733 566566	**Project No.** **C14951C**

Proposed Development Plan

Based on plan provided by client



Not To Scale

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